St. Cloud City Council Regular Meeting
Thursday, May 14, 2026
City Hall - Council Chambers
1300 9th Street
6:30 PM
Agenda

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

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

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

V. Agenda Update

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

VI. Presentations

- Proclamation in recognition of Older Americans Month
- Presentation of Employee of the Month for the Month of May to Ricardo Perez Villanueva
- Presentation regarding the rescue of six boaters on East Lake Toho
- Presentation by Purvis Gray & Company, LLC. Independent Auditors and request approval of Council Action item one, for the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025.

VII. Consent Agenda

The next portion of tonight’s meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience

wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

1. Resolution No. 2026-014R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, and Hawk Platt, LLC for a development known as Whaley Platt on approximately +/- 743.53 acres, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.
   COST: No cost associated with this item.
   This item is to enter into an agreement between the City of St. Cloud, and Hawk Platt, LLC for the annexation of approximately +/- 743.53 acres of land, known as Whaley Platt through Ordinance No. 2026-06.

2. Resolution No. 2026-031R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, and CW Communities FL, LLC for a development known as Whaley Grove on approximately +/- 38.5 acres, generally located at the northeast intersection of Clay Whaley Road and Wagon Court, as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.
   COST: No cost associated with this item.
   This item is to enter into an agreement between the City of St. Cloud, and CW Communities FL, LLC for the annexation of approximately +/- 38.5 acres of land, known as Whaley Grove through Ordinance No. 2025-28.

3. Resolution No. 2026-053R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation Fee Schedule; providing for conflicts; providing for severability; and providing an effective date.
   COST: No cost associated with this item.
   This item adds information about and the cost associated with the Hometown Heroes program to the Parks and Recreation fee schedule.

4. Resolution No. 2026-054R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.
   COST: No cost associated with this item.
   This item is to dispose of obsolete property.

5. Resolution No. 2026-055R, a resolution of the City Council of the City of St. Cloud, Florida, adopting the Program for Public Information for the City's Community Rating System program, providing for conflict and an effective date.
   COST: There is no cost associated with this item.
   This item is to approve an update to the City's Program for Public Information Plan for eligibility to maintain a Class 5 rating with the National Flood

Insurance Program's Community Rating System.

6. Resolution No. 2026-056R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into an Inter local Agreement on behalf of the City of St. Cloud, Florida, with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.
   COST: No cost associated with this item.
   This item is to approve an agreement with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.

7. Resolution No. 2026-057R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the Mayor to approve a substantial amendment to the Community Development Block Grant (CDBG) FY 2025 Annual Action Plan to increase funding for the City's Summer Camp Program, reallocating funds from the Public Facilities/Infrastructure projects to Public Services projects and providing an effective date.
   COST: No cost associated with this item. $19,808 of CDBG funds will be reallocated within the FY 2025 Annual Action Plan from the Public Facilities/Infrastructure projects to Public Services projects, bringing the total for that category to $26,000.
   This item is to approve the increase of funding for the City's Summer Camp Program by reallocating funds within the FY 2025 Annual Action Plan.

8. Resolution No. 2026-058R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a first amendment to the task authorization to the Continuing Contract and Agreement for Professional Engineering Services with Osceola Engineering, LLC dated October 28, 2022, and any amendments thereto, for Chisholm Park Phase I Improvements, and providing an effective date.
   COST: up to $59,820.00 (total cost including first amendment $428,903.00)
   This item is to approve the first amendment to the task authorization with Osceola Engineering LLC for additional services needed for the Chisholm Park Phase I Improvements.

9. Resolution No. 2026-060R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud under the Safe Streets and Roads for All FY2026 (SS4A) Grant Program from the U.S. Department of Transportation for Safe Streets for St. Cloud: High Injury Network Safety Improvements and authorizing the Grants Division or designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant.
   COST: up to $4,512,375.00 (Project total $4,512,375.00 - Federal Share Total $3,609,900.00/ City Match Total $902,475.00
   This item is to authorize submitting an application for Safe Streets and Roads for All FY2026 (SS4A) Grant Program for Safe Streets for St. Cloud: High Injury Network Safety Improvements.

10. Resolution No. 2026-064R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated May 17, 2024, between the City of St. Cloud and Distinctive Care MD, LLC for Medical Director Services, and providing an effective date.
    COST: up to $43,992.00 annually
    This item is to approve an Amendment to the Agreement with Distinctive Care MD, LLC for medical director services.

11. Resolution No. 2026-065R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into an agreement between the City of St. Cloud and the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for expense reimbursement for assistance services provided by the St. Cloud Police Department in accordance with Florida Statute Section 908.104 and providing an effective date.
    COST: No cost associated as costs will be reimbursed.
    This item is to authorize an agreement between the City of St. Cloud and the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for expense reimbursement for assistance services provided by the Police Department.

12. Resolution No. 2026-066R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing a request to amend the FDLE Local Law Enforcement Immigration Grant to include Axon Assistant Software and authorizing the Grants Division or designee to submit the Amendment, and the City Manager to execute the Amendment and all other documents associated with the implementation and execution of the grant.
    COST: up to $171,033.60 (Project total $171,033.60- Year 1- $42,758.40, Year 2 - $42,758.40, Year 3 - $42,758.40, Year 4 - $42,758.40 - Federal Share Total $171,033.60/ City Match Total $0)
    This item is to authorize a request to amend the FDLE Local Law Enforcement Immigration Grant to add Axion AI Assistant for the St. Cloud Police Department.

13. Resolution No. 2026-067R. a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement for airboat concession between the City of St. Cloud and A-Ultimate Airboat & ECO Tours, LLC d/b/a Marsh Landing Adventures, LLC, for commercial ecotourism services at Parting Triangle Park; authorizing the Mayor to execute said agreement; and providing for an effective date.
    COST: No cost associated with this item.
    This item establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

14. Resolution No. 2026-068R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement for airboat concession between the City of St. Cloud and Spirit of the Swamp, LLC, for commercial ecotourism services at Partin

Triangle Park; authorizing the Mayor to execute said agreement; and providing for an effective date.
COST: No cost associated with this item.
The agreement establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

15. Request Council's approval of the minutes: March 2, 2026 / Strategic Workshop and April 16, 2026 / Workshop

VIII. Citizens Forum

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

IX. Public Hearings

1. **RESOLUTION NO. 2026-038R,** a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution No. 2025-098R which adopted the fiscal year 2025/2026 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2026-038R.**

2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-06**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 743.53 acres identified as Whaley Platt, Project #ANX25-00020, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2026-06**

3. **PUBLIC HEARING AND TRANSMITTAL FOR ORDINANCE NO. 2026-07**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment Pursuant to Section 163.3184 Florida Statutes assigning a Future Land Use Designation of approximately +/- 743.53 acres identified as Whaley Platt Project #CPA25-00011, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; from “MXD” Mixed Use (County) to “MIX” Mixed Use (City), providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 18, 2026) **ACTION ON ORDINANCE NO. 2026-07**

4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-10,** an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #ANX26-00001, generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.(Above is full title) **ACTION ON ORDINANCE NO. 2026-10**

5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-11**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #CPA26-00001, generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; from “LDR” Low Density Residential (County) to “COM” Commercial (City), providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-11**

6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-12**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #ZMA26-00001, from "AC" Agriculture and Conservation and “R-2” Rural Development (County) to "HB" Highway Business (City), generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-12** (This is a Quasi-Judicial proceeding)

7. **FINAL PUBLIC HEARING FOR ORDINANCE NO 2026-23**, an ordinance of the City Council of the City of St. Cloud, Florida, amending St. Cloud City Code Chapter 8 "Animals," Section 8-7 "Exemption for Not-For-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; publication and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-23**

X. Council Action

1. Request City Council's acceptance of the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025 as presented by Purvis Gray & Company, LLC. Independent Auditors.

XI. First Readings and Introduction

The next items on the agenda are Ordinances before the Council for First Reading and

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

1. First Reading and Introduction for Ordinance No. 2026-25, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 27.263 acres identified as Stephanie Leigh Rothstein Memorial Park additional parcels, Project #ZMA25-00023, from "A" Agriculture to "OR" Open Space/Recreation generally located north of Barina Street, east of Missouri Avenue, south of Fertic Road, and west of Ponds Trail. Providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on June 11, 2026) Action on Ordinance No. 2026-25 (This is a Quasi-Judicial proceeding)

2. First Reading and Introduction for Ordinance No. 2026-26, an ordinance of the City Council of the City of St. Cloud, amending Chapter 38 "Streets, Sidewalks and Other Public Places" to create new section 38-6 "Permit Required for Using Public Property for Compensation or Consideration"; providing for conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) (Final Public Hearing will be heard June 12, 2026) Action on Ordinance No. 2026-26.

3. First Reading and Introduction for Ordinance No. 2026-27, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3 Performance and Siting Standards, Article 14 Use Regulations, Section 3.14.5 – Alcoholic Beverage Establishments; providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-27

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- Recreation Advisory Committee Minutes January 21, 2026
- Finance Committee Minutes January 20, 2026

Reports:
Warrant List # 7 FY26

- Thursday, May 21, 2026 – City Council Workshop – 2:30 p.m., City Hall, Council Chambers

  Monday, May 25, 2026 – City Offices closed in observance of Memorial Day

  Thursday, June 11, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

  Friday, June 12, 2026 – Veteran's Council Meeting – 1:00 p.m., City Hall

  Monday, June 15, 2026 – Special City Council Meeting – 2:30 p.m., City Hall, Council Chambers

  Monday, June 15, 2026 – City Council Workshop – immediately following the Special Council Meeting, City Hall, Council Chambers

XVI. Adjournment

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

The City of St. Cloud, Florida

Proclamation

WHEREAS, Osceola County is home to older adults who have shaped our community through their service, work, leadership, and commitment to family; and

WHEREAS, Older Americans Month provides an opportunity to recognize the strength, wisdom, and contributions of older adults while reaffirming our commitment to supporting their independence, dignity, and quality of life; and

WHEREAS, communities thrive when people of all ages are connected, engaged, and valued; and

WHEREAS, in 2025 the Osceola Council on Aging supported older adults by providing 124,785 home delivered meals, along with the provision of 96,521 hours of in-home services, thousands of hours of Adult Day Health Care services promoting safety and social engagement to 96 clients, and the dedicated service of 447 volunteers who gave 26,426 hours of their time; and

WHEREAS, these services reflect the strength of intergenerational partnerships and the shared commitment of families, caregivers, volunteers, and community leaders to ensure older adults can age with dignity, connection, and purpose; and

WHEREAS, through collaboration across generations, we can combat isolation, promote wellness, and build a community where every older adult is respected and valued.

NOW, THEREFORE, I, Christian B. Robertson, Mayor of the City of St. Cloud, Florida, along with the City Council, do hereby proclaim the month of May, 2026 to be Older Americans Month and we urge every resident to take time this month to recognize older adults and the people who serve and support them as powerful and vital individuals who greatly contribute to the community. We are "Stronger Together Across Generations"

Older Americans Month

In witness whereof I have hereunto set my hand and cause this seal to be affixed

_____

Attest: _____

Date: _____

CITY OF ST. CLOUD, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED
SEPTEMBER 30, 2025



St. Cloud
FLORIDA
Your Centerplace for Life

ANNUAL
COMPREHENSIVE FINANCIAL REPORT

OF THE

CITY OF ST. CLOUD, FLORIDA

FOR THE

FISCAL YEAR ENDED SEPTEMBER 30, 2025

PREPARED BY THE
FINANCE DEPARTMENT
JEFFREY COOPER, CGFO
Finance Director

STAFF:
Mark L. Gumula II, CPA, CGMA
Gloria R. Emanuel, CGFO
Donna L. Cooley, CGFO
Suzette Cover, CGFO, CPM
Leslie M. Messina
Tawny Bailey

INTRODUCTORY SECTION

CITY OF ST. CLOUD, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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CITY OF ST. CLOUD, FLORIDA
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CITY OF ST. CLOUD, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED SEPTEMBER 30, 2025

LISTING OF CITY OFFICIALS

ELECTED AND APPOINTED OFFICIALS

Mayor
Christian B. Robertson

Deputy Mayor
Ken Gilbert

Council Member
Kolby Urban

Council Member
Shawn Fletcher

Council Member
Jennifer A. Paul

City Manager
Veronica Miller

DEPARTMENTAL OFFICIALS

Deputy City Manager
Scott Davidoff

Finance Director
Jeff Cooper

Information Technology Director
Roberto Smith

City Clerk
Ivy Llauro

Human Resources and Risk Management Director
Justin Kluesner

Fire Chief
Jason Miller

Community Development Director
Melissa Dunklin

Building Director
Robert A. Deatherage

Parks and Recreation Director
Stephanie Holtkamp

Procurement Services Director
Leslie Flores

Public Safety Administrator and Chief of Police
Doug Goerke

Public Works Director
Kevin Felblinger

Economic Development Director
Antranette Forbes

Strategic Initiative Administrator
Abismael Abreu

Communications Director
Maryemma Bachelder

St. Cloud
FLORIDA
Your Centerplace for Life

March 25, 2026
To the Honorable Mayor
and Members of the City Council, and Citizens
City of St. Cloud, Florida
1300 Ninth Street
St. Cloud, FL 34769

FINANCE DEPARTMENT

It is my pleasure to present the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025. State law, in accordance with the Florida Statutes 218.32; Chapter 10.550, Rules of the Auditor General, and Section 3.12 of the City Charter, requires that every general-purpose local government publish within six months of the close of each fiscal year or receive an extension for a complete set of audited financial statements.

The ACFR is presented in four sections. The introductory section includes this Transmittal Letter and an organizational chart for the city. The financial section includes the Independent Auditor's Report, Management's Discussion and Analysis (MD&A), audited city wide and fund financial statements and notes thereto and required supplementary information. The Statistical Section sets forth the selected unaudited economic, financial trend, and demographic information for the City of St. Cloud on a multi-year basis. The compliance section includes other information and reports required by Florida Statutes and OMB Circular A-133 when applicable.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls that it has established for that purpose, because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable (rather than absolute) assurance that the financial statements are free of any material misstatements.

Purvis Gray and Company, LLP has issued an unmodified opinion on the City of St. Cloud's financial statements for the fiscal year ended September 30, 2025. GASB Statement No. 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments, requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of MD&A. This letter of transmittal is designed to complement the MD&A and should be read in conjunction.

Profile of the Government

The City of St. Cloud, incorporated in 1911, is located in the southeastern central part of Central Florida, which is considered to be part of the Orlando-Kissimmee-Sanford metropolitan area. The City currently occupies 35.60 square miles and serves a population of 71,242 based on 2025 estimates from the University of Florida Bureau of Economic and Business Research (BEBR). The City of St. Cloud is empowered to levy a property tax on both real and personal property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

The City of St. Cloud has operated under the Council-Manager form of government since January 16, 1925. On November 18, 1929, two new commissioners (Council Members) were added and the managerial form of government was voted to be changed to a strong Mayor-Council form of government, and the Mayor was elected by the Council Members. The City of St. Cloud was one of the first cities in the state to adopt this form of government. Then in 1965, the city once again adopted the Council-Manager form of government. Policy making and legislative authority are vested in a governing Council consisting of the Mayor and four other members, all elected on a nonpartisan basis. The Council appoints the City Manager, who, in turn, appoints the heads of the various departments. The Mayor and all Council Members are elected at large for four year terms starting with the first election held in 2012.

The City of St. Cloud provides a full range of services, including police and fire protection, emergency medical services, the construction and maintenance of sidewalks, highways, streets, traffic signalization, planning and zoning, building permit and building maintenance, parks and recreational facilities, cultural facilities and general administration services.

In addition to general government activities, certain services are provided through separate enterprise funds and the City Council governs their operations, in essence, as departments of the City of St. Cloud. The enterprise operations of the city are stormwater and refuse collection and transfer station operations and are an integral part of the City of St. Cloud's financial statements.

The City Council adopts the annual budget prior to the beginning of the fiscal year and amends it during the year when events and/or circumstances warrant it. The Council may amend the budget by resolution no later than 60 days after the close of the fiscal year (F.S. 166.241). This annual budget serves as the foundation for the City of St. Cloud's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). With the City Manager's approval, department heads may transfer resources within a department as they see fit; however, transfers between departments requires a budget amendment by resolution through the governing council.

Local Economy

The City of St. Cloud's economy continues to grow at a steady rate. New home construction serves as an economic indicator within the City's service area. The strong positive contribution from property taxes combined with existing values results both from market conditions and current property tax law. Some of the market value increase is a result of larger single-family homes (in terms of square footage) and increases in land costs. In addition, the median home cost in St. Cloud is approximately $380,000 similar to the previous year. Home appreciation over the last 10 years has averaged 10%+ annually. In fiscal year 2025, 1,583 new home permits were issued, which was 18% more than the prior year primarily due to continued strong growth. Business tax receipts decreased slightly from the previous fiscal year.

Unemployment rates for Osceola County were very low at 2.9% in December 2025 with the City of St Cloud's median household income of $76,172 which remains stable from last year.

Although the City is not yet a top tourist spot in Central Florida, it is in close vicinity to nine out of the ten top Florida theme parks including Disney's Magic Kingdom, EPCOT, Animal Kingdom, Islands of Adventure, Universal Studios, Sea World, and many others. Many of our visitors enjoy other activities St. Cloud has to offer such as boat tours, Reptile World, Peghorn Nature Park, a prestigious golf course, the historic downtown area, and a beautiful lakefront park with a beach.

Long-term Financial Planning

The City aggressively seeks out Federal, State, and other operating and capital grants to leverage fund balances by reducing the amount of direct city funding for various programs. Highlights of grants received for fiscal year 2025 include: The COPS Hiring Program (CHP), Law Enforcement Drones, Electric Motorcycles, and a Ballistic Vest Grant. Capital and operating grant totals by function, which include impact fees, can be found in the Statement of Activities of this Annual Financial Report.

Revenue generation is largely influenced by overall economic conditions. Revenues consist of taxes, user fees, shared revenues, and other financing sources. Management is diligent in their efforts to diversify revenue streams and use resources effectively to protect fund balance while maintaining efficient service levels for our citizens and stake holders. Management will also continue to budget and manage all resources in the most cost-effective manner.

Major Initiatives

The City issued $80M+ in debt to complete critical Public Safety projects including Public Safety Complex – Phase I, Fire Station 35, Fire Station 36 and Fire Headquarters,. Two Parks & Recreation projects were also funded including 17th Street Ballfields and Hopkins Park.

Construction projects completed during fiscal year 2025 include: Fire Headquarters, Fire Training Facility, Florida Avenue Renovations, The Ranch Renovations, and the Lakefront Pathway Improvements.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of St. Cloud for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024. In order to be awarded a Certificate of Achievement, the government had to publish an easily readable and efficiently organized ACFR that satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current 2025 ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not have been accomplished without the professionalism and dedication demonstrated by the Finance Department and all members of the various departments who assisted and contributed to the preparation of this report. In addition, thanks go to Mayor and City Council for continuous unwavering support in maintaining the highest standards of professionalism in the management of the City of St. Cloud's finances. This ACFR reflects management's commitment to the citizens of the City of St. Cloud and the financial community to maintain financial statements in conformance with the highest standards of financial accountability.

Respectfully submitted,

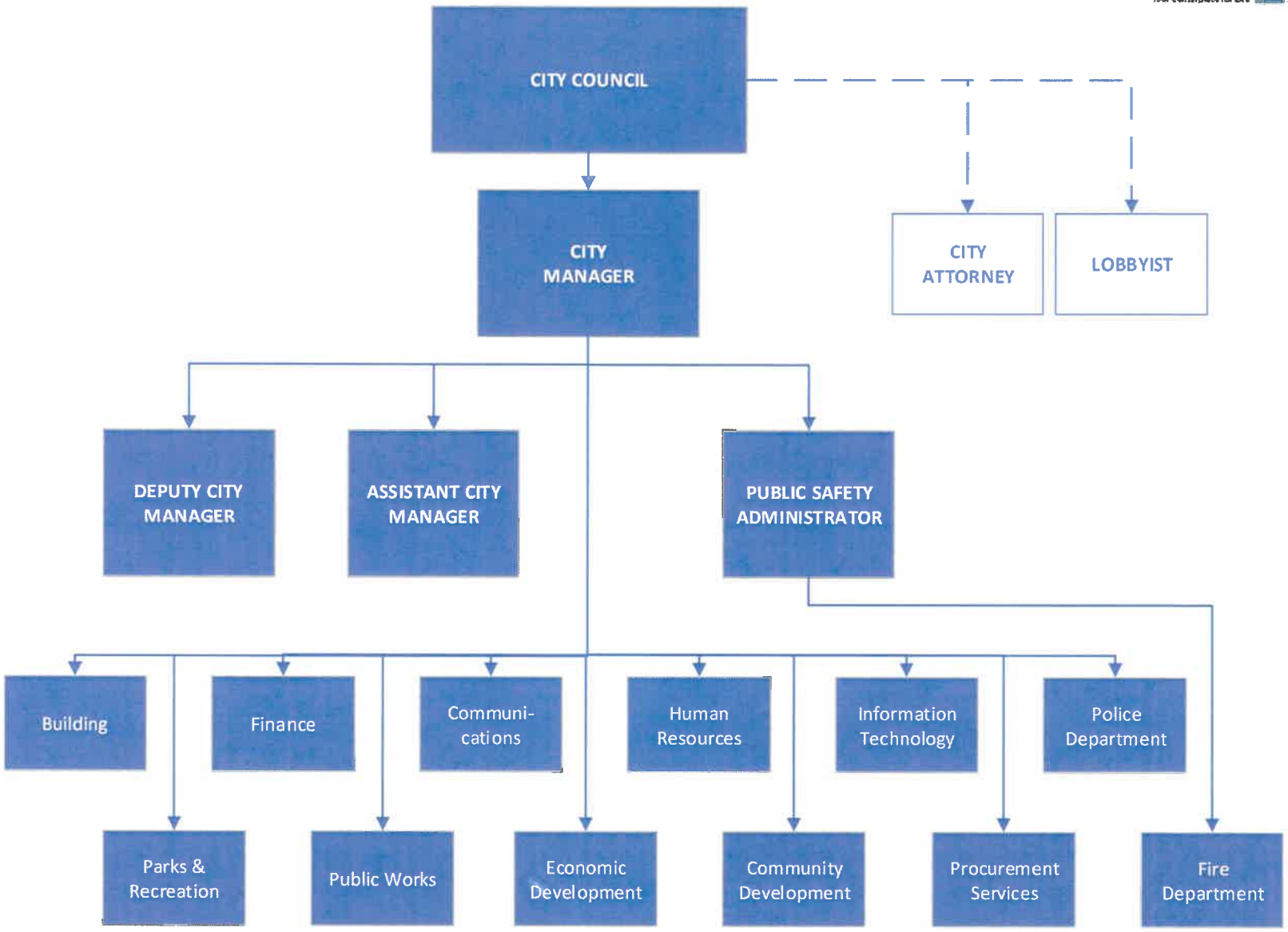
Veronica Miller,

City Manager

Jeffrey M. Cooper, CGFO

Finance Director

CITY OF ST. CLOUD
DEPARTMENT ORG CHART



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of St. Cloud
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

This Section Contains The Following Subsections:

REPORT OF INDEPENDENT AUDITORS
MANAGEMENT'S DISCUSSION AND ANALYSIS
BASIC FINANCIAL STATEMENTS
NOTES TO FINANCIAL STATEMENTS
REQUIRED SUPPLEMENTARY INFORMATION
SUPPLEMENTAL INFORMATION

FINANCIAL SECTION

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on the Audit of the Financial Statements

Opinions
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information 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 City's basic 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 respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows, thereof 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 City 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.

Emphasis of Matter
As described in Note 1 to the financial statements, the City adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

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; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

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 City'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.

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 City'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 City'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, major fund budgetary comparison schedules, the Schedule of Change in Other Postemployment Benefits (OPEB) Liability and Related Ratios, the Schedules of Changes in the Employers'

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

Net Pension - Liability and Related Ratios, the Schedules of Employer Contributions, and the Schedules of Investment Returns, 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 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 required supplementary 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 information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund financial statements, budgetary schedules, and Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements as listed on the table of contents. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements, budgetary schedules, and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

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 City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is 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 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 City's internal control over financial reporting and compliance.

Purvis Gray

March 25, 2026
Ocala, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section in the Annual Comprehensive Financial Report has been developed in accordance with Governmental Accounting Standards Board (GASB) Statement Number 34 (GASB 34). It is intended to provide the readers of this report with a general overview and analysis of the financial activities of the City of St. Cloud, Florida (the City) for the fiscal year ended September 30, 2025.

Management's Discussion and Analysis (MD&A) is designed to focus on the current fiscal year activities, resulting changes, and currently known facts. Please read it in conjunction with additional information in the Transmittal Letter, the financial statements, and notes to the financial statements.

Financial Highlights

The City is in acceptable financial condition. For the year ended September 30, 2025:

- The City's total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by $515.1 million (net position). Of this amount, $436.5 million was from governmental activities and $78.6 million was from business-type activities.
- Unrestricted net positions for governmental and business activities, respectively, were ($3.7) and $6.0 million.
- The City's revenues for governmental funds, excluding transfers, were $107.8 million. The expenditures for governmental funds were $107.9 million.
- The business-type activities of the City had total operating revenues of $30.0 million and total expenses of $26.7 million before transfers.
- At the close of fiscal year 2024-2025, the governmental funds reported combined ending fund balances of $188.2 million, an increase of $70.4 million in comparison with the prior fiscal year. Approximately $14.3 million or 7.6% of this total amount is available for spending at the government's discretion (*unassigned fund balance*).
- The City's long-term debt increased by $56.9 million. Long-term debt for governmental activities increased by $60.5 million. Long-term debt of business-type activities decreased $3.6 million due to the final legal closure of the Stevens Plantation Special District.

Overview of the Financial Statements

The *Introductory Section* of the report includes the letter of transmittal, a list of City officials, an organizational chart, and a copy of last fiscal year's Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.

The *Financial Section* of the report includes the Independent Auditor's Report, this MD&A, the basic financial statements, required supplementary information, and combining and individual fund statements and schedules.

The *MD&A* is prepared by management and is intended to serve as an introduction to the basic financial statements. It is written to provide an objective and easily readable analysis of the City's financial activities and a summary of basic financial information for the City.

The Basic Financial Statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements

In addition to the Basic Financial Statements, the *Financial Section* also includes the following sections:

- Required Supplementary Information
- Combining and Individual Fund Statements and Schedules (see Supplemental Information Tab)

After the *Financial Section*, other information about the City and its physical and financial environment is available in the *Statistical* and *Compliance Sections*.

Government-Wide Financial Statements
The government-wide financial statements are the statement of net position and the statement of activities. This summary information is designed to provide a broad overview of the City as a whole that is similar to private sector financial statements. The *government-wide financial statements* categorize the City's financial information as governmental or business-type, and the emphasis is on the change in net position. Governmental activities are primarily supported by property taxes, sales and other taxes, federal and state grants, transfers from the proprietary funds, and state shared revenues. Business-type activities are supported by charges to the users of services. Charges and fees are intended to recover all or a significant portion of costs.

The statement of net position shows the total assets, deferred outflow of resources, liabilities, and deferred inflows of resources for the City. Net position is sub-divided into three categories:

- Net Investment in Capital Assets
- Restricted
- Unrestricted

The statement of activities presents information on all revenues and expenses of the City and the change in net position. Revenues and expenses are reported by major function and program. Governmental activities financed by the city include public safety, physical environment, transportation, culture and recreation, and general government services. Business-type activities financed by user fees and charges include storm water, sanitation utilities, and the building department operations.

Fund Financial Statements
The fund financial statements follow the government-wide financial statements and are expanded under the GASB 34 reporting model. 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 City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City categorizes funds into three basic fund types: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds
Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide statements. However, unlike the government-wide statements, governmental fund related 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. This information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it may be useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This comparison highlights the long-term impact of the City's *near-term* financial decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances offer a reconciliation to assist with this comparison.

The City maintains thirteen individual governmental funds. The General Fund and six other funds are major funds in this group. The other six governmental funds have been combined into a single, aggregated presentation as non-major funds. Data for each individual non-major governmental fund is provided via the combining statements elsewhere in this report.

Proprietary Funds

The City's *Proprietary Funds* fall into two categories - *Enterprise Funds* and *Internal Service Funds*. The proprietary fund financial statements provide separate information for the City's three major enterprise funds, as they are considered major funds. In addition, the City has three non-major enterprise funds, which are aggregated in a separate column. None of the internal service funds are major funds; so data for internal service funds are aggregated in a separate column. In addition, because the internal service funds represent activities that predominately satisfy internal governmental needs, the balance sheet and other data are included as *governmental activities*, not business-type activities, in the government-wide financial statements.

The City's *Enterprise Funds* are the basis for the business-type activities information in the government-wide financial statements. The proprietary fund statements provide more detail about individual enterprise fund operations. The City uses enterprise funds to account for its sanitation and stormwater utilities, as well as the non-major enterprise fund, the building department. The City's water and sewer utilities are managed by the Toho Water Authority (TWA).

Internal Service Funds are an accounting device used to accumulate and allocate costs internally among some of the City's various functions. Included in the internal service fund group are the City's Self Insurance Funds. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report and is included in the governmental rather than business-type activities category in the government-wide financial statements.

Fiduciary Funds

Fiduciary Funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has two pension trust funds to account for the General Employee Retirement System and the Police Officers' and Firefighters' Retirement System. The basic fiduciary fund financial statements can be found after the basic proprietary fund financial statements.

Notes to Financial Statements

The notes provide additional information that is essential to a complete understanding of the data provided in both the government-wide and fund financial statements. The notes to the financial statements are the last section of the Basic Financial Statements.

Other Information

Required Supplementary Information (RSI) is the next section in this report. In the City's case, RSI schedules show the changes in net position and employer contributions for the City's employee pension funds and a schedule of funding progress for other postemployment benefits.

The *Combining and Individual Fund Statements and Schedules* section includes combining and individual fund statements for non-major and other funds, and various other statements and schedules of interest to the reader.

The *Statistical Section* presents information designed to give users a better historical perspective and to assist readers in assessing current financial status and trends of the governmental unit. Economic information is presented to allow a broader understanding of the financial and social environment in which the City government operates.

The *Compliance Section* contains various reports and schedules with information about the City's internal control, federal and state grants, and any additional comments from the auditors.

Government-Wide Financial Analysis

Net Position

The statement of net position and the concept of net position are useful indicators of a governmental entity's financial health and stability. In the case of the City, total assets (current and capital) plus deferred outflows of resources exceeds total liabilities (current and long-term) and deferred inflows of resources by $515.1 million.

The City has positive balances in the categories of net position-net investment in capital assets and restricted; however, the unrestricted presents a negative balance ($3.7 million) due to a large increase in amounts dedicated to capital projects. The City's combined net position increased by $32.5 from the amount previously reported at the end of fiscal year 2024. Governmental activities are responsible for an increase of $18.3 million, while the business-type activities are responsible for an increase of $14.2 million. In *Governmental Activities Funds*, the unrestricted net position decreased by $3.2 million. The *Business-Type Activities Funds* unrestricted net position increased by $5.3 million and the restricted net position increased by $1.0 million.

The following schedule provides a comparative summary of net position for the City for fiscal years 2024 and 2025. For more details, see the statement of net position in the Basic Financial Section of this report immediately following this MD&A.

City of St. Cloud's Net Position

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Current and Other Assets	$ 133,075,001	$ 207,411,456	$ 15,279,757	$ 18,313,347	$ 148,354,758	$ 225,724,803
Capital Assets	377,567,924	392,615,918	59,113,629	67,169,526	436,681,553	459,785,444
Total Assets	510,642,925	600,027,374	74,393,386	85,482,873	585,036,311	685,510,247
Deferred Outflows	11,330,522	12,217,629	868,760	1,021,144	12,199,282	13,238,773
Long-Term Liabilities	82,687,629	147,366,454	7,366,176	3,710,069	90,053,805	151,076,523
Other Liabilities	8,908,773	11,987,499	3,030,600	2,914,178	11,939,373	14,901,677
Total Liabilities	91,596,402	159,353,953	10,396,776	6,624,247	101,993,178	165,978,200
Deferred Inflows	12,161,777	16,345,120	476,028	1,329,358	12,637,805	17,674,478
Net Position:						
Net Investment in Capital Assets	338,335,532	340,453,865	59,081,540	66,953,842	397,417,072	407,407,707
Restricted	80,302,718	99,765,000	4,659,344	5,645,467	84,962,062	105,410,467
Unrestricted	(422,982)	(3,672,935)	648,458	5,951,103	225,476	2,278,168
Total Net Position	$ 418,215,268	$ 436,545,930	$ 64,389,342	$ 78,550,412	$ 482,604,610	$ 515,096,342

By far the largest portion of the City's net position is *investment in capital assets* (less any related outstanding debt used to acquire those assets). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital asset themselves cannot be used to liquidate debt.

The City's net position is also grouped as *restricted* and *unrestricted*. Restricted net position is subject to restrictions on how they may be used. Unrestricted net position may be used to meet the government's ongoing obligations to citizens and creditors.

The statement of activities reconciles and links net position to the sources of changes in net position. Program revenues and expenses are presented by function and with their positive or negative effect on net position. General revenues and transfers, and their effect on net position, are shown separately. The statement of activities combines the effects of all revenues, expenses, and transfers to calculate net position by governmental activities, business-type activities, and in total. The schedule below provides a comparative summary of activities and the changes in net position for the City for the fiscal years ended September 30, 2024 and 2025.

City of St. Cloud's Changes in Net Position

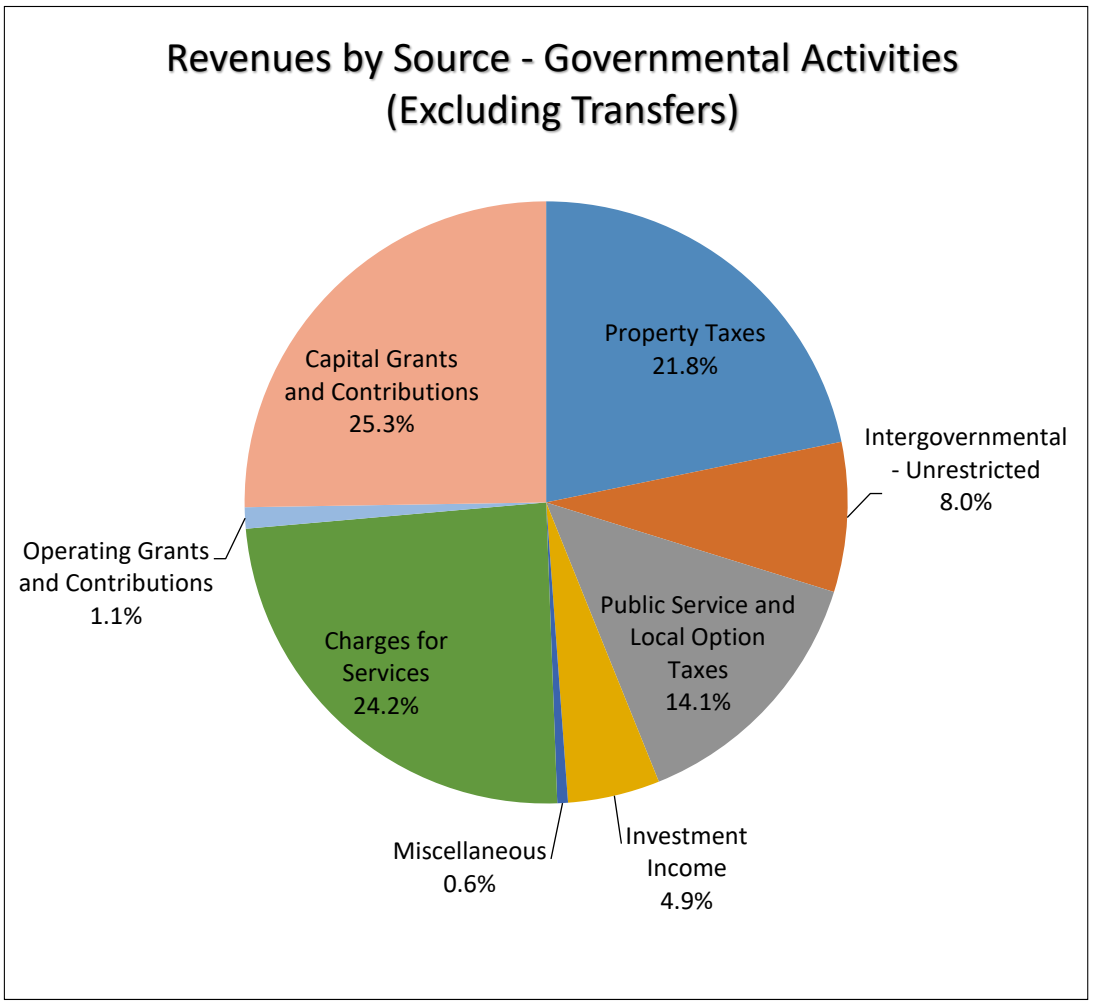
	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenues:						
Program Revenue:						
Charges for Services	$ 24,527,910	$ 28,665,422	$ 25,400,478	$ 30,000,332	$ 49,928,388	$ 58,665,754
Operating Grants and Contributions	1,632,124	1,348,567	-	-	1,632,124	1,348,567
Capital Grants and Contributions	29,228,585	29,920,009	13,336,033	8,473,250	42,564,618	38,393,259
General Revenues:						
Property Taxes	22,276,252	25,792,494	-	-	22,276,252	25,792,494
Other Taxes	25,630,764	26,219,367	-	-	25,630,764	26,219,367
Other Revenues	7,951,660	6,528,641	691,364	533,532	8,643,024	7,062,173
Total Revenues	111,247,295	118,474,500	39,427,875	39,007,114	150,675,170	157,481,614
Expenses:						
General Government	17,372,818	18,253,495	-	-	17,372,818	18,253,495
Public Safety	39,756,812	47,947,426	-	-	39,756,812	47,947,426
Transportation	8,209,173	9,362,735	-	-	8,209,173	9,362,735
Parks and Recreation	9,214,147	10,192,275	-	-	9,214,147	10,192,275
Other Operating	1,031,057	964,320	-	-	1,031,057	964,320
Utility System	13,092,803	9,618,139	-	-	13,092,803	9,618,139
Electric System	2,173,251	375,457	-	-	2,173,251	375,457
Interest and Fees	1,117,297	2,416,607	-	-	1,117,297	2,416,607
Sanitation Utility	-	-	15,497,075	18,360,419	15,497,075	18,360,419
Stormwater Utility	-	-	3,669,600	4,790,154	3,669,600	4,790,154
Special District	-	-	267,159	-	267,159	-
Building Department	-	-	3,029,908	3,527,918	3,029,908	3,527,918
Total Expenses	91,967,358	99,130,454	22,463,742	26,678,491	114,431,100	125,808,945
Increase in Net Position Before Transfers	19,279,937	19,344,046	16,964,133	12,328,623	36,244,070	31,672,669
Special Item	-	-	-	4,483,256	-	4,483,256
Transfers	2,693,508	2,309,836	(2,693,508)	(2,309,836)	-	-
Changes in Net Position	21,973,445	21,653,882	14,270,625	14,502,043	36,244,070	36,155,925
Net Position - Beginning (2025 restated)	396,241,823	414,892,048	50,118,717	64,048,369	446,360,540	478,940,417
Net Position - Ending	$ 418,215,268	$ 436,545,930	$ 64,389,342	$ 78,550,412	$ 482,604,610	$ 515,096,342

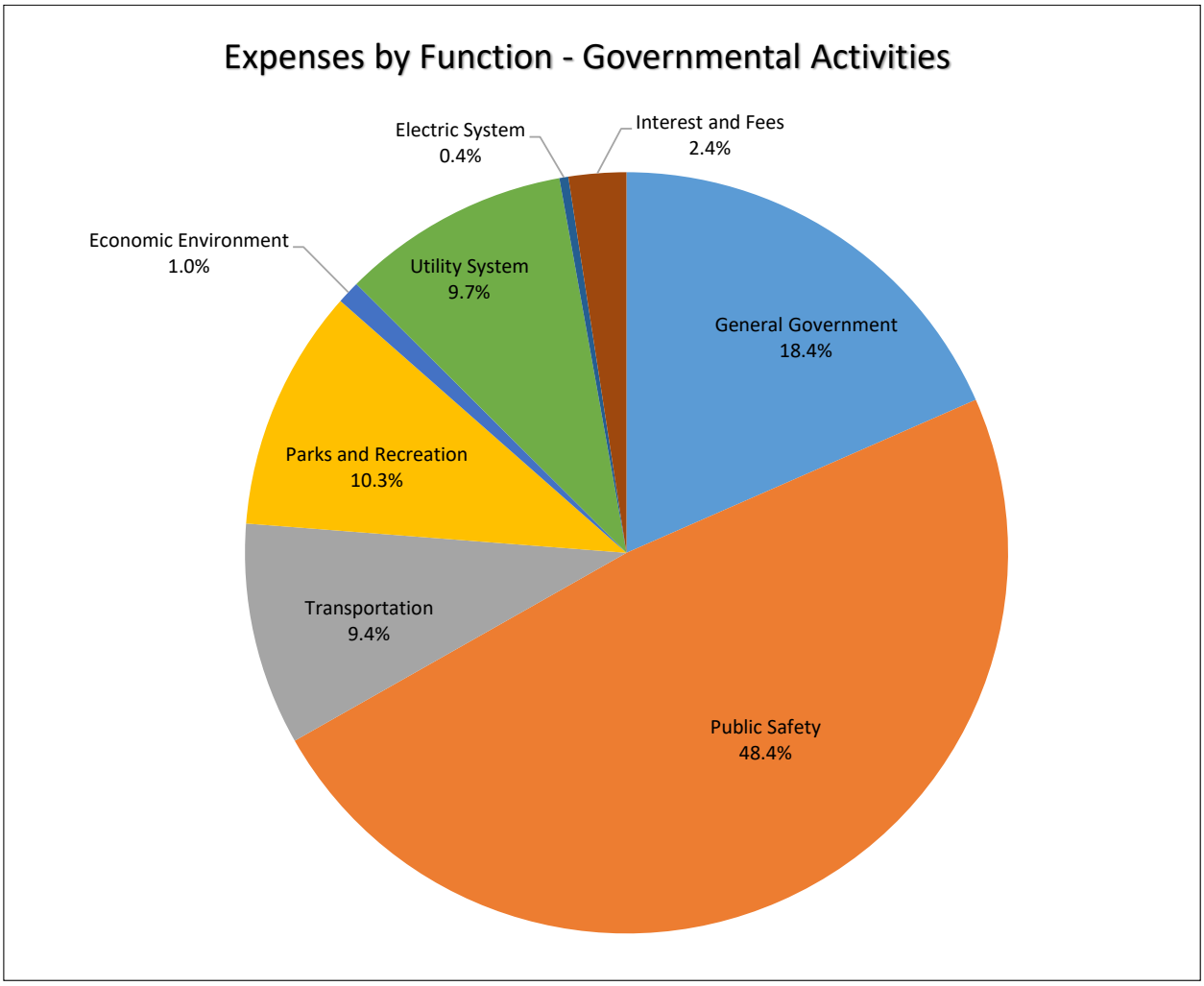
Governmental Activities

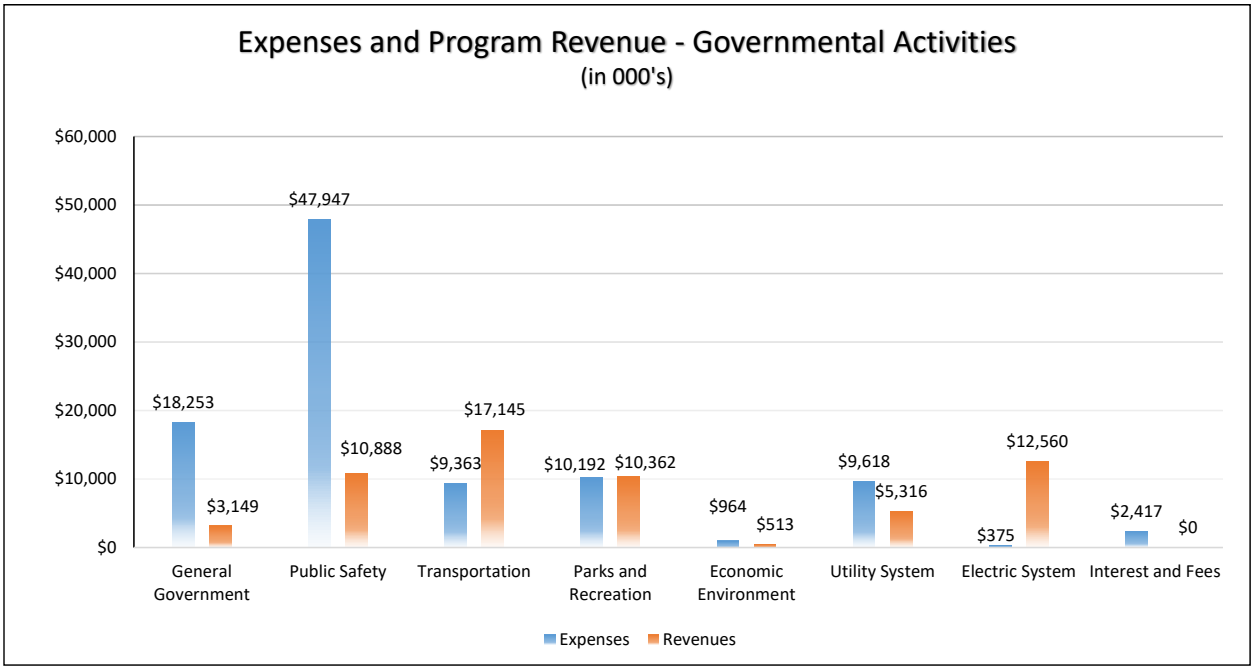
Net position of the City's governmental-type activities increased by $21.6 million from the amount previously reported at the end of fiscal year 2024. The City's major revenue sources, including property taxes, sales tax, and intergovernmental sources increased from 2024 to 2025. The Orlando Metropolitan Area continues to be one of the fastest growing regions in the United States and more so residential growth versus commercial is occurring within the City limits. Total taxable property value increased by 17.1% from 2024 to 2025, reflecting the high demand for housing and development in the City. Discretionary sales surtax revenues increased a modest 0.8% from 2024 to 2025.

The majority of Governmental Activities revenues and expenses experienced modest increases. However, investment income decreased as interest rates declined slightly from 2024 to 2025.

The following graphs provide an analysis of the City's revenue sources for governmental activities by type, and its governmental activities expenses by function:

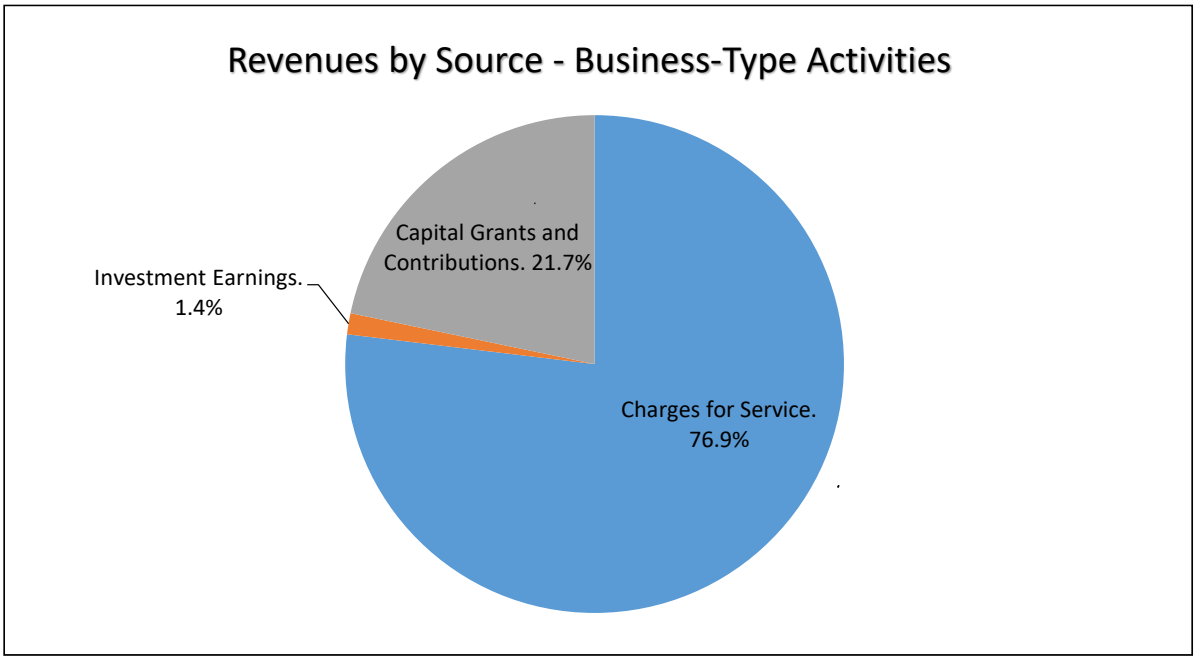


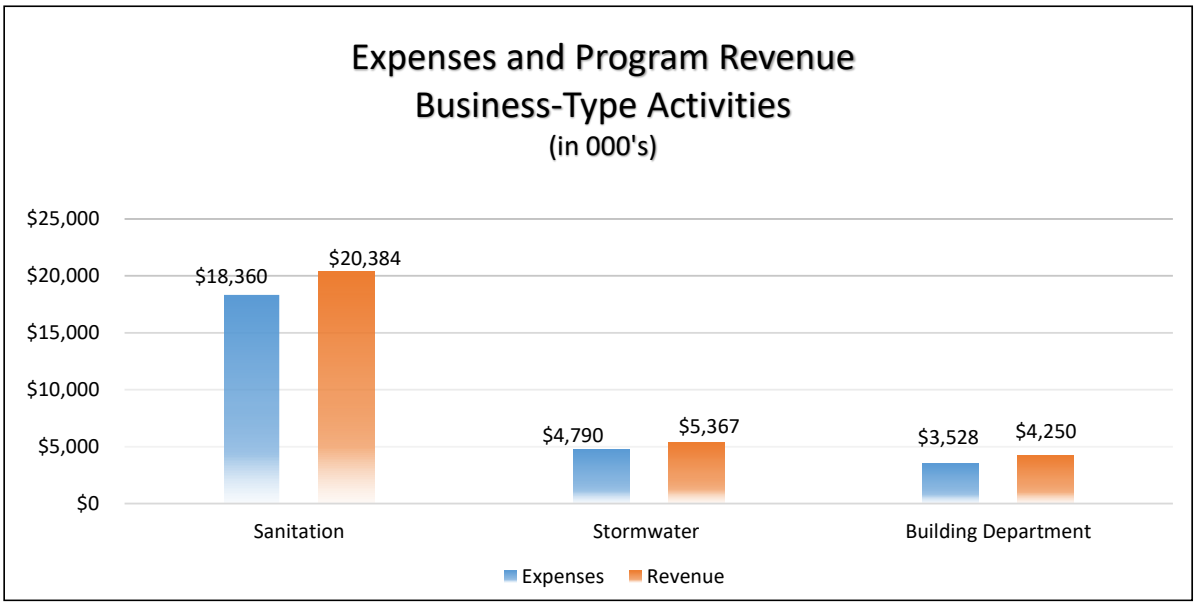

Expenses by Function - Governmental Activities
Electric System 0.4%
Interest and Fees 2.4%
Economic Environment 1.0%
Utility System 9.7%
General Government 18.4%
Parks and Recreation 10.3%
Transportation 9.4%
Public Safety 48.4%


Expenses and Program Revenue - Governmental Activities
(in 000's)
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
$18,253
$3,149
$47,947
$10,888
$9,363
$17,145
$10,192
$10,362
$964
$513
$9,618
$5,316
$375
$12,560
$2,417
$0
General Government
Public Safety
Transportation
Parks and Recreation
Economic Environment
Utility System
Electric System
Interest and Fees
Expenses
Revenues

Business-Type Activities

Net position of the City's business-type activities showed a total increase of $14.5 million from the amounts previously reported at the end of fiscal year 2024. This was due to $8.5 million from Contribution in Aid of Construction and $4.6 million in charges for services. The following graphs provide an analysis of the City's business-type activity expenses by function:





Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

As of the end of fiscal year 2025, the City's *governmental funds* reported combined ending fund balances of $188.2 million, an increase of $70.4 million from the prior year. Total governmental revenue of $107.8 million increased by $6.8 million from the previous year, due to increases in taxes and charges for services. Total governmental expenditures showed an increase of $13.3 million. The major increases were for Public Safety at $7.3 million, Capital Outlay at $2.6 million, and Interest and Fees at $1.3 million.

The governmental fund balances of $188.2 million are available for spending, subject to regulatory, statutory, and budgetary restrictions. Of the available balance, $14.3 million or 7.6% is unassigned; the remainder of the fund balance is non-spendable or restricted and not available for new spending because the funds have already been committed by law or covenant. Major commitments for specific purposes are as follows:

- $162.4 million Restricted Use
- $9.2 million Assigned
- $1.4 million Non-Spendable
- $0.8 million Committed

The **General Fund** is the City's major governmental fund. As of September 30, 2025, its fund balance was $21.7 million with $14.4 million of that unassigned. This was a $1.2 million increase in unassigned fund balance primarily due to decreased usage of unassigned fund balance in the subsequent year's annual budget. The City continues to maintain a prudent spending strategy to increase unassigned fund balance to be well prepared for future funding needs particularly in the area of Public Safety.

The **OUC Interlocal Agreement Fund** is an agreement with the Orlando Utility Commission (OUC) to manage the City's electric utility and calls for annual revenue-based payments to the City equal to 9.5% of sales, and such funds can be used for any legally authorized purpose. For the fiscal year 2025, the OUC fund balance had a net increase of $112.0 thousand and reported an ending fund balance of $2.7 million.

The **Mobility Impact Fee Fund** was added in May 2017 by Ordinance. Mobility Impact fees act as traffic impact fees but with more flexibility to include other projects other than road capacity such as trails. Fees were increased in June 2025. As of September 30, 2025, the Mobility Impact Fee fund balance was $14.5 million. This was a decrease of $1.9 million over the previous year, which is due to continuing work of qualifying projects.

The **One Percent Surcharge Fund** accounts for taxes from a county-wide one percent local sales tax on the first $5,000 of a retail transaction in which the City receives 9.5% of the revenue collected in Osceola County after the School Board receives its portion. As of September 30, 2025, the One Percent Surcharge fund balance was $3.4 million, which is a $1.0 million increase from the previous year. This fund continues to support equipment and infrastructure replacement throughout the City.

The **Parks Impact Fee Fund** had an overall fund balance increase of $5.0 million primarily due to Parks Impact Fees received from Osceola County from previous agreements. The ending fund balance was $15.6 million which will be utilized for new future parks, park expansions, and new trails.

The **Police and Fire Impact Fees Funds** had an overall fund balance increase of $1.8 million. The ending fund balance of $6.7 million will be used for the purchase of two new fire engines, a mobile command center, and to repay debt for the Public Safety Complex and new Fire Stations.

The **Capital Projects Fund** is used to account for and report financial resources that are used to build or rebuild the City's infrastructure assets used by the departments other than Stormwater or Sanitation. For the fiscal year 2025, the Capital Projects funds balance had a net increase of $65.2 million with an ending fund balance of $120.0 million. The primary source of the increase was $80.4 million in debt proceeds, which will fund the Public Safety Complex – Phase I, two new Fire Stations, Hopkins Park – Phase I, and the 17th Street Ballfields project as well as the City property purchase on Progress Lane which is now being utilized by the Fire, Police, Public Works, and Parks & Recreation departments.

Proprietary Funds

The City's Enterprise Funds generate revenues and expenses that are shown as business-type activities in the government-wide financial statements. At the fund level, Enterprise Funds have an unrestricted net position of $6.0 million. Of this amount, the Sanitation Fund has $1.2 million, the Stormwater Fund has $4.6 million, and the Stevens Plantation Fund has $0.2 million.

There was an increase in the total net position of the Enterprise Funds of $14.5 million in the current fiscal year. This was primarily a result of an $8.4 million increase in Capital Grants and Contributions and a $4.6 million increase in charges for services.

The Internal Service Funds (a category of the City's proprietary funds) are an accounting device used to accumulate and allocate costs internally among some of the City's various functions. At the fund level, they have a total net position of $1.7 million in the current fiscal year as compared to $1.1 million reported at the end of fiscal year 2024. There have been adjustments in rates and other measures enacted to allow the Internal Service Fund to recover the cost of services they provide.

General Fund Budgetary Highlights

The General Fund original budget was amended to increase expenditures (excluding transfers) by $4.8 million. Estimated revenues (excluding transfers) were increased by $1.3 million when compared to the original budget.

The notable variances for revenues were: higher than expected collections of special assessments which can be attributed to the City's continued strong growth in both the residential and commercial sectors and interest earnings exceeded estimates by over 71% which was due to 2025 being a period of rising interest rates which benefited our investment portfolio.

The notable variances for expenditures were: position vacancies due to normal staff turnover throughout the fiscal year and open encumbrances at the end of the fiscal year which will be expected to be expended in fiscal year 2025/2026. The City expended 88.3% of its' General Fund budget due to these reasons.

The notable variances for revenues were higher-than-expected collections of special assessments, which can be attributed to the City's continued strong growth in both the residential and commercial sectors. Interest earnings also exceeded estimates due to rising interest rates in 2025, which benefited the investment portfolio compared to 2024. These increases were offset by lower than expected intergovernmental and other revenues.

The notable variances for expenditures were: position vacancies due to normal staff turnover throughout the fiscal year and open encumbrances at the end of the fiscal year which will be expected to be expended in fiscal year 2025/2026. The City expended 88.3% of its' General Fund budget due to these reasons.

Capital Assets and Long-Term Financing Activity

Capital Assets

The City's capital assets for its governmental and business-type activities as of September 30, 2025, are $459.8 million (net of accumulated depreciation).

Capital assets include land, buildings, improvements other than buildings, intangible assets, infrastructure, machinery and equipment, right-to-use assets, subscription arrangements and construction in progress, and the change in each category is shown in the table below. Assets other than land and construction-in-progress are depreciable for the current year.

Within governmental activities, the largest increases from the beginning balance were in Buildings and Improvements for $28.3 million and Infrastructure (road and streets) for $5.4 million. These capital assets include land, buildings, improvements other than buildings (including leasehold improvements), software, subscription arrangements, vehicles, equipment, right-to-use leased equipment, and construction in progress.

Contributing factors included Fire Station 34, Fire Headquarters/Progress Lane, Partin Triangle Park, other building improvements, expansion projects, as well as road and street projects completed and put into service within the year.

City of St. Cloud's Capital Assets
(in 000's)

	Governmental Activities 2024	Governmental Activities 2025	Business-Type Activities 2024	Business-Type Activities 2025	Total 2024	Total 2025
Land and Improvements	$ 39,368	$ 43,237	$ 156	$ 156	$ 39,524	$ 43,393
Construction in Progress	38,244	23,151	82	214	38,326	23,365
Buildings and Improvements	45,022	73,300	4,956	4,978	49,978	78,278
Equipment	17,478	19,772	5,512	7,588	22,990	27,360
Right-to-Use Leased Equipment	539	412	-	-	539	412
Subscription Arrangements	2,115	1,350	32	216	2,147	1,566
Electric Plant	2,097	1,720	-	-	2,097	1,720
Infrastructure (Roads and Streets)	61,510	66,919	48,376	54,018	109,886	120,937
Infrastructure (Water and Sewer)	171,195	162,754	-	-	171,195	162,754
Total	$ 377,568	$ 392,615	$ 59,114	$ 67,170	$ 436,682	$ 459,785

There was an increase in net capital assets in governmental activities of $15.5 million primarily due to the addition of new buildings, roads and streets being recognized as City assets. There was also an increase of $8.1 million in business-type assets which was primarily due to new stormwater system assets being contributed to the City. More information regarding capital assets and the net effect on net position can be found in Note 3.

Long-Term Financing Activity

On September 30, 2025, the City had total long-term liabilities outstanding of $127.2 million, an increase of $61.1 million from previous year, of which $28.3 million is from revenue bonds and notes, a direct borrowing and $85.9 million is from the issuance of the 2025 Capital Improvement Revenue Bonds, a public offering. This new issuance funded the Public Safety Complex – Phase I, two new Fire Stations, Hopkins Park – Phase I and repaid the Florida Government Finance Commission loan for 2024 which funded the 17th Street Ballfields project as well as the purchase of property on Progress Lane. The remaining outstanding balances include compensated absences of $7.3 million, Other Postemployment Benefits (OPEB) of $2.5 million, the Department of Environmental Protection long-term landfill monitoring requirements ($1.4 million), subscription-based IT agreements ($1.4 million), and lease payable ($378 thousand).

The City's long-term debt is secured by specified revenue sources (i.e., revenue bonds and notes) or covenants to budget and appropriate annual debt service. The City does not have any general obligation debt that would pledge the full faith and credit of the City. At the end of the fiscal year, the City had total long-term debt outstanding of:

City of St. Cloud's Outstanding Debt

	Governmental Activities 2024	Governmental Activities 2025	Business-Type Activities 2024	Business-Type Activities 2025	Total 2024	Total 2025
Revenue Bonds and Notes	$ 48,184,794	$ 108,715,481	$ 3,583,849	$ -	$ 51,768,643	$ 108,715,481

Since May 2013, the Stevens Dependent Special District (DSD) debt has been in default status. This debt was removed from our City financial statements during this fiscal year since the City Attorney made the legal determination that the City has no additional obligations for this debt. Additional information on the City's long-term debt can be found in Note 7 of this report.

Economic Factors and Next Year's Budgets and Rates

The State of Florida, by constitution, does not have a state personal income tax and, therefore, the state operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) rely primarily on property and a limited array of other permitted taxes (sales, gasoline, and utilities) and fees (franchise and occupational license) to finance governmental activities. For the business-type and certain other governmental activities (construction services and recreational programs), the user pays a related fee or charge associated with the service. In the case of business-type activities, these fees are designed to cover expenses. For some governmental activities, such as recreation, these fees do not provide for full cost recovery and these activities are subsidized by general revenues. Fees for all services are examined and adjusted as needed.

The adopted citywide budget for fiscal year 2025 is $214,796,974. The adopted budget presented no increase to the ad valorem tax rate as the current fiscal year and the previous twelve years of 5.1128 mills. Ad valorem tax collection rates are at a 96% collection rate, and ad valorem tax revenues are budgeted at $32,251,555 in tax revenue. This positive increase of $6,457,837 or 25.0% over the previous fiscal year tax revenues is due to new commercial and residential construction, annexations, and an increase in property valuations.

The adopted budget for fiscal year 2025-2026 reflects the City Council's continued commitment to public safety, recreation, and quality municipal services for its residents and visitors.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's 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.

The City's Annual Comprehensive Financial Report is also available online at www.stcloudfl.gov under Departments – Finance.

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Investments	$ 192,679,905	$ 15,607,180	$ 208,287,085
Receivables, Net	3,444,406	2,590,132	6,034,538
Lease Receivable	5,470,440	-	5,470,440
Due from Other Governments	4,823,227	-	4,823,227
Internal Balances	(1,949)	1,949	-
Prepaid Expenses and Deposits	896,196	113,760	1,009,956
Inventory - Warehouse and Fuel	99,231	326	99,557
Capital Assets Not Being Depreciated	66,387,862	369,954	66,757,816
Capital Assets, Net of Depreciation	326,228,056	66,799,572	393,027,628
Total Assets	600,027,374	85,482,873	685,510,247
Deferred Outflows of Resources			
Deferred Amount on Refunding	813,279	-	813,279
Pension Related	10,886,137	919,507	11,805,644
OPEB Related	518,213	101,637	619,850
Total Deferred Outflows of Resources	12,217,629	1,021,144	13,238,773
Liabilities			
Accounts and Retainage Payable	9,019,877	659,687	9,679,564
Accrued Liabilities	1,846,786	268,811	2,115,597
Due to Other Government	4,286	-	4,286
Unearned Revenue and Deposits	1,116,550	1,985,680	3,102,230
Long-Term Liabilities:			
Due Within One Year	9,704,657	772,303	10,476,960
Due in More Than One Year	114,708,550	1,969,018	116,677,568
Net Pension Liability, Due in More Than One Year	22,953,247	968,748	23,921,995
Total Liabilities	159,353,953	6,624,247	165,978,200
Deferred Inflows of Resources			
Lease Related	5,100,375	-	5,100,375
Pension Related	9,321,845	952,222	10,274,067
OPEB Related	1,922,900	377,136	2,300,036
Total Deferred Inflows of Resources	16,345,120	1,329,358	17,674,478
Net Position			
Net Investment in Capital Assets	340,453,865	66,953,842	407,407,707
Restricted for:			
Debt Service	34,381	-	34,381
Capital Projects	82,855,602	1,072,395	83,927,997
Transportation	15,217,041	-	15,217,041
Community Redevelopment	1,305,421	-	1,305,421
Public Safety Initiatives	352,555	-	352,555
Building Department	-	4,573,072	4,573,072
Unrestricted	(3,672,935)	5,951,103	2,278,168
Total Net Position	$ 436,545,930	$ 78,550,412	$ 515,096,342

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Functions/Programs	Expenses	Program Revenues: Charges for Service	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental Activities				
General Government	$ 18,253,495	$ 2,354,166	$ -	$ 795,000
Public Safety	47,947,426	7,056,568	497,978	3,333,315
Transportation	9,362,735	-	-	17,145,456
Parks and Recreation	10,192,275	1,193,111	523,114	8,646,238
Economic Environment	964,320	185,588	327,475	-
Utility System	9,618,139	5,316,135	-	-
Electric System	375,457	12,559,854	-	-
Interest	2,416,607	-	-	-
Total Governmental Activities	99,130,454	28,665,422	1,348,567	29,920,009
Business-Type Activities				
Sanitation Utility	18,360,419	20,383,634	-	957,580
Stormwater Utility	4,790,154	5,366,899	-	7,515,670
Building Department	3,527,918	4,249,799	-	-
Total Business-Type Activities	26,678,491	30,000,332	-	8,473,250
Total Primary Government	$ 125,808,945	$ 58,665,754	$ 1,348,567	$ 38,393,259

General Revenues
- Property Taxes
- Public Service Tax
- Local Option Use and Fuel Tax
- Other Taxes
- Intergovernmental, Unrestricted
- Investment Income
- Miscellaneous

Special Item - Removal of Debt Obligation
Transfers
Total General Revenues and Transfers

Change in Net Position

Net Position, Beginning of Year
- Adjustment to Beginning Net Position

Net Position, Beginning of Year, as Restated

Net Position, End of Year

The notes to the financial statements are an integral part of the financial statements.

Net (Expense) Revenue and Change in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
$ (15,104,329)	$ -	$ (15,104,329)
(37,059,565)	-	(37,059,565)
7,782,721	-	7,782,721
170,188	-	170,188
(451,257)	-	(451,257)
(4,302,004)	-	(4,302,004)
12,184,397	-	12,184,397
(2,416,607)	-	(2,416,607)
(39,196,456)	-	(39,196,456)
-	2,980,795	2,980,795
-	8,092,415	8,092,415
-	721,881	721,881
-	11,795,091	11,795,091
(39,196,456)	11,795,091	(27,401,365)
25,792,494	-	25,792,494
4,650,105	-	4,650,105
11,758,972	-	11,758,972
287,500	-	287,500
9,522,790	-	9,522,790
5,854,012	533,532	6,387,544
674,629	-	674,629
-	4,483,256	4,483,256
2,309,836	(2,309,836)	-
60,850,338	2,706,952	63,557,290
21,653,882	14,502,043	36,155,925
418,215,268	64,389,342	482,604,610
(3,323,220)	(340,973)	(3,664,193)
414,892,048	64,048,369	478,940,417
$ 436,545,930	$ 78,550,412	$ 515,096,342

The notes to the financial statements are an integral part of the financial statements.

BALANCE SHEET
ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	General Fund	OUC Interlocal Agreement Fund	Mobility Fees Fund	One Percent Surcharge Fund
Assets				
Cash and Investments	$ 20,562,815	$ 2,212,999	$ 31,085,080	$ 16,031,508
Customer Receivables, Net	675,466	-	-	-
Lease Receivable	4,747,913	-	-	-
Other Receivables, Net	1,321,188	-	-	-
Note Receivable	-	447,022	-	-
Due from Other Governments	3,734,105	-	-	960,606
Due from Other Funds	26,926	-	-	-
Prepaid Expenditures and Deposits	812,595	-	-	83,601
Inventory - Warehouse and Fuel	99,231	-	-	-
Total Assets	31,980,239	2,660,021	31,085,080	17,075,715
Liabilities and Fund Balances				
Liabilities				
Accounts and Retainage Payable	2,414,242	-	477,284	586,805
Accrued Liabilities	1,821,439	-	-	510
Due to Other Governments	4,021	-	-	-
Due to Other Funds	1,949	-	16,155,736	13,068,558
Unearned Revenues	902,902	-	-	-
Deposits Payable	198,648	-	-	-
Total Liabilities	5,343,201	-	16,633,020	13,655,873
Deferred Inflows of Resources				
Lease Related	4,396,173	-	-	-
Unavailable Revenue - Grants	581,739	-	-	-
Total Deferred Inflows of Resources	4,977,912	-	-	-
Fund Balances				
Non-Spendable	911,826	447,022	-	83,601
Restricted	352,555	-	14,452,060	3,336,241
Committed	758,232	-	-	-
Assigned	5,226,516	2,212,999	-	-
Unassigned	14,409,997	-	-	-
Total Fund Balances	21,659,126	2,660,021	14,452,060	3,419,842
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 31,980,239	$ 2,660,021	$ 31,085,080	$ 17,075,715

The notes to the financial statements are an integral part of the financial statements.

Parks and Recreation Impact Fees Fund	Police and Fire Impact Fees Fund	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
$ 24,798,953	$ 12,471,068	$ 75,562,421	$ 7,068,859	$ 189,793,703
-	-	-	-	675,466
-	-	-	722,527	5,470,440
-	-	-	996,638	2,317,826
-	-	-	-	447,022
-	-	-	128,516	4,823,227
-	-	48,299,107	-	48,326,033
-	-	-	-	896,196
-	-	-	-	99,231
24,798,953	12,471,068	123,861,528	8,916,540	252,849,144
-	114,323	3,892,426	124,837	7,609,917
-	-	-	8,283	1,830,232
-	-	-	265	4,286
9,248,915	5,645,837	-	4,206,987	48,327,982
-	-	-	15,000	917,902
-	-	-	-	198,648
9,248,915	5,760,160	3,892,426	4,355,372	58,888,967
-	-	-	704,202	5,100,375
-	-	-	123,139	704,878
-	-	-	827,341	5,805,253
-	-	-	-	1,442,449
15,550,038	6,710,908	119,969,102	2,104,783	162,475,687
-	-	-	-	758,232
-	-	-	1,712,887	9,152,402
-	-	-	(83,843)	14,326,154
15,550,038	6,710,908	119,969,102	3,733,827	188,154,924
$ 24,798,953	$ 12,471,068	$ 123,861,528	$ 8,916,540	$ 252,849,144

The notes to the financial statements are an integral part of the financial statements.

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Total Fund Balances of Governmental Funds	$	188,154,924
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is $732,016,804 and the accumulated depreciation is ($339,421,906).		392,615,918
The internal service funds are used by management to charge the costs of fleet management and medical insurance coverage cost to individual funds. The net position of the internal service funds, except components reported in other categories, are included in governmental activities in the statement of net position.		1,527,993
Other long-term assets are not available to pay for current expenditures and, therefore, are reported as unavailable revenue in the funds.		704,878
Deferred outflows and inflows of resources are not available in the current period and, therefore, are not reported in the governmental funds. Deferred outflows and inflows of resources at year-end consist of:		
Deferred Outflows Related to Pensions		10,886,137
Deferred Outflows Related to OPEB		518,213
Deferred Outflows Related to Bond Refunding		813,279
Deferred Inflows Related to Pensions		(9,321,845)
Deferred Inflows Related to OPEB		(1,922,900)
Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:		
Net Pension Liability		(22,953,247)
Revenue Bonds		(80,440,000)
Lease Payable		(378,470)
Subscription Arrangements		(1,143,030)
Revenue Notes		(28,275,481)
Refunding Bond Premium		(5,449,038)
Accrued Interest Payable		(64,213)
Total OPEB Liability		(2,131,449)
Compensated Absences		(6,595,739)
Total Net Position of Governmental Activities	$	436,545,930

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	General Fund	OUC Interlocal Agreement Fund	Mobility Fees Fund	One Percent Surcharge Fund
Revenues				
Taxes	$ 32,172,080	$ -	$ -	$ 8,768,300
Permits and Fees	3,504,154	-	8,237,928	-
Intergovernmental Revenues	8,214,819	-	-	-
Charges for Service	6,384,914	12,559,854	-	-
Impact Fees	-	-	-	-
Fines and Forfeitures	430,270	-	-	-
Grants	1,112,775	-	-	-
Investment Income	1,488,275	112,009	1,193,555	611,015
Other Revenue	903,449	-	-	203,396
Total Revenues	54,210,736	12,671,863	9,431,483	9,582,711
Expenditures				
Current:				
General Government	15,140,433	-	-	-
Public Safety	44,678,091	-	-	-
Transportation	2,611,879	-	477,284	-
Parks and Recreation	8,533,060	-	-	-
Economic Environment	-	-	-	-
Capital Outlay	3,054,074	-	-	4,183,317
Principal Payments	913,450	-	-	212,456
Interest and Fees	48,153	-	-	2,187
(Total Expenditures)	(74,979,140)	-	(477,284)	(4,397,960)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(20,768,404)	12,671,863	8,954,199	5,184,751
Other Financing Sources (Uses)				
Transfers In	24,378,449	350,000	-	-
Transfers (Out)	(5,020,359)	(12,909,854)	(10,845,012)	(4,277,851)
Lease (as Lessee)	211,966	-	-	-
Repayment of Revenue Note	-	-	-	-
Sale of Capital Assets	35,241	-	-	84,844
Insurance Recoveries	113,842	-	-	-
Issuance of Debt	-	-	-	-
Total Other Financing Sources (Uses)	19,719,139	(12,559,854)	(10,845,012)	(4,193,007)
Net Change in Fund Balances	(1,049,265)	112,009	(1,890,813)	991,744
Fund Balances, Beginning of Year	22,708,391	2,548,012	16,342,873	2,428,098
Fund Balances, End of Year	$ 21,659,126	$ 2,660,021	$ 14,452,060	$ 3,419,842

The notes to the financial statements are an integral part of the financial statements.

Parks and Recreation Impact Fees Fund	Police and Fire Impact Fees Fund	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
$ -	$ -	$ -	$ 1,548,693	$ 42,489,073
-	-	-	-	11,742,082
3,332,842	-	-	1,635,446	13,183,107
-	-	-	4,911,775	23,856,543
4,472,910	3,312,980	-	-	7,785,890
-	-	-	-	430,270
-	-	-	-	1,112,775
921,403	516,355	640,237	371,163	5,854,012
-	-	-	219,123	1,325,968
8,727,155	3,829,335	640,237	8,686,200	107,779,720
-	-	-	524,880	15,665,313
-	60,102	-	-	44,738,193
-	-	-	585,644	3,674,807
-	-	-	-	8,533,060
-	-	-	973,746	973,746
71,772	984,013	20,606,392	200,000	29,099,568
-	-	-	1,797,313	2,923,219
-	-	877,166	1,387,966	2,315,472
(71,772)	(1,044,115)	(21,483,558)	(5,469,549)	(107,923,378)
8,655,383	2,785,220	(20,843,321)	3,216,651	(143,658)
-	-	18,834,321	21,676,020	65,238,790
(3,615,471)	(1,032,959)	(18,688,082)	(6,539,366)	(62,928,954)
-	-	-	-	211,966
-	-	-	(18,112,000)	(18,112,000)
-	7,960	-	-	128,045
-	-	-	-	113,842
-	-	85,889,038	-	85,889,038
(3,615,471)	(1,024,999)	86,035,277	(2,975,346)	70,540,727
5,039,912	1,760,221	65,191,956	241,305	70,397,069
10,510,126	4,950,687	54,777,146	3,492,522	117,757,855
$ 15,550,038	$ 6,710,908	$ 119,969,102	$ 3,733,827	$ 188,154,924

The notes to the financial statements are an integral part of the financial statements.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2025 CITY OF ST. CLOUD, FLORIDA

Net Change in Fund Balances - Total Governmental Funds	$	70,397,069
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This reconciling item is the amount by which capital purchases of $29,099,568 and capital contributions of $10,107,862 were more than depreciation expense of $23,022,490.		16,184,940
Revenues accrued in prior year in the statement of activities due to the economic resource measurement focus but not as revenues in the fund financial statements.		704,878
In the statement of activities, only the loss on the sale/disposal of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets sold/disposed.		(1,119,271)
The issuance of bonds and similar long-term debt provides current financial resources to governmental funds, and thus contribute to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position. Also, governmental funds report the effect of issuance costs, premium, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The amounts of the items that make up these differences in treatment of long-term debt and related items are:		
Issuance of Debt		(85,889,038)
Lease Related		(211,966)
Principal Payments on Bonds, Notes, Loan, and Capital Lease		2,923,219
Repayment of Revenue Note		18,112,000
Amortization of Deferred Charge on Refunding		(101,571)
Some expenses reported in the statement of activities, such as compensated absences and accrued interest, do not require the use of current financial resources and are not reported as expenditures in governmental funds:		
Compensated Absences		(672,444)
Accrued Interest on Long-Term Debt		438
The net change in the net pension liability and deferred inflows and outflows related to pensions is reported in the statement of activities, but not in the fund statements.		587,634
The net change in the total OPEB liability and deferred inflows and outflows related to OPEB is reported in the statement of activities, but not in the fund statements.		87,522
The internal service fund is used by management to charge the costs of activities that benefit the entire government. The net income (expense) of the internal service fund is reported with governmental activities, excluding net income (expense) related to items included in other balances noted above.		650,472
Change in Net Position of Governmental Activities	$	21,653,882

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Business-Type Activities		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Assets			
Current Assets			
Cash and Cash Equivalents	$ 1,049,736	$ 4,626,075	$ 205,366
Restricted Assets Available for Current Liabilities	205,756	-	36,782
Receivables:			
Customers (Net of Allowance for Uncollectible Accounts)	970,379	337,919	-
Other Receivable	921,935	359,899	-
Inventories	326	-	-
Due from Other Funds	-	1,949	-
Prepaid Expenses and Deposits	106,601	7,159	-
Total Current Assets	3,254,733	5,333,001	242,148
Non-Current Assets			
Restricted Cash, Investments, and Accrued Interest:			
Customer Deposits	-	-	36,782
Impact Fee Funds	1,072,395	-	-
Landfill Closure Fund	1,400,165	-	-
(Current Portion)	(205,756)	-	(36,782)
Total Restricted Cash, Investments, and Accrued Interest	2,266,804	-	-
Capital Assets:			
Property, Plant and Equipment	18,293,736	76,656,860	-
(Accumulated Depreciation and Amortization)	(10,321,217)	(20,744,975)	-
Construction in Progress	-	214,292	-
Total Capital Assets, Net	7,972,519	56,126,177	-
Total Non-Current Assets	10,239,323	56,126,177	-
Total Assets	$ 13,494,056	$ 61,459,178	$ 242,148
Deferred Outflows of Resources			
Pension Related	$ 475,388	$ 145,425	$ -
OPEB Related	53,542	21,986	-
Total Deferred Outflows of Resources	$ 528,930	$ 167,411	$ -

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 5,333,502	$ 11,214,679	$ 2,886,202
1,883,159	2,125,697	-
-	1,308,298	-
-	1,281,834	4,092
-	326	-
-	1,949	-
-	113,760	-
7,216,661	16,046,543	2,890,294
1,883,159	1,919,941	-
-	1,072,395	-
-	1,400,165	-
(1,883,159)	(2,125,697)	-
-	2,266,804	-
3,605,541	98,556,137	736,758
(534,711)	(31,600,903)	(352,083)
-	214,292	-
3,070,830	67,169,526	384,675
3,070,830	69,436,330	384,675
$ 10,287,491	$ 85,482,873	$ 3,274,969
$ 298,694	$ 919,507	$ 69,258
26,109	101,637	6,706
$ 324,803	$ 1,021,144	$ 75,964

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA
(Concluded)

	Business-Type Activities		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Liabilities and Net Position			
Current Liabilities			
Payable from Unrestricted Assets:			
Accounts Payable	$ 352,424	$ 296,528	$ -
Claims Payable	-	-	-
Accrued Liabilities	141,839	52,819	-
Subscription Liabilities	95,612	10,577	-
Compensated Absences	272,941	48,278	-
OPEB Liability	53,542	21,986	-
Total Payable from Unrestricted Assets	916,358	430,188	-
Payable from Restricted Assets:			
Deposits	65,739	-	36,782
Long-Term Liabilities Payable in One Year	140,017	-	-
Total Payable from Restricted Assets	205,756	-	36,782
Total Current Liabilities	1,122,114	430,188	36,782
Non-Current Liabilities			
Subscription Liabilities	98,578	10,917	-
Long-Term Liabilities Payable After One Year	1,260,148	-	-
OPEB Liability	166,680	68,444	-
Net Pension Liability	500,846	153,212	-
Compensated Absences	181,960	32,186	-
Total Non-Current Liabilities	2,208,212	264,759	-
Total Liabilities	3,330,326	694,947	36,782
Deferred Inflows of Resources			
Pension Related	492,302	150,599	-
OPEB Related	198,675	81,582	-
Total Deferred Inflows of Resources	690,977	232,181	-
Net Position			
Net Investment in Capital Assets	7,778,329	56,104,683	-
Restricted for:			
Capital Projects	1,072,395	-	-
Building Department	-	-	-
Unrestricted	1,150,959	4,594,778	205,366
Total Net Position	$ 10,001,683	$ 60,699,461	$ 205,366

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 10,735	$ 659,687	$ 334,722
-	-	1,011,025
74,153	268,811	16,554
-	106,189	-
103,241	424,460	26,567
26,109	101,637	6,706
214,238	1,560,784	1,395,574
1,883,159	1,985,680	-
-	140,017	-
1,883,159	2,125,697	-
2,097,397	3,686,481	1,395,574
-	109,495	-
-	1,260,148	-
81,277	316,401	20,877
314,690	968,748	72,967
68,828	282,974	17,712
464,795	2,937,766	111,556
2,562,192	6,624,247	1,507,130
309,321	952,222	71,722
96,879	377,136	24,884
406,200	1,329,358	96,606
3,070,830	66,953,842	384,675
-	1,072,395	-
4,573,072	4,573,072	-
-	5,951,103	1,362,522
$ 7,643,902	$ 78,550,412	$ 1,747,197

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Business-Type Activities		
	Major Funds		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Operating Revenues			
Charges for Services	$ 20,099,375	$ 5,235,840	$ -
Other	284,259	131,547	-
Total Operating Revenues	20,383,634	5,367,387	-
Operating Expenses			
Personnel Services	4,654,696	1,653,613	-
Materials and Supplies	1,272,828	94,992	-
Other Services and Charges	3,773,620	587,921	-
Contractual Services	7,453,564	263,700	-
Claims	-	-	-
Depreciation	1,198,441	2,189,239	-
(Total Operating Expenses)	(18,353,149)	(4,789,465)	-
Operating Income	2,030,485	577,922	-
Non-Operating Revenues (Expenses)			
Investment Income	93,948	156,051	792
Gain (Loss) on Sale of Capital Assets	-	-	-
Interest Expense	(7,270)	(689)	-
Gain from Removal of Debt Obligation	-	-	4,483,256
Total Non-Operating Revenues (Expenses)	86,678	155,362	4,484,048
Income (Loss) Before Contributions and Transfers	2,117,163	733,284	4,484,048
Contributions and Transfers			
Capital Contributions	957,580	7,515,182	-
Transfers to Other Funds	(1,457,466)	(502,370)	(350,000)
Total Contributions and Transfers	(499,886)	7,012,812	(350,000)
Change in Net Position	1,617,277	7,746,096	4,134,048
Net Position			
Beginning of Year	8,640,491	52,973,841	(3,928,682)
Adjustment to Beginning Net Position	(256,085)	(20,476)	-
Beginning of Year, as Restated	8,384,406	52,953,365	(3,928,682)
End of Year	$ 10,001,683	$ 60,699,461	$ 205,366

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 4,028,562	$ 29,363,777	$ 12,932,936
221,237	637,043	319,210
4,249,799	30,000,820	13,252,146
2,620,634	8,928,943	586,684
36,489	1,404,309	65,416
549,958	4,911,499	3,881,712
102,336	7,819,600	341,159
-	-	7,784,037
216,824	3,604,504	67,714
(3,526,241)	(26,668,855)	(12,726,722)
723,558	3,331,965	525,424
282,741	533,532	112,744
(1,677)	(1,677)	12,304
-	(7,959)	-
-	4,483,256	-
281,064	5,007,152	125,048
1,004,622	8,339,117	650,472
-	8,472,762	-
-	(2,309,836)	-
-	6,162,926	-
1,004,622	14,502,043	650,472
6,703,692	64,389,342	1,114,402
(64,412)	(340,973)	(17,677)
6,639,280	64,048,369	1,096,725
$ 7,643,902	$ 78,550,412	$ 1,747,197

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Business-Type Activities		
	Major Funds		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Cash Flows from Operating Activities			
Cash Received from Customers	$ 20,220,633	$ 5,218,789	$ -
Cash Paid to Suppliers for Goods and Services	(12,601,863)	(946,942)	-
Cash Paid to Employees for Services	(4,630,152)	(1,533,004)	-
Cash Paid for Post-Closure Costs	(174,244)	-	-
Other Operating Revenues	284,259	131,547	-
Net Cash Provided by (Used in) Operating Activities	3,098,633	2,870,390	-
Cash Flows from Non-Capital Financing Activities			
Transfers to Other Funds	(1,457,466)	(502,370)	(350,000)
Net Cash Provided by (Used in) Non-Capital Financing Activities	(1,457,466)	(502,370)	(350,000)
Cash Flows from Capital and Related Financing Activities			
Property, Plant and Equipment Acquisitions	(1,360,454)	(1,260,347)	-
Landfill Closure Costs	(103,919)	-	-
Principal Payments on Debt	(94,198)	(10,249)	-
Interest Payments on Debt	(7,270)	(689)	-
Proceeds from the Sale of Assets	-	-	-
Net Cash Provided by (Used in) Capital and Related Financing Activities	(1,565,841)	(1,271,285)	-
Cash Flows from Investing Activities			
Investment Income	93,948	156,051	792
Net Cash Provided by (Used in) Investing Activities	93,948	156,051	792
Net Increase (Decrease) in Cash and Cash Equivalents	169,274	1,252,786	(349,208)
Cash and Cash Equivalents, Beginning of Year	3,353,022	3,373,289	591,356
Cash and Cash Equivalents, End of Year	$ 3,522,296	$ 4,626,075	$ 242,148

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 5,074,480	$ 30,513,902	$ 12,932,936
(688,580)	(14,237,385)	(12,900,643)
(2,518,160)	(8,681,316)	(596,690)
-	(174,244)	-
221,237	637,043	319,210
2,088,977	8,058,000	(245,187)
-	(2,309,836)	-
-	(2,309,836)	-
(280,127)	(2,900,928)	(50,040)
-	(103,919)	-
(346)	(104,793)	-
-	(7,959)	-
-	-	12,304
(280,473)	(3,117,599)	(37,736)
282,741	533,532	112,744
282,741	533,532	112,744
2,091,245	3,164,097	(170,179)
5,125,416	12,443,083	3,056,381
$ 7,216,661	$ 15,607,180	$ 2,886,202

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA
(Concluded)

	Business-Type Activities		
	Major Funds		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Reconciliation of Cash and Cash Equivalents to Statement of Net Position			
Total Unrestricted Cash and Investments Per the Statement of Net Position	$ 1,049,736	$ 4,626,075	$ 205,366
Total Current Restricted Cash and Investments Per the Statement of Net Position	205,756	-	36,782
Total Non-Current Restricted Cash and Investments Per the Statement of Net Position	2,266,804	-	-
Cash and Cash Equivalents, End of Year	$ 3,522,296	$ 4,626,075	$ 242,148
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities			
Operating Income (Loss)	$ 2,030,485	$ 577,922	$ -
Bad Debt Expense	73,415	38,437	-
Depreciation	1,177,421	2,210,259	-
Changes in Assets - Decrease (Increase) and Liabilities - Increase (Decrease):			
Accounts Receivable, Net	380,798	19,606	-
Prepaids	(106,601)	6,231	-
Unbilled Utility Revenue	(258,040)	(36,657)	-
Accounts and Retainage Payable	(221,889)	(66,017)	-
Customer Deposits	(1,500)	-	-
Compensated Absences	10,198	20,702	-
Net Pension Liability	22,584	44,337	-
Other Postemployment Benefits	(30,119)	50,115	-
Accrued Liabilities	21,881	5,455	-
Net Cash Provided by (Used in) Operating Activities	$ 3,098,633	$ 2,870,390	$ -
Schedule of Non-Cash Capital and Related Financing Activities			
Assets Acquired from SBITAs	$ 288,388	$ -	$ -
Contributions of Capital Assets	957,580	7,515,182	-
Gain from Removal of Debt Obligation	-	-	4,483,256
Total Non-Cash Capital and Related Financing Activities	$ 1,245,968	$ 7,515,182	$ 4,483,256

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities			Governmental Activities
Non-Major Enterprise Funds		Total	Internal Service Funds
$ 5,333,502	$	11,214,679	$ 2,886,202
1,883,159		2,125,697	-
-		2,266,804	-
$ 7,216,661	$	15,607,180	$ 2,886,202
$ 723,558	$	3,331,965	$ 525,424
2,424		114,276	-
216,824		3,604,504	67,714
(2,424)		397,980	-
3,150		(97,220)	4,574
-		(294,697)	-
(5,371)		(293,277)	(832,893)
1,048,342		1,046,842	-
17,030		47,930	8,715
47,749		114,670	(6,760)
25,443		45,439	(9,563)
12,252		39,588	(2,398)
$ 2,088,977	$	8,058,000	$ (245,187)
$ -	$	288,388	$ -
-		8,472,762	-
-		4,483,256	-
$ -	$	13,244,406	$ -

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Employee Retirement Funds
Assets	
Cash and Cash Equivalents	$ 8,905,412
Investments at Fair Value:	
Domestic Equities	81,029,965
Foreign Equities	28,940,958
Private Equities	2,207,454
Domestic Fixed Income Funds	61,822,630
Real Estate	13,037,179
Alternatives	9,488
Total Investments at Fair Value	187,047,674
Total Assets	195,953,086
Total Liabilities	-
Net Position	
Restricted for Pensions	$ 195,953,086

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Employee Retirement Funds
Additions	
Contributions:	
Employer - City	$ 9,963,800
Employer - TOHO	995,187
Employer from State	1,441,980
Employee - City	1,823,961
Employee - TOHO	39,435
Miscellaneous	54,588
Total Contributions	14,318,951
Investment Income:	
Investment Earnings (Loss)	15,712,257
Dividend Income	4,056,749
Total Income on Investments	19,769,006
Total Additions	34,087,957
Deductions	
Pension Payments	7,375,192
DROP Distribution	781,404
Refunds to Employees	198,875
Administration	857,320
(Total Deductions)	(9,212,791)
Net Increase (Decrease)	24,875,166
Net Position Restricted for Pensions	
Beginning of Year	171,077,920
End of Year	$ 195,953,086

The notes to the financial statements are an integral part of the financial statements.

NOTES TO FINANCIAL STATEMENTS

Note 1 - Description of Funds and Summary of Significant Accounting Policies

The financial statements for the City of St. Cloud, Florida (the City) have been prepared in conformity with generally accepted accounting principles (U.S. GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant City accounting policies are described below.

Reporting Entity

The City of St. Cloud, County of Osceola, State of Florida, is the City's official name. The City was originally established under the laws of the State of Florida in 1911. In 1967, the City adopted its current charter by legal authority of Sp. Acts, Chapter 65-2166, Section 1.02 of the Florida Statutes.

The City operates under a council-manager form of government and provides the following services, as authorized by its charter: public safety, public works, public utilities, culture, recreation, and community development.

In evaluating the City as a reporting entity, management has addressed all potential component units (traditionally separate reporting entities) for which the City may or may not be financially accountable and, as such, be includable within the City's financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's Governing Board and: 1) it is able to impose its will on the organization, or 2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Management determined that the Stevens Plantation Improvement Project Dependent Special District and the Community Redevelopment Agency are component units that should be included in the City's financial statements.

Stevens Plantation Improvement Project Dependent Special District (the DSD)

The DSD was created by the City on August 21, 2003, via City Ordinance 2003-47, pursuant to Section 189.4041 of the Florida Statutes. The purpose of the DSD is to acquire land within its geographical boundary from the proceeds of tax-exempt debt for resale to developers in association with the Stevens Plantation Development (a mixed-use, master planned community encompassing approximately 590 acres within the City). The DSD is included as a blended component unit in the accompanying government-wide financial statements of the City.

Community Redevelopment Agency (CRA)

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 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. Separate financial statements are issued for the CRA and can be obtained from the City's Office of Budget and Finance.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. Except for nominal amounts, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements provided for governmental funds, proprietary funds, and fiduciary funds are excluded from the government-wide financial statements. Major individual governmental and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide, proprietary, and fiduciary fund 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 related cash flows. Property taxes are recognized as revenues 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. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments for services provided and other charges between the City's sanitation and stormwater functions, and various other functions of the government. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Charges for internally dedicated resources are reported as general revenues, rather than as program revenues. Likewise, general revenues include all taxes.

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 City 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. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City operates the following major governmental funds:

- The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

- The **St. Cloud/OUC Interlocal Agreement Fund** accounts for the restricted and unrestricted resources associated with the City's agreement with the Orlando Utilities Commission (OUC) to operate the City's electric system. The City entered into an interlocal agreement with OUC, under which OUC will operate the system for 25 years. The agreement specifies that all electric billings belong to OUC, with guaranteed payments made to the City. Additional information can be found in Note 12.

- The **Mobility Fees Fund** accounts for fees collected from the City's mobility fee ordinance to be spent to increase the capacity of or provide new roads, pedestrian walkways, or trails.

- The **One Percent Surcharge Fund** accounts from a county-wide one percent local sales tax on the first $5,000 of a retail transaction. The City receives 9.5% of the revenue collected in Osceola County after the School Board receives its portion.

- The **Parks and Recreation Impact Fees Fund** accounts for funds collected from the City's Recreation Impact Fee Ordinance to be spent to increase the capacity of current recreational facilities or provide new recreational facilities.

- The **Police and Fire Impact Fees Fund** accounts for funds collected from the City's Police and Fire fee ordinance to be spent on the first set of equipment for additional offices and fire department personnel.

- The **Capital Projects Fund** accounts for the costs of constructing multiyear road paving, drainage, resurfacing, recreation facilities, and public building construction and renovation.

The City reports the following major proprietary funds:

- The **Sanitation Utility Fund** accounts for the operations and maintenance of the City's solid waste collection system.

- The **Stormwater Utility Fund** accounts for the operations, improvements, and maintenance of the storm drainage system.

- The **Stevens Plantation Dependent Special District** accounts for the acquisition of land within the DSD's geographical boundary from the proceeds of tax-exempt debt for resale to developers in association with the Stevens Plantation Development.

Additionally, the City reports the following fund types:

- The **Special Revenue Funds** account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.
- The **Debt Service Fund** accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest.
- The **Internal Service Funds** are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses Internal Service Funds to account for its fleet maintenance operations and self-insurance (health and workers' compensation) programs.
- The **Pension Trust Funds** account for the activities of the City's General Employees, Police Officers, and Firefighters Retirement Systems, which accumulate resources for pension benefit payments to qualified retiring employees. They are excluded from the government-wide financial statements because they are fiduciary in nature and do not represent resources available to the City for operations.

The City conforms all significant accounting policies to U.S. GAAP applicable to governmental units. The following is a summary of the more significant principles and practices used in the preparation of these financial statements:

Proprietary Funds
Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the City's Internal Service Funds are charges to customers for sales and services. Operating expenses for enterprise funds and the Internal Service Funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to generally use restricted resources first, then unrestricted resources as they are needed for their intended purposes; however, this decision is frequently made on a case-by-case basis based upon facts and circumstances.

Property Taxes
Under Florida law, the assessment of all properties and the collection of all county, municipal, and School Board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the state regulating tax assessments are also designed to assure a consistent property valuation method state-wide. Florida Statutes permit municipalities to levy property taxes at a rate of up to 10 mills. The millage rate assessed by the City for the fiscal year ended September 30, 2025, was 5.1128 mills.

Property taxes are billed and collected within the same fiscal period and are reflected on the modified accrual basis. Ad valorem taxes on property values have a lien assessment and due date of January 1, with the millage established during September. The fiscal year for which taxes are levied begins October 1. Taxes are billed (levied) in November with a maximum discount available through November 30 and become delinquent April 1. Tax certificates are issued for delinquent taxes on or before June 1. After sale, the tax certificates bear interest of 18% per year, or at any lower rate bid by the buyer. The tax certificate money is then sent to the appropriate taxing agency in accordance with its tax levy to complete its ad valorem tax revenue requirement.

The City would accrue property tax receivables for unsold certificates if they were measurable and available. However, they are not measurable and available. As a result, there are no property tax receivables at September 30, 2025.

Cash and Cash Equivalents
For purposes of the statement of cash flows, the City considers all highly liquid investments held outside of the City's pooled cash system (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents. All cash and investments held by the pooled cash system are considered cash equivalents for the cash flow statement.

Equity in Pooled 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. 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. The nature of the fund permits temporary negative cash balances upon overdrawing of cash available in individual funds, which are presented as interfund receivables and payables.

Capital Grants and Contributions
Accounts receivable from other governments include amounts due from grantors. Program and capital grants for capital assets are recorded as receivables and revenues at the time reimbursable costs are incurred. Revenues received in advance of costs being incurred are deferred. Capital grants and other contributions for capital asset additions to the proprietary funds are recorded as non-operating revenues. Contributed assets are recorded in the proprietary funds and in general capital assets at acquisition value at the time received.

Inventories and Prepaids
Inventories consist of materials and supplies used in the City's utility and general government operations and are valued using the weighted-average cost method, which approximates fair value. The cost of inventories is accounted for by the consumption method, whereby inventory is recorded as expenditure when used. Appropriate allowances are recorded for obsolete and surplus items, when applicable. Payments made to vendors for services that will benefit periods beyond September 30, 2025, are recorded as prepaid items. These payments are recorded as expenditures or expenses when consumed rather than when purchased.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. 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. Roads, bridges, and sidewalks are capitalized when dedicated to the City within a new development or when their initial costs equal or exceed $25,000 and possess estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed (except for intangible right-to-use lease assets, the measurement is discussed in Note 1, under *Leases*). 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:

Buildings and Improvements	8-40 Years
Utility Line Extensions	15-50 Years
Plant and Equipment	3-20 Years
Right-to-Use Leased Equipment	3-20 Years
Subscription Arrangements	3-5 Years
Meters and Transformers	15-20 Years
Infrastructure	15-50 Years

Amortization of assets recorded under leases/subscription-based information technology arrangements (SBITA) is included with depreciation expense.

Proprietary fund expenditures for repairs and maintenance are expensed when incurred. Additions, major renewals, and replacements, which increase the useful lives of the assets, are capitalized.

Compensated Absences

The City recognizes a liability for compensated absences for leave time that: (1) has been earned for services previously rendered by employees, (2) accumulates and may be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. Based on these criteria, two types of leave qualify for liability recognition for compensated absences: vacation and sick leave. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only when the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for *deferred outflows of resources*. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until

then. The City has three items that qualify for reporting in this category. They are the deferred charge on refunding reported in the government-wide statement of net position, and the deferred outflows of pension and other postemployment benefits (OPEB). A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The deferred amounts related to pension and OPEB relate to the difference between estimated and actual investment earnings, changes in actuarial assumptions, and other pension and OPEB related changes.

In addition to liabilities, the statement of financial position includes a separate section for *deferred inflows of resources*. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has four items that qualify for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues related to grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements, the City reports deferred amounts related to leases, and deferred amounts related to pension and OPEB

Net Position

For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- *Net investment in capital assets* consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

- *Restricted* net position consists of restricted assets reduced by certain liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- *Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that do not meet the definition of the two preceding categories.

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

Fund Balance Reporting

The City is presenting the fund balances of the governmental funds in accordance with GASB Statement No. 54. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of

the resources reported in governmental funds. Fund balance classifications under GASB Statement No. 54 are non-spendable, restricted, committed, assigned, and unassigned. These classifications reflect not only the nature of the funds but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance. The fund balance classifications are as follows:

Non-Spendable—Includes fund balance amounts that cannot be spent, either because they are not in spendable form or because of legal or contractual requirements. Examples of non-spendable amounts that cannot be used because of their form are long-term portions of loans to other funds, inventories, and prepaid amounts.

Spendable Fund Balance:

- *Restricted*—Amounts are not available because of legally enforceable constraints, such as money awarded from criminal prosecution, money restricted based on creditors' requirements of loan agreements, and amounts restricted by law or enabling legislation.

- *Committed*—Amounts of the fund balance are set aside by action of the City Council for a specific purpose and cannot be used for any other purpose (unless there is action by the City Council allowing for such use) and amounts specifically committed for use in satisfying contractual requirements. The City does not have any committed fund balance in the governmental funds.

- *Assigned*— Amounts of the fund balance are intended to be used for a specific purpose but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the City Manager to assign fund balances in accordance with the City's established fund balance policy and based on recommendations by the City Council, advisory committees, or the senior management of the City. Assigned fund balance shall reflect management's intended use of resources as set forth in the annual budget and budget amendments. The Council may also assign fund balances, as it does when appropriating fund balances to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget.

- *Unassigned*—Amounts of the fund balance will only appear in the General Fund or, if other governmental funds' expenditures are incurred in excess of amounts restricted, committed, or assigned for the purpose, the other governmental funds may have a negative unassigned fund balance.

The City Council established a Fund Balance Policy that required the unassigned fund balance be no less than 12.5% of General Fund operating expenditures. For the spending order of the fund balance, the City uses restricted amounts first, when both restricted and unrestricted fund balance is available, unless there are legal documents/contracts that prohibit this. Additionally, the City would first use committed fund balance, followed by assigned fund balance, and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Budgets and Budgetary Accounting

The annual operating budget serves as legal authorization for expenditures and the proposed means of financing them. The 2025 annual operating budget was prepared for all funds, except the following:

- **Pension Trust Funds**
  These funds are not budgeted annually by the City Council.

The annual operating budgets are prepared on the same basis of accounting as that previously described for each fund. The budget is prepared by the City Manager, detailing all estimated income, including the proposed property tax levy and all proposed expenditures as deemed necessary and desirable. The City Council may adopt the budget, with or without amendment, increasing or decreasing programs or amounts after a public hearing. Adoption of the budget by the City Council constitutes appropriation of the amounts specified as expenditures from the funds indicated and constitutes a levy of the property tax proposed. Budgetary control is legally maintained at the department level.

The City Manager is legally authorized to transfer part or all of the unencumbered appropriation balance within departments without seeking City Council approval. However, the City Manager must obtain approval from the City Council to transfer appropriations between departments or funds. Upon certification from the City Manager of excesses in revenue, the City Council may make supplemental appropriations for the year up to the amount of each excess. Supplemental appropriations were made during the year. If at any time during the year it appears probable to the City Manager that revenues will be insufficient to meet the amount appropriated, he shall notify the City Council who shall then take such further action as it deems necessary to prevent any deficit. Appropriations, except for open project appropriations and encumbrances, lapse at the end of each fiscal year. Contingency amounts may be used for any unforeseen purpose or emergency upon approval of City Council.

Encumbrances outstanding at year-end do not represent expenditures or liabilities under U.S. GAAP but represent budgetary accounting controls that carry over to the next year. All budgets are prepared on a U.S. GAAP basis.

The actual results of operations are presented in accordance with U.S. GAAP, and the City's accounting policies do not recognize encumbrances as expenditures until the period in which the goods or services are actually received and a liability is incurred.

Leases

The City is a lessee for non-cancellable lease of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct cost. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor: The City is a lessor for various non-cancellable leases. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines: (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the non-cancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

SBITAs

The City recognizes a SBITA liability and an intangible right-to-use asset in the government-wide financial statements. At the commencement of a SBITA, the City initially measures the liability at the present value of payments expected to be made during the subscription term. Subsequently, the liability is reduced by the principal portion of the subscription payments made. The SBITA asset is initially measured as the initial amount of the SBITA liability, adjusted for subscription payments made at or before the commencement date, plus certain initial implementation cost. Subsequently, the SBITA asset is amortized on a straight-line basis over its useful life.

SBITA assets are reported with capital assets, net of depreciation and subscription liabilities are reported with long-term liabilities on the statement of net position.

Recent GASB Accounting Standards

The City is currently evaluating the effects that the following GASB statements, which will be implemented in future financial statements, will have on its financial statements for subsequent fiscal years:

- GASB Statement No. 103, *Financial Reporting Model Improvements*, which will be effective for the year ending September 30, 2026. This statement introduces improvements to the financial reporting model aimed at enhancing the clarity and decision-usefulness of key financial information while addressing certain application issues.

- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, will be effective for the year ending September 30, 2026. This statement enhances financial statement note disclosures by requiring entities to provide more detailed information about certain types of capital assets. Specifically, lease assets, intangible right-to-use assets, and subscription-based IT assets must be disclosed separately by major class in the capital assets note disclosures. Additionally, intangible assets other than these categories must also be disclosed separately by major class.

- GASB Statement No. 105, *Subsequent Events*, will be effective for fiscal years beginning after September 30, 2027. This statement aims to improve financial reporting by clarifying the timeframe and requirements for reporting transactions or events that occur after the financial statement date. It defines the subsequent events timeframe as the period ending on the date the financial statements are "available to be issued", which is when they are complete in a GAAP-compliant format and all necessary approvals for issuance have been obtained. The City will need to disclose the specific date through which subsequent events were evaluated and provide detailed notes for "non-recognized events", such as significant debt-related transactions or changes to the reporting entity, including an estimate of their financial effect.

GASB Statements Implemented

For the year ended September 30, 2025, the City implemented GASB Statement No. 102, *Certain Risk Disclosures*. Statement No. 102 intends to improve financial reporting by providing users of the financial statements with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. There was no impact to City's financial statements as a result of the adoption of this statement.

For the year ended September 30, 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. This statement updates the treatment for compensated absences and requires that liabilities for compensated absences be recognized for: (1) leave that has not been used, and (2) leave that has been used but not yet paid in cash or settled through non-cash means. The effects of the change in accounting principal are summarized below.

	Fund Balance/Net Position		
	Prior Period	Adjustment	Restated
Government-Wide			
Governmental Activities	$ 418,215,268	$ (3,323,220)	$ 414,892,048
Business-Type Activities	$ 64,389,342	$ (340,973)	$ 64,048,369
Enterprise Funds			
Sanitation Fund	$ 8,640,491	$ (256,085)	$ 8,384,406
Stormwater Fund	$ 52,973,841	$ (20,476)	$ 52,953,365
Non-Major Enterprise Funds	$ 6,703,692	$ (64,412)	$ 6,639,280
Internal Service Funds	$ 1,114,402	$ (17,677)	$ 1,096,725

Note 2 - Cash and Cash Equivalents

Pooled Cash and Investments

The City maintains a cash and investment pool that carries substantially all cash and investments of the City and is used by all funds except the pension trust funds. Each fund's portion of the pool is displayed in the accompanying financial statements as "Cash and Investments". The cash and investments of the pension trust funds and agency fund are held separately from other funds of the City. All cash and investments of the pool are considered cash equivalents for the statement of cash flows.

Cash Deposits

As of September 30, 2025, the City's cash deposits were entirely covered by federal depository insurance or by a banking network provided by Chapter 280 of the Florida Statutes. Florida Statutes provide for collateral pooling by banks and savings and loans and limit local government deposits to "authorized depositories". Therefore, all cash deposits held by banks can be classified as fully insured.

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 allows 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, assets-backed securities, taxable and tax-exempt securities, mortgage securities, and mutual funds made up of such securities.

As of September 30, 2025, the City's pooled investments (including pension trust funds) are summarized below:

Investments	Maturities	Fair Value	Rating	FMV Level
Cash and Equivalents		$ 3,818,487		N/A
U.S. Government Issues	2.66 Year Average	86,529,038	AA+	Level 2
Corporate Issues	2.68 Year Average	70,381,508	A+	Level 2
Municipal Issues	4.01 Year Average	607,763	A+	Level 2
Money Market Account	0.12 Year Average	5,434,038	AAAm	N/A
Local Government Investment Pools:				
Florida PRIME	0.13 Year Average	25,603,036	AAAm	N/A
Florida PALM	0.12 Year Average	15,913,215	AAAm	N/A
		208,287,085		

Investments	Maturities	Fair Value	Rating	FMV Level
Pension Funds:				
Cash and Equivalents		$ 8,905,412		N/A
Domestic Equities		81,029,965		Level 1
Foreign Equities		28,940,958		Level 1
Private Equities		2,207,454		Level 1
Domestic Fixed Income	7.62 Year Average	61,822,630	AA-	Level 2
Real Estate Income Funds		13,037,179		Level 3
Alternatives	2.45 Year Average	9,488	BBB-	Level 1
Total Pension Funds		195,953,086		
Total Investments		$ 404,240,171		

Cash and Investments Reported in Government-Wide	
Cash	$ 3,818,487
Investments	204,468,598
Total Cash and Investments Reported in Government-Wide	$ 208,287,085
Cash and Investments Reported in Fiduciary Funds	
Cash	$ 8,905,412
Investments	187,047,674
Total Cash and Investments Reported in Fiduciary Funds	$ 195,953,086

Investments, including derivative instruments that are not hedging derivatives, are measured at fair value on a recurring basis. Recurring fair value measurements are those that GASB statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value; Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt and equity securities, categorized as Level 1, are valued based on prices quoted in active markets for those securities. Debt securities and certificates of deposit, categorized as Level 2, are valued based on market-corroborated data. Private debt assets, categorized as Level 3, are valued using an independent pricing service or are valued in good faith by the general partner using such factors as financial statements, earnings forecasts, recent transactions in the same or similar securities and valuation information obtained from broker-dealers, recognized quotation services, or independent appraisal firms. Real estate assets, categorized as Level 3, use industry standard valuation approaches, which includes market analysis of comparable properties and/or financial modeling of unobservable inputs based on assumptions that are supported by property level actuals, budgets, internal market research, or periodic appraisals.

Florida PRIME and Florida PALM

The City's investments in Florida PRIME and Florida PALM are similar to money market funds in which units are owned in the fund rather than the underlying investments. These investments are reported at amortized cost and meet the requirements of GASB Statement No. 31, as amended by GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, which establishes criteria for an external investment pool to qualify for making the election to measure all its investments at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from either Florida PRIME or Florida PALM, although, in the occurrence of an event that has a material impact on liquidity or operations of the trust funds, the funds' Executive Directors may limit contributions to or withdrawals from the trust funds for a period of 48 hours.

Credit Risk
U.S. Agencies are rated by Moody's Investors Service and Standard & Poor's. The City's investment policy limits investments in debt securities to the highest rating category by a nationally recognized statistical rating agency for the applicable corresponding maturity. The City's pension investment policy requires 85% of the fixed income securities to have a minimum rating of investment grade or higher as reported by a major credit rating service.

Custodial Credit Risk
For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the procession of an outside party.

The City's investment policy, pursuant to Section 218.415(18), Florida Statutes, requires securities purchased by the City to be held with a third-party custodian; and all securities purchased by, and all collateral obtained by the City shall be properly designated as an asset of the City. Further, the securities must be held in an account separate and apart from the assets of the financial institution. The City's pension investments are held by the counterparty, not in the name of the City.

Interest Rate Risk
Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The weighted-average maturity of the City's investments is displayed with the fair value of the investments.

The City's investment policy sets limitations on instruments, diversification, and maturity based on whether the funds invested are short-term or long-term. Investments of current operating funds are considered short-term and shall have maturities no longer than twelve (12) months. Investments of reserves and other non-current operating funds shall be considered "core funds" or "surplus funds" and shall have a term appropriate to the need for the funds; however, shall not exceed five and one-half (5.50) years from the date of settlement. In addition, the weighted average effective duration shall not exceed three (3.00) years.

Concentration of Credit Risk

- **Non-Pension Investments**
  More than 5% of the City's non-pension investments are in Florida PALM, Florida PRIME, and United States Treasury Obligations. These investments are 7.78%, 12.52%, and 40.80%, respectively, of the total non-pension investments of the City.

- **General Employees' Pension**
  More than 5% of the City's General Employees' Pension investments are in Federal National Mortgage Association (FNMA), United States Treasury Obligations, Fidelity Large Cap Growth Index, Brandywine Global-Dynamic US Large Cap Value ETF, PIMCO Diversified Income Fund, and Euro Pacific Growth Fund. These investments are 5.25%, 6.91%, 9.46%, 10.51%, 10.88%, and 15.40%, respectively, of the total investments for the General Employees' Pension Fund

- **Police and Fire Pension**

  More than 5% of the City's Police and Fire Pension Investments are in Federated Treasury Obligation Institutional Shares, FNMA, United States Treasury Obligations, Brandywine Global-Dynamic US Large Cap Value ETF, Fidelity Large Cap Growth Index, PIMCO Diversified Income Fund, Vanguard 500 Index Fund, and Euro Pacific Growth Fund. These investments are 5.31%, 5.65%, 6.77%, 7.98%, 11.22%, 12.18%, 12.44% and 14.17%, respectively, of the total investments for the Police and Fire Pension Fund.

Foreign Currency Risk

The Pension Trust Fund investment policies limit foreign investments to no more than 25% of total fund assets for the General Employees' Pension Plan and 25% of total fund assets for the Police and Fire Pension Plan. On September 30, 2025, the General Employees' Pension Plan had $14,472,694 or 15.40% of the total fund assets and the Police and Fire Pension Plan had $14,468,264 or 14.17% of the total fund assets invested internationally. The City's non-pension investments are not exposed to this type of risk.

Note 3 - Capital Assets

	Beginning Balance	Increases	(Decreases)	Transfers	Ending Balance
Governmental Activities					
Capital Assets Not Being Depreciated:					
Land and Improvements	$ 22,451,105	$ 4,580,967	$ (712,769)	$ -	$ 26,319,303
Right-of-Way	16,917,112	-	-	-	16,917,112
Construction in Progress	38,243,692	20,606,393	(35,698,638)	-	23,151,447
Total Capital Assets Not Being Depreciated	77,611,909	25,187,360	(36,411,407)	-	66,387,862
Capital Assets Being Depreciated and Amortized:					
Buildings and Improvements	93,016,316	32,451,259	(987,137)	(16,693)	124,463,745
Equipment	49,033,896	6,524,228	(2,466,542)	-	53,091,582
Right-to-Use Leased Equipment	1,237,017	168,276	(33,976)	-	1,371,317
Subscription Arrangements	3,455,348	43,690	(20,859)	-	3,478,179
Electric Plant	43,120,797	-	(251,688)	-	42,869,109
Infrastructure (Roads and Streets)	133,594,106	10,135,399	-	-	143,729,505
Infrastructure (Water and Sewer)	304,503,036	445,894	(8,323,425)	-	296,625,505
Total Capital Assets Being Depreciated and Amortized	627,960,516	49,768,746	(12,083,627)	(16,693)	665,628,942
Less Accumulated Depreciation and Amortization:					
Buildings and Improvements	(47,994,128)	(3,900,915)	714,414	16,693	(51,163,936)
Equipment	(31,555,603)	(4,184,273)	2,420,776	-	(33,319,100)
Right-to-Use Leased Equipment	(698,431)	(295,248)	33,976	-	(959,703)
Subscription Arrangements	(1,340,486)	(808,086)	20,859	-	(2,127,713)
Electric Plant	(41,023,700)	(375,457)	250,306	-	(41,148,851)
Infrastructure (Roads and Streets)	(72,083,745)	(4,726,809)	-	-	(76,810,554)
Infrastructure (Water and Sewer)	(133,308,408)	(8,799,415)	8,236,794	-	(133,871,029)
Total Accumulated Depreciation and Amortization	(328,004,501)	(23,090,203)	11,677,125	16,693	(339,400,886)
Total Capital Assets Being Depreciated, Net	299,956,015	26,678,543	(406,502)	-	326,228,056
Governmental Activities Capital Depreciated, Net	$ 377,567,924	$ 51,865,903	$ (36,817,909)	$ -	$ 392,615,918

	Beginning Balance	Increases	(Decreases)	Transfers	Ending Balance
Business-Type Activities					
Capital Assets Not Being Depreciated:					
Land and Improvements	$ 150,662	$ -	$ -	$ -	$ 150,662
Right-of-Way	5,000	-	-	-	5,000
Construction in Progress	82,117	132,175	-	-	214,292
Total Capital Assets Not Being Depreciated	237,779	132,175	-	-	369,954
Capital Assets Being Depreciated and Amortized:					
Buildings and Improvements	7,243,493	340,435	(2,513)	16,693	7,598,108
Infrastructure	65,271,886	7,515,182	-	-	72,787,068
Equipment	14,481,558	3,385,879	(193,466)	-	17,673,971
Right-to-Use Leased Equipment	4,033	15	(4,048)	-	-
Subscription Arrangements	52,940	288,388	-	-	341,328
Total Capital Assets Being Depreciated and Amortized	87,053,910	11,529,899	(200,027)	16,693	98,400,475
Less Accumulated Depreciation and Amortization:					
Buildings and Improvements	(2,287,102)	(317,513)	839	(16,693)	(2,620,469)
Infrastructure	(16,896,307)	(1,872,280)	-	-	(18,768,587)
Equipment	(8,969,746)	(1,309,849)	193,466	-	(10,086,129)
Right-to-Use Leased Equipment	(3,729)	(320)	4,049	-	-
Subscription Arrangement	(21,176)	(104,542)	-	-	(125,718)
Total Accumulated Depreciation and Amortization	(28,178,060)	(3,604,504)	198,354	(16,693)	(31,600,903)
Total Capital Assets Being Depreciated, Net	58,875,850	7,925,395	(1,673)	-	66,799,572
Total Business-Type Activities Capital Assets, Net	$ 59,113,629	$ 8,057,570	$ (1,673)	$ -	$ 67,169,526

Depreciation/Amortization Expense - Governmental Activities	
General Government and Administration	$ 2,103,414
Public Safety	3,422,947
Transportation	5,735,002
Parks and Recreation	1,767,531
Electric Plant - Interlocal	375,457
Utility System - Interlocal	9,618,139
Capital Assets Held by the City's Internal Service Funds Charged to the Various Functions Based on Their Usage of the Assets	67,714
Total Depreciation/Amortization Expense - Governmental Activities	$ 23,090,204
Depreciation/Amortization Expense - Business-Type Activities	
Sanitation Utility	$ 1,198,441
Stormwater Utility	2,189,239
Building Department	216,824
Total Depreciation/Amortization Expense - Business-Type Activities	$ 3,604,504

Note 4 - Leasing Activities

Under GASB Statement No. 87, *Leases*, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

Lease Payable

As of September 30, 2025, the City had 23 active leases. Lease payments range from $149 to $215,150, with interest rates ranging from .3277% to 3.0590%. The total lease liability was $378,469. The right-to-use asset had a total value of $1,371,316, with accumulated amortization of $959,704. The leases had no variable payments.

Annual requirements to amortize long-term obligations and related interest are as follows:

	Governmental Activities		
Fiscal Year	Principal Payments	Interest Payments	Total Payments
2026	$ 296,968	$ 4,894	$ 301,862
2027	42,940	1,962	44,902
2028	19,024	1,040	20,064
2029	19,538	527	20,065
Total Governmental	$ 378,470	$ 8,423	$ 386,893

Lease Receivable

As of September 30, 2025, the City had 8 active leases. Lease receipts range from $9,916 to $192,500, with interest rates ranging from .4753% to 1.8823%. As of the same date, the total lease receivable was $5,470,441 and the total deferred inflow of resources was $5,100,375.

Principal and interest expected to maturity:

	Governmental Activities		
Fiscal Year	Principal	Interest	Total
2026	$ 416,551	$ 89,103	$ 505,654
2027	350,260	84,704	434,964
2028	315,966	80,412	396,378
2029	298,959	76,262	375,221
2030	145,777	73,215	218,992
2031-2035	858,240	328,062	1,186,302
2036-2040	566,309	263,191	829,500
2041-2045	381,018	220,430	601,448
2045-2050	490,764	179,667	670,431
2051-2055	620,353	127,684	748,037
2056-2060	751,818	62,867	814,685
2061-2065	274,425	4,542	278,967
Total Governmental	$ 5,470,440	$ 1,590,139	$ 7,060,579

Note 5 - SBITA

As of September 30, 2025, the City had 31 active subscriptions. Subscription payments range from $1,043 to $209,822, with interest rates ranging from 2.3100% to 3.8040%. As of the same date, the total subscription liability was $1,358,714. The right-to-use asset had a total value of $3,819,508, with accumulated amortization of $2,253,432. The subscriptions had no variable payments. The software amortization expense is included with depreciation expense. The assets will be amortized over the lease term, which ranges from three to five years. There are no residual value guarantees in the arrangement provisions.

A summary of the principal and interest amounts for the remaining arrangements includes the following principal and interest payments:

Governmental Activities

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2026	$ 657,206	$ 33,553	$ 690,759
2027	451,571	13,155	464,726
2028	34,253	786	35,039
Total Governmental	1,143,030	47,494	1,190,524

Business-Type Activities

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2026	$ 106,189	$ 5,552	$ 111,741
2027	109,495	2,247	111,742
Total Business-Type	215,684	7,799	223,483
Total	$ 1,358,714	$ 55,293	$ 1,414,007

Note 6 - Receivable

Amounts are aggregated into a single customer receivable (net of allowance for uncollectible) line for certain funds and aggregated columns. Below is the detail of the receivables for the General Fund and enterprise funds, including the applicable allowances for uncollectible amounts:

	General Fund	Sanitation Utility	Stormwater Utility
Customer Receivables	$ 675,466	$ 1,013,716	$ 365,662
(Less Allowance for Doubtful Accounts)	-	(43,337)	(27,743)
Customer Receivable, Net	$ 675,466	$ 970,379	$ 337,919

Note 7 - Long-Term Liabilities

Long-term liability for the year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Direct Borrowing and Direct Placement:					
Florida DEP Revolving Fund Note - 2002	$ 35,835	$ -	$ (17,656)	$ 18,179	$ 18,179
Florida DEP Revolving Fund Note - 2005	215,277	-	(105,642)	109,635	108,980
Florida DEP Revolving Fund Note - 2006	291,682	-	(144,015)	147,667	147,667
Capital Improvement Revenue Note - 2019	29,530,000	-	(1,530,000)	28,000,000	1,570,000
Revenue Note - 2024	18,112,000	-	(18,112,000)	-	-
Revenue Bonds and Notes:					
Capital Improvement Revenue Bonds - 2025	-	80,440,000	-	80,440,000	2,430,000
Total Revenue Bonds and Notes	48,184,794	80,440,000	(19,909,313)	108,715,481	4,274,826
Add: Premium	-	5,449,038	-	5,449,038	-
Bonds and Notes, Net of Premium	48,184,794	85,889,038	(19,909,313)	114,164,519	4,274,826
Other Liabilities:					
Lease Payable	515,917	168,276	(305,723)	378,470	296,968
Subscription Arrangements	1,919,523	43,690	(820,183)	1,143,030	657,206
Compensated Absences	5,914,580	681,159	-	6,595,739	3,957,443
Total OPEB Liability	3,199,094	-	(1,067,645)	2,131,449	518,214
Total Other Liabilities	11,549,114	893,125	(2,193,551)	10,248,688	5,429,831
Total Government Activities	$ 59,733,908	$ 86,782,163	$ (22,102,864)	$ 124,413,207	$ 9,704,657

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Business-Type Activities					
Stevens Plantation Dependent					
Special District Bonds	$ 3,583,849	$ -	$ (3,583,849)	$ -	$ -
Total Revenue Notes and Bonds Payable	3,583,849	-	(3,583,849)	-	-
Other Liabilities:					
Lease Payable	346	-	(346)	-	-
Subscription Arrangements	31,743	288,388	(104,447)	215,684	106,189
Landfill Closure Liability	1,504,084	-	(103,919)	1,400,165	140,017
Compensated Absences	659,504	47,930	-	707,434	424,460
Total OPEB Liability	571,099	-	(153,061)	418,038	101,637
Total Other Liabilities	2,766,776	336,318	(361,773)	2,741,321	772,303
Total Business-Type Activities	$ 6,350,625	$ 336,318	$ (3,945,622)	$ 2,741,321	$ 772,303

The following is a schedule of bonds and notes outstanding at September 30, 2025:

Description of Bonds	Purpose of Issue	Issued	Outstanding	Rates
Governmental Activities				
Direct Borrowing and Direct Placement:				
Florida DEP Revolving Fund Note - 2002	Capital Improvement	$ 281,223	$ 18,178	2.93%
Florida DEP Revolving Fund Note - 2005	Capital Improvement	1,770,791	109,636	2.51%
Florida DEP Revolving Fund Note - 2006	Capital Improvement	2,312,479	147,667	2.46-2.52%
Capital Improvement Rev Note, 2019	Capital Improvement	35,585,000	28,000,000	2.54%
Capital Improvement Rev Bonds, 2025	Capital Improvement	80,440,000	80,440,000	5.00%
Total Governmental Activities		$ 120,389,493	$ 108,715,481	

Debt service to maturity on the City's bonded indebtedness, for the direct placement, and direct borrowing is as follows:

	Governmental Activities	
Fiscal Year	Principal	Interest
2026	$ 1,844,826	$ 716,453
2027	1,610,000	671,322
2028	1,650,000	630,428
2029	1,685,000	588,518
2030	1,730,000	545,719
2031-2035	9,285,000	2,048,256
2036-2040	10,470,655	810,260
Total	$ 28,275,481	$ 6,010,956

Debt service to maturity on the City's bonded indebtedness is as follows:

	Govermental Activities	
Fiscal Year	Principal	Interest
2026	$ 2,430,000	$ 3,958,748
2027	2,555,000	3,848,275
2028	2,685,000	3,720,525
2029	2,820,000	3,586,275
2030	2,960,000	3,445,275
2031-2035	17,160,000	14,854,125
2036-2040	21,905,000	10,112,875
2041-2045	27,925,000	4,090,150
Total	$ 80,440,000	$ 47,616,248

The City has pledged certain revenues to repay certain bonds and notes outstanding as of September 30, 2025. The following table reports the revenues, sometimes net of related operating expenses, pledged for each debt issue; the amounts of such revenues received in the current year; the current year principal and interest paid on the debt; the approximate percentage of each revenue, which is pledged to meet the debt obligation; the date through which the revenue is pledged under the debt agreement; and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds and notes at September 30, 2025:

Description of Bonds	Pledge Revenue	Revenue Received	Principal and Interest Paid	Estimated Percentage Pledged	Outstanding Principal and Interest	Pledged Through
Governmental Activities						
Capital Improvement Revenue Refundings Note, 2019 Series	Mobility Impact Fee and 1% Surcharge **(Covenant to Appropriate)**	N/A	$ 2,280,062	N/A	$ 34,005,703	2040
Capital Improvement Revenue Refundings Bonds, 2025 Series	Various **(Covenant to Appropriate)**	N/A	$ -	N/A	$ 128,056,248	2045
Revenue Note, Draw No A-1-1, 2024 Commercial Paper Loan	Various **(Covenant to Appropriate)**	N/A	$ 18,613,728	N/A	$ -	2025
Direct Borrowing and Direct Placement Florida DEP Revolving Fund Notes	Net Stormwater Revenue	$ 5,387,831	$ 280,079	5.20%	$ 280,734	2026

Estimated Landfill Closure Cost and Post-Closure Liability

The landfill closure was officially accepted and declared by the Florida Department of Environmental Protection on October 10, 2005. State and federal laws and regulations require the City to continue to perform certain maintenance and monitoring functions at the site for 30 years after closure. During operation of the landfill, the City annually funded a liability and an escrow account to cover estimated landfill closure costs and post-closure costs. Based upon full closure of the landfill, excess funds held in the escrow account over the originally estimated closure were withdrawn and deposited to the Sanitation Fund of the City. The remaining liability and escrow funds of $1,400,165 and $1,400,165, respectively, have been maintained to cover the post-closure costs estimated for the entire 30-year post-closure period. Actual costs may be different due to inflation, deflation, changes in technology, or changes in regulations.

Note 8 - Interfund Transfers and Payables

The following is a reconciliation of current and long-term interfund receivables and payables:

	Due From	Due To
Current Interfund		
General Fund	$ 26,926	$ 1,949
Mobility Fee Fund	-	16,155,736
One Percent Surcharge Fund	-	13,068,558
Parks and Recreation Impact Fees Fund	-	9,248,915
Police and Fire Impact Fees Fund	-	5,645,837
Capital Projects Fund	48,299,107	-
Stormwater Utility Fund	1,949	-
Other Governmental Funds – Non-Major	-	4,206,987
Total Current Interfund Receivables and Payables	$ 48,327,982	$ 48,327,982

All interfund balances relate to the funding of various capital projects and are expected to be drawn down as the Capital Projects Fund pays for construction costs. These funds will be repaid as project costs are incurred, but full repayment is not expected within one year.

The following is a reconciliation of interfund transfers:

	Transfer In	Transfer (Out)
Interfund Transfers		
General Fund	$ 24,378,449	$ (5,020,359)
OUC Interlocal	350,000	(12,909,854)
Mobility Fee Fund	-	(10,845,012)
One Percent Surcharge Fund	-	(4,277,851)
Parks and Recreation Impact Fees Fund	-	(3,615,471)
Police and Fire Impact Fees Fund	-	(1,032,959)
Capital Projects Fund	18,834,321	(18,688,082)
Stormwater Fund	-	(502,370)
Sanitation Fund	-	(1,457,466)
Other Governmental Funds – Non-Major	21,676,020	(6,539,366)
Enterprise Funds – Non-Major	-	(350,000)
Total Interfund Transfers	$ 65,238,790	$ (65,238,790)

The interfund transfers to the Debt Service Fund were for funding the City's long-term notes and bonds payable. Annual budgeted transfers from the OUC Interlocal Agreement Fund to the General Fund are based on budgeted expenses and approved projects. Transfers made from the Capital Projects Fund back to the Mobility Fund were for projects that were canceled or completed under budget. The majority of transfers out are to the Capital Projects Fund for new approved projects. Transfers to and from Internal Service Funds are to shift excess funds initially recorded in the self-insurance fund - health from the self-insurance fund - workers' comp.

Note 9 - Risk Management

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters, for which the City carries commercial insurance. Insurance against losses is provided through various commercial carriers for the following types of risk:

- General Liability
- Property
- Public Officials' and Employment Practices Liability
- Pollution Liability
- Automobile
- Crime

The City's coverage for workers' compensation is under a retrospectively rated policy. Premiums are accrued based on the ultimate cost to date of the City's experience for this type of risk.

A detailed schedule of insurance in force is located in the statistical section.

There was no significant reduction in insurance coverage from the prior year. Also, there were no settlements in excess of coverage for the past three years.

In 2012, the City established a limited risk management program to help contain rising health insurance costs. In 2017, the City established a limited risk management program to help contain rising workers' comp insurance costs. The program consists of purchasing an aggregate stop loss and individual maximum claims reinsurance policy with the City being responsible for the claims not covered by the policy. Premiums collected are then deposited into the Internal Service Funds. All administrative, network, insurance, and claims costs are charged to the funds. If there were to be a shortage that would not be recovered through user fees over a reasonable period of time, then the excess would be charged to each fund and department based upon their portioned share.

Liabilities of the funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs) based on the estimated claims incurred as of September 30 and offset by an estimated recovery from the excess insurance. The results of the process to estimate the claims liability is not an exact amount as it is dependent on timing of claims being reported and processed through the system.

	Fiscal Year Ended	
	September 30, 2025	September 30, 2024
Unpaid Claims, Beginning of Fiscal Year	$ 883,089	$ 878,586
Incurred Claims (including IBNRs)	7,118,650	7,677,482
Claims Payments	(6,990,714)	(7,672,979)
Unpaid Claims, End of Fiscal Year	$ 1,011,025	$ 883,089

Note 10 - Defined Benefit Pension Plans

Plan Descriptions

The City maintains two separate, single-employer defined benefit pension plans, one single-employer for police officers and firefighters, and a multiple-employer defined benefit plan for general employees' retirement plan that covers substantially all other full-time City employees and Tohopekaliga Water Authority (TOHO) who were employees of the City that become an employee of TOHO on October 1, 2022. These plans are maintained as pension trust funds and are included as part of the City's reporting entity, using the accrual basis of accounting in accordance with U.S. GAAP. Plan member contributions are recognized in the period in which the contributions are due. Investments are reported at fair value. City ordinance and state law requires contributions to be determined by actuarial studies at least every three years. Stand-alone financial reports are not issued.

The General Employees' Retirement System plan was amended, effective October 1, 2022, to include previous city employees who transitioned to TOHO on the transition date of October 1, 2022, amending the plan to be a multiple-employer plan as of that date.

Membership of each plan consisted of the following at the date of the latest actuarial valuation, October 1, 2024 for general employees (including TOHO employees) and for police officers and firefighters:

	General	Police Officers and Firefighters
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	203	83
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	402	49
Active Plan Members	384	191
Total	989	323

General Employees' Retirement Plan

- **Plan Administration**—The General Employees' Retirement Plan (GERP) is a multi-employer defined benefit pension plan administered by a Board of Trustees, which acts as the administrator of the GERP. The Board of Trustees consists of seven trustees, three of whom shall be legal residents of the City who are appointed by the City Council and four of whom are members of the GERP, three of whom shall be elected by a majority of the general employees who are employed by the City who are members of the system and one of whom shall be elected by the TOHO.

- **Plan Benefits**—The GERP provides retirement, termination, disability, and death benefits to GERP members and their beneficiaries.

  Normal Retirement—Eligibility: Earlier of: 1) Age 60 and five years of Credited Service, or 2) the completion of 30 years of Credited Service, regardless of age.

  - Benefit Amount: 3.00% of Average Final Compensation (AFC) times Credited Service.

  Early Retirement—Eligibility: Age 55 and five years of Credited Service.

  - Benefit Amount: Computed as for Normal Retirement, actuarially reduced to reflect payment prior to age 60.

  Disability—Eligibility: Total and permanent disability as determined by the Board of Trustees.

  - Benefit Amount: Accrued benefit, actuarially reduced as for Early Retirement.

  Pre-Retirement Death Benefits—Eligibility: Total and permanent disability as determined by the Board of Trustees.

  - Benefit Amount: Accrued benefit, actuarially reduced as for Early Retirement.

  Vesting (Termination)—Less than five years: Refund of Member Contributions. Five years or more: Accrued benefit payable at age 60 or age 55 (reduced), or refund of Member Contributions.

- **Contributions**—The City and TOHO are required to contribute at an actuarially determined rate, or 10% of the employee's compensation, whichever is greater. GERP members hired before October 1, 2024 contribute 1.0% of their annual covered salary, while members hired on or after that date contribute 3.0% of their annual covered salary. Contribution requirements are based upon the normal (current year) cost and amortization of the accrued past service liability as provided in Part VII of Chapter 112, Florida Statutes. The total cost for any year shall be determined based on the actuarial assumptions and cost method used for calculating the City's annual contributions to the General Employees' Retirement System. Administrative expenses and payment for the Unfunded Actuarial Accrued Liability shall be allocated on a pro-rata basis using the total Actuarial Accrued Liability under the specified actuarial cost method.

Police Officers' and Firefighters' Retirement Plan

- **Plan Administration**—The Police Officers' and Firefighters' Retirement Plan (PFRP) is a single-employer defined benefit pension plan administered by a Board of Trustees, which acts as the administrator of the PFRP. The Board of Trustees consists of five trustees, two of whom are legal residents appointed by the City Council, one of whom is a full-time police officer member, and one of whom is a full-time firefighter member who are elected by a majority of the police officers or firefighters, respectively, who are members of the PFRP and a fifth trustee who is chosen by a majority of the first four trustees.

■ **Plan Benefits**—The PFRP provides retirement, disability, and death benefits to PFRP members and their beneficiaries.

Normal Retirement—Eligibility: Earlier of: 1) Age 55 and ten years of Credited Service, or 2) the completion of 25 years (20 for firefighters) of Credited Service, regardless of age.

- Benefit Amount: AFC times 3.75% (4.00% for firefighters) times Credited Service plus an additional fraction of 3.75% (4.00% for firefighters) where the numerator is hours of accrued sick leave and the denominator is annual scheduled work hours.

Early Retirement—Eligibility: Age 50 and ten years of Credited Service.

- Benefit Amount: Accrued benefit, reduced 3% for each year that benefit commencement precedes normal retirement.

Disability—Eligibility: Total and permanent disability as determined by the Board of Trustees from date of hire (service incurred) or after ten years of Credited Service (non-service incurred).

- Benefit Amount Service: Unreduced accrued benefit, but not less than 42% of AFC.

- Benefit Amount Non-Service: Unreduced accrued benefit.

Pre-Retirement Death Benefits—Vested: Accrued benefit, payable for ten years beginning at the member's otherwise Early Retirement Date (reduced basis) or Normal Retirement Date (unreduced).

- Non-Vested: Refund of member contributions.

Vesting (Termination)—Less than ten years of Service: Refund of Member Contributions. Ten years or more: Accrued benefit payable at otherwise Normal or Early (reduced) Retirement Date.

Cost of Living Adjustments (COLA)—For members retiring after September 15, 2016, a 1.00% automatic lifetime COLA, beginning five years after retirement, for all retirees, including normal, Deferred Retirement Option Program (DROP), early, line-of-duty disability, and their beneficiaries, but excluding vested terminated and non-duty-related disability retirees.

■ **Contributions**—Plan members are required to contribute 5.55% of salary for police officers and 12.62% for firefighters effective October 9, 2021, of their annual covered salary. The City is required to contribute at actuarially determined rates or 10% of the employee's compensation, whichever is greater. Per City Code Section 54.76, the City Council may amend established contribution requirements. Actuarially determined contribution rates are based upon the remaining amount necessary for payment of Normal (current year's) Cost and amortization of the accrued past service liability as provided in Part VII of Chapter 112, Florida Statutes.

Plan Investments

The following was the Board of Trustees' adopted asset allocation policy as of September 30, 2025:

Asset Class	Target Allocation GERP	Target Allocation PFRP
Domestic Equity	40%	40%
Foreign Equity Securities	15%	15%
Broad Market Fixed Income	20%	20%
Fixed Income (Non-Core)	15%	15%
Real Estate	10%	10%
Total	100%	100%

Concentrations

The plans did not hold investments in any one organization that represent 5% or more of the pension plans' fiduciary net position.

Rate of Return

For the year ended September 30, 2025, the annual money-weighted rates of return on pension plans investments, net of pension plans investment expense, are as follows:

	GERP	PFRP
Rate of Return	11.36%	10.87%

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

DROP

When a member reaches normal retirement age, they may elect in writing to participate in the DROP for a maximum of five years. Participants elect to receive a credit equal to the monthly-calculated pension amount plus 6.5% Return On Investment (ROI) per annum, compounded monthly or Net ROI Return (total return net of brokerage commissions, management fees, and transaction costs). The balance of the participants' DROP accounts as of September 30, 2025, for GERP was $1,607,226 and for PFRP $1,132,208.

Net Pension Liability

The components of the net pension liability of the Sponsor on September 30, 2025, were as follows:

	GERP	PFRP
Total Pension Liability	$ 98,900,687	$ 122,096,663
Plan Fiduciary Net Position	(93,949,160)	(101,953,521)
Plan's Net Pension Liability	$ 4,951,527	$ 20,143,142
City's Proportionate Share	76.316922%	100%
City's Net Pension Liability	$ 3,778,853	$ 20,143,142
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	94.99%	83.50%

The measurement date for both plans was September 30, 2025. The measurement period and the reporting period for both plans was October 1, 2024 through September 30, 2025. The Sponsor's Net Pension Liability was measured as of September 30, 2025, which was the same date used for the Total Pension Liability.

Actuarial Assumptions

The Total Pension Liability was determined by an actuarial valuation as of October 1, 2024 updated to September 30, 2025, using the following actuarial assumptions:

	GERP	PFRP
Investment Rate of Return	7.25%	7.25%
Projected Salary Increases	Service Based	Service Based
Inflation Rate	2.50%	2.50%
Discount Rate	7.25%	7.25%

GERP

Mortality Rate:
Healthy Active Lives:
Female: PubG.H-2010 for Employees.
Male: PubG.H-2010 (Below Median) for Employees, set back one year.

Retiree Lives:
Female: PubG.H-2010 for Healthy Retirees.
Male: PubG.H-2010 for Healthy Retirees, set back one year.

Beneficiary Lives:
Female: PubG.H-2010 for Healthy Retirees.
Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:
PubG.H-2010 for Disabled Retirees, set forward three years.

PFRP

Mortality Rate:
Healthy Active Lives:
PubS.H-2010 (Below Median) for Employees, set forward one year.

Healthy Retiree Lives:
PubS.H-2010 for Healthy Retirees, set forward one year.

Beneficiary Lives:
Female: PubG.H-2010 for Healthy Retirees.
Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:
80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates for healthy lives are projected generationally with Mortality Improvement Scale MP-2021

The previously described mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2024 FRS valuation report for special risk employees, with appropriate risk and collar adjustments made based on plan demographics. We feel this assumption sufficiently accommodates future mortality improvements.

The most recent actuarial experience study used to review the other significant assumptions was dated August 6, 2021 for GERP and August 8, 2024 for PFRP.

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plans investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plans investment expenses and inflation) are developed for each major asset class.

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocation as of September 30, 2025, are summarized in the following table:

	GERP	PFRP
Domestic Equity	7.50%	7.50%
Foreign Equity Securities	8.50%	8.50%
Broad Market Fixed Income	2.50%	2.50%
Fixed Income (Non-Core)	2.50%	2.50%
Real Estate	4.50%	4.50%

Discount Rate

The discount rate used to measure the total pension liability for GERP and PFRP was 7.25% and 7.25%, respectively. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that Sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plans investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate Assumption

	1% Decrease	Current Discount Rate	1% Increase
GERP	6.25%	7.25%	8.25%
Plan's Net Pension Liability/(Asset)	$ 17,914,131	$ 4,951,527	$ (5,786,153)
City's Proportionate Share	76.316922%	76.316922%	76.316922%
City's Net Pension Liability/(Asset)	$ 13,671,513	$ 3,778,853	$ (4,415,814)
PFRP	6.25%	7.25%	8.25%
City's Net Pension Liability	$ 36,908,405	$ 20,143,142	$ 6,380,098

Changes in Net Pension Liability

The Changes in Net Pension Liability for the GERP are as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a-b)
Reporting Period Ended September 30, 2024	$ 90,786,264	$ 83,720,023	$ 7,066,241
Change for a Year:			
Service Cost	3,126,970	-	3,126,970
Interest	6,657,404	-	6,657,404
Experience Gains/Losses	2,670,846	-	2,670,846
Changes of Assumptions	(190,901)	-	(190,901)
Contributions - Buy Back	24,061	24,061	-
Contributions - Employer	-	4,738,982	(4,738,982)
Contributions - Employee	-	266,665	(266,665)
Net Investment Income	-	9,541,539	(9,541,539)
Benefit Payments, Including Refunds of Employee Contributions	(4,173,957)	(4,173,957)	-
Administrative Expense	-	(168,153)	168,153
Reporting Period Ended September 30, 2025	$ 98,900,687	$ 93,949,160	$ 4,951,527

The difference between Plan Fiduciary Net Position for the GERP presented above and the amounts presented in the financial statements are due to timing differences in certain accruals. These differences are not considered to be significant.

The Changes in Net Pension Liability for the PFRP are as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a-b)
Reporting Period Ended September 30, 2024	$ 109,608,338	$ 87,437,517	$ 22,170,821
Change for a Year:			
Service Cost	4,258,940	-	4,258,940
Interest	8,099,844	-	8,099,844
Share Plan Allocation	748,819	-	748,819
Experience Gains/Losses	2,456,634	-	2,456,634
Change of Assumptions	1,146,726	-	1,146,726
Contributions - Buy Back	24,045	24,045	-
Contributions - Employer	-	6,190,570	(6,190,570)
Contributions - State	-	1,441,979	(1,441,979)
Contributions - Employee	-	1,583,338	(1,583,338)
Net Investment Income	-	9,675,942	(9,675,942)
Benefit Payments, Including Refunds of Employee Contributions	(4,246,683)	(4,246,683)	-
Administrative Expense	-	(153,187)	153,187
Reporting Period Ended September 30, 2025	$ 122,096,663	$ 101,953,521	$ 20,143,142

The difference between Plan Fiduciary Net Position for the PFRP presented above and the amounts presented in the financial statements are due to timing differences in certain accruals. These differences are not considered to be significant.

Pension Expense

For the year ended September 30, 2025, the City recognized Pension Expense of $4,108,700 and $6,814,622 for the GERP and the PFRP, respectively, and total Pension Expense of $10,923,322.

The pension liability from the governmental funds is typically liquidated in the General Fund.

Deferred Inflows and Deferred Outflows of Resources

On September 30, 2025, the City reported Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
GERP		
Differences Between Expected and Actual Experience	$ 3,586,774	$ -
Changes of Assumptions	-	114,000
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	3,600,388
GERP Total	3,586,774	3,714,388
PFRP		
Differences Between Expected and Actual Experience	4,347,588	2,058,446
Changes of Assumptions	3,871,282	-
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	4,501,232
Total PFRP	8,218,870	6,558,678
Total	$ 11,805,644	$ 10,273,066

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions will be recognized in Pension Expense as follows:

Year Ending September 30,	GERP
2026	$ 2,402,514
2027	(581,000)
2028	(1,400,224)
2029	(548,904)
2030	-
Thereafter	-

Year Ending September 30,	PFRP
2026	$ 2,829,239
2027	(1,536,480)
2028	(679,293)
2029	445,166
2030	600,560
Thereafter	-

The City's Proportionate share for the GERP plan for the year ended September 30, 2025 and 2024, was 76.316922% and 77.306208%, respectively.

Other Pension Plan Information

STATEMENT OF FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2025

	General Employees' Retirement Fund	Police Officers' and Firefighters' Retirement Fund	Total
Assets			
Cash and Cash Equivalents	$ 3,479,491	$ 5,425,921	$ 8,905,412
Investments at Fair Value:			
Domestic Equities	38,605,977	42,423,988	81,029,965
Foreign Equities	14,472,694	14,468,264	28,940,958
Private Equities	1,103,727	1,103,727	2,207,454
Domestic Fixed Income Funds	29,208,273	32,614,357	61,822,630
Real Estate	7,061,787	5,975,392	13,037,179
Alternatives	-	9,488	9,488
Total Investments at Fair Value	90,452,458	96,595,216	187,047,674
Total Assets	93,931,949	102,021,137	195,953,086
Net Position			
Restricted for Pensions	$ 93,931,949	$ 102,021,137	$ 195,953,086

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2025

Additions			
Contributions:			
Employer - City	$ 3,773,230	$ 6,190,570	$ 9,963,800
Employer - TOHO	995,187	-	995,187
Employer from State	-	1,441,980	1,441,980
Employee - City	228,882	1,595,079	1,823,961
Employee - TOHO	39,435	-	39,435
Miscellaneous	37,520	17,068	54,588
Total Contributions	5,074,254	9,244,697	14,318,951
Investment Income:			
Investment Earnings (Loss)	7,850,009	7,862,248	15,712,257
Dividend Income	2,005,064	2,051,685	4,056,749
Total Income on Investments	9,855,073	9,913,933	19,769,006
Total Additions	14,929,327	19,158,630	34,087,957
Deductions			
Pension Payments	3,586,815	3,788,377	7,375,192
Refunds to Employees	25,771	173,104	198,875
DROP/PLOP/Rollover Distribution	555,592	225,812	781,404
Administration	466,733	390,587	857,320
(Total Deductions)	(4,634,911)	(4,577,880)	(9,212,791)
Net Increase	10,294,416	14,580,750	24,875,166
Net Position Restricted for Pensions			
Beginning of Year	83,637,533	87,440,387	171,077,920
End of Year	$ 93,931,949	$ 102,021,137	$ 195,953,086

Deferred Compensation Fund
The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code (IRC) Section 457. The deferred compensation plan, available to all City employees, permits them to defer a portion of their salary until future years. Employees' money held in the deferred compensation plan is not available to employees until termination, retirement, death, or unforeseeable emergency.

In October 1997, the GASB issued Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. This statement allows the employer to not report the assets and liabilities in its financial statements if the employer has met the criteria of IRC Section 457 and does not retain fiduciary accountability for the plan assets. During 1998, the City amended its deferred compensation plan to reflect the changes in the IRC and, in the opinion of management, does not retain fiduciary accountability for plan assets.

Note 11 - Other Postemployment Benefits (OPEB)

The City of St. Cloud's Retiree Healthcare Plan (the Plan) is a single-employer defined benefit postemployment heath care plan that covers eligible retired employees of the City. The Plan, which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue medical, vision, and dental insurance coverage as a participant in the City's Plan. For purposes of applying Paragraph 4 under GASB Statement No. 75, the Plan does not meet the requirements for an OPEB plan administered through a trust.

The City subsidizes the premium rates paid by retirees by allowing them to participate in the Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the Plan on average than those of active employees. The City does not offer any explicit subsidies for retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The Plan does not issue a stand-alone report. The authority for establishing and amending the funding policy rests with the City Council. No stand-alone financial report is issued.

Membership of the Plan consisted of the following:

Date of Actuarial Valuation	September 30, 2024
Retirees and Beneficiaries Receiving Benefits	13
Covered Spouses	12
Active Plan Members	501
Total	526

Changes in the Total OPEB Plan Liability
The following table shows the changes in the City's OPEB Plan liability:

	Increase/ (Decrease) in Total OPEB Liability
Reporting Period Ended September 30, 2024	$ 3,770,193
Changes for the Year:	
Service Cost	219,074
Interest	188,710
Differences Between Expected and Actual Experiences	(439,731)
Changes of Assumptions	(957,365)
Benefit Payments	(231,394)
Net Changes	(1,220,706)
Reporting Period Ended September 30, 2025	$ 2,549,487

As of September 30, 2025, the total OPEB Plan liability was $2,549,487 and assets held in trust were $0, resulting in a funded ratio of 0.00%. The covered employee payroll (annual payroll of active participating employees) was $28,417,767, and the ratio of the total OPEB Plan liability to the covered-employee payroll was 8.97%.

Actuarial Assumptions and Methods

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the health care cost trend. Amounts determined regarding the funding status of a plan and the annual required contributions of the employer are subject to continual revision, as actual results are compared with past expectations and new estimates are made about the future.

All mortality rates were based on the Pub-2010 mortality tables. All mortality rates are those outlined in Milliman's July 1, 2023 FRS valuation report, with appropriate risk and collar adjustments made based on plan demographics.

Retirement, termination, and disability rates are consistent with those used in corresponding pension plan valuations and align with rates resulting from recent experience studies (the study dates are August 6, 2021, for the General Employees' Retirement System and August 8, 2024, for the Police Officers' and Firefighters' Retirement System).

Healthcare inflation rates reflect recent healthcare trend rate surveys, blended with the long-term rates from the Getzen model published by the Society of Actuaries.

The discount rate used has been updated to utilize the mandated discount rate based on the 20-year Municipal Bond Rate as of the measurement date, as required under GASB Statement No. 75.

The valuation results were calculated using the Entry Age cost method. This is the required cost method under GASB Statement Nos. 74 and 75 standards.

On September 30, 2025, the Sponsor reported Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 203,367	$ 442,103
Changes of Assumptions	248,224	1,857,932
Employer Contributions Subsequent to the Measurement Date	168,260	-
Total	$ 619,851	$ 2,300,035

The Deferred Outflows of Resources related to OPEB totaling $168,260 resulting from the City's contributions to the Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2026. Other amounts reported as Deferred Inflows of Resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30,	
2026	$ (292,765)
2027	(268,987)
2028	(247,513)
2029	(211,885)
2030	(273,949)
Thereafter	(553,345)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease 3.06%	Current Discount Rate 4.06%	1% Increase 5.06%
Total OPEB Liability	$ 2,807,896	$ 2,549,487	$ 2,322,988

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates:

	1% Decrease 3.00%-6.50%	Healthcare Cost Trend Rate 4.00%-7.50%	1% Increase 5.00%-8.50%
Total OPEB Liability	$ 2,267,886	$ 2,549,487	$ 2,887,836

Note 12 - OUC Interlocal Agreement

Effective May 1, 1997, the City entered into an inter-local agreement with OUC, whereby OUC would operate the City's electric system for a period of 25 years. Terms of the agreement provide that all electric billings belong to OUC, with guaranteed payments from OUC to the City for the second preceding year's gross electric billings, not to go below $2,361,000 per year. In December 2020, the agreement was extended for 10 years.

As a part of the agreement, the City sold to OUC the majority of its electric materials inventory and rolling stock. Virtually all employees of the City's Electric Fund were transferred to OUC, along with accrued benefits, including a transfer from the City's defined benefit pension plan of the present value of the accrued pension benefit. Additionally, the City terminated the electric utility proprietary fund by transferring the fund's assets and liabilities to other funds and account groups of the City.

Note 13 - TOHO Interlocal Agreement

Effective February 10, 2022, the City entered into an inter-local agreement with TOHO. As of October 1, 2022, TOHO's operation of the City's water and sewer system started for a period of 60 years. Terms of the agreement provide that all water and sewer billings belong to TOHO, with guaranteed payments from TOHO to the City of $3,300,000 annually for thirty full fiscal years after the transfer date, escalated annually by the GDP Implicit Price Deflator Index not to exceed 12% of then-current gross revenues. After the thirty-year period, there is no minimum annual transfer amount but equal to 12% of the annual gross revenues of the utility system.

As a part of the agreement, the City transferred to TOHO the majority of its utility materials inventory and rolling stock. The majority of employees of the City's Utility Fund were transferred to TOHO, along with accrued benefits. Employees who transferred to TOHO had the option to transfer the actuarial value of their pension plan benefits to and enter the defined contribution plan of TOHO or remain a member in the pension plan, which became a multiple-employer plan effective October 1, 2022.

Note 14 - Commitment and Contingencies

For Grants and Loans
Under the terms of federal and state grants and loans, periodic audits are required, and certain costs may be questioned as not allowable as expenditures under the terms of the grants, which could lead to reimbursement to the grantor agencies. City management believes disallowances, if any, will not be material.

Lawsuits
Various suites and claims arising in the ordinary course of City operations are pending against the City. While the ultimate effect of such litigation cannot be ascertained at this time, the City does not expect any of these routine items to have a material impact on the financial condition of the City.

Construction Contracts

At September 30, 2025, the City had several uncompleted construction contracts. These contracts will be paid in future periods as work is performed. Payment will be made with proceeds from debt issues, impact fees, operating revenues, restricted cash on hand, and grants to be received. The remaining commitment on these construction contracts was approximately as follows:

Capital Projects Fund	$ 16,953,590
Stormwater Fund	$ 64,568

Encumbrances

The City utilizes encumbrance accounting in its governmental funds. Encumbrances are recognized as a valid and proper charge against a budget appropriation in the year in which a purchase order, contract, or other commitment is issued. All unencumbered appropriations lapse at year-end.

Note 15 - Deficit Fund Balance

As of September 30, 2025, the CDBG Fund had deficit fund balance of ($83,843).

Note 16 - Fund Balance Reporting

GASB Statement No. 54 requires portions of governmental fund balances to be classified as shown in Note 1 - Description of Funds and Summary of Significant Accounting Policies. A detailed schedule of governmental fund balances is as follows:

Fund Balances	General Fund	OUC/St. Cloud Interlocal Fund	Mobility Fee Fund	One Percent Surcharge Fund	Parks and Recreation Impact Fees Fund	Police and Fire Impact Fees Fund	Capital Projects Fund	Total Other Governmental Funds	Total All Governmental Funds
Non-Spendable									
Inventory	$ 99,231	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 99,231
Prepaid Items	812,595	-	-	83,601	-	-	-	-	896,196
Long-Term Receivable	-	447,022	-	-	-	-	-	-	447,022
Restricted for									
Community Redevelopment	-	-	-	-	-	-	-	1,305,421	1,305,421
Transportation	-	-	14,452,060	-	-	-	-	764,981	15,217,041
Federal Equitable Funds	67,718	-	-	-	-	-	-	-	67,718
Law Enforcement	233,866	-	-	-	-	-	-	-	233,866
Public Safety Initiative	39,336	-	-	-	-	-	-	-	39,336
School Crossing Guard Program	11,635	-	-	-	-	-	-	-	11,635
Capital Projects	-	-	-	3,336,241	15,550,038	6,710,908	119,969,102	-	145,566,289
Debt Service	-	-	-	-	-	-	-	34,381	34,381
Committed to									
Tree Fund	758,232	-	-	-	-	-	-	-	758,232
Assigned to									
Subsequent Year's Budget	4,828,516	-	-	-	-	-	-	-	4,828,516
Self-Insurance	398,000	-	-	-	-	-	-	-	398,000
Economic Development	-	2,212,999	-	-	-	-	-	1,712,887	3,925,886
Unassigned	14,409,997	-	-	-	-	-	-	(83,843)	14,326,154
Total Fund Balances	$ 21,659,126	$ 2,660,021	$ 14,452,060	$ 3,419,842	$ 15,550,038	$ 6,710,908	$119,969,102	$ 3,733,827	$ 188,154,924

Note 17 - Stevens Plantation Dependent Special District

During the current year, the City recognized a special item related to a gain from the removal of debt obligations previously reported in prior years. These obligations were associated with bonds issued by the Stevens DSD. In accordance with the applicable bond documents, the Stevens DSD's sole repayment obligation was limited to the distribution of net proceeds from the sale of land subject to the bonds. The Stevens DSD sold the final parcel of land in September 2022, and all net proceeds from land sales were distributed to the bond trustee in accordance with the trust indenture. Based on management's determination that the Stevens DSD has satisfied all repayment obligations under the bond agreements and that neither the Stevens DSD nor the City has any further financial obligation to the bondholders, the related debt obligations were removed from the City's financial statements, resulting in a gain reported as a special item.

REQUIRED
SUPPLEMENTARY
INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts		Actual	
	Original	Final	Amounts	Variance
Revenues				
Taxes	$ 31,553,911	$ 31,796,011	$ 32,172,080	$ 376,069
Permits and Fees	2,786,737	2,786,737	3,504,154	717,417
Intergovernmental Revenues	8,945,391	8,945,391	8,214,819	(730,572)
Charges for Services	5,384,347	5,982,967	6,384,914	401,947
Fines and Forfeitures	100,756	100,756	430,270	329,514
Grants	613,464	1,114,917	1,112,775	(2,142)
Investment Income	835,064	835,064	1,488,275	653,211
Other Revenue	3,820,336	3,820,336	903,449	(2,916,887)
Total Revenues	54,040,006	55,382,179	54,210,736	(1,171,443)
Expenditures				
Current:				
City Council	1,498,032	1,064,005	779,323	284,682
City Manager	2,653,761	2,572,513	1,814,303	758,210
City Clerk	1,336,610	1,362,617	675,345	687,272
Human Resources	1,659,715	1,696,796	1,262,151	434,645
Finance	2,167,141	2,237,428	1,580,362	657,066
Procurement	1,852,044	1,988,069	1,089,873	898,196
Information Technology	3,930,238	4,149,210	3,398,540	750,670
Planning/Zoning	3,538,448	4,112,176	3,185,938	926,238
Building Maintenance	-	142,635	115,953	26,682
Police	26,251,100	27,640,079	26,754,270	885,809
Fire	18,324,485	18,980,610	17,923,187	1,057,423
Public Works	5,717,649	5,482,050	4,643,065	838,985
Parks and Recreation	9,949,594	10,072,974	8,533,060	1,539,914
Capital Outlay	1,174,770	3,383,019	3,223,770	159,249
(Total Expenditures)	(80,053,587)	(84,884,181)	(74,979,140)	9,905,041
Excess (Deficiency) of Revenues Over (Under) Expenditures	(26,013,581)	(29,502,002)	(20,768,404)	8,733,598
Other Financing Sources (Uses)				
Transfers from Other Funds	23,802,367	24,378,449	24,378,449	-
Transfers to Other Funds	(5,020,359)	(5,020,359)	(5,020,359)	-
Lease (as Lessee)	-	-	211,966	211,966
Sale of Capital Assets	35,000	35,000	35,241	241
Insurance Recoveries	25,000	25,000	113,842	88,842
Total Other Financing Sources (Uses)	18,842,008	19,418,090	19,719,139	301,049
Net Change in Fund Balances	(7,171,573)	(10,083,912)	(1,049,265)	9,034,647
Fund Balance, Beginning of Year	22,708,391	22,708,391	22,708,391	-
Fund Balance, End of Year	$ 15,536,818	$ 12,624,479	$ 21,659,126	$ 9,034,647

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
OUC INTERLOCAL AGREEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts		Actual	
	Original	Final	Amounts	Variance
Revenues				
Payments from Other Governments	$ 12,559,854	$ 12,559,854	$ 12,559,854	$ -
Investment Income	60,000	60,000	112,009	52,009
Total Revenues	12,619,854	12,619,854	12,671,863	52,009
Excess (Deficiency) of Revenues Over (Under) Expenditures	12,619,854	12,619,854	12,671,863	52,009
Other Financing Sources (Uses)				
Transfers to Other Funds	350,000	350,000	350,000	-
Transfers to Other Funds	(12,909,854)	(12,909,854)	(12,909,854)	-
Total Other Financing Sources (Uses)	(12,559,854)	(12,559,854)	(12,559,854)	-
Net Change in Fund Balances	60,000	60,000	112,009	52,009
Fund Balance, Beginning of Year	2,548,012	2,548,012	2,548,012	-
Fund Balance, End of Year	$ 2,608,012	$ 2,608,012	$ 2,660,021	$ 52,009

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MOBILITY FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Permits and Fees	$ 7,421,077	$ 7,898,362	$ 8,237,928	$ 339,566
Investment Income	670,696	670,696	1,193,555	522,859
Total Revenues	8,091,773	8,569,058	9,431,483	862,425
Expenditures				
Current:				
General Government	520,000	520,000	-	520,000
Transportation	726,761	1,204,046	477,284	726,762
(Total Expenditures)	(1,246,761)	(1,724,046)	(477,284)	1,246,762
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,845,012	6,845,012	8,954,199	2,109,187
Other Financing Sources (Uses)				
Transfers to Other Funds	(6,845,012)	(10,845,012)	(10,845,012)	-
Total Other Financing Sources (Uses)	(6,845,012)	(10,845,012)	(10,845,012)	-
Net Change in Fund Balances	-	(4,000,000)	(1,890,813)	2,109,187
Fund Balance, Beginning of Year	16,342,873	16,342,873	16,342,873	-
Fund Balance, End of Year	$ 16,342,873	$ 12,342,873	$ 14,452,060	$ 2,109,187

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
ONE PERCENT SURCHARGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Taxes	$ 8,723,556	$ 8,723,556	$ 8,768,300	$ 44,744
Investment Income	290,295	290,295	611,015	320,720
Other Revenue	-	-	203,396	203,396
Total Revenues	9,013,851	9,013,851	9,582,711	568,860
Expenditures				
Capital Outlay	6,492,845	6,401,788	4,183,317	2,218,471
Principal Payments	-	-	212,456	(212,456)
Interest and Fees	-	-	2,187	(2,187)
(Total Expenditures)	(6,492,845)	(6,401,788)	(4,397,960)	2,003,828
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,521,006	2,612,063	5,184,751	2,572,688
Other Financing Sources (Uses)				
Transfers to Other Funds	(2,521,006)	(4,277,851)	(4,277,851)	-
Sale of Capital Assets	-	-	84,844	84,844
Total Other Financing Sources (Uses)	(2,521,006)	(4,277,851)	(4,193,007)	84,844
Net Change in Fund Balances	-	(1,665,788)	991,744	2,657,532
Fund Balance, Beginning of Year	2,428,098	2,428,098	2,428,098	-
Fund Balance, End of Year	$ 2,428,098	$ 762,310	$ 3,419,842	$ 2,657,532

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
PARKS AND RECREATION IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental Revenues	$ 200,000	$ 200,000	$ 3,332,842	$ 3,132,842
Impact Fees	2,865,000	2,865,000	4,472,910	1,607,910
Investment Income	467,977	467,977	921,403	453,426
Total Revenues	3,532,977	3,532,977	8,727,155	5,194,178
Expenditures				
Capital Outlay	73,000	73,000	71,772	1,228
(Total Expenditures)	(73,000)	(73,000)	(71,772)	1,228
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,459,977	3,459,977	8,655,383	5,195,406
Other Financing Sources (Uses)				
Transfers to Other Funds	(639,758)	(3,839,758)	(3,615,471)	224,287
Total Other Financing Sources (Uses)	(639,758)	(3,839,758)	(3,615,471)	224,287
Net Change in Fund Balances	2,820,219	(379,781)	5,039,912	5,419,693
Fund Balance, Beginning of Year	10,510,126	10,510,126	10,510,126	-
Fund Balance, End of Year	$ 13,330,345	$ 10,130,345	$ 15,550,038	$ 5,419,693

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
POLICE AND FIRE IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Impact Fees	$ 2,126,548	$ 2,626,548	$ 3,312,980	$ 686,432
Investment Income	298,664	298,664	516,355	217,691
Total Revenues	2,425,212	2,925,212	3,829,335	904,123
Expenditures				
Current:				
Public Safety	333,200	333,200	60,102	273,098
Capital Outlay	3,703,500	6,012,088	984,013	5,028,075
(Total Expenditures)	(4,036,700)	(6,345,288)	(1,044,115)	5,301,173
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,611,488)	(3,420,076)	2,785,220	6,205,296
Other Financing Sources (Uses)				
Transfers to Other Funds	(106,877)	(1,352,959)	(1,032,959)	320,000
Sale of Capital Assets	-	-	7,960	7,960
Total Other Financing Sources (Uses)	(106,877)	(1,352,959)	(1,024,999)	327,960
Net Change in Fund Balances	(1,718,365)	(4,773,035)	1,760,221	6,533,256
Fund Balance, Beginning of Year	4,950,687	4,950,687	4,950,687	-
Fund Balance, End of Year	$ 3,232,322	$ 177,652	$ 6,710,908	$ 6,533,256

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION LIABILITY AND RELATED RATIOS
GENERAL EMPLOYEES' RETIREMENT PLAN
LAST 10 FISCAL YEARS
(UNAUDITED)
CITY OF ST. CLOUD, FLORIDA

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 3,126,970	$ 2,796,753	$ 2,244,098	$ 2,234,336	$ 2,019,461	$ 1,830,118	$ 1,644,685	$ 1,475,949	$ 1,353,872	$ 1,719,953
Interest	6,657,404	5,935,263	5,512,178	5,262,744	5,079,659	4,698,858	4,408,210	4,051,364	3,838,179	3,755,454
Change in Benefit Terms	-	(5,108,840)	6,257,925	-	-	-	1,103,540	-	-	-
Differences Between										
Expected and Actual Experience	2,670,846	4,982,949	340,274	(386,095)	445,952	1,025,549	233,383	330,362	(265,504)	(742,927)
Changes in Assumptions	(190,901)	-	-	-	2,403,878	8,561	-	-	166,757	280,136
Contributions - Buy Back	24,061	-	-	-	-	-	-	-	15,216	16,475
Benefit Payments, Including Refunds										
of Employee Contributions	(4,173,957)	(3,995,276)	(3,930,000)	(3,430,574)	(2,805,888)	(2,871,858)	(2,570,974)	(2,479,987)	(2,479,651)	(1,682,941)
Net Change in Total Pension Liability	8,114,423	4,610,849	10,424,475	3,680,411	7,143,062	4,691,228	4,818,844	3,377,688	2,628,869	3,346,150
Total Pension Liability - Beginning	90,786,264	86,175,415	75,750,940	72,070,529	64,927,467	60,236,239	55,417,395	52,039,707	49,410,838	46,064,688
Total Pension Liability - Ending (a)	$ 98,900,687	$ 90,786,264	$ 86,175,415	$ 75,750,940	$ 72,070,529	$ 64,927,467	$ 60,236,239	$ 55,417,395	$ 52,039,707	$ 49,410,838
Plan Fiduciary Net Position										
Contributions - Employer	$ 4,738,982	$ 3,895,668	$ 2,646,139	$ 2,671,276	$ 2,364,184	$ 2,215,159	$ 2,720,561	$ 2,339,380	$ 2,142,198	$ 1,996,026
Contributions - Employee	266,665	220,119	196,917	171,562	155,517	150,302	142,820	121,357	110,834	104,401
Contributions - Buy Back	24,061	-	-	-	-	-	-	-	15,216	16,475
Net Investment Income	9,541,539	13,772,005	5,640,643	(13,137,897)	12,203,562	6,178,336	2,821,009	3,917,769	5,986,946	3,488,201
Benefit Payments, Including Refunds										
of Employee Contributions	(4,173,957)	(3,995,276)	(3,930,000)	(3,430,574)	(2,805,888)	(2,871,858)	(2,570,974)	(2,479,987)	(2,479,651)	(1,682,941)
Administrative Expense	(168,153)	(170,259)	(144,337)	(124,922)	(138,932)	(108,666)	(94,851)	(73,591)	(88,341)	(72,563)
Net Change in Plan Fiduciary Net Position	10,229,137	13,722,257	4,409,362	(13,850,555)	11,778,443	5,563,273	3,018,565	3,824,928	5,687,202	3,849,599
Plan Fiduciary Net Position - Beginning	83,720,023	69,997,766	65,588,404	79,438,959	67,660,516	62,097,243	59,078,678	55,253,750	49,566,548	45,716,949
Plan Fiduciary Net Position - Ending (b)	93,949,160	83,720,023	69,997,766	65,588,404	79,438,959	67,660,516	62,097,243	59,078,678	55,253,750	49,566,548
Net Pension Liability - Ending (a) - (b)	$ 4,951,527	$ 7,066,241	$ 16,177,649	$ 10,162,536	$ (7,368,430)	$ (2,733,049)	$ (1,861,004)	$ (3,661,283)	$ (3,214,043)	$ (155,710)
Plan Fiduciary Net Position as a Percentage of the Liability of Total Pension Liability	94.99%	92.22%	81.23%	86.58%	110.22%	104.21%	103.09%	106.61%	106.18%	100.32%
Covered Payroll	$ 23,639,696	$ 22,011,870	$ 19,684,539	$ 17,156,153	$ 15,597,941	$ 14,983,974	$ 14,290,919	$ 12,126,709	$ 11,180,449	$ 10,440,155
Net Pension Liability as a Percentage of Covered Payroll	20.95%	32.10%	82.18%	59.24%	-47.24%	-18.24%	-13.02%	-30.19%	-28.75%	-1.49%

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
GENERAL EMPLOYEES' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City's Portion of the Net Pension Liability										
Net Pension Liability	76.32%	77.31%	80.65%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
City's Proportionate Share of the Net										
Net Pension Liability (Asset)	$ 3,778,853	$ 5,462,643	$ 13,046,973	$ 10,162,536	$ (7,368,430)	$ (2,733,049)	$ (1,861,004)	$ (3,661,283)	$ (3,214,043)	$ (155,710)
City's Covered Payroll	$ 20,687,610	$ 17,215,417	$ 16,732,591	$ 17,156,153	$ 15,597,941	$ 14,983,974	$ 14,290,919	$ 12,126,709	$ 11,180,449	$ 10,440,155
City's Net Pension Liability as a										
Percentage of Covered Payroll	18.27%	31.73%	77.97%	59.24%	-47.24%	-18.24%	-13.02%	-30.19%	-28.75%	-1.49%
Plan Fiduciary Net Position as										
a Percentage of the Liability of										
Total Pension Liability	94.99%	92.22%	81.23%	86.58%	110.22%	104.21%	103.09%	106.61%	106.18%	100.32%

Changes of Assumptions:

For measurement date 09/30/2025, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2024, FRS valuation report for non-special risk employees.

For measurement date September 30, 2021, the following assumption changes have been made and were adopted based on recommendations from August 6, 2021 experience study:

1. Investment return assumption was reduced from 7.75% to 7.25% net of investment related expense.
2. Changing the assumed salary increased rates to be 6.25% for those with less than 3 years of service, 4.75% for those with 3-5 years of service, 4.50% for those with 6-9 years of services, and 3.75% for those with 10 or more years of service.
3. Changing the retirement rates to be generally lower than previously assumed for normal retirement but higher for early retirement.
4. Changing the assumed rates of withdrawal to be generally more withdrawals than previously assumed.

For measurement date September 30, 2020, as mandated by Chapter 2015-157, *Laws of Florida* , the assumed rates of mortality were changed to the rates used in the July 1, 2019 actuarial valuation for non-special-risk lives, with appropriate risk and collar adjustments made based on plan demographics.

Changes of Benefit Terms:

For measurement date September 30, 2024, the valuation reflects the following benefit changes:

A 3% employee contribution rate applies prospectively to members hired on or after October 1, 2024, while existing members remain at 1%.

Cost-of-living adjustments established by Ordinance 2023-38 are eliminated for all current and future retirees.

For measurement date September 30, 2023, the valuation reflects the following benefit changes:

Ordinance No. 2023-31 adopted and effective on July 22, 2023, provided a one-time increase in monthly benefits equal to a flat 3.00% for all participants in pay status (including DROP Retirees) on or before October 1, 2023.

Ordinance 2023-38, adopted and effective on September 14, 2023, introduced the following change, which took effect on October 1, 2023: The monthly benefit for all current and future normal or early retirees [including deferred retirement option program (DROP) retirees], as well as their joint pensioners and beneficiaries, and the benefit for every pre-retirement death beneficiary, shall be increased by one percent (1%) annually, starting five (5) years after retirement. Pre-retirement death beneficiaries shall begin receiving the increase five (5) years after the commencement of benefits. Terminated vested persons and disability retirees are not eligible for this benefit. Beneficiaries and joint pensioners of deceased eligible retirees shall receive adjustments as outlined herein, based on the retirement date of the deceased retiree. This cost-of-living adjustment shall be payable to members currently in or entering the DROP, and years of DROP participation shall count toward the five-year waiting period.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 4,258,940	$ 3,695,261	$ 3,463,217	$ 2,953,804	$ 2,909,533	$ 2,617,000	$ 2,066,573	$ 1,891,141	$ 1,829,376	$ 1,743,397
Interest	8,099,844	7,509,373	6,464,398	6,337,267	5,898,018	5,191,247	4,932,417	4,646,449	4,337,544	3,975,751
Change in Excess State Money	-	-	-	-	-	-	-	-	-	(845,672)
Share Plan Allocation	748,819	548,704	416,448	97,776	220,707	171,276	41,515	61,968	41,835	-
Changes of Benefit Terms	-	-	3,797,438	-	2,233,122	-	(6,576)	-	-	2,314,678
Differences Between Expected and Actual Experience	2,456,634	(757,834)	3,754,664	(4,659,664)	410,709	2,482,271	(913,814)	299,766	180,857	110,348
Changes of Assumptions	1,146,726	3,618,993	-	-	2,461,875	648,903	765,708	396,811	195,056	1,685,690
Contributions - Buy Back	24,045	4,967	-	-	1,170	6,242	15,595	10,257	14,687	63,525
Benefit Payments, Including Refunds of Employee Contributions	(4,246,683)	(4,269,539)	(3,933,849)	(3,130,443)	(3,829,413)	(3,369,407)	(3,309,850)	(2,930,568)	(2,669,047)	(2,509,759)
Net Change in Total Pension Liability	12,488,325	10,349,925	13,962,316	1,598,740	10,305,721	7,747,532	3,591,568	4,375,824	3,930,308	6,537,958
Total Pension Liability - Beginning	109,608,338	99,258,413	85,296,097	83,697,357	73,391,636	65,644,104	62,052,536	57,676,712	53,746,404	47,208,446
Total Pension Liability - Ending (a)	$ 122,096,663	$ 109,608,338	$ 99,258,413	$ 85,296,097	$ 83,697,357	$ 73,391,636	$ 65,644,104	$ 62,052,536	$ 57,676,712	$ 53,746,404
Plan Fiduciary Net Position										
Contributions - Employer	$ 6,190,570	$ 4,649,044	$ 3,426,750	$ 3,816,835	$ 3,457,052	$ 3,686,111	$ 2,898,931	$ 2,418,708	$ 2,417,281	$ 2,289,411
Contributions - State	1,441,979	1,175,159	998,818	834,657	737,830	671,921	609,613	567,489	499,334	465,507
Contributions - Employee	1,583,338	1,206,757	1,105,946	1,045,923	587,944	595,032	542,212	452,315	451,550	394,913
Contributions - Buy Back	24,045	4,967	-	-	1,170	6,242	15,595	10,257	14,687	63,525
Net Investment Income	9,675,942	14,115,601	5,225,298	(11,652,510)	10,574,031	5,491,654	2,384,142	3,375,968	5,260,231	2,923,518
Benefit Payments, Including Refunds of Employee Contributions	(4,246,683)	(4,269,539)	(3,933,849)	(3,130,443)	(3,829,413)	(3,369,407)	(3,309,850)	(2,930,568)	(2,669,047)	(2,509,759)
Administrative Expense	(153,187)	(133,905)	(130,252)	(146,613)	(134,171)	(95,477)	(102,056)	(119,395)	(62,715)	(59,280)
Net Change in Plan Fiduciary Net Position	14,516,004	16,748,084	6,692,711	(9,232,151)	11,394,443	6,986,076	3,038,587	3,774,774	5,911,321	3,567,835
Plan Fiduciary Net Position - Beginning	87,437,517	70,689,433	63,996,722	73,228,873	61,834,430	54,848,354	51,809,767	48,034,993	42,123,672	38,555,837
Plan Fiduciary Net Position - Ending (b)	101,953,521	87,437,517	70,689,433	63,996,722	73,228,873	61,834,430	54,848,354	51,809,767	48,034,993	42,123,672
Net Pension Liability - Ending (a) - (b)	$ 20,143,142	$ 22,170,821	$ 28,568,980	$ 21,299,375	$ 10,468,484	$ 11,557,206	$ 10,795,750	$ 10,242,769	$ 9,641,719	$ 11,622,732
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.50%	79.77%	71.22%	75.03%	87.49%	84.25%	83.55%	83.49%	83.28%	78.37%
Covered Payroll	$ 18,019,167	$ 14,334,834	$ 12,911,359	$ 12,466,715	$ 10,586,506	$ 10,721,291	$ 9,769,589	$ 8,149,826	$ 8,136,139	$ 7,743,398
Net Pension Liability as a Percentage of Covered Payroll	111.79%	154.66%	221.27%	170.85%	98.89%	107.80%	110.50%	125.68%	118.50%	150.10%

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA
(Concluded)

Notes to Schedule:

Changes of Benefit Terms:

For measurement date September 30, 2023, the valuation reflects the following benefit changes:

Additional Ordinance No. 2023-09 was adopted on March 9, 2023. This Ordinance provided a one-time increase in monthly benefits for all participants in pay status on or before October 1, 2022, (including deferred retirement option program retirees) equal to a flat 3.00%. Note that this does not apply to those who are currently entitled to the 1.00% automatic cost of living adjustment (COLA).

Additional Ordinance No. 2023.39 was adopted on September 14, 2023. This ordinance provided a change in the COLA provision to extend the existing COLA benefit (1% annually, beginning the first October 1 following commencement of benefits/DROP entry) to current retirees and beneficiaries who retired prior to September 16, 2016. The proposed COLA would apply to all categories, within the exception of Non-Duty Disability Retiree and prior Terminated Vested members who are in payment status. Additionally, the first adjustment for the proposed COLA would be October 1, 2023.

For measurement date September 30, 2021, amounts reported as changes of benefit terms, resulted from Ordinance No. 2021-66. This ordinance provided the following benefit changes for firefighters members only:

- Effective October 1, 2020, an increase in the benefit accrual rate to 4.00%, applicable only to service accrued on or after October 1, 2020.
- Effective October 1, 2021, a normal retirement eligibility upon the completion of 20 years of credited service, regardless of age. There is no change to the age 55 with 10 years of credited service eligibility.

Additional Ordinance No. 2021-52 was adopted on September 23, 2021. This Ordinance provided a one-time increase in monthly benefits for all participants in pay status on or before October 1, 2020, (including DROP retirees) equal to a flat 2.00%.

Note that this does not apply to those who are currently entitled to the 1.00% automatic COLA.

Changes of Assumptions:

For measurement date September 30, 2021, the investment rate of return was lowered from 7.70% to 7.45% per year compounded annually, net of investment related expenses.

Total Pension Liability as of the September 30, 2024 measurement date reflects the following assumption changes:

The discount rate was updated from 7.45% to 7.25%.
The expected individual salary increases were increased and changed from a flat salary scale assumption to a service-based table.
The expected rates of normal retirement were amended to be generally lower than previously assumed.
The expected withdrawal rates were amended to be generally more than previously assumed for service less than 10 years and less than previously assumed for service between 10 to 15 years.
The expected rates of disability retirement were tripled at all ages.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF EMPLOYER CONTRIBUTIONS
GENERAL EMPLOYEES' RETIREMENT PLAN AND
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF ST. CLOUD, FLORIDA

GENERAL EMPLOYEES' RETIREMENT PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contributions	$ 3,741,876	$ 3,816,810	$ 2,543,209	$ 2,542,541	$ 2,297,576	$ 2,219,126	$ 1,880,685	$ 1,508,563	$ 1,675,949	$ 1,795,707
Contributions in Relation to the Actuarially Determined Contributions	3,616,645	3,011,593	1,721,081	2,671,276	2,364,184	2,215,159	2,720,561	2,339,380	2,142,198	1,996,026
Contributions Deficiency (Excess)	$ 125,231	$ 805,217	$ 822,128	$ (128,735)	$ (66,608)	$ 3,967	$ (839,876)	$ (830,817)	$ (466,249)	$ (200,319)
City's Covered Payroll	$ 20,687,610	$ 17,215,417	$ 16,732,591	$ 17,156,153	$ 15,597,941	$ 14,983,974	$ 14,290,919	$ 12,126,709	$ 11,180,449	$ 10,440,155
Contributions as a Percentage of Covered Payroll	17.48%	17.49%	10.29%	15.57%	15.16%	14.78%	19.04%	19.29%	19.16%	19.12%

POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contributions	$ 6,683,309	$ 5,193,511	$ 3,976,698	$ 4,519,185	$ 3,974,175	$ 4,243,487	$ 3,746,637	$ 2,989,357	$ 2,712,589	$ 2,471,693
Contributions in Relation to the Actuarially Determined Contributions	6,883,730	5,275,499	4,009,120	4,553,716	3,974,175	4,186,756	3,342,485	2,862,262	2,860,835	2,732,965
Contributions Deficiency (Excess)	$ (200,421)	$ (81,988)	$ (32,422)	$ (34,531)	$ -	$ 56,731	$ 404,152	$ 127,095	$ (148,246)	$ (261,272)
Covered Payroll	$ 18,019,167	$ 14,334,834	$ 12,911,359	$ 12,466,715	$ 10,586,506	$ 10,721,291	$ 9,769,589	$ 8,149,826	$ 8,136,139	$ 7,743,398
Contributions as a Percentage of Covered Payroll	38.20%	36.80%	31.05%	36.53%	37.54%	39.05%	34.21%	35.12%	35.16%	35.29%

Notes to Schedules:

Methods and Assumptions Used to Determine Contribution Rates:

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

	General Employees' Retirement Plan	Police Officers' and Firefighters' Retirement Plan
Valuation Date	October 1, 2023	October 1, 2023
Funding Method	Entry Age Normal Actuarial Cost Method	Entry Age Normal Actuarial Cost Method
Asset Smoothing Methodology	Four-Year Geometric Average of Market Value Returns (Net-of-Fees)	Four-Year Geometric Average of Market Value Returns (Net-of-Fees)
Salary Increase	Service Based	Service Based
Discount Rate	7.25%	7.25%

Changes in Assumption:

As mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2024, FRS valuation report for special risk employees.

Update to Plan

Ordinance No. 2022-52 restated the City of St. Cloud, Florida (the City) General Employee's Retirement System, whereas the City and Tohopekaliga Water Authority (the Authority) have agreed to include the Authority employees within the City retirement system and provide for appropriate funding from the Authority. This was effective on October 1, 2022.

Fiscal Year 2023 the Actuarially Determined Contribution total includes the Authority, the contributions listed are just from the City.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF INVESTMENT RETURNS
GENERAL EMPLOYEES' RETIREMENT PLAN AND
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
(UNAUDITED)
CITY OF ST. CLOUD, FLORIDA

GENERAL EMPLOYEES' RETIREMENT PLAN

For the Year Ended September 30:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return Net of Investment Expense	11.36%	19.74%	8.68%	-16.62%	18.09%	9.97%	4.75%	7.09%	12.11%	7.61%

POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN

For the Year Ended September 30:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return Net of Investment Expense	10.87%	19.73%	8.14%	-15.79%	17.28%	10.00%	4.60%	7.04%	12.44%	7.61%

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGE IN OTHER POSTEMPLOYMENT BENEFITS (OPEB)
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS *
CITY OF ST. CLOUD, FLORIDA

Reporting Period Ended	2025	2024	2023	2022	2021	2020	2019	2018
Service Cost	$ 219,074	$ 211,545	$ 310,863	$ 334,091	$ 241,617	$ 197,295	$ 207,500	$ 220,490
Interest	188,710	178,358	105,238	94,646	128,090	153,163	133,657	113,192
Changes of Benefit Terms	-	-	-	-	-	-	-	-
Differences Between Expected and Actual Experience	(439,731)	-	305,049	(1,884)	-	(150,551)	-	-
Changes of Assumptions	(957,365)	(38,187)	(1,017,546)	(315,830)	558,499	(170,057)	(193,283)	(214,017)
Benefit Payments	(231,394)	(215,752)	(177,522)	(182,007)	(169,309)	(151,465)	(139,599)	(128,367)
Net Change in Total OPEB Liability	(1,220,706)	135,964	(473,918)	(70,984)	758,897	(121,615)	8,275	(8,702)
Total OPEB Liability - Beginning	3,770,193	3,634,229	4,108,147	4,179,131	3,420,234	3,541,849	3,533,574	3,542,276
Total OPEB Liability - Ending	$ 2,549,487	$ 3,770,193	$ 3,634,229	$ 4,108,147	$ 4,179,131	$ 3,420,234	$ 3,541,849	$ 3,533,574
Covered-Employee Payroll**	$28,417,767	$25,858,884	$24,506,145	$26,231,144	$26,804,635	$25,448,244	$22,274,951	$21,185,596
Sponsor's Total OPEB Liability as a Percentage of Covered-Employee Payroll	8.97%	14.58%	14.83%	15.66%	15.59%	13.44%	15.90%	16.68%

* Governmental Accounting Standards Board Statement No. 75 was adopted for the 2018 Fiscal Year and 10-year trend information will be developed from 2018 forward.

** Fiscal Year 2018 covered-employee payroll projected based on actual Fiscal Year 2017 covered-employee payroll.

Notes to Schedules:

No assets are accumulated in a trust that meets all of the criteria in GASB Statement No. 75, Paragraph 4.

Differences Between Expected and Actual Experience

Differences between expected and actual experience reflects the impact of changes to the census data from the prior valuation to the valuation as of September 30, 2024.

Changes of Assumptions

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period.

The following are the discount rates used in each period:

Fiscal Year 2025	4.06%
Fiscal Year 2024	4.87%
Fiscal Year 2023	4.77%
Fiscal Year 2022	2.43%
Fiscal Year 2021	2.14%
Fiscal Year 2020	3.58%
Fiscal Year 2019	4.18%
Fiscal Year 2018	3.64%
Fiscal Year 2017	3.06%

Also reflected as assumption changes are updated health care costs and premiums and updated trend rates, retirement, termination, salary scale, mortality and disability rates.

Benefits Payment

The Plan sponsor did not provide actual net benefits paid by the Plan for the fiscal year ended on September 30, 2025. Expected net benefit payments produced by the valuation model for the same period are shown in the table above.

SUPPLEMENTAL INFORMATION

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Investment Income	$ 640,237	$ 485,532	$ 154,705
Total Revenues	640,237	485,532	154,705
Expenditures			
Capital Outlay	20,606,392	89,143,799	68,537,407
Interest and Fees	877,166	700,000	(177,166)
(Total Expenditures)	(21,483,558)	(89,843,799)	68,360,241
Excess (Deficiency) of Revenues Over (Under) Expenditures	(20,843,321)	(89,358,267)	68,514,946
Other Financing Sources (Uses)			
Transfers to Other Funds	(18,688,082)	(18,688,082)	-
Transfers from Other Funds	18,834,321	18,834,321	-
Debt Proceeds	85,889,038	77,700,000	8,189,038
Total Other Financing Sources (Uses)	86,035,277	77,846,239	8,189,038
Net Change in Fund Balances	65,191,956	(11,512,028)	76,703,984
Fund Balance, Beginning of Year	54,777,146	54,777,146	-
Fund Balance, End of Year	$ 119,969,102	$ 43,265,118	$ 76,703,984

COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Special Revenue Funds		
	County Gas Tax Fund	TOHO Interlocal Agreement Fund	CDBG Fund
Assets			
Cash and Investments	$ 2,080,691	$ 646,317	$ -
Lease Receivable	-	-	-
Other Receivables, Net	-	838,095	123,139
Due from Other Governments	128,516	-	-
Total Assets	2,209,207	1,484,412	123,139
Liabilities and Fund Balances			
Liabilities			
Accounts and Retainage Payable	40,120	-	56,917
Accrued Liabilities	-	-	-
Due to Other Governments	-	265	-
Due to Other Funds	1,404,106	-	26,926
Unearned Revenues	-	-	-
Total Liabilities	1,444,226	265	83,843
Deferred Inflows of Resources			
Unavailable Revenue - Grants	-	-	123,139
Lease Related	-	-	-
Total Deferred Inflows of Resources	-	-	123,139
Fund Balances			
Restricted	764,981	-	-
Assigned	-	1,484,147	-
Unassigned	-	-	(83,843)
Total Fund Balances	764,981	1,484,147	(83,843)
Total Liabilities and Fund Balances	$ 2,209,207	$ 1,484,412	$ 123,139

Special Revenue Funds			
Community Redevelopment Agency Fund	Economic Development Fund	Debt Service Fund	Total
$ 4,108,701	$ 232,721	$ 429	$ 7,068,859
-	722,527	-	722,527
-	1,452	33,952	996,638
-	-	-	128,516
4,108,701	956,700	34,381	8,916,540
21,969	5,831	-	124,837
5,356	2,927	-	8,283
-	-	-	265
2,775,955	-	-	4,206,987
-	15,000	-	15,000
2,803,280	23,758	-	4,355,372
-	-	-	123,139
-	704,202	-	704,202
-	704,202	-	827,341
1,305,421	-	34,381	2,104,783
-	228,740	-	1,712,887
-	-	-	(83,843)
1,305,421	228,740	34,381	3,733,827
$ 4,108,701	$ 956,700	$ 34,381	$ 8,916,540

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS FOR THE YEAR ENDED SEPTEMBER 30, 2025 CITY OF ST. CLOUD, FLORIDA

	Special Revenue Funds		
	County Gas Tax Fund	TOHO Interlocal Agreement Fund	CDBG Fund
Revenues			
Taxes	$ 1,548,693	$ -	$ -
Intergovernmental Revenues	-	-	327,475
Charges for Service	-	4,911,775	-
Investment Income (Loss)	112,520	54,693	2,878
Other Revenue	-	-	-
Total Revenues	1,661,213	4,966,468	330,353
Expenditures			
Current:			
General Government	-	-	524,880
Transportation	585,644	-	-
Economic Environment	-	-	-
Capital Outlay	-	-	-
Principal Payments	-	-	-
Interest and Fees	-	-	-
(Total Expenditures)	(585,644)	-	(524,880)
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,075,569	4,966,468	(194,527)
Other Financing (Uses) Sources			
Transfers to Other Funds	(1,000,000)	(4,425,972)	-
Transfers from Other Funds	-	-	-
Repayment of Revenue Note	-	-	-
Total Other Financing (Uses) Sources	(1,000,000)	(4,425,972)	-
Net Change in Fund Balances	75,569	540,496	(194,527)
Fund Balances, Beginning of Year	689,412	943,651	110,684
Fund Balances, End of Year	$ 764,981	$ 1,484,147	$ (83,843)

Special Revenue Funds				
Community Redevelopment Agency Fund	Economic Development Fund	Debt Service Fund	Total	
$ -	$ -	$ -	$ 1,548,693	
1,307,971	-	-	1,635,446	
-	-	-	4,911,775	
174,497	17,226	9,349	371,163	
3,445	189,627	26,051	219,123	
1,485,913	206,853	35,400	8,686,200	
-	-	-	524,880	
-	-	-	585,644	
708,658	265,088	-	973,746	
200,000	-	-	200,000	
-	-	1,797,313	1,797,313	
-	-	1,387,966	1,387,966	
(908,658)	(265,088)	(3,185,279)	(5,469,549)	
577,255	(58,235)	(3,149,879)	3,216,651	
(1,113,394)	-	-	(6,539,366)	
728,166	-	20,947,854	21,676,020	
-	-	(18,112,000)	(18,112,000)	
(385,228)	-	2,835,854	(2,975,346)	
192,027	(58,235)	(314,025)	241,305	
1,113,394	286,975	348,406	3,492,522	
$ 1,305,421	$ 228,740	$ 34,381	$ 3,733,827	

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
COUNTY GAS TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Taxes	$ 1,548,693	$ 1,506,132	$ 42,561
Investment Income	112,520	55,678	56,842
Total Revenues	1,661,213	1,561,810	99,403
Expenditures			
Current:			
Operating Expenditures	585,644	663,330	77,686
(Total Expenditures)	(585,644)	(663,330)	77,686
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,075,569	898,480	177,089
Other Financing (Uses)			
Transfers to Other Funds	(1,000,000)	(1,000,000)	-
Total Other Financing (Uses)	(1,000,000)	(1,000,000)	-
Net Change in Fund Balances	75,569	(101,520)	177,089
Fund Balance, Beginning of Year	689,412	689,412	-
Fund Balance, End of Year	$ 764,981	$ 587,892	$ 177,089

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
TOHO INTERLOCAL AGREEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Charges for Service	$ 4,911,775	$ 4,425,972	$ 485,803
Investment Income	54,693	8,632	46,061
Total Revenues	4,966,468	4,434,604	531,864
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,966,468	4,434,604	531,864
Other Financing (Uses)			
Transfers to Other Funds	(4,425,972)	(4,425,972)	-
Total Other Financing (Uses)	(4,425,972)	(4,425,972)	-
Net Change in Fund Balances	540,496	8,632	531,864
Fund Balance, Beginning of Year	943,651	943,651	-
Fund Balance, End of Year	$ 1,484,147	$ 952,283	$ 531,864

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
CDBG FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Intergovernmental Revenues	$ 327,475	$ 955,791	$ (628,316)
Investment Income	2,878	-	2,878
Total Revenues	330,353	955,791	(625,438)
Expenditures			
Current:			
Operating Expenditures	524,880	1,324,124	799,244
(Total Expenditures)	(524,880)	(1,324,124)	799,244
Excess (Deficiency) of Revenues Over (Under) Expenditures	(194,527)	(368,333)	173,806
Fund Balance, Beginning of Year	110,684	(80,120)	190,804
Fund Balance, End of Year	$ (83,843)	$ (448,453)	$ 364,610

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

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

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Investment Income	$ 17,226	$ 5,349	$ 11,877
Other Revenue	189,627	200,007	(10,380)
Total Revenues	206,853	205,356	1,497
Expenditures			
Current:			
Operating Expenditures	265,088	301,718	36,630
(Total Expenditures)	(265,088)	(301,718)	36,630
Excess (Deficiency) of Revenues Over (Under) Expenditures	(58,235)	(96,362)	38,127
Fund Balance, Beginning of Year	286,975	286,975	-
Fund Balance, End of Year	$ 228,740	$ 190,613	$ 38,127

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Investment Income	$ 9,349	$ -	$ 9,349
Other Revenue	26,051	-	26,051
Total Revenues	35,400	-	35,400
Expenditures			
Debt Service:			
Principal Payments	1,797,313	1,797,969	656
Interest and Fees	1,387,966	1,582,174	194,208
(Total Expenditures)	(3,185,279)	(3,380,143)	194,864
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,149,879)	(3,380,143)	230,264
Other Financing Sources			
Transfers from Other Funds	20,947,854	21,492,143	(544,289)
Repayment of Revenue Note	(18,112,000)	(18,112,000)	-
Total Other Financing Sources	2,835,854	3,380,143	(544,289)
Net Change in Fund Balances	(314,025)	-	(314,025)
Fund Balances, Beginning of Year	348,406	348,406	-
Fund Balances, End of Year	$ 34,381	$ 348,406	$ (314,025)

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Motor Pool Fund	Self-Insurance Fund Health	Self-Insurance Fund Workers' Comp	Total
Assets				
Current Assets				
Cash and Investments	$ 265,715	$ 1,420,716	$ 1,199,771	$ 2,886,202
Other Receivable	4,092	-	-	4,092
Total Current Assets	269,807	1,420,716	1,199,771	2,890,294
Non-Current Assets				
Capital Assets:				
Property, Plant and Equipment	574,731	162,027	-	736,758
(Accumulated Depreciation and Amortization)	(291,871)	(60,212)	-	(352,083)
Total Capital Assets - Cost Less Depreciation	282,860	101,815	-	384,675
Total Non-Current Assets	282,860	101,815	-	384,675
Total Assets	552,667	1,522,531	1,199,771	3,274,969
Deferred Outflows of Resources				
Pension Related	69,258	-	-	69,258
OPEB Related	6,706	-	-	6,706
Total Deferred Outflows of Resources	75,964	-	-	75,964
Liabilities and Net Position				
Current Liabilities				
Accounts Payable	211,761	88,423	34,538	334,722
Claims Payable	-	441,025	570,000	1,011,025
Accrued Expenses	16,554	-	-	16,554
Compensated Absences	26,567	-	-	26,567
OPEB Liability	6,706	-	-	6,706
Total Current Liabilities	261,588	529,448	604,538	1,395,574
Long-Term Liabilities				
Compensated Absences	17,712	-	-	17,712
OPEB Liability	20,877	-	-	20,877
Net Pension Liability	72,967	-	-	72,967
Total Long-Term Liabilities	111,556	-	-	111,556
Total Liabilities	373,144	529,448	604,538	1,507,130
Deferred Inflows of Resources				
Pension Related	71,722	-	-	71,722
OPEB Related	24,884	-	-	24,884
Total Deferred Inflows of Resources	96,606	-	-	96,606
Net Position				
Net Investment in Capital Assets	282,860	101,815	-	384,675
Unrestricted	(123,979)	891,268	595,233	1,362,522
Total Net Position	$ 158,881	$ 993,083	$ 595,233	$ 1,747,197

COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Motor Pool Fund	Self-Insurance Fund Health	Self-Insurance Fund Workers' Comp	Total
Operating Revenues				
Charges for Services	$ 3,045,614	$ 8,875,381	$ 1,011,941	$ 12,932,936
Other	-	319,210	-	319,210
Total Operating Revenues	3,045,614	9,194,591	1,011,941	13,252,146
Operating Expenses				
Personnel Service	586,684	-	-	586,684
Materials and Supplies	65,416	-	-	65,416
Other Services and Charges	2,818,772	833,933	229,007	3,881,712
Contractual Services	-	310,726	30,433	341,159
Claims	-	7,249,005	535,032	7,784,037
Depreciation and Amortization	64,272	3,442	-	67,714
Total Operating Expenses	3,535,144	8,397,106	794,472	12,726,722
Operating (Loss) Income	(489,530)	797,485	217,469	525,424
Non-Operating Revenues (Expenses)				
Investment Earnings	23,882	48,874	39,988	112,744
Gain (Loss) on Sale of Capital Assets	12,304	-	-	12,304
Total Non-Operating Revenues (Expenses)	36,186	48,874	39,988	125,048
Income (Loss) Before Transfers	(453,344)	846,359	257,457	650,472
Change in Net Position	(453,344)	846,359	257,457	650,472
Net Position, Beginning of Year	629,902	146,724	337,776	1,114,402
Adjustment to Beginning Net Position	(17,677)	-	-	(17,677)
Beginning of Year, as Restated	612,225	146,724	337,776	1,096,725
Net Position, End of Year	$ 158,881	$ 993,083	$ 595,233	$ 1,747,197

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Motor Pool Fund	Self-Insurance Fund Health	Self-Insurance Fund Workers' Comp	Total
Cash Flows from Operating Activities				
Cash Received from Customers	$ 3,045,614	$ 8,875,381	$ 1,011,941	$ 12,932,936
Cash Paid to Suppliers	(3,369,698)	(8,879,647)	(651,298)	(12,900,643)
Cash Paid to Employees for Services	(596,690)	-	-	(596,690)
Other Operating Receipts	-	319,210	-	319,210
Net Cash Provided by (Used in) Operating Activities	(920,774)	314,944	360,643	(245,187)
Cash Flows from Capital and Related Financing Activities				
Property, Plant and Equipment Acquisitions	(50,040)	-	-	(50,040)
Proceeds from the Sale of Assets	12,304	-	-	12,304
Net Cash Provided by (Used in) Capital and Related Financing Activities	(37,736)	-	-	(37,736)
Cash Flows from Investing Activities				
Investment Earnings	23,882	48,874	39,988	112,744
Total Cash Flows from Investing Activities	23,882	48,874	39,988	112,744
Net Increase (Decrease) in Cash and Cash Equivalents	(934,628)	363,818	400,631	(170,179)
Cash and Cash Equivalents, Beginning of Year	1,200,343	1,056,898	799,140	3,056,381
Cash and Cash Equivalents, End of Year	$ 265,715	$ 1,420,716	$ 1,199,771	$ 2,886,202
Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities				
Operating Income (Loss)	$ (489,530)	$ 797,485	$ 217,469	$ 525,424
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:				
Depreciation and Amortization	64,272	3,442	-	67,714
Changes in Assets Decrease (Increase) and Liabilities Increase (Decrease):				
Prepaids	4,574	-	-	4,574
Accounts Payable	(490,084)	(485,983)	143,174	(832,893)
Accrued Expenses	(2,398)	-	-	(2,398)
Compensated Absences	8,715	-	-	8,715
Total OPEB Liability	(6,760)	-	-	(6,760)
Net Pension Liability	(9,563)	-	-	(9,563)
Total Adjustments	(431,244)	(482,541)	143,174	(770,611)
Net Cash Provided by (Used in) Operating Activities	$ (920,774)	$ 314,944	$ 360,643	$ (245,187)

STATISTICAL SECTION

Statistical tables differ from financial statements because they usually cover more than one fiscal year and may present non-accounting data. They reflect social and economic data, financial trends and the fiscal capacity of the government.

STATISTICAL SECTION
(UNAUDITED)

STATISTICAL SECTION

This part of the City of St. Cloud's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	102
Revenue Capacity	
These schedules contain information to help the reader access the factors related to the City's most significant local revenue sources, property tax, and sanitation revenue.	112
Debt Capacity	
These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.	118
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	129
Operating Information	
These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	132

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF ST. CLOUD
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2016	2017	2018	2019
Governmental Activities:				
Net Investment in Capital Assets	$ 85,880,700	$ 87,972,999	$ 93,017,432	$ 98,669,983
Restricted	23,894,073	30,078,552	33,378,737	39,195,441
Unrestricted	(1,511,563)	11,891	2,537,652	4,781,245
Total Governmental Activities Net Position	$ 108,263,210	$ 118,063,442	$ 128,933,821	$ 142,646,669
Business-Type Activities:				
Net Investment in Capital Assets	$ 158,947,255	$ 166,769,263	$ 180,191,229	$ 197,342,570
Restricted	14,121,470	22,125,273	25,548,508	34,226,595
Unrestricted	4,624,644	2,789,769	7,778,743	13,078,688
Total Business-Type Activities Net Position	$ 177,693,369	$ 191,684,305	$ 213,518,480	$ 244,647,853
Primary Government:				
Net Investment in Capital Assets	$ 244,827,955	$ 254,742,262	$ 273,208,661	$ 296,012,553
Restricted	38,015,543	52,203,825	58,927,245	73,422,036
Unrestricted	3,113,081	2,801,660	10,316,395	17,859,933
Total Government Net Position	$ 285,956,579	$ 309,747,747	$ 342,452,301	$ 387,294,522

2020	2021	2022	2023	2024	2025
$ 97,971,031	$ 106,853,944	$ 114,724,271	$ 331,348,809	$ 338,335,532	$ 340,453,865
48,780,445	57,561,348	65,587,576	67,828,039	80,301,138	99,765,000
6,467,944	2,780,592	7,513,937	(2,935,025)	(421,402)	(3,672,935)
$ 153,219,420	$ 167,195,884	$ 187,825,784	$ 396,241,823	$ 418,215,268	$ 436,545,930
$ 203,952,152	$ 213,749,760	$ 224,324,491	$ 48,061,281	$ 59,081,540	$ 66,953,842
42,742,538	77,918,749	92,852,290	1,150,720	964,510	5,645,467
23,832,779	19,467,718	18,210,313	906,716	648,458	5,951,103
$ 270,527,469	$ 311,136,227	$ 335,387,094	$ 50,118,717	$ 60,694,508	$ 78,550,412
$ 301,923,183	$ 320,603,704	$ 339,048,762	$ 379,410,090	$ 397,417,072	$ 407,407,707
91,522,983	135,480,097	158,439,866	68,978,759	81,265,648	105,410,467
30,300,723	22,248,310	25,724,250	(2,028,309)	227,056	2,278,168
$ 423,746,889	$ 478,332,111	$ 523,212,878	$ 446,360,540	$ 478,909,776	$ 515,096,342

CITY OF ST. CLOUD

Changes in Net Position, Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019
Expenses				
Governmental Activities:				
General Government	$ 4,946,449	$ 5,483,691	$ 5,352,138	$ 6,664,995
Public Safety	23,098,871	22,074,869	23,119,191	26,392,331
Transportation	6,707,860	6,398,831	7,160,776	7,671,124
Parks and Recreation	4,398,586	4,489,325	4,828,059	5,252,656
Economic Environment	552,186	415,412	445,148	642,925
Utility System	-	-	-	-
Electric System	315,708	1,557,188	894,125	699,213
Interest and Fees	2,581,830	2,500,440	2,402,654	2,275,732
Total Governmental Activities Expenses	42,601,490	42,919,756	44,202,091	49,598,976
Business-Type Activities:				
Water Utility	10,960,222	11,550,809	12,216,311	13,196,615
Sewer Utility	10,622,167	11,156,101	11,613,763	12,140,863
Sanitation Utility	9,263,695	10,030,131	10,881,717	11,673,867
Stormwater Utility	1,764,047	2,225,592	2,132,730	2,432,995
Development Special District	764,474	1,677,999	1,750,321	760,866
Building Department	-	-	1,281,754	1,758,767
Total Business-Type Activities Expenses	33,374,605	36,640,632	39,876,596	41,963,973
Total Primary Government Expenses	$ 75,976,095	$ 79,560,388	$ 84,078,687	$ 91,562,949
Program Revenues				
Governmental Activities:				
Charges for Services:				
General Government	$ 758,852	$ 869,902	$ 881,452	$ 1,061,749
Public Safety	4,541,906	5,677,410	4,171,948	4,454,629
Parks and Recreation	748,009	798,307	812,796	799,604
Economic Environment	-	-	-	-
Utility System	-	-	-	-
Electric System	6,467,419	6,860,168	7,285,569	7,009,383
Operating Grants and Contributions	874,952	960,078	994,344	1,465,076
Capital Grants and Contributions	6,870,964	7,955,513	12,666,902	15,241,261
Total Governmental Activities Program Revenues	20,262,102	23,121,378	26,813,011	30,031,702
Business-Type Activities:				
Charges for Services:				
Water Utility	11,069,722	12,894,803	12,884,069	13,826,534
Sewer Utility	10,455,509	11,397,816	11,995,161	12,904,153
Sanitation Utility	10,244,028	11,078,291	12,207,178	12,358,305
Stormwater Utility	1,777,726	1,805,823	1,891,786	2,012,811
Development Special District	7,787	8,011	-	-
Building Department	-	-	2,592,556	3,111,893
Operating Grants and Contributions	893,355	744,000	1,336,259	160,384
Capital Grants and Contributions	16,784,716	18,149,610	23,016,662	31,221,199
Total Business-Type Activities Program Revenues	51,232,843	56,078,354	65,923,671	75,595,279
Total Primary Government Program Revenues	$ 71,494,945	$ 79,199,732	$ 92,736,682	$ 105,626,981

2020	2021	2022	2023	2024	2025
$ 5,903,303	$ 8,804,811	$ 11,576,589	$ 22,434,316	$ 17,372,818	$ 18,253,495
27,934,401	30,294,503	33,002,243	38,873,919	39,756,812	47,947,426
7,639,113	9,201,916	7,316,162	8,809,912	8,209,173	9,362,735
5,008,231	6,001,879	7,192,060	10,439,141	9,214,147	10,192,275
769,691	1,109,065	1,578,848	1,397,329	1,031,057	964,320
-	-	-	9,865,795	13,092,803	9,618,139
472,177	145,079	97,846	79,840	2,173,251	375,457
1,166,069	1,081,340	1,118,271	1,033,822	1,117,297	2,416,607
48,892,985	56,638,593	61,882,019	92,934,074	91,967,358	99,130,454
13,344,125	13,610,524	16,777,150	17,494	-	-
12,971,698	13,081,821	15,850,928	17,427	-	-
10,605,845	10,601,755	14,128,830	15,813,073	15,497,075	18,360,419
2,633,013	2,500,567	2,688,276	3,516,642	3,669,600	4,790,154
767,333	8,927,518	4,286,449	228,494	267,159	-
2,266,932	2,967,520	3,288,259	3,706,360	3,029,908	3,527,918
42,588,946	51,689,705	57,019,892	23,299,490	22,463,742	26,678,491
$ 91,481,931	$ 108,328,298	$ 118,901,911	$ 116,233,564	$ 114,431,100	$ 125,808,945
$ 975,210	$ 1,243,389	$ 1,305,149	$ 1,336,515	$ 2,288,879	$ 2,354,166
4,859,895	6,207,581	8,126,082	6,001,335	6,079,711	7,056,568
379,500	708,289	843,390	905,069	999,454	1,193,111
-	-	-	185,588	185,588	185,588
-	-	-	4,566,380	5,242,445	5,316,135
7,579,892	8,019,487	8,467,344	8,866,429	9,731,833	12,559,854
818,683	1,150,625	6,180,537	5,148,016	1,632,124	1,348,567
12,097,943	18,909,074	17,543,641	14,456,423	29,228,585	29,920,009
26,711,123	36,238,445	42,466,143	41,465,755	55,388,619	59,933,998
14,460,327	16,305,286	16,965,980	64,780	-	-
14,399,344	15,742,020	16,663,148	28,231	-	-
11,996,998	12,970,936	14,863,817	15,793,539	16,473,303	20,383,634
2,117,139	2,225,280	2,329,334	3,850,977	4,754,162	5,366,899
-	8,137,284	3,191,224	2,461	110,384	-
2,906,348	3,607,308	3,677,997	3,467,385	4,062,629	4,249,799
717,214	-	-	-	-	-
24,060,260	34,579,356	32,798,689	3,459,707	13,336,033	8,473,250
70,657,630	93,567,470	90,490,189	26,667,080	38,736,511	38,473,582
$ 97,368,753	$ 129,805,915	$ 132,956,332	$ 68,132,835	$ 94,125,130	$ 98,407,580

CITY OF ST. CLOUD

Changes in Net Position, Last Ten Fiscal Years

(accrual basis of accounting)

(Concluded)

	2016	2017	2018	2019
Net (Expense)/Revenue				
Governmental Activities	$ (22,339,388)	$ (19,798,378)	$ (17,389,080)	$ (19,567,274)
Business-Type Activities	17,858,238	19,437,722	26,047,075	33,631,306
Total Primary Government Net Expense	$ (4,481,150)	$ (360,656)	$ 8,657,995	$ 14,064,032
General Revenues and Other Changes in Net Position				
Governmental Activities:				
General Revenues:				
Property Taxes	$ 7,263,646	$ 7,889,505	$ 8,949,522	$ 10,170,449
Intergovernmental, Unrestricted	4,512,622	4,848,217	5,895,419	6,381,177
Other Taxes	9,545,394	9,743,963	10,406,248	10,758,255
Investment Income	385,495	318,793	615,028	1,478,383
Miscellaneous	1,037,481	1,197,474	399,359	660,190
Transfers	1,323,563	5,630,658	1,955,487	3,831,668
Total Governmental Activities	24,068,201	29,628,610	28,221,063	33,280,122
Business-Type Activities:				
Investment Income	203,496	183,272	486,183	1,329,735
Special Item	-	-	-	-
Transfers	(1,323,563)	(5,630,658)	(1,955,487)	(3,831,668)
Total Business-Type Activities	(1,120,067)	(5,447,386)	(1,469,304)	(2,501,933)
Total Primary Government General Revenues and Other Changes in Net Position	$ 22,948,134	$ 24,181,224	$ 26,751,759	$ 30,778,189
Change in Net Position				
Governmental Activities	$ 1,728,813	$ 9,830,232	$ 10,831,983	$ 13,712,848
Business-Type Activities	16,738,171	13,990,336	24,577,771	31,129,373
Total Primary Government Change in Net Position	$ 18,466,984	$ 23,820,568	$ 35,409,754	$ 44,842,221

2020	2021	2022	2023	2024	2025
$ (22,181,862)	$ (20,400,148)	$ (19,415,876)	$ (51,468,319)	$ (36,578,739)	$ (39,196,456)
28,068,684	41,877,765	33,470,297	3,367,590	16,272,769	11,795,091
$ 5,886,822	$ 21,477,617	$ 14,054,421	$ (48,100,729)	$ (20,305,970)	$ (27,401,365)
$ 11,741,556	$ 13,576,178	$ 15,206,047	$ 18,311,435	$ 22,276,252	$ 25,792,494
5,658,982	6,642,926	8,351,567	9,872,216	9,627,397	9,522,790
10,157,070	11,381,067	13,713,748	15,432,692	16,003,367	16,696,577
1,050,336	567,682	(3,099,322)	3,364,075	7,492,741	5,854,012
922,390	265,611	414,720	380,848	458,919	674,629
3,224,279	1,943,148	5,459,016	212,523,092	2,693,508	2,309,836
32,754,613	34,376,612	40,045,776	259,884,358	58,552,184	60,850,338
1,035,211	674,141	(3,760,414)	2,427,705	691,364	533,532
-	-	-	(78,540,580)	-	4,483,256
(3,224,279)	(1,943,148)	(5,459,016)	(212,523,092)	(2,693,508)	(2,309,836)
(2,189,068)	(1,269,007)	(9,219,430)	(288,635,967)	(2,002,144)	2,706,952
$ 30,565,545	$ 33,107,605	$ 30,826,346	$ (28,751,609)	$ 56,550,040	$ 63,557,290
$ 10,572,751	$ 13,976,464	$ 20,629,900	$ 208,416,039	$ 21,973,445	$ 21,653,882
25,879,616	40,608,758	24,250,867	(285,268,377)	14,270,625	14,502,043
$ 36,452,367	$ 54,585,222	$ 44,880,767	$ (76,852,338)	$ 36,244,070	$ 36,155,925

CITY OF ST. CLOUD
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2016	2017	2018	2019
General Fund				
Non-Spendable	$ 1,801,074	$ 1,836,846	$ 1,777,917	$ 1,973,964
Restricted	892,953	1,265,947	39,938	42,573
Committed	-	-	-	-
Assigned	207,172	31,854	1,433,135	1,001,880
Unassigned	7,281,247	10,169,034	10,697,849	10,080,338
Total General Fund	$ 10,182,446	$ 13,303,681	$ 13,948,839	$ 13,098,755
All Other Governmental Funds				
Non-Spendable	$ 1,638	$ 1,305	$ 1,522	$ 2,705
Restricted	26,191,375	30,249,805	32,516,986	39,339,956
Assigned	808,919	260,379	341,686	1,398,640
Unassigned	-	(146,821)	(108,404)	(481,795)
Total All Other Governmental Funds	$ 27,001,932	$ 30,364,668	$ 32,751,790	$ 40,259,506

2020	2021	2022	2023	2024	2025
$ 1,936,943	$ 3,443,608	$ 1,945,637	$ 2,163,061	$ 552,240	$ 911,826
29,309	29,537	239,315	251,085	267,111	352,555
-	-	-	-	436,949	758,232
3,383,003	5,053,709	7,057,513	7,652,385	8,242,573	5,226,516
8,209,189	6,960,118	10,042,953	11,640,823	13,209,518	14,409,997
$ 13,558,444	$ 15,486,972	$ 19,285,418	$ 21,707,354	$ 22,708,391	$ 21,659,126
$ 846	$ 4,203	$ 8,121	$ 301,999	$ 1,194,579	$ 530,623
48,279,648	54,895,867	62,671,163	65,243,978	90,571,668	162,123,132
1,431,831	1,687,784	2,318,740	2,838,003	3,283,217	3,925,886
(78,478)	(67,463)	-	-	-	(83,843)
$ 49,633,847	$ 56,520,391	$ 64,998,024	$ 68,383,980	$ 95,049,464	$ 166,495,798

CITY OF ST. CLOUD
Changes in Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2016	2017	2018	2019
Revenues				
Taxes	$ 16,809,041	$ 17,633,468	$ 19,355,770	$ 20,928,705
Licenses, Permits, and Fees	6,848,369	8,359,304	8,356,146	11,957,241
Intergovernmental	5,164,335	5,580,674	6,538,387	7,071,498
Charges for Services	9,478,806	10,230,842	10,838,656	11,048,764
Fines and Forfeitures	190,264	205,461	153,285	162,109
Grants	373,532	685,407	443,684	1,215,078
Investment Income	385,422	317,261	615,028	1,478,386
Other Revenues	1,700,547	1,596,474	851,678	1,037,675
Total Revenues	40,950,316	44,608,891	47,152,634	54,899,456
Expenditures				
Current:				
General Government	5,291,917	6,120,256	5,448,154	6,314,706
Public Safety	19,708,851	20,443,363	21,308,489	24,124,422
Transportation	1,844,756	1,536,532	1,880,374	2,209,756
Parks and Recreation	3,245,669	3,447,659	3,763,598	4,050,481
Economic Environment	550,898	422,255	451,677	638,426
Capital Outlay	4,190,641	6,277,401	8,057,599	8,936,769
Debt Service:				
Principal Retirement	2,892,145	3,055,355	2,794,661	2,574,751
Interest and Fees	2,540,894	2,452,757	2,371,289	2,255,245
(Total Expenditures)	(40,265,771)	(43,755,578)	(46,075,841)	(51,104,556)
Excess (Deficiency) of Revenues Over (Under) Expenditures	684,545	853,313	1,076,793	3,794,900
Other Financing Sources (Uses)				
Issuance of Debt	972,490	-	-	-
Leases (as Lessee)	-	-	-	-
SBITA	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Repayment of Revenue Note	-	-	-	-
Transfers in/from Other Funds	19,916,711	28,485,467	18,210,264	23,228,627
Transfers (out)/(to) Other Funds	(18,592,959)	(22,854,809)	(16,254,777)	(20,365,895)
Sale of Capital Assets	-	-	-	-
Insurance Recoveries	-	-	-	-
Other Financing Sources (Uses)	2,296,242	5,630,658	1,955,487	2,862,732
Net Change in Fund Balances	$ 2,980,787	$ 6,483,971	$ 3,032,280	$ 6,657,632
Debt Service as a Percentage of Non-Capital Expenditures	15.1%	14.7%	13.6%	11.5%

2020	2021	2022	2023	2024	2025
$ 21,898,628	$ 24,957,243	$ 28,919,794	$ 33,744,127	$ 38,279,618	$ 42,489,073
11,772,765	15,782,303	12,312,373	11,792,764	18,162,365	19,527,972
5,765,943	10,319,004	11,888,369	12,608,888	13,887,922	13,183,107
11,466,179	12,840,722	14,713,662	19,015,431	20,462,066	23,856,543
105,044	186,650	430,045	189,058	194,300	430,270
1,028,528	1,338,040	6,404,310	4,464,963	1,218,578	1,112,775
1,050,338	567,683	(3,099,322)	3,364,075	7,492,741	5,854,012
622,539	632,747	840,546	1,152,284	1,264,640	1,325,968
53,709,964	66,624,392	72,409,777	86,331,590	100,962,230	107,779,720
6,047,977	7,285,082	8,918,810	12,100,356	14,870,390	15,665,313
26,107,192	27,386,170	29,713,548	32,555,528	37,437,349	44,738,193
2,342,751	3,926,483	1,974,019	2,787,864	2,973,728	3,674,807
3,918,648	4,484,740	5,441,360	6,859,076	7,891,634	8,533,060
781,430	1,088,807	1,540,027	1,184,012	1,048,716	973,746
4,630,186	13,012,081	15,184,886	24,389,536	26,552,284	29,099,568
2,985,118	3,071,028	3,083,281	2,708,907	2,823,856	2,923,219
1,087,982	1,031,719	942,951	929,223	1,015,482	2,315,472
(47,901,284)	(61,286,110)	(66,798,882)	(83,514,502)	(94,613,439)	(107,923,378)
5,808,680	5,338,282	5,610,895	2,817,088	6,348,791	(143,658)
35,585,000	-	1,147,261	1,402,339	18,112,000	85,889,038
-	-	-	-	55,780	211,966
-	-	-	-	254,003	-
(35,493,000)	-	-	-	-	-
-	-	-	-	-	(18,112,000)
24,451,244	33,922,724	36,511,050	56,439,739	47,461,580	65,238,790
(21,226,965)	(30,492,093)	(31,052,034)	(54,946,914)	(44,768,072)	(62,928,954)
464,386	27,333	32,063	58,201	153,024	128,045
244,685	18,826	26,824	37,439	49,415	113,842
4,025,350	3,476,790	6,665,164	2,990,804	21,317,730	70,540,727
$ 9,834,030	$ 8,815,072	$ 12,276,059	$ 5,807,892	$ 27,666,521	$ 70,397,069
9.4%	8.5%	7.8%	6.2%	5.6%	6.6%

CITY OF ST. CLOUD
Sanitation Revenue Indicators
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Annual Tonnage										
City	25,135	27,416	29,155	29,706	31,005	50,195	42,938	35,588	34,456	51,999
Non-City	71,276	74,718	80,859	78,638	73,692	63,278	54,414	46,700	37,693	33,081
Total	96,411	102,134	110,014	108,344	104,697	113,473	97,352	82,288	72,149	85,080
Rates										
City	$ 42	$ 42	$ 42	$ 42	$ 42	$ 42	$ 57	$ 57	$ 75	$ 88
Non-City	47	49	49	51	51	51	69	69	75	88
Customers										
Residential	16,874	17,420	18,533	19,660	20,795	22,262	22,495	25,468	37,110	29,044
Commercial	278	567	309	338	325	386	595	1,252	1,669	2,165
Shared Containers	142	143	153	157	159	142	146	186	188	93
Dumpsters	326	380	346	404	390	410	437	433	582	595
Rates										
Curbside:										
Residential	$18	$18	$18	$18	$20	$20	$20	$20	$28	$33
Commercial	18	18	18	18	20	20	20	20	28	33
Additional	100	100	100	100	100	100	100	100	100	100
Dumpsters	Variable	Variable	Variable	Variable	Variable	Variable	Variable	Variable	Variable	Variable

CITY OF ST. CLOUD
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Real Property		Personal Property	
	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value
2016	$ 1,402,905,315	$ 2,271,106,956	$ 69,847,916	$ 387,216,147
2017	1,529,793,107	2,481,494,926	67,108,420	384,641,893
2018	1,721,422,794	2,756,485,576	77,202,223	512,965,691
2019	1,973,204,723	3,187,568,228	72,843,938	524,883,070
2020	2,301,699,575	3,725,971,390	86,429,409	540,484,533
2021	2,667,598,669	4,241,418,591	86,163,840	535,780,468
2022	3,034,386,008	4,761,587,899	81,459,852	531,318,698
2023	3,625,122,684	6,168,626,978	92,278,354	594,877,345
2024	4,425,410,509	7,728,761,127	95,465,816	495,260,557
2025	5,137,030,885	8,655,323,155	104,359,593	444,671,966

Source: Osceola County Property Appraiser (DR-403V)

Notes: This schedule reflects values corresponding with the fiscal year(s) in which taxes are levied and payable.

Centrally Assessed Property consists of railroad and telegraph systems, which are assessed by the State of Florida. Currently, the City of St. Cloud does not have Centrally Assessed Property.

Centrally Assessed Property		Total			Percent of Total Assessed Value to Total Estimated Actual Value
Assessed Value	Estimated Actual Value	Assessed Value	Direct Tax Rate	Estimated Actual Value	
$ -	$ -	$ 1,472,753,231	5.1128	$ 2,658,323,103	55.4%
-	-	1,596,901,527	5.1128	2,866,136,819	55.7%
-	-	1,798,625,017	5.1128	3,269,451,267	55.0%
-	-	2,046,048,661	5.1128	3,712,451,298	55.1%
-	-	2,388,128,984	5.1128	4,266,455,923	56.0%
-	-	2,753,762,509	5.1128	4,777,199,059	57.6%
-	-	3,115,845,860	5.1128	5,292,906,597	58.9%
-	-	3,717,401,038	5.1128	6,763,504,323	55.0%
-	-	4,520,876,325	5.1128	8,224,021,684	55.0%
-	-	5,241,390,478	5.1128	9,099,995,121	57.6%

CITY OF ST. CLOUD
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per $1,000 of assessed value)

	City Direct Rates			Overlapping Rates		
Fiscal Year	Basic Rate	General Obligation Debt Service	Total Direct Rate	Osceola County	Osceola County School District	South Florida Water Management
2025	5.1128	-	5.1128	7.1626	5.3430	0.2301
2024	5.1128	-	5.1128	7.1626	5.5040	0.2301
2023	5.1128	-	5.1128	7.1626	5.5160	0.2301
2022	5.1128	-	5.1128	7.1626	5.8970	0.2572
2021	5.1128	-	5.1128	7.1635	6.0260	0.2675
2020	5.1128	-	5.1128	7.1858	6.2400	0.2795
2019	5.1128	-	5.1128	7.1858	6.4110	0.2936
2018	5.1128	-	5.1128	7.1997	6.7490	0.3100
2017	5.1128	-	5.1128	7.1928	6.9050	0.3307
2016	5.1128	-	5.1128	7.2186	7.2610	0.3551

Source: Osceola County Tax Collector

Note: This schedule reflects rates corresponding with the fiscal year(s) in which taxes are levied and payable.

CITY OF ST. CLOUD
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	Fiscal Year 2024/2025 (a) Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Fiscal Year 2015/2016 (b) Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
AMH DEVELOPMENT LLC	$ 60,573,209	1	1.16%			
PROGRESS RESIDENTIAL BORROWER LLC 1 / 2/ 3/ 4 / 5/ 6/ 7/ 9/ 11-21/ 23/ 24/ 25/ HVH	60,153,385	2	1.15%			
IH3 / IH4 / IH5/ IH6 PROPERTY FLORIDA LP	47,118,904	3	0.90%			
PULTE HOME COMPANY LLC	39,187,985	4	0.75%			
PROSE STEVENS POINT VENTURE LP	34,100,465	5	0.65%			
SOLEIL BLU WEST ELEVEN LLC	32,996,155	6	0.63%			
2013-1 / 2017-1 / 2017-2 / 2018-2 / 2018-3 / 2018-4 / 2019-1 IH BORROWER LP	22,085,875	7	0.42%			
MERITAGE HOMES OF FLORIDA INC	18,739,006	8	0.36%			
UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP	18,454,622	9	0.35%			
WAL-MART EAST LP	18,335,534	10	0.35%	$ 9,303,262	5	0.63%
IH & IH2 BORROWER LP / IH2 - IH3 - IH4 - IH5 - IH6 PROPERTY FLORIDA LP / IH2 PROPERTY TRUST 2 LP				15,714,220	1	1.07%
OSCEOLA SC LLC/ST CLOUD REGIONAL MEDICAL CENTER				15,389,474	2	1.04%
D R HORTON INC / DRH ENERGY INC				13,747,610	3	0.93%
NEPTUNE BAY APARTMENTS LTD				12,650,345	4	0.86%
CATLANTIC GROUP INC				8,901,658	6	0.60%
MERCURY MARINE #7 / BRUNSWICK CORP				8,444,429	7	0.57%
KRG ST CLOUD 13TH LLC				7,925,600	8	0.54%
EQUITY PRESERVE LLC/ EQUITY OAK RIDGE LLC / EQUIITY STEVENS LLC / EQUITY TERRA VISTA LLC				7,673,421	9	0.52%
KISSIMMEE LEASED HOUSING ASSOCIATES I LP				7,389,000	10	0.50%
Total Taxable Assessed Value	$ 351,745,140		6.72%	$ 107,139,019		7.27%
Total Taxable Assessed Value all Other Taxpayers	$ 4,889,645,338		93.28%	$ 1,365,614,212		92.73%
Total Taxable Assessed Value all Taxpayers	$ 5,241,390,478		100.00%	$ 1,472,753,231		100.00%

(a) Taxes levied in FY2024/2025 are baed on the 2024 Tax roll

(b) Taxes levied in FY2015/2016 are baed on the 2015 Tax roll

Source: Osceola County Property Appraiser

CITY OF ST. CLOUD
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 7,539,265	$ 7,243,253	96.07%	$ 20,393	$ 7,263,646	96.34%
2017	8,161,308	7,870,071	96.43%	19,434	7,889,505	96.67%
2018	9,193,298	8,907,454	96.89%	42,068	8,949,522	97.35%
2019	10,461,038	10,161,389	97.14%	9,060	10,170,449	97.22%
2020	12,210,026	11,729,490	96.06%	12,066	11,741,556	96.16%
2021	14,079,437	13,559,058	96.30%	17,120	13,576,178	96.43%
2022	15,930,697	15,202,610	95.43%	3,437	15,206,047	95.45%
2023	19,006,328	18,278,329	96.17%	33,106	18,311,435	96.34%
2024	23,114,336	22,216,166	96.11%	60,086	22,276,252	96.37%
2025	26,798,181	25,783,895	96.22%	8,599	25,792,495	96.25%

Sources: Osceola County Tax Collector
City of St. Cloud Finance Department

CITY OF ST. CLOUD
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Type Activities			Business-Type Activities					
Fiscal Year	Revenue Bonds	Lease Payable	Subscription Arrangements	Revenue Bonds	Lease Payable	Subscription Arrangements	Total Primary Government	Percentage of Personal Income	Per Capita
2016	$ 49,356,603	$ -	$ -	$ 56,498,966	$ -	$ -	$105,855,569	8.03%	$ 2,462
2017	46,271,334	-	-	52,779,183	-	-	99,050,517	6.84%	2,197
2018	43,447,700	-	-	48,972,187	-	-	92,419,887	5.96%	1,987
2019	40,878,973	-	-	45,071,371	-	-	85,950,344	5.09%	1,795
2020	39,467,868	-	-	41,075,091	-	-	80,542,959	4.04%	1,582
2021	36,400,758	-	-	36,100,507	-	-	72,501,265	2.84%	1,230
2022	33,548,837	951,363	-	31,903,187	15,866	-	66,419,253	2.44%	1,083
2023	31,834,076	711,013	2,477,219	3,583,849	2,032	41,673	38,649,862	1.30%	623
2024	48,184,794	515,917	1,919,523	3,583,849	346	31,743	54,236,172	1.90%	822
2025	114,164,519	378,470	1,143,030	-	-	215,684	115,901,703	3.61%	1,632

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

N/A = Not available at time of publication.

CITY OF ST. CLOUD
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year[(1)]	Limited General Obligation Bonds	Total	Percentage of Actual Taxable Value of Property	Per Capita
2025				
2024				
2023				
2022				
2021				
2020				
2019				
2018				
2017				
2016				

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

[(1)] There was no general bonded debt in these fiscal years.

CITY OF ST. CLOUD
Direct and Overlapping Governmental Activities Debt
as of September 30, 2025
(Unaudited)

Governmental Unit	Debt Outstanding	Estimated Overlapping (2)	Estimated Share of Direct and Overlapping Debt (2)
Overlapping Debt			
School District of Osceola County, Florida			
Long-Term Debt (1)			
Self Supporting State Bonds			
Series 2017ARFD	$ 151,000	10.1691%	$ 15,355
District Revenue Bonds			
Sales Tax Revenue Bonds, Series 2023	60,000,000	10.1691%	6,101,486
Capital Outlay Sales Tax Revenue Bonds, Series 2017	50,350,000	10.1691%	5,120,164
Capital Outlay Sales Tax Revenue Bonds, Series 2020	46,475,000	10.1691%	4,726,109
Capital Outlay Sales Tax Revenue Bonds, Series 2025	109,185,000	10.1691%	11,103,179
Certificates of Participation			
Series 2014A	3,605,000	10.1691%	366,598
Series 2017A	18,525,000	10.1691%	1,883,834
Series 2023A	13,845,000	10.1691%	1,407,918
Qualified School Construction Bonds			
Series 2010A	40,500,000	10.1691%	4,118,503
Education Benefit Districts			
Bellalago Benefit District	6,191,457	10.1691%	629,618
Total Osceola County School District (1)	348,827,457	10.1691%	35,472,764
Osceola County			
Limited General Obligation Debt			
Series 2015	1,105,000	10.1691%	112,369
Series 2020	1,950,000	10.1691%	198,298
Total Osceola County	3,055,000	10.1691%	310,667
Dir Subtotal - Overlapping Debt	351,882,457	10.1691%	35,783,431
Tot City of St. Cloud	115,686,019	100.0000%	115,686,019
	$ 467,568,476		$ 151,469,450

Sources: Osceola County Finance Department
Osceola County School Board Finance Department
City of St. Cloud Finance Department

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Cloud, Florida. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying debt of each overlapping government.

(1) Excluding Capital Leases, Installment Purchases, Compensated Absences, and Estimated Insurance Claims Payable.

(2) Allocated on the basis of assessed values used for the purpose of ad valorem taxation.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

One Percent Surcharge Revenue Notes

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 4,438,492	$ -	$ 4,438,492	$ 1,648,686	$ 289,724	2.29
2017	4,661,119	-	4,661,119	1,710,363	225,089	2.41
2018	5,135,595	-	5,135,595	1,421,411	173,139	3.22
2019	5,419,234	-	5,419,234	1,143,507	114,970	4.31
2020	4,649,414	-	4,649,414	1,177,370	80,664	3.70
2021	5,505,238	-	5,505,238	627,757	41,918	8.22
2022	7,812,591	-	7,812,591	614,732	21,516	12.28
2023	8,962,175	-	8,962,175	146,000	82,525	39.22
2024	9,517,884	-	9,517,884	150,000	78,816	41.60
2025	9,379,315	-	9,379,315	153,000	75,006	41.14

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Gas Tax Revenue Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service (1)	Debt Service		Coverage
				Principal	Interest	
2016 (2)	$ 1,794,354	$ 1,007,362	$ 1,794,354	$ 213,467	$ 66,612	6.41
2017	1,817,205	1,373,430	1,817,205	218,928	61,151	6.49
2018	1,916,167	1,634,928	1,916,167	224,529	55,550	6.84
2019	2,033,207	-	2,033,207	230,273	49,806	7.26
2020	2,127,557	-	2,127,557	236,165	43,914	7.60
2021	2,231,556	-	2,231,556	242,208	37,871	7.97
2022	2,279,866	-	2,279,866	248,406	31,673	8.14
2023	2,380,834	-	2,380,834	254,762	25,317	8.50
2024	4,564,721	-	4,564,721	261,282	18,797	16.30
2025	5,387,831	-	5,387,831	267,313	12,766	19.24

(1) Gas tax revenue bonds are paid prior to operating expenses.

(2) Funding source changed to Stormwater revenue in FY2016.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Police Impact Fee Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016						
2017						
2018						
2019						
2020						
2021						
2022						
2023						
2024						
2025 (1)	$ 2,080,002	$ -	$ 2,080,002	$ -	$ -	

(1) This was the year of issuance. Accordingly, no principlal payments were scheduled. Further, there was no outstanding debt in the previous nine years that was secured by pledge.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Fire Impact Fee Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016						
2017						
2018						
2019						
2020						
2021						
2022						
2023						
2024						
2025 (1)	$ 1,749,332	$ -	$ 1,749,332	$ -	$ -	

(1) This was the year of issuance. Accordingly, no principal payments were scheduled. Further, there was no outstanding debt in the previous nine years that was secured by pledge.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Traffic/Mobility Impact Fee Bonds

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 3,201,916	$ -	$ 3,201,916	$ 941,314	$ 2,183,235	1.02
2017 (3)	3,265,589	-	3,265,589	979,637	2,145,583	1.04
2018	4,137,457	-	4,137,457	1,003,589	2,120,373	1.32
2019	6,610,945	-	6,610,945	1,051,493	2,072,589	2.12
2020	6,346,987	-	6,346,987	1,417,630	862,540	2.78
2021	8,078,336	-	8,078,336	1,912,243	933,895	2.84
2022	4,496,071	-	4,496,071	1,990,268	881,225	1.57
2023	5,748,627	-	5,748,627	1,314,000	742,721	2.80
2024	9,017,177	-	9,017,177	1,350,000	709,346	4.38
2025	9,431,483	-	9,431,483	1,377,000	675,056	4.60

(1) Total Revenues (including interest)
(2) Total Operating Expenses Exclusive of Depreciation
(3) Mobility fees added in 2017

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Recreation Impact Fee Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016						
2017						
2018						
2019						
2020						
2021						
2022						
2023						
2024						
2025 (1)	$ 8,727,155	$ -	$ 8,727,155	$ -	(1) $ -	

(1) This was the year of issuance. Accordingly, no principlal payments were scheduled. Further, there was not any debt outstanding in the previous nine years that was secured by pledge revenue.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Business-Type Activities

Water Utility Revenue Bonds

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 12,777,184	$ 6,141,334	$ 6,635,850	$ 1,927,661	$ 814,893	2.42
2017	14,614,213	6,660,795	7,953,418	1,979,350	764,876	2.90
2018	14,764,541	7,156,715	7,607,826	2,026,755	716,363	2.77
2019	16,111,439	8,266,460	7,844,979	2,079,895	664,492	2.86
2020	16,475,456	8,867,131	7,608,325	2,133,789	609,507	2.77
2021	18,131,225	9,061,952	9,069,273	2,188,458	553,069	3.31
2022	17,105,011	12,052,419	5,052,592	2,243,922	495,181	1.84
2023 (3)	-	-	-	-	-	
2024 (3)	-	-	-	-	-	
2025 (3)	-	-	-	-	-	

(1) Total operating revenues (including interest) as of FY 2010.
(in prior years pledged revenue included other non-operating income)
Impact fee revenue included does not exceed debt service on eligible portion of loan(s).

(2) Total operating expenses exclusive of depreciation.

(3) Pursuant to the Interlocal Agreement with Tohopekaliga Water Authority (TOHO), dated February 10, 2022, all debt related to the City's utility system was refunded by TOHO, effective October 1, 2022.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Business-Type Activities

Sewer Utility Revenue Bonds

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 12,638,003	$ 5,099,130	$ 7,538,873	$ 1,802,180	$ 564,647	3.19
2017	13,440,582	5,376,924	8,063,658	1,740,432	522,654	3.56
2018	13,321,254	5,418,713	7,902,541	1,780,242	486,691	3.49
2019	14,574,125	5,823,048	8,751,077	1,820,920	446,575	3.86
2020	15,886,510	6,603,896	9,282,614	1,862,491	402,913	4.10
2021	17,076,231	6,526,400	10,549,831	1,909,976	358,145	4.65
2022	16,146,722	9,182,592	6,964,130	1,953,397	312,309	3.07
2023 (3)	-	-	-	-	-	
2024 (3)	-	-	-	-	-	
2025 (3)	-	-	-	-	-	

(1) Total operating revenues (including interest) as of FY 2010.
(in prior years pledged revenue included other non-operating income)
Impact fee revenue included does not exceed debt service on eligible portion of loan(s).

(2) Total operating expenses exclusive of depreciation.

(3) Pursuant to the Interlocal Agreement with Tohopekaliga Water Authority (TOHO), dated February 10, 2022, all debt related to the City's utility system was refunded by TOHO, effective October 1, 2022.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Demographic and Economic Statistics
Last Ten Calendar Years

	CITY OF ST. CLOUD		OSCEOLA COUNTY			
Year	Population (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (2)	Median Age (3)	School Enrollment (4)	Unemployment Rate (5)
2016	42,998	$ 1,318,534	$ 30,665	36.5	62,648	4.8%
2017	45,094	1,447,337	32,096	35.7	67,796	3.6%
2018	46,519	1,551,223	33,346	35.7	71,901	3.3%
2019	47,874	1,687,941	35,258	36.7	69,332	3.0%
2020	50,897	1,995,671	39,210	36.0	68,519	13.3%
2021	58,964	2,556,325	43,354	36.0	74,769	5.4%
2022	61,331	2,719,662	44,344	37.0	79,043	3.2%
2023	61,997	2,964,945	47,824	37.1	79,134	3.6%
2024	65,974	2,857,532	43,313	37.3	73,780	3.9%
2025	71,018	3,213,991	45,256	35.0	72,400	4.4%

Sources: Beginning in FY2025

https://data.census.gov/

FY2024 and earlier

(1) https://www.bebr.ufl.edu/population/population-data-archive

(2) https://apps.bea.gov/regional/bearfacts

Estimated - Personal Income for St. Cloud estimated by multiplying Osceola Co. per capita by City

(3) https://business.orlando.org/1/data-downloads

(4) https://www.osceolaschools.net

(5) https://properties.orlando.org

CITY OF ST. CLOUD
Principal Employers
Osceola County, Florida
Current Year and Nine Years Ago

	2025			2016		
Employer	**Employees**	**Rank**	**Percentage of Total County Employment**	**Employees**	**Rank**	**Percentage of Total County Employment**
School District of Osceola County	8,135	1	6.91%	6,000	1	7.28%
Wal-Mart Stores, Inc.	3,800	2	3.23%	2,730	3	3.31%
Advent Health System	3,580	3	3.04%			
Walt Disney Company - Osceola County Offices	3,565	4	3.03%	3,700	2	4.49%
Publix Supermarkets	2,215	5	1.88%	1,350	7	1.64%
HCA Healthcare (Osceola Regional Medical Center)	2,000	6	1.70%	1,357	6	1.65%
Gaylord Palms Resort & Convention Center	1,600	7	1.36%	1,445	4	1.75%
McLane/Suneast, Inc.	1,559	8	1.32%	900	9	1.09%
Osceola County Government	1,479	9	1.26%	1,407	5	1.71%
Darden Restaurants	1,008	10	0.86%			
Omni Orlando Resort at Champions Gate				750	10	0.91%
Florida Hosptial Celebration				1,300	8	1.58%
Total Largest Employers	28,941	(1)	24.59%	20,939		25.41%
Total All Other Employers	88,845			61,535		
Total Employment	117,786	(2)		82,474	(4)	

Sources: (1) Orlando Business Journal, 2/27/2025
(2) Florida Commerce - Bureau of Workforce Statistics and Economic Research (WSER), 2025
(3) Florida Department of Economic Opportunity (DEO), Local Area Unemployement Statistics (LAUS)
(4) Osceola County ACFR - Fiscal Year 2016

CITY OF ST. CLOUD
Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
Council Members	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
City Clerk	6.50	6.00	6.00	7.50	8.00	6.00	6.00	6.50	6.50	6.50
City Manager	4.00	9.00	10.00	12.50	16.50	20.00	21.00	25.00	27.00	28.50
Human Resources	6.00	7.00	7.00	7.00	8.00	8.00	9.00	9.00	9.00	10.00
Information Technology	13.00	12.00	13.00	13.00	10.00	10.50	12.50	14.50	14.50	14.50
Finance & Accounting	34.50	18.00	19.50	18.00	19.00	21.00	16.00	16.00	15.00	15.00
Building & Permitting	21.00	22.00	25.00	30.00	34.00	36.00	28.00	33.00	33.00	27.00
Planning & Zoning	8.00	8.00	10.00	19.00	16.00	20.00	21.00	18.00	18.00	25.50
Public Safety										
Police										
Sworn Officers	83.50	83.50	87.50	98.50	100.50	105.50	105.50	109.50	111.50	121.50
Civilians	55.50	63.50	62.50	64.50	65.50	67.50	64.50	65.50	66.50	74.50
Fire										
Fire Control	48.00	48.00	46.00	50.00	58.00	59.00	59.00	60.00	60.00	76.00
Fire Inspection	4.00	4.00	4.00	4.00	4.00	4.00	4.00	2.00	2.00	3.00
Emergency Services	20.00	20.00	24.00	24.00	19.00	26.00	26.00	30.00	30.00	27.00
Public Works										
Engineering	7.00	7.00	5.00	5.00	6.00	9.00	9.00	8.00	8.00	9.00
Street Maintenance	16.00	15.00	15.00	16.00	18.00	18.00	18.00	23.00	23.00	26.00
Building Maintenance	-	-	-	-	-	-	16.00	18.00	18.00	18.00
Fleet Maintenance	7.00	7.00	7.00	8.00	7.00	7.00	9.00	10.00	10.00	10.00
Traffic Control	3.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00	5.00
Turf & Landscape	17.50	9.50	13.50	13.50	14.00	13.00	13.00	14.00	14.00	20.00
Parks & Recreation	71.50	72.50	72.50	78.50	75.00	76.50	79.50	79.00	79.00	74.00
Water	77.00	90.00	90.00	95.00	92.50	97.00	104.00	-	-	-
Sewer	12.00	12.00	12.00	13.00	13.00	14.00	14.00	-	-	-
Sanitation	35.00	37.00	37.00	37.00	37.00	39.00	40.00	44.00	47.00	46.00
Total	552.50	556.50	572.00	619.50	626.50	662.50	680.50	591.50	598.50	639.50

Source: City of St. Cloud Annual Budget
Funded Full Time Equivalents

CITY OF ST. CLOUD
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government:										
Building Permits Issued	3,195	3,825	5,782	4,944	4,403	5,813	5,697	5,584	5,832	6,812
Building Inspections Conducted	3,219	11,848	16,309	35,055	24,584	24,650	32,895	33,202	30,184	29,510
Police:										
Physical Arrests	1,188	1,435	1,109	1,102	950	783	1,058	1,339	1,309	1,169
Citations	3,519	3,170	5,260	5,983	5,864	4,807	5,993	2,600	6,462	5,361
Calls for Service	83,109	85,186	90,667	95,432	92,906	96,854	100,714	101,487	93,022	95,308
Fire:										
EMS Responses	4,239	4,524	4,700	4,920	5,160	6,063	6,260	6,194	5,945	6,419
Calls for Service (Non-Fire/EMS)	1,404	1,624	1,723	1,651	1,876	2,283	2,239	2,339	2,375	2,227
Fires Emergencies	84	117	103	92	101	131	119	117	84	139
Inspections	1,235	1,061	1,355	1,327	1,380	1,960	1,965	1,795	2,433	2,128
Refuse Collection:										
Refuse Collected (Tons per Year)	33,153	35,460	37,143	38,366	41,170	43,800	46,647	35,295	50,868	51,232
Refuse - Transfer Station (Tons per Year)	98,172	103,305	112,909	129,101	94,853	91,434	92,141	86,190	85,158	100,904
Other Public Works:										
Street Resurfacing (Miles)	3	-	3	4	1	8	7	7.8	-	5.1
Potholes Repaired (Yards)	5,317	4,100	3,600	3,376	2,448	1,340	855	907	530	624
Parks & Recreation:										
Camp Registrations	5,799	4,661	5,281	3,844	589	2,451	2,332	3,134	3,155	2,658
Pool Memberships	182	755	448	774	318	899	1,181	1,280	1,343	1,187
Private Use Rentals	315	427	496	650	437	866	769	795	818	845
Boat Basin Rentals	200	552	546	509	527	486	269	361	76	92
Potable Water:										
Total Average Connections/Customers	24,255	25,602	26,978	28,020	30,573	33,167	33,165	-	-	-
Average Annual Daily Consumption (MGD)	5	6	6	6	6	6	7	-	-	-
Wastewater:										
Total Connections	17,437	18,512	19,772	20,619	23,176	24,254	27,499	-	-	-
Average Annual Daily Sewage Treatment (MGD)	5	5	5	5	5	5	5	-	-	-
Reuse Water:										
Total Connections	5,191	5,567	6,726	7,204	8,857	9,401	10,975	-	-	-

Note:

Non-Fire/EMS calls for service estimated in FY2015.

Beginning in FY2023, Water & Sewer Utility managed and operated by TOHO Water Authority.

Beginning in FY2024, boat basin rentals are renewed annually, as opposed to quarterly in prior years.

Source: Various City of St. Cloud Departments

CITY OF ST. CLOUD
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police:										
Stations (Square Footage)	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	30,318.0	32,418.0
Training Facilities (Square Footage)	3,686.0	3,686.0	3,686.0	3,686.0	3,689.0	3,689.0	3,689.0	3,689.0	3,689.0	3,689.0
Marked Vehicles	61.0	69.0	73.0	92.0	88.0	92.0	100.0	94.0	108.0	111.0
Unmarked Vehicles	32.0	36.0	38.0	35.0	43.0	37.0	44.0	36.0	37.0	39.0
Special Operation Vehicles	16.0	19.0	22.0	24.0	26.0	30.0	33.0	35.0	35.0	36.0
Fire:										
Stations	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0
Fire Trucks/Engines	5.0	6.0	6.0	6.0	6.0	6.0	6.0	7.0	8.0	8.0
Fire Rescue Vehicles (Ambulances)	5.0	7.0	8.0	8.0	8.0	8.0	8.0	8.0	10.0	10.0
Public Relations Vehicles	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Refuse Collection:										
Collection Trucks	26.0	30.0	27.0	33.0	28.0	34.0	34.0	30.0	31.0	35.0
Public Works:										
Storm Sewers (Miles)	145.8	153.0	200.0	156.8	345.0	347.7	356.7	360.7	370.7	375.2
Paved Miles	175.4	161.3	200.0	190.4	195.8	198.8	209.7	214.0	225.1	229.7
Unpaved Miles	-	1.2	1.2	1.2	10	10	10	10	10	10
Parks and Recreation:										
Parks	15.0	16.0	17.0	18.0	19.0	19.0	19.0	19.0	19.0	20.0
Park Acreage	291.4	419.4	420.4	421.4	640.4	640.4	640.4	640.4	642.4	646.3
Boat Slips	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0
Playgrounds	11.0	13.0	13.0	14.0	14.0	14.0	14.0	14.0	14.0	15.0
Baseball Fields	13.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	16.0
Soccer Fields	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Community Centers	5.0	5.0	5.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Urban Agricultural Area	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Water:										
Water Mains (Miles)	301.4	317.7	331.1	346.6	355.4	355.4	464.0	-	-	-
Fire Hydrants	2,279.0	2,450.0	2,594.0	2,738.0	2,867.0	2,889.0	3,279.0	-	-	-
Storage Capacity (Millions of Gallons)	5.2	5.2	5.2	5.2	5.2	5.2	5.2	-	-	-
Treatment Capacity (Millions of Gallons)	15.8	15.8	15.8	15.8	15.8	15.8	15.8	-	-	-
Wastewater:										
Sanitary Sewers (Miles)	257.9	271.2	285.3	300.2	306.4	306.4	339.0	-	-	-
Treatment Capacity (Millions of Gallons)	6.0	6.0	6.0	7.6	7.6	7.6	7.6	-	-	-

Note: Beginning in FY2020, roadways are tracked by lane mile**.**

Beginning in FY2023, Water & Sewer Utility managed and operated by TOHO Water Authority.

Source: Various City of St. Cloud Departments

CITY OF ST. CLOUD
Commercial Construction Value
and Residential Construction Value
Last Ten Fiscal Years

Fiscal Year	Commercial Construction Value	Residential Construction	
		Number of Units	Value
2016	$ 16,804,745	711	$ 107,927,290
2017	11,365,658	725	153,843,105
2018	22,245,440	873	275,086,866
2019	26,416,791	1,250	401,866,036
2020	21,040,323	1,050	338,950,606
2021	50,524,599	1,207	462,242,949
2022	58,899,214	1,145	426,128,781
2023	36,918,117	1,006	429,765,408
2024	81,291,793	1,338	648,970,859
2025	35,942,022	1,588	766,464,925

Source: City of St. Cloud Building Department

CITY OF ST. CLOUD
Tourist Statistical Data for Osceola County
Estimated Number of Overnight Visitors and Mode of Transportation
Last Ten Years

Year (1)	Room Nights	Occupancy	Total Economic Impact	Total Visitors	% Change
2016[2]	7,149,000	73.20%	$ 5,431,139,000	7,460,000	22.30%
2017[2]	7,545,000	75.60%	$ 5,934,129,000	7,901,000	5.91%
2018[3]	10,216,000	62.20%	$ 6,000,000,000	8,600,000	8.85%
2019	10,446,000	63.60%	$ 5,300,000,000	9,200,000	6.98%
2020	6,500,000	45.70%	$ 5,000,000,000	6,000,000	-34.78%
2021	7,678,000	50.08%	$ 5,500,000,000	9,587,000	59.78%
2022[4]	10,982,000	63.59%	$ 9,800,000,000	10,843,000	13.10%
2023	10,950,000	64.78%	$ 10,900,000,000	10,900,000	0.53%
2024	10,854,000	62.51%	$ 10,217,600,000	10,389,000	-4.69%
2025	11,552,000	64.26%	$ 10,800,000,000	10,524,000	1.30%

Notes: [1] Data is on a calendar year basis
[2] This data consists of 11 calendar months
[3] After 2018 data is calculated on calendar year
[4] After 2022 data is calculated on fiscal year basis, except for the Tourism Economics regional study that estimates the total economic impact on a calendar year

Source: Experience Kissimmee

CITY OF ST. CLOUD
Insurance Coverage
September 30, 2025

Types of Coverage	Coverages and Limits		Deductibles	
A. **General Liability Insurance**	No Aggregate			
1 Bodily Injury and Property Damage Limit	1,000,000	Per Occurrence	$ -	
2 Personal Injury and Advertising Injury Limit	Included	Per Person or Organization	$ -	
3 Products & Completed Operations	Included		$ -	
4 Employee Benefits Liability, per person	1,000,000	Per Occurrence	$ -	
5 Fire Damage Limit	Included		$ -	
6 Deadly Weapon Protection (Claims Made)	**1,000,000**	**Per Occurrence**	**$ -**	
7 Law Enforcement Liability	**1,000,000**	**Per Person/Occurrence/Aggregate**	**$ 25,000**	
8 Cyber Liability Insurance	**2,000,000**		**$ 25,000**	
B. **Property**				
1 **Building and Contents Limit, per schedule**	67,846,942		$ 25,000	w/ 5% for Named Storm, at a minimum of $35,000.00
a. Flood (Excess of NFIP where available)	1,000,000	Per Occurrence/Aggregate	$ 25,000	
b. Earth Movement (Earthquake)	1,000,000		$ 25,000	
c. Boiler & Machinery	67,846,942		$ 25,000	
2 **Inland Marine**	5,437,320			
a. Unscheduled Blanket Inland Marine	1,701,795		$ 10,000	
b. Scheduled Inland Marine	Included		$ 10,000	
c. Contractor's Mobile Equipment	2,952,136		$ 10,000	
c. Contractor's Mobile Equipment	25,099		$ 1,000	
d. Electronic Data Processing Equipment	500,000		$ 10,000	
e. Emergency Services Portable Equipment	Included		$ 10,000	
f. Fine Arts	Included		$ 10,000	
g. Rented, Borrowed, Leased Equipment	200,000		$ 10,000	
h. Valuable Papers	Included		$ 10,000	
i. Watercraft	13,490		$ 5,000	10,000 for Named Storm
j. Other Inland Marine	44,800		$ 10,000	
C. **Automobile**				
1 Physical Damage Comprehensive/Collision Coverage	**500,000**		**$ 5,000**	
2 Automobile Liability	1,000,000		$ 5,000	
3 Personal Injury Protection	Statutory		$ -	
D. **Public Officials**				
1 Employment Practices Liability	1,000,000	Per Claim/Aggregate	$ 25,000	
2 Professional Liability	1,000,000	Per Claim/Aggregate	$ 25,000	
E. **Crime - 3-Year Policy Term, Annual Installments**				
1 Employee Dishonesty	1,000,000	Per Loss	$ 10,000	
2 On Premises/In Transit	50,000	Per Loss	$ 5,000	
3 Forgery or Alteration	250,000	Per Loss	$ 5,000	
4 Computer Fraud	1,000,000	Per Loss	$ 10,000	
5 Funds Transfer	1,000,000	Per Loss	$ 10,000	
6 Claim Expense	5,000		$ -	
F. **Environmental (Pollution) - 3-Year Policy Term**				
1 Above Ground Storage Tanks, per schedule	$1,000,000/$3,000,000	Per occurrence/Aggregate	$ 25,000	
G. **Workers' Compensation**				
1 Compensation Benefits	Statutory	City is self-insured up to $500,000 per occurrence		
2 Employers Liability:		Excess coverage for losses over $ 500,000, per occurrence		
a. Each Accident	1,000,000		$ -	
b. Disease - Policy Limit	1,000,000		$ -	
c. Disease - Each Employee	1,000,000		$ -	
H. **Fiduciary Funds - 3-Year Policy Term, Annual Installments**				
PO/FF Travelers Casualty and Surety Company of America	1,000,000		$ -	
GE Travelers Casualty and Surety Company of America	1,000,000		$ -	
I. **Cancer Fund Fire Fighter Insurance**				
First Diagnosis - Class 1	25,000		$ -	
Cancer Death	75,000		$ -	
First Diagnosis - Class 2	25,000			
First Diagnosis - Class 3	25,000		$ -	

CITY OF ST. CLOUD
Insurance Coverage
September 30, 2025

Types of Coverage	Coverages and Limits		Deductibles	
J. **Group Health**				
1 PPO Coverage - Preferred Plan		Office Co-pay	$ 30	
		Specialist Co-pay	$ 40	
		Hospital		Ded + Coins
		Rx - Tier 1	$ 10	
		Rx - Tier 2	$ 30	
		Rx - Tier 3	$ 50	
		Emer. Room	$ 300	
		Co-Ins.	80/20	
		Max. out of Pocket	$ 4,000	Individual
			$ 8,000	Family
		Deductible	$ 1,250	Individual
			$ 2,500	Family
2 PPO Coverage - Standard Plan		Office Co-pay	$ 30	
		Specialist Co-pay	$ 50	
		Hospital		Ded + Coins
		Rx - Tier 1	$ 10	
		Rx - Tier 2	$ 30	
		Rx - Tier 3	$ 50	
		Emer. Room	$ 300	
		Co-Ins.	80/20	
		Max. out of Pocket	$ 5,000	Individual
			$ 10,000	Family
		Deductible	$ 1,750	Individual
			$ 3,500	Family
K. **Group Life and Accidental Death and Dismemberment Insurance**	1 times annual earnings rounded to the next higher multiple of $1,000 Maximum amount of $150,000 AD&D an amount equal to life insurance			
L. **Accidental Death and Dismemberment** *(Statutory Death Benefit Coverages for Police Officers and Firefighters)*	• Line of Duty Coverage Principal Sum: $75,000.00 • Fresh Pursuit Coverage Principal Sum: $150,000.00 • Unlawful & Intentional Coverage Principal Sum: $225,000			
M. **Employee Long-Term Disability**	66-2/3 of the first $7,500 of predisability earnings, subject to income which will reduce disability section Maximum Benefit Period: later of normal retirement age Maximum: $5,000; Minimum: $100 Partial disability included			
N. **Group Dental Insurance**				
Low Plan	Preventative Procedures		100/0	
	Basic Procedures	Co-Ins.	80/20	
	Major Procedures	Co-Ins.	50/50	
	Orthodontia	Co-Ins.	50/50	
	Year Deductible (In Network)		Individual $0 / Family $0	
	Year Deductible (Out of Network)		Individual $50 / Family $150	
	Annual Max		$ 1,000	
	Lifetime Max Ortho		$ 1,000	
High Plan	Preventative Procedures		100/0	
	Basic Procedures	Co-Ins.	100/0	
	Major Procedures	Co-Ins.	60/40	
	Orthodontia	Co-Ins.	50/50	
	Year Deductible (In Network)		Individual $0 / Family $0	
	Year Deductible (Out of Network)		Individual $50 / Family $150	
	Annual Max		$ 1,500	
	Lifetime Max Ortho		$ 2,000	
O. **Fiduciary Liability**				
Police Officers & Firefighters	1,000,000			
General Employees	1,000,000			

CITY OF ST. CLOUD
Miscellaneous Statistical Data
September 30, 2025

CITY OF ST. CLOUD, FLORIDA

(UNAUDITED)

Date of Incorporation
March 4, 1911

Original Charter Adopted
September 12, 1967

Present Charter Adopted
January 27, 1994
Re-published on February 11, 2010

Most Recent Referendum
March 17, 2009

Form of Government
Council - Manager

Terms of Office
Mayor/Councilman and Four Councilmen - Staggered Four-year Terms

Boundary Areas

Municipality - 35.60 Square Miles

Electric Service Area - 150 Square Miles

COMPLIANCE SECTION

Additional elements of the report prepared
in accordance with the provisions of the
Uniform Guidance and the Rules of the Auditor
General of the State of Florida

COMPLIANCE SECTION

CITY OF ST. CLOUD, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Assistance Listing Number	Grant/Contract Number	Expenditures	Federal Amount Provided to Subrecipients
Federal Awards				
U.S. Department of Housing and Urban Development				
Community Development Block Grants/Entitlement Grants	14.218	B-20-MC-12-0067	$ 17,596	$ 17,596
Community Development Block Grants/Entitlement Grants	14.218	B-22-MC-12-00067	142,682	142,682
Community Development Block Grants/Entitlement Grants	14.218	B-23-MC-12-00067	114,987	114,987
Community Development Block Grants/Entitlement Grants	14.218	B-24-MC-12-00067	167,349	44,210
Total U.S. Department of Housing and Urban Development			442,614	319,475
U.S. Department of Justice				
Bulletproof Vest Partnership Program	16.607	1121-0235	17,608	-
Equitable Sharing Program	16.922	FL0490100	18,776	-
Public Safety Partnership and Community Policing Grants	16.710	15JCOPS-23-GG-04802-UHPX	368,279	-
Passed Through Florida Department of Law Enforcement:				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	6N240	25,999	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	3X114	249,339	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	5PBJA-23-GG-02972-MUMU	7,204	-
			282,542	-
Total U.S. Department of Justice			687,205	-
U.S. Department of Homeland Security				
Assistance to Firefighters Grant	97.044	DHS-22-GPD-044-00-98	37,272	-
Disaster Grants - Public Assistance (Presidentially Declared Disaster)	97.036	FEMA-4673-DR-FL	69,817	-
COVID-19 - Disaster Grants - Public Assistance (Presidentially Declared Disaster)	97.036	DR-4486-COVID-19	175	-
Total U.S. Department of Homeland Security			107,264	-
U.S. Department of Energy				
Energy Efficiency and Conservation Block Grant	81.128	IA-0000000991	113,072	-
Total U.S. Department of Energy			113,072	-
Total Expenditures of Federal Awards			$ 1,350,155	$ 319,475

Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of St. Cloud, Florida and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Office of Management and Budget Uniform Guidance. Therefore, amounts presented in this schedule may differ from the amounts presented in, or used in, the preparation of the basic financial statements.

Indirect Cost Rate

The City of St. Cloud, Florida has elected not to use the 15% de minimis indirect cost rate allowed under the OMB Uniform Guidance.

Additional Information

Assistance Listing Number 97.036, Disaster Grants - Public Assistance (Presidentially Declared Disasters) includes $69,992 in expenditures that occurred prior to October 1, 2024.

PURVIS GRAY

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 Honorable Members of the City Council
City of St. Cloud
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 governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information 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 City's basic 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 City'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 of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operations 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 of the City'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 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 consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

The Honorable Members of the City Council
City of St. Cloud
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*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City'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 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 City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 25, 2026
Ocala, Florida

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of St. Cloud, Florida's (the City) compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance 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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material non-compliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material non-compliance when it exists. The risk of not detecting material non-compliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material non-compliance, 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 City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

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

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Purvis Gray

March 25, 2026
Ocala, Florida

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FEDERAL AWARD PROGRAMS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:	Unmodified
Internal Control Over Financial Reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None Reported
Non-compliance material to financial statements noted?	No

Federal Awards

Internal Control Over Major Programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	No
Type of Auditor's Report Issued on Compliance for Major Programs:	Unmodified
Any Audit Findings Disclosed that are Required to be Reported in Accordance with 2 CFR 200.516(a)?	No

Identification of Major Programs:

Federal Program or Cluster	
U.S. Department of Justice:	Assistance Listing No.:
Public Safety Partnership and Community Policing Grants	16.710
Dollar Threshold Used to Distinguish Between Type A and Type B Programs – Federal Programs	$1,000,000
Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	Yes

Other Issues

- No summary schedule of prior audit findings is required because there were no prior audit findings related to federal programs.

PURVIS GRAY

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

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

We have examined the City of St. Cloud, Florida's (the City) 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 City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City 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.

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

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

In our opinion, the City 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 the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Members of the City Council, and applicable 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

MANAGEMENT LETTER

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on the Financial Statements
We have audited the financial statements of the City of St. Cloud, Florida (the City) 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; and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, *Rules of the Auditor General*.

Other Reports and Schedules
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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an 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 significant findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit.

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 and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. These disclosures can be found in Note 1 to the financial statements.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

MANAGEMENT LETTER

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 City met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City'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 City stated they did not operate a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the City'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 St. Cloud Community Redevelopment Agency (CRA) reported this information in the CRA's separately issued financial statements.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the Stevens Plantation DSD (the District) reported the following information that was not subject to auditing procedures:

- 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 0.
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $0.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

MANAGEMENT LETTER

- All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as $0.
- There was no 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.
- 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, is not applicable for the District.

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 the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

March 25, 2026
Ocala, Florida

St. Cloud
FLORIDA
Your Centerplace for Life

March 16, 2026

AFFIDAVIT

FINANCE DEPARTMENT

BEFORE ME, the undersigned authority, personally appeared (Jeffrey Cooper), who being duly sworn, deposes and says on oath that:

- I am the Chief Financial Officer (Finance Director) of The City of St. Cloud, Florida which is a local jurisdiction (city) of the State of Florida;
- The City of St. Cloud has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.
- See the listing of impact fees adopted on the following page.

FURTHER AFFIANT SAYETH NAUGHT.

Jeffrey Dw Cooper
(Jeffrey Cooper)

STATE OF FLORIDA
COUNTY OF OSCEOLA

SWORN TO AND SUBSCRIBED before me this 16 day of March, 2026.

Notary Public State of Florida
Ariaddne Rausseo
My Commission HH 611867
Expires 11/22/2028

NOTARY PUBLIC
Print Name Ariaddne Rausseo

Personally known Y or produced identification _____

Type of identification produced: _____

My Commission Expires: 11/22/28

1300 Ninth Street, St. Cloud, FL 34769-3399 * 407-957-7315 * 407-957-7335 (fax)

St. Cloud
FLORIDA
Your Centerplace for Life

FINANCE DEPARTMENT

The impact fees adopted by ordinance or resolution as follows:

- The City of St. Cloud, Florida adopted Ordinance No. 2022-61 providing for the establishment of Park and Recreation Impact Fees, effective on January 27, 2023.
- * The City of St. Cloud, Florida adopted Ordinance No. 2010-051 that established the Potable Water Impact Fees, effective on January 1, 2011.
- * The City of St. Cloud, Florida adopted Ordinance No. 2010-052 that established the Sewer Impact Fees, effective on January 1, 2011.
- The City of St. Cloud, Florida adopted Ordinance No. 2022-61 that established the Public Safety Impact Fees, effective on January 27, 2023.
- The City of St. Cloud, Florida adopted Resolution No. 2019-253R adopting the Mobility Fee Schedule and discount percentages, effective on April 1, 2020.
- The City of St. Cloud, Florida adopted Ordinance No. 2020-10 which established the Solid Waste Impact Fees, effective on July 1, 2020.
- The City of St. Cloud, Florida adopted Ordinance No. 2021-85 which established the Education Impact Fees, effective on March 6, 2023.

*The City of St. Cloud (the City) entered into an interlocal agreement with TOHO Water Authority (see Note 13). TOHO will collect and expend impact fees on behalf of the City, to be used for the upgrade and expansion of the City's Water and Sewer Utility Systems.

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-014R Whaley Platt DVA

Community Development Agenda Item:
Resolution No. 2026-014R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, and Hawk Platt, LLC for a development known as Whaley Platt on approximately +/- 743.53 acres, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.
COST: No cost associated with this item.
This item is to enter into an agreement between the City of St. Cloud, and Hawk Platt, LLC for the annexation of approximately +/- 743.53 acres of land, known as Whaley Platt through Ordinance No. 2026-06.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The purpose of this Resolution is for an Annexation Agreement between the City of St. Cloud and Hawk Platt, LLC for a development known as Whaley Platt. The applicant is requesting annexation of +/- 743.53 acres into the city via Ordinance No. 2026-06 on a property that is generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road. On March 17, 2014, the City entered into an Inter local Agreement with Osceola County which identifies a Joint Planning Area of land that will ultimately be annexed into the city.

Whaley Platt has several approved Osceola County applications, including, but not limited to, CP21-00008, Concept Plan, Whaley Platt; PS22-00007, Preliminary Subdivision Plan, Whaley Platt; PS23-00012, Preliminary Subdivision Plan, Whaley Platt; Kissimmee Park Community Development District, Ordinance No. 2022-36; Kissimmee Park Community Development District Notice of Establishment; SDP22-02222, Site Development Plan, Platt Property Phase 1A; South Florida Water Management District (SFWMD) Individual Environmental Resource Permit No. 49-114988-P; South Florida Water Management District (SFWMD) Water Use Individual Permit No. 49-114147-W; Toho Water Authority (TWA) Whaley Platt Subdivision Phase 1A Construction Plans Variance, Project No. 230124.xx.cc; Florida Department of Environmental Protection (FDEP) Permit No. 0076597-674-DS, Water; Florida Department of Environmental Protection (FDEP) Permit No. 0463171-001-DWC/CM, Wastewater; and Kissimmee Park Road (KPR) Approved Plans SDP23-0181.

This agreement provides parameters that the proposed development will be developed consistently with existing entitlements or major deviations as set forth would require revisions to development applications. The city acknowledges that Whaley Platt will be developed and

consistent with Mixed - Use Land Development Code standards and regulations.

Legal Authority:
Land Development Code Chapter 1, Article 1, Section 1.1.7 - City Council Final Authority: The legislative body of the city is the city council and has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state.

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

Staff recommends **APPROVAL** of Resolution 2026-014R upon the effective date of Ordinance No. 2026-06

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/26- Final Action

Attachments:
1. 1 DVA25-00007 Memo CC 5.14.26
2. 2 DVA25-00007 Resolution 2026-014R
3. DVA25-00007 Whaley Platt Developers Agreement CC 5.14.26 jb

MEMORANDUM REPORT
FOR CITY COUNCIL MEETING – ON MAY 14, 2026

To: Mayor Robertson and Council Members

From: Ralph Keith Jr, Associate Planner

Thru: Jeffrey Ball, AICP, Community Development Director

Subject: Resolution No. 2026-014R

Date: May 14, 2026

REQUEST:

Approval of Resolution No. 2026-014R (DVA25-00007) upon the effective date of Ordinance No. 2026-06

BACKGROUND:

The purpose of this Resolution is for an Annexation Agreement between the City of St. Cloud and Hawk Platt, LLC for a development known as Whaley Platt. The applicant is requesting annexation of +/- 743.53 acres into the city via Ordinance No. 2026-06 on a property that is generally located north of Lake Tohopekaliga, East of Osceola Road, South of Kissimmee Park Road, and West of Lake Tohopekaliga Road. On March 17, 2014, the City entered into an Interlocal Agreement with Osceola County which identifies a Joint Planning Area of land that will ultimately be annexed into the city.

Whaley Platt has several approved Osceola county applications including, but not limited to, CP21-00008, Concept Plan, Whaley Platt; PS22-00007, Preliminary Subdivision Plan, Whaley Platt; PS23-00012, Preliminary Subdivision Plan, Whaley Platt; Kissimmee Park Community Development District, Ordinance No. 2022-36; Kissimmee Park Community Development District Notice of Establishment; SDP22-02222, Site Development Plan, Platt Property Phase 1A; South Florida Water Management District (SFWMD) Individual Environmental Resource Permit No. 49-114988-P; South Florida Water Management District (SFWMD) Water Use Individual Permit No. 49-114147-W; Toho Water Authority (TWA) Whaley Platt Subdivision Phase 1A Construction Plans Variance, Project No. 230124.xx.cc; Florida Department of Environmental Protection (FDEP) Permit No. 0076597-674-DS, Water; Florida Department of Environmental Protection (FDEP) Permit No. 0463171-001-DWC/CM, Wastewater; and Kissimmee Park Road (KPR) Approved Plans SDP23-0181.

This agreement provides parameters that the proposed development will be developed consistently with existing entitlements or major deviations as set forth would require revisions to development applications. The city acknowledges that Whaley Platt will be developed and consistent with Mixed - Use Land Development Code standards and regulations.

COST:

There is no cost associated with this request.

STRATEGIC PLAN:
The proposed resolution meets the intent of the following City of St. Cloud, Florida Strategic Goal:

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

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Resolution 2026-014R upon the effective date of Ordinance No. 2026-06

ATTACHMENTS:

- Resolution No. 2026-014R
- Exhibit A: Whaley Platt Development Agreement

RESOLUTION NO. 2026-014R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN ANNEXATION AGREEMENT BETWEEN THE CITY OF ST. CLOUD, AND HAWK PLATT, LLC FOR A DEVELOPMENT KNOWN AS WHALEY PLATT ON APPROXIMATELY +/- 743.53 ACRES, GENERALLY LOCATED NORTH OF LAKE TOHOPEKALIGA, EAST OF OSCEOLA ROAD, SOUTH OF KISSIMMEE PARK ROAD, AND WEST OF LAKE TOHOPEKALIGA ROAD AS DESCRIBED IN THE BODY OF THIS RESOLUTION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

SECTION I. The City Council of the City of St. Cloud hereby approves an Annexation Agreement with Hawk Platt; LLC related to the Whaley Platt Project.

SECTION II. The Mayor is authorized and directed to execute the Agreement as set forth in Exhibit "A" and the City Manager is authorized to take any and all action necessary and consistent with this Resolution. The City Manager is further specifically authorized to withhold the formal written agreement and completion of the transaction upon her determination of any matter or factor, hereafter coming to her attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City council, in session, for review and direction.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 14th day of May 2026.

CITY OF ST. CLOUD

ATTEST:

_____
Christian B. Robertson, Mayor

_____
Ivy Llauro, City Clerk,

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

_____
Daniel F. Mantzaris, City Attorney

ANNEXATION AGREEMENT

This document constitutes an agreement ("**AGREEMENT**") between the City of St. Cloud **("CITY"),** a municipality of the State of Florida, and Hawk Platt, LLC, a Delaware limited liability company, with its principal place of business at 2502 North Rocky Point Drive, Suite 1050, Tampa, FL 33607, and its respective successors or assigns, hereby referred to as ("**OWNER**").

WITNESSETH

WHEREAS, OWNER is the owner of various parcels of land consisting of approximately 743.53 acres (the "**PROPERTY'**) currently located in the unincorporated area of Osceola County, Florida (the "**COUNTY**"), which is more particularly described on "Exhibit A", attached hereto and by this reference made a part hereof; and

WHEREAS, the PROPERTY is commonly known as Whaley Platt and is currently designated Mixed Use on the COUNTY's Future Land Use Map and is zoned Mixed Use District (MXD) on the COUNTY's Official Zoning Map; and

WHEREAS, the CITY and OWNER agree that the PROPERTY shall have a CITY future land use classification of Mixed-Use District (MXD) and a CITY zoning classification of Mixed-Use District (MIX), and that the comprehensive plan amendment and rezoning actions to enact these classifications shall be adopted simultaneously with the annexation of the PROPERTY; and

WHEREAS, the City has entered into that certain Joint Planning Area Interlocal Agreement with Osceola County dated March 17, 2014 (the "**INTERLOCAL AGREEMENT**"), which INTERLOCAL AGREEMENT contemplates land that shall ultimately be annexed into the City and includes the PROPERTY; and

WHEREAS, the City has identified the PROPERTY as logical property for annexation into the CITY in accordance with the INTERLOCAL AGREEMENT and has determined that it is feasible to provide the Property municipal services such as police protection, fire protection, solid waste removal, and street and storm drainage maintenance; and

WHEREAS, the PROPERTY is approved in the COUNTY for the development of up to 2,818 residential units, which types of residential uses include detached and attached product types of single-family residential, multi-family, townhomes, apartments, as well as supportive commercial/office/civic uses, neighborhood centers and active and passive recreation/social areas for such residential units (collectively, the "**INTENDED USE")**; and

WHEREAS, OWNER is proposing to develop the PROPERTY in compliance with the current COUNTY Mixed Use Future Land Use designation, the current COUNTY Mixed Use District zoning designation, that certain COUNTY approved Concept Plan CP21-00008, those certain COUNTY approved Preliminary Subdivision Plans, PS22-00007 and PS 23-00012, and that certain COUNTY approved Site Development Plan SDP22-0222 (Phase 1A), and the current South Florida Water Management District ("**SFWMD**") Wetland Delineation 49-107541-P, collectively the "**EXISTING ENTITLEMENTS**", all of which are by this reference made a part hereof; and

WHEREAS, COUNTY has requested that OWNER modify the existing SDP22-0222 (Phase 1A) approval to make certain revisions to the geometry of Kissimmee Park Road and Lake Toho Road, both of which will remain under COUNTY jurisdiction after annexation, and CITY agrees that such modification will not alter the OWNER's entitlements beyond the extent of such COUNTY requested revisions to these COUNTY owned roadways; and

WHEREAS, the remaining phases beyond Phase 1A shall be reviewed and approved by the City (the "**CITY PLAN APPROVALS**"); and

WHEREAS, OWNER petitioned the COUNTY, and on July 18, 2022, via Ordinance No. 2022-36, the COUNTY approved OWNER's petition, to establish a Community Development District known as the Kissimmee Park Community Development District, CDD21-0007 (the "**CDD**") and incorporated herein by this reference; and

WHEREAS, OWNER, the CITY, and the COUNTY are parties to that certain Whaley Platt Tri-Party Development Agreement recorded in the Public Records of Osceola County, Florida at Official Records Book 6821, Page 1333 (Res. No. 2025-053R, the "**TRI-PARTY AGREEMENT**") and incorporated herein by reference, which shall govern OWNER's transportation responsibilities, said agreement providing for the award of mobility fee credits in exchange for OWNER's construction and right of way conveyance for transportation facilities not otherwise required in order to obtain development approval; and

WHEREAS, the OWNER and the CITY are entering into this AGREEMENT to set forth the terms and conditions under which the PROPERTY will be annexed and developed for the INTENDED USE.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. RECITALS. The Parties acknowledge and agree that the foregoing recitals are true and correct and by this reference incorporated into and constitute a part of this AGREEMENT.

Section 2. DEVELOPMENT STANDARDS.

2.1 The following shall not constitute a Substantial Change, provided that any such modification shall: (i) result solely in a decrease in the approved unit count for the affected phase; (ii) be caused by factors outside the Developer's control, including water management district requirements, revised wetland delineations, stormwater system design changes, mass grading constraints, underdrain or road base conditions, or environmental constraints identified during permitting or construction; (iii) be justified by a written certification from a licensed engineer, environmental consultant, or other qualified professional (as appropriate based on the nature of the request) documenting the technical, environmental, or regulatory basis for the modification; (iv) maintain the overall integrity and connectivity of the approved preliminary subdivision roadway network; and (v) not constitute a full redesign of the affected phase:

a. Adjustments to lot configurations or internal layout necessitated by revised water management district requirements or wetland delineations occurring after preliminary subdivision plan approval.
b. Adjustments required by stormwater system design changes, mass grading constraints, underdrain or road base conditions, or environmental constraints identified during permitting or construction.
c. Any such modification shall be submitted by the Developer with supporting documentation and shall be subject to administrative approval by the Community Development Director at the Director's sole discretion. Any proposed modification that does not satisfy all conditions set forth above, or that the Community Development Director declines to approve administratively, shall be deemed a Substantial Change and shall require a new or amended preliminary subdivision plan.

2.2 Underdrains shall be allowed to control groundwater for roadway and alley design

2.3 The following dimensional standards shall apply to development within the PROPERTY:

a. Front setback: 10 ft min

b. Side street setback: 10 ft min

c. Interior side setback: 5 ft min

d. Front facing garage setback: 20 ft min

e. Rear setback: 10 ft min

f. Rear alley garage setback: 20 ft min

2.4 In addition to those standards set forth in the EXISTING ENTITLEMENTS, the PROPERTY will be developed as follows:

a. Off-street parking dimensions shall be 9' x 18' for 90-degree parking.

b. On street parking spots shall be 22 feet in length.

c. The EXISTING ENTITLEMENTS include development of Community Center "B" as a lagoon amenity. In consideration of the unique land uses related to the proposed lagoon amenity, CITY and OWNER shall mutually agree upon a parking ratio/count for the lagoon amenity.

d. The lowest floor elevation of all new buildings or structures shall be a minimum of one foot (12 inches) above the 100-year, 24-hour design elevation of the stormwater pond of the corresponding drainage basin.

2.5 CITY agrees to allow OWNER to design, engineer, permit and construct the PROPERTY in phases **("PHASES").** If any development PHASE does not, either solely or in combination with previous approvals, stand alone or relies on shared elements across PHASES, such as open space, community amenities, access, or transportation improvements, a separate developer agreement for such phased project shall be required prior to subdivision construction plan approval unless such shared elements are already addressed and provided for within this AGREEMENT or the EXISTING ENTITLEMENTS.

2.6 In order to satisfy open space requirements during phased construction, temporary athletic fields and recreational areas may be constructed within future development areas until construction of permanent improvements begins. The EXISTING ENTITLEMENTS anticipate that the lagoon amenity within Community Center "B" will provide a significant portion of the required open space. The OWNER may construct temporary athletic fields / recreational areas within Community Center "B", but will need to limit public access to the area during construction. The open space and public/park/civic credit for the lagoon amenity shall be creditable upon receipt of an approved Site Development Plan for the lagoon amenity within Community Center "B".OWNER shall comply with all applicable FEMA and SFWMD stormwater standards.

Section 3. SEVERABILITY

In the event that any provision of this AGREEMENT shall be held invalid or unenforceable. the

provision shall be deleted from this AGREEMENT without affecting in any respect whatsoever the validity of the remainder of this AGREEMENT.

Section 4. NOTICES

All notices, demands, or other writings required to be given or made or sent in this AGREEMENT, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY	OWNER	WITH COPY TO:
City of St. Cloud City Manager 1300 Ninth Street St. Cloud, FL 34769	Hawk Platt, LLC Attention: Kartik Goyani 2502 North Rocky Point Dr Suite 1050 Tampa, FL 33607	Hawk Platt, LLC Attention: Tara Tedrow 215 N Eola Dr Orlando, Florida 32801

Section 5. AMENDMENTS

Any amendment to this AGREEMENT is not effective unless the amendment is in writing and signed by all parties hereto.

Section 6. RECORDATION/BINDING EFFECT

This AGREEMENT shall be recorded in the Public Records of Osceola County, Florida by CITY, and shall be binding upon and enforceable by and against the parties hereto and their beneficiaries, heirs, successors and assigns and shall be deemed to "run with the land." This AGREEMENT shall also inure to the benefit of both parties hereto and their respective beneficiaries, heirs, successors and assigns.

Section 7. VENUE AND ATTORNEY FEES

The parties expressly agree that in the event that any litigation arising out of this AGREEMENT shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

Section 8. EFFECTIVE DATE

The effective date of this AGREEMENT shall be the date that it is last executed by a party as set forth below.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have made and executed this AGREEMENT on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through its authorized representatives.

CITY OF ST. CLOUD

Veronica Miller, City Manager

Date:

ATTEST:

Ivy Llauro, City Clerk

Signed, sealed and delivered in the Presence of:

(Sign)

Witness Signature

Witness (Print Name)

Address:

OWNER

Hawk Platt, LLC,
A Delaware limited liability company

By:
Print Name:
As Its:

Witness Signature

Witness (Print Name)

Address:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ , 202__, by _____, as _____ of Hawk Platt, LLC ☐ who is personally known to me or ☐ who produced _____ as identification.

(Notary Seal)

NOTARY PUBLIC (Signature)

NOTARY PUBLIC (Typed, Printed or Stamped)

EXHIBITS

Exhibit “A” Property Description

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 2 – (29–26–30–0000–0050–0000)

NORTH ONE–HALF (N. ½) OF SOUTHWEST ONE–QUARTER (S.W. ¼), LESS R/W, AND THE SOUTHWEST ONE–QUARTER (S.W. ¼) OF THE SOUTHWEST ONE–QUARTER (S.W. ¼) OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ALL LYING AND BEING IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3 – (29–26–30–4950–0001–0050)

LOTS 5–12 (INCLUSIVE), LOTS 21–28 (INCLUSIVE), LOT 38, LOTS 39–44 (INCLUSIVE), AND LOTS 53–60 (INCLUSIVE), ALL IN SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 4 – (30–26–30–0000–0013–0000)

THE SOUTH ½ (S. ½) OF THE SOUTHWEST ¼ (S.W. ¼) OF THE NORTHWEST ¼ (N.W. ¼) OF THE SOUTHWEST ¼ (S.W. ¼) OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 5 – (30–26–30–0000–0015–0000)

TRACT 1:

THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

TRACT 2:

THE EAST HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

AND

ABBREVIATIONS/LEGEND

SEC.	SECTION	LB	LICENSED BUSINESS
TWP.	TOWNSHIP	R	RADIUS
RNG.	RANGE	L	LENGTH
S.	SOUTH	CB	CHORD BEARING
E.	EAST	CD	CHORD DISTANCE
O.R.B.	OFFICIAL RECORDS BOOK	Δ	CENTRAL ANGLE
PGS.	PAGES	PC	POINT OF CURVATURE
TEMP.	TEMPORARY	PT	POINT OF TANGENCY
NO./#	NUMBER	NT	NON TANGENT
●	DESCRIPTIVE POINT	PRC	POINT OF REVERSE CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	PCC	POINT OF COMPOUND CURVE

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT).
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: HAWK PLATT, LLC

DATE OF SKETCH: 2/10/2026	REVISIONS:
SCALE: 1" = 1000'	
SEC. 29, 30 & 31, TWP. 26 S, RNG. 30 E	
CAD FILE: S–L ANNEXATION	
JOB NO.: 19–165C DRAWN BY: ELW	

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140 LB 966

RICHARD D. BROWN P.S.M. No. 5700 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

02/10/2026
RICHARD D. BROWN, P.S.M #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION (continued):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LESS THAT PORTION LYING WITHIN THE FOLLOWING DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, RUN SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 762.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 48' 05" WEST 662.77 FEET TO THE WEST LINE OF THE EAST ¼ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 02' 18" WEST ALONG SAID WEST LINE 700.0 FEET, RUN THENCE NORTH 89° 48' 05" EAST 663.30 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼; RUN THENCE NORTH, 700.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7 – (30–26–30–0000–0070–0000)

TRACT 1:

THE EAST ½ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS BEGINNING 800 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST ¼, RUN SOUTH 966.3 FEET, EAST 380 FEET, NORTH 1145.3 FEET, WEST 380 FEET, SOUTH 180 FEET TO THE POINT OF BEGINNING; AND LESS THE SOUTH ½ OF THE SOUTHEAST ¼.

AND

TRACT 2:

THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF.

AND

TRACT 3:

THE NORTHWEST ¼ OF NORTHEAST ¼ OF SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART THEREOF DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN NORTH 89° 54' 54" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼, 1310.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION; RUN THENCE SOUTH 00° 03' 58" WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, 658.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SAID POINT BEING THE POINT OF BEGINNING; RUN THENCE NORTH 89° 42' 07" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 651.26 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼; RUN THENCE NORTH 00° 12' 37" EAST ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ 80.0 FEET; RUN THENCE SOUTH 85° 18' 56" WEST, 653.70 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 03' 58" WEST ALONG SAID EAST LINE, 30.0 FEET TO THE POINT OF BEGINNING.

AND

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140 LB 966

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION (continued):

TRACT 4:

THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART THEREOF LYING WITHIN THE FOLLOWING DESCRIPTION: FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 762.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 48' 05" WEST 662.77 FEET TO THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 02' 18" WEST ALONG SAID WEST LINE, 700.0 FEET; RUN THENCE NORTH 89° 48' 05" EAST, 663.30 FEET, TO THE EAST LINE OF SAID SOUTHWEST ¼; RUN THENCE NORTH 700.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8 – (30–26–30–0000–0141–0000)

THE EAST 330 FT. OF THE SOUTH 660 FT. OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 9 – (30–26–30–0000–0142–0000)

THE SOUTHWEST ONE–QUARTER (S.W. ¼) OF THE SOUTHEAST ONE QUARTER (S.E. ¼), SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

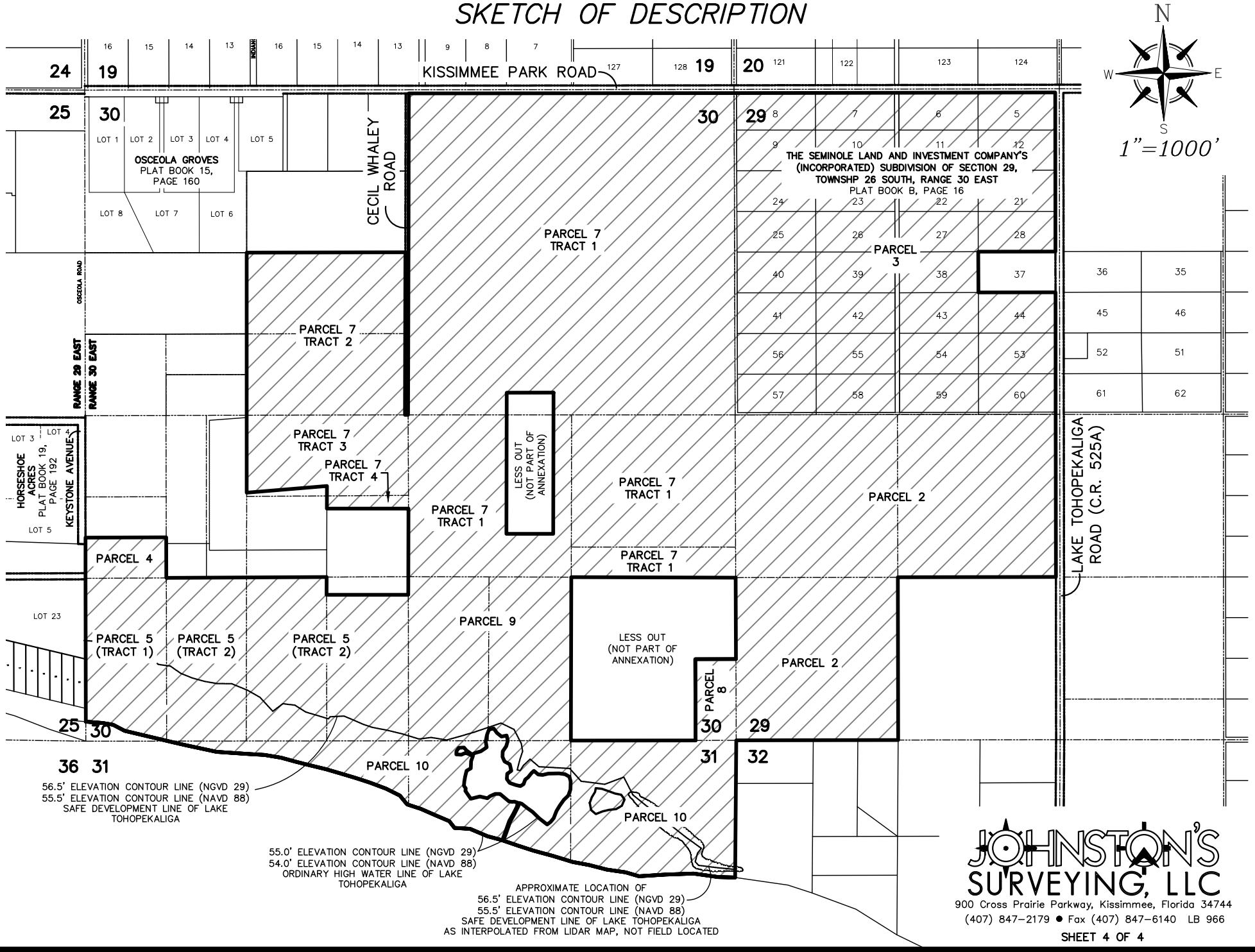
PARCEL 10 – (31–26–30–0000–0010–0000)

ALL OF FRACTIONAL SECTION 31, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

Overall Containing 743.53 acres, more or less.

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140 LB 966

SKETCH OF DESCRIPTION



JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 4 OF 4

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-031R Whaley Grove DVA

Community Development Agenda Item:
Resolution No. 2026-031R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, and CW Communities FL, LLC for a development known as Whaley Grove on approximately +/- 38.5 acres, generally located at the northeast intersection of Clay Whaley Road and Wagon Court, as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.
COST: No cost associated with this item.
This item is to enter into an agreement between the City of St. Cloud, and CW Communities FL, LLC for the annexation of approximately +/- 38.5 acres of land, known as Whaley Grove through Ordinance No. 2025-28.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The purpose of this Resolution is for an Annexation Agreement between the City of St. Cloud, CW Communities FL, LLC for a development known as Whaley Grove. The applicant is requesting this agreement to honor existing entitlements from Osceola County. Due to the annexation of +/- 38.5 acres into the City via Ordinance No. 2025-28 on a property that is generally located at the northeast intersection of Clay Whaley Road and Wagon Court. On March 17, 2014, the City entered into an Interlocal Agreement with Osceola County which identifies a Joint Planning Area of land that will ultimately be annexed into the city.

Whaley Grove has several approved Osceola County applications including, but not limited to, Preliminary Subdivision (PS20-00020), Subdivision Development Plans (SDP22-0085, SDP21-0157), Concept Plan (CP20-00003), South Florida Water Management District ERP (49-106731-P), FDEP Drinking Water Permit (0076597-645-DS), FDEP Wastewater Permit (0456585-001-DWC/CM).

This agreement provides parameters that the proposed development will be developed consistently with existing entitlements or major deviations as set forth would require revisions to development applications. The city acknowledges that Whaley Grove will be developed and consistent with Mixed - Use Land Development Code standards and regulations.

Legal Authority:
Land Development Code Chapter 1, Article 1, Section 1.1.7 - City Council Final Authority: The legislative body of the city is the city council and has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws

of this state.

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

Staff recommends **APPROVAL** of Resolution 2026-031R upon the effective date of Ordinance No. 2026-06

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
5/14/26- Final Action

Attachments:
1. 1 DVA25-00009 Memo CC 5.14.26
2. 2 DVA25-00009 Resolution 2026-031R CC 5.14.26
3. 3 Development Agreement - City of St. Cloud _ Columnar CC 5.14.26

MEMORANDUM REPORT
FOR CITY COUNCIL MEETING – ON MAY 14, 2026

To: Mayor Robertson and Council Members

From: Ralph Keith Jr, Associate Planner

Thru: Jeffrey Ball, AICP, Community Development Director

Subject: Resolution No. 2026-031R

Date: May 14, 2026

REQUEST:

Approval of Resolution No. 2026-031R (DVA25-00009) upon the effective date of Ordinance No. 2026-06

BACKGROUND:

The purpose of this Resolution is for an Annexation Agreement between the City of St. Cloud, CW Communities FL, LLC for a development known as Whaley Grove. The applicant is requesting this agreement to honor existing entitlements in Osceola County. Due to the annexation of +/- 38.5 acres into the City via Ordinance No. 2025-28 on a property that is generally located at the northeast intersection of Clay Whaley Road and Wagon Court. On March 17, 2014, the City entered into an Interlocal Agreement with Osceola County which identifies a Joint Planning Area of land that will ultimately be annexed into the city.

Whaley Grove has several approved Osceola County applications including, but not limited to, Preliminary Subdivision (PS20-00020), Subdivision Development Plans (SDP22-0085, SDP21-0157), Concept Plan (CP20-00003), South Florida Water Management District ERP (49-106731-P), FDEP Drinking Water Permit (0076597-645-DS), FDEP Wastewater Permit (0456585-001-DWC/CM).

This agreement provides parameters that the proposed development will be developed consistently with existing entitlements or major deviations as set forth would require revisions to development applications. The city acknowledges that Whaley Grove will be developed and consistent with Mixed - Use Land Development Code standards and regulations.

COST:

There is no cost associated with this request.

STRATEGIC PLAN:

The proposed resolution meets the intent of the following City of St. Cloud, Florida Strategic Goal:

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

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Resolution 2026-031R upon the effective date of Ordinance No. 2026-06

ATTACHMENTS:

- Resolution No. 2026-031R
- Exhibit A: Whaley Grove Development Agreement

RESOLUTION NO. 2026-031R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN ANNEXATION AGREEMENT BETWEEN THE CITY OF ST. CLOUD, AND CW COMMUNITIES FL, LLC FOR A DEVELOPMENT KNOWN AS WHALEY GROVE ON APPROXIMATELY +/- 38.5 ACRES, GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF CLAY WHALEY ROAD AND WAGON COURT, AS DESCRIBED IN THE BODY OF THIS RESOLUTION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

SECTION I. The City Council of the City of St. Cloud hereby approves an Annexation Agreement with CW Communities FL, LLC related to the Whaley Grove Project.

SECTION II. The Mayor is authorized and directed to execute the Agreement as set forth in Exhibit "A" and the City Manager is authorized to take any and all action necessary and consistent with this Resolution. The City Manager is further specifically authorized to withhold the formal written agreement and completion of the transaction upon her determination of any matter or factor, hereafter coming to her attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City council, in session, for review and direction.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 14th day of May 2026.

CITY OF ST. CLOUD

ATTEST:

_____
Christian B. Robertson, Mayor

_____
Ivy Llauro, City Clerk,

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

_____
Daniel F. Mantzaris, City Attorney

DEVELOPMENT AGREEMENT

This document constitutes an agreement ("**AGREEMENT**") between the City of St. Cloud, hereinafter referred to as ("**CITY**"), a municipality of the State of Florida, and CW Communities FL, LLC, a Delaware limited liability company, with its principal place of business at 4215 W. Lovers Lane, Suite 150, Dallas, Texas 75209, and its respective successors or assigns, hereby referred to as ("**OWNER**").

WITNESSETH

WHEREAS, OWNER is the owner of various parcels of land consisting of approximately 30.94 acres (the "**PROPERTY**") located in the City of St. Cloud, Osceola County, Florida (the "**COUNTY**"), which is more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof; and

WHEREAS, the PROPERTY is commonly known as Whaley Grove Subdivision (formerly referred to as "Elite Estates" and "Clay Whaley Subdivision") and was designated Mixed Use on the COUNTY's Future Land Use Map and zoned Mixed-Use District (MXD) on the COUNTY's Official Zoning Map (collectively, the "**LAND USE AND ZONING APPROVALS**"); and

WHEREAS, the PROPERTY was approved in the COUNTY for the development of up to 165 residential units, which types of residential uses include 83 detached and 82 attached product types of single family residential, as well as supportive active and passive recreation/social areas for such residential units with 0.52 acres of active and 4.85 acres of passive recreation/social areas (collectively, the "**INTENDED USE**"); and

WHEREAS, OWNER is proposing to develop the PROPERTY pursuant to COUNTY approved Preliminary Subdivision, PS20-00020 set forth on Exhibit "B-1" (the "**PS**"); the COUNTY approved Subdivision Development Plan, SDP22-0085 set forth on Exhibit "B-2 (the "**SDP**"), the COUNTY approved Concept Plan for Elite Subdivision, CP20-00003 set forth on Exhibit "B-3" (the "**CP**"); and COUNTY approved Subdivision Development Plan, SDP21-0157 set forth on Exhibit "B-4" (the "**Offsite SDP**"); (collectively, the "**COUNTY APPROVALS**"), each attached hereto and by this reference made a part hereof; and

WHEREAS, OWNER intends to develop the PROPERTY for the INTENDED USE pursuant to the LAND USE AND ZONING APPROVALS, as well as additional existing COUNTY APPROVALS for the PROPERTY attached hereto and also described on Exhibit "C" attached hereto and made a part hereof (collectively, the "**EXISTING ENTITLEMENTS**") and CITY agrees to honor such EXISTING ENTITLEMENTS notwithstanding any conflict with any CITY policy, rule or regulation including, without limitation, the CITY Land Development Regulations;

WHEREAS, the CITY approved the annexation of the PROPERTY pursuant to Ordinance No. 2025-28 on May 27, 2025, and recorded in Official Records Book 6793, Page 2219, Public Records of Osceola County, Florida; and

WHEREAS, the PROPERTY is now designated Mixed Use on the CITY's Future Land Use Map pursuant to Ordinance No. 2024-50 approved by the City Council of the City of St. Cloud, Florida on October 9, 2025 and recorded in the Official Records Book 6865, Page 1656, Public Records of Osceola County, Florida and is now zoned Mixed Use (MIX) on the CITY's Official Zoning Map pursuant to Ordinance No. 2025-66 approved by the City Council of the City of St. Cloud, Florida on October 9, 2025 and recorded in Official Records Book 6865, Page 2002, Public Records of Osceola County, Florida; and

WHEREAS, OWNER agrees to submit needed applications to the CITY to develop the PROPERTY in accordance with the EXISTING ENTITLEMENTS for the INTENDED USE of the PROPERTY including the SCP as well as building permit applications to the CITY and to go through the CITY approval process; and

WHEREAS, OWNER requested water, wastewater and reuse services from TOHOPEKALIGA WATER AUTHORITY ("**TOHO**") for the PROPERTY (the "**UTILITY SERVICES**") with OWNER and TOHO having entered into that certain Water, Reuse, and Wastewater System Developer's Service Agreement dated May 14, 2025 and recorded in Official Records Book 6789, Page 1858, Public Records of Osceola County, Florida regarding such UTILITY SERVICES (the "**DEVELOPMENT SERVICES AGREEMENT**"); and

WHEREAS, the CITY has enacted Ordinance No. 2017-08 (the "**CITY Mobility Fee Code**"), which imposes mobility fees upon development or redevelopment of property within the CITY; and

WHEREAS, the OWNER and the CITY are entering into this AGREEMENT to set forth the terms and conditions under which the PROPERTY will be developed for the INTENDED USE.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. **RECITALS**. The Parties acknowledge and agree that the foregoing recitals are true and correct and by this reference incorporated into and constitute a part of this AGREEMENT.

Section 2. **WATER/SEWER/REUSE SERVICE**. The Property is subject to the DEVELOPMENT SERVICES AGREEMENT between TOHO and OWNER. The CITY, COUNTY and OWNER acknowledge that TOHO, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, is not a party to this Agreement and assumes no legal responsibility or obligation arising from it, including but not limited to matters concerning utility services, roadway improvements, right-of-way transfers, or easements. TOHO is bound only by agreements to which it is a party.

Section 3. **DEVELOPMENT STANDARDS**. CITY acknowledges and agrees the PROPERTY will be designed and developed for the INTENDED USE according to the EXISTING ENTITLEMENTS set forth on Exhibit "C" hereto, which are consistent with the Osceola County Land Development Code, and CITY agrees to fully honor such EXISTING ENTITLEMENTS prior to and following the date the PROPERTY is annexed into the CITY. Notwithstanding any City Code provision, rule, regulation or policy to the contrary, CITY agrees

that both the SDP and the SCP is vested with respect to the entire PROPERTY and its full buildout. City further agrees that neither the SDP nor the SCP shall become void and no additional preliminary subdivision or construction plans will be required for any phase of development of the PROPERTY. Additionally, the PROPERTY shall be developed as follows:

3.1 Except as otherwise set forth in this AGREEMENT or in the EXISTING ENTITLEMENTS, OWNER and the CITY agree that the PROPERTY shall be developed consistently with the Mixed-Use District (MIX) Development Standards (MIX), as set forth in the City Code in effect on the Effective Date. In the event of any conflict between the provisions of the CITY's Land Development Regulations and the EXISTING ENTITLEMENTS or this AGREEMENT, the EXISTING ENTITLEMENTS and this AGREEMENT shall prevail.

3.2 The CITY acknowledges that OWNER may vacate existing rights-of-way through or adjacent to the PROPERTY and that acreage attributable to such vacated do not exceed ten percent (10%) of the acreage of the existing PROPERTY and shall be considered to be part of the PROPERTY upon vacation and eligible for uses and densities allowed by the CITY's Comprehensive Plan for such properties, without the need to amend this AGREEMENT.

3.3 The CITY acknowledges that the PROPERTY will be developed according to the previously County-adopted standards and EXISTING ENTITLEMENTS, which may conflict with the CITY'S Land Development Code, including the following standards in this Section 3:

3.4 Minimum lot setbacks shall be as follows:

Attached townhomes:

- Front: Ten (10) feet
- Rear: Twenty Five (25) feet
- Street side: Zero (0) feet
- Side: Zero (0)

Detached single family

- Front: Twenty five (25) Feet
- Garages: Twenty-five (25) Feet minimum driveway depth.
- Rear: Five (5) Feet
- Side (Interior): Five (5) Feet
- Side (Corner): Ten (10) Feet

3.5 Any accessory structure shall comply with Section 3.14.1 of CITY's Land Development Code.

3.6 The Road and Alley designs for the PROPERTY shall comply with the cross section set forth on Exhibit "D" attached hereto and incorporated herein by this reference which depicts typical roadway sections approved in the COUNTY. The CITY hereby acknowledges and accepts such COUNTY approved Road and Alley designs and agrees to allow flexibility in the separation between the groundwater and road base in accordance with geotechnical engineering recommendations, as approved by a City Engineer.

3.7 Parking:

- Detached:
  - Total of four (4) parking spaces per detached single-family residence.
- Attached (Townhomes):
  - Total of four (4) parking spaces per townhome residence.
- All Lots:
  - Two (2) parking spaces in the garage and two (2) parking spaces in the driveway.
  - One (1) guest parking space for every two (2) single family dwelling in any approved on-street parking and public amenity areas.

3.8 The EXISTING ENTITLEMENTS lot sizes and minimum air-conditioned living area square footage for the types of units are as follows:

(a) Attached (townhome) Single Family: 22' x 111' – 119.92'120

(b) rear loaded attached with a minimum air-condition living area of 1,300 square feet one to two stories.

(c) Single-family: 50' and 65' x 125' front loaded detached with a minimum air-condition living area of 1,700 square feet one to two stories.

3.9 The CITY will allow up to six (6) attached lots encompassing one townhome building and three (3) detached lots for each phase of the PROPERTY as Model Homes with UTILITY SERVICES available for such Model Homes with appropriate infrastructure in accordance with the CITY's Land Development Code.

3.10 For the single-family detached unit types, architectural elevations and façade of homes shall vary from adjacent homes and include self-regulating monotony clause whereby no more than two (2) models of the same type, paint color and elevations shall be adjacent or across the street from each other.

3.11 Notwithstanding anything to the contrary in Ordinance 2023-03 (Architectural Design Standards), to promote a mix of residential products within the PROPERTY, townhomes may be located throughout the PROPERTY and may be located across (front or rear) from a detached single-family product. Further, townhome units may be designed with attached garages. Additionally, off street parking, including driveways and garages for an individual single

family detached dwelling shall access from an alley or side street if the lot width for a single family detached dwelling units is less than fifty (50) feet as measured at the proposed building setback line.

3.12 The OWNER, or any applicable homeowner's association and/or CDD, if applicable shall be responsible for the maintenance of all trees and landscaping contained in the right-of-way on the PROPERTY.

3.13 The CITY hereby acknowledges and accepts the EXISTING ENTITLEMENTS and permits set forth on Exhibit "C" (collectively, the "**PERMITS**") as may be amended from time to time, including, without limitation, such permits which establish jurisdictional lines and management for wetlands within the PROPERTY (and any modifications to such PERMITS. OWNER shall comply with the requirements of the PERMITS, and all applicable federal and state regulations related to wetlands.

3.14 OWNER shall comply with the PERMITS and shall coordinate with all agencies in securing any additional permits necessary to develop the Stormwater Management Plan for the PROPERTY ("**STORMWATER PLAN**"). Upon completion of design, the CITY agrees that the STORMWATER PLAN shall be incorporated into the engineering plans, and the CITY further agrees that it shall not impose more restrictive stormwater, floodplain, or compensating storage requirements on future phases of development if substantially consistent with the engineering plans.

3.15 For a period of three (3) years from the date of Annexation the CITY acknowledges that OWNER may use all or a portion of the PROPERTY for cattle fanning operations, citrus farming, plant nursery, silviculture, aqua culture, or other agricultural-related purposes as a non-conforming use, consistent with CITY'S LDC, until such time as all the PROPERTY is developed for the INTENDED USE. If any development occurs adjacent to the agricultural use or uses, fencing or vegetative barrier, as approved by CITY, shall be required consistent with CITY'S LDC, as amended. Notwithstanding any land-use designation or zoning district assigned to any portion of the PROPERTY, nothing in this AGREEMENT or the Land Development Code is intended to impair or negate OWNER's existing agricultural classification for ad valorem tax purposes so long as and to the extent that OWNER maintains a bona fide agriculture operation on the PROPERTY or any portion of the PROPERTY. OWNER may maintain, replace and relocate barbed wire, plain wire, mesh or other fencing, except razor wire in connection with OWNER's agricultural uses or the development of less than all the PROPERTY and that any portion of the PROPERTY being used for such agricultural uses shall meet the requirements of the CITY Land Development Code for underdeveloped land. OWNER and the CITY acknowledge and agree the zoning classification designates the future use of the PROPERTY and shall not affect agricultural uses of the PROPERTY or any portion of the PROPERTY until such time as all the PROPERTY is developed for the INTENDED USE.

3.16 Notwithstanding anything to the contrary, the infrastructure improvements for the amenity tract will be completed prior to the issuance of the Certificate of Completion for the PROPERTY, The construction of the amenity tract improvements, including but not limited to the amenity pool, cabana and related facilities, shall not be required to be completed prior to the issuance of the Certificate of Completion for the PROPERTY. The full construction plans for the

amenity tract improvements will be submitted to the CITY for CITY's review and approval. The amenity tract improvements shall be completed no later than the issuance of the 84th certificate of occupancy (i.e., 51% of build-out).

3.17 CITY and OWNER acknowledge and agree that a material part of the consideration for entering into this AGREEMENT is the agreement by the CITY that the EXISTING ENTITLEMENTS shall be honored over time as the PROPERTY is developed in accordance with this AGREEMENT. Accordingly, it is agreed that, unless requested by OWNER and approved by CITY, no changes to the EXISTING ENTITLEMENTS shall be made by the CITY.

3.18 CITY agrees, to promptly and concurrently process, without delay, any applications submitted by OWNER to the CITY including the Subdivision Construction Plans and plat of the PROPERTY in accordance with the EXISTING ENTITLEMENTS after the effective date of this Agreement.

Section 4. TRANSPORTATION IMPROVEMENTS

4.1 OWNER acknowledges and agrees that OWNER is not seeking any mobility fee credits, reimbursements, offsets, or other compensation from CITY for the framework roadway improvements being constructed for Southbury Drive and Clay Whaley Road and the OWNER hereby voluntarily waives any present or future claim for such mobility fee credits or reimbursement associated with said improvements.

4.2 OWNER acknowledges and agrees that the terms, conditions, and obligations of this AGREEMENT shall run with the land and shall be binding upon the PROPERTY and OWNER, and shall be binding upon OWNER and its respective successors and assignees.

Section 5. SEVERABILITY.

In the event that any provision of this AGREEMENT shall be held invalid or unenforceable, the provision shall be deleted from this AGREEMENT without affecting in any respect whatsoever the validity of the remainder of this AGREEMENT.

Section 6. NOTICES.

All notices, demands, or other writings required to be given or made or sent in this AGREEMENT, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY	**OWNER**
City of St. Cloud City Manager 1300 Ninth Street St. Cloud, FL 34769	CW Communities FL, LLC Attention: Daniel A. Traylor 4215 W. Lovers Lane, Suite 150 Dallas, Texas 75209

Section 7. **AMENDMENTS**.

Any amendment to this AGREEMENT is not effective unless the amendment is in writing and signed by all parties.

Section 8. **RECORDATION/BINDING EFFECT**.

This Agreement shall be recorded in the Public Records of Osceola County, Florida by CITY at the cost of the CITY, and shall be binding upon and enforceable by and against the parties hereto and their beneficiaries, heirs, successors and assigns and shall be deemed to "run with the land." This Agreement shall also inure to the benefit of both parties hereto and their respective beneficiaries, heirs, successors and assigns.

Section 9. **VENUE AND ATTORNEY FEES**.

The parties expressly agree that in the event that any litigation arising out of this AGREEMENT shall be exclusively filed in Osceola County Circuit Court. Further that in the event of such litigation, the prevailing party shall be entitled to recover its reasonable attorney fees at all levels including appeal and bankruptcy.

Section 10. **EFFECTIVE DATE**.

The effective date of this AGREEMENT shall be the date that it is last executed by a party as set forth below.

[*signatures appear on immediately following pages*]

IN WITNESS WHEREOF, the parties hereto have made and executed this AGREEMENT on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through its authorized representatives.

CITY OF ST. CLOUD	ATTEST:
Veronica Miller, City Manager	Ivy Llauro, City Clerk

Signed, sealed and delivered in the presence of:

OWNER

CW COMMUNITIES FL, LLC, a Delaware limited liability company

By: CH II CW Communities FL, LLC, a Delaware limited liability company,
Its: Manager

By:_____
Print Name: Jeffrey H. Porter
Title: Authorized Person

_____
Print Name:_____
Mailing Address:
_____
_____

_____
Print Name:_____
Mailing Address:
_____
_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Jeffrey H. Porter, as the Authorized Person of CH II CW Communities FL, LLC, a Delaware limited liability company, the Manager of CW COMMUNITIES FL, LLC, a Delaware limited liability company on behalf of the company, □ who is personally known to me or □ who produced as identification.

(Notary Seal)

_____
NOTARY PUBLIC (Signature)

_____
NOTARY PUBLIC (Typed, Printed or Stamped)

EXHIBIT "A"

Legal Description of the PROPERTY

LOTS 99, 109, 110, 115, 116, 125 AND THE WEST 1/2 OF 126, OF TO THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF PLATTED RIGHT OF WAYS AND LESS AND EXCEPT THE SOUTH 47.00 FEET OF SAID LOTS 125 AND 126.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF A 35.00 FOOT WIDE PLATTED RIGHT OF WAY; THENCE RUN NORTH 00°38'08" WEST ALONG SAID CENTERLINE, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTH LINE OF A 47.00 FOOT WIDE RIGHT OF WAY DEDICATION, AS RECORDED IN OFFICIAL RECORDS BOOK 6442, PAGES 56-61 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°38'08" WEST ALONG SAID CENTERLINE, A DISTANCE OF 923.19 FEET; THENCE DEPARTING SAID CENTERLINE, RUN THENCE SOUTH 89°29'11" EAST, A DISTANCE OF 660.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 99; THENCE RUN NORTH 00°20'07" WEST ALONG THE WEST LINE OF SAID LOT 99, A DISTANCE OF 329.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 99; THENCE RUN SOUTH 89°29'59" EAST ALONG THE NORTH LINE OF LOT 99 AND THE EXTENSION THEREOF, A DISTANCE OF 659.82 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 00°32'34" EAST ALONG SAID EAST LINE, A DISTANCE OF 989.96 FEET; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, RUN NORTH 89°29'17" WEST ALONG THE NORTH LINE OF SAID LOT 126, A DISTANCE OF 338.73 FEET; THENCE RUN SOUTH 00°33'38" EAST, A DISTANCE OF 263.03 FEET TO A POINT ON THE NORTH LINE OF AFORESAID RIGHT OF WAY DEDICATION; THENCE RUN NORTH 89°30'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 981.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.944 ACRES, MORE OR LESS.

EXHIBIT "B-1"

"PS" Preliminary Subdivision (PS20-00020)

DEPARTMENT OF COMMUNITY DEVELOPMENT

Dave Tomek
Administrator

Ken Brown
Deputy Administrator

Susan Caswell, AICP
Community Development Assistant Administrator

Steven Whitmore
Building Director

Kelly Haddock
Current Planning Director

Stephen Wood
Customer Care Director

Jose Gomez, P.E.
Development Review Director

Joseph S. Strickland
Extension Services Director

Robert Mindick
Parks and Public Lands Director

Kerry Godwin
Planning & Design Director

Susan Caswell, AICP
Sports & Event Facilities

Osceola County

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

May 18, 2021

Jose Martinez
3475 Kaiser Ave
St. Cloud, FL 34771

REF: PS20-00020 – Clay Whaley Subdivision – Approval of a preliminary subdivision plan for Clay Whaley Subdivision consisting of 164 lots and 21 tracts on approximately 31.215 acres within a Mixed Use (MXD) Zoning district.

This is to inform you that the Preliminary Subdivision Plan (PSP) PS20-00029 was approved by the Osceola County Board of County Commissioners with the following special conditions at their meeting of **May 17, 2021**.

Special Conditions:

1. A traffic Impact analysis (TIA) encompassing the traffic impact of the proposed to the adjacent roadways shall be submitted at SDP. The TIA must account for trip generation and trip distribution of all adjacent development that currently use Clay Whaley Road; include also all proposed developments that are approved but yet to be constructed that will use Clay Whaley. The TIA must include projected traffic conditions, intersection capacity analysis at full build out, roadway segment capacity, and intersection improvement analysis and recommendations.
2. Right-of-way vacation shall be performed by submitting a separate right-of-way vacation application. It may not be vacated with the final plat for this subdivision.
3. Street F is shown as a local street. Revise such that Street F is shown as a transitional section to the ultimate Toho Parkway (ultimate section is a 78' avenue). Extend the transitional section to the northern and southern property boundaries, with a T-intersection at Street E, with appropriate stubs so that future development may connect and continue the framework street.
4. Clay Whaley Road is a framework roadway. The roadway shall be improved to Avenue/Boulevard standards, dedicating and constructing a half section of the roadway, with the construction of this development. To be addressed at SDP.
5. The Development shall be required to improve streets along the property frontage(s) from which access is required; Improvements shall extend to the nearest County/City maintained roadway that meets the adopted standard per LDC 4.4.5.A. To be addressed at SDP.
6. Roadway geometry and alignment and stormwater management will be reviewed at SDP. Roadways shall intersect without offset at right angles.
7. Curb ramp and crosswalk will be required at the intersection of the proposed access and Clay Whaley Road. To be addressed at SDP.
8. Typical section for Clay Whaley Road shall conform to the requirements of the LDC and will be reviewed and approved at SDP.
9. Typical section for Toho Parkway (Street F) shall conform to the requirements of the LDC and will be reviewed and approved at SDP.
10. Roadway Typical sections shall conform to the requirements of the LDC and will be reviewed and approved at SDP.

11. Alleys not conforming to local street standards shall be privately owned and maintained.
12. F-1 Please be aware of the following requirements per Osceola County Land Development Code, Chapter 4 - Article 4.9
13. All buildings shall have Fire Department Access within one hundred fifty (150) feet of all portions of the first story and four hundred fifty (450) feet when building has installed an automatic sprinkler system.
14. A fire department access road shall extend to within 50 ft. of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Per the Land Development Code Chapter 2, Article 2.1.1F, this PSP is valid as long as a Site Development Plan application is submitted within twenty-four (24) months from the approval of the PSP and the SDP remains valid.

The PS as shown is conceptual in nature and subject to changes based upon engineering design constraints. Any SDP plan submitted with deviations that affects the approved use or function of the development will be required to submit a new Preliminary Subdivision Application.

Criteria not explicitly detailed in this plan, including, but not limited to, street alignment and stormwater management, shall comply with the Land Development Code and will be addressed in the associated Site Development Plan(s). Offsite traffic and stormwater designs will be addressed at the Site Development Plan (SDP) stage and may require additional improvements beyond what is shown on the approved PSP.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, Land Development Code or other Development regulations in effect at the time of development.

If I can be of further assistance, please contact me at (407) 742-0247.

Respectfully,

Richard Keck
Development Coordinator

cc: Craig Zetwo, Hanson Walter & Associates czetwo@hansonwalter.com

EXHIBIT "B-2"

"SDP" Subdivision Development Plan (SDP22-0085)

OSCEOLA COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

Ray Stangle
Administrator

Ken Brown
Deputy Administrator

Kelly Haddock
Assistant Administrator

Stephen Whitmore
Building Director

Ray Stangle P.E.
Development Review Director

Robert Mindick
Parks and Public Lands Director

Joseph S. Strickland
Extension Services Director

Corinne Carpenter
Planning & Design Director

Osceola County

1 Courthouse Square
Suite 1400
Kissimmee, FL 34741
Ph: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

August 17, 2023

Jose Martinez jeff@snowflorida.com
Elite Metro Corp
1001 New York Ave
St. Cloud, FL 34769

Subject: **SDP22-0085**
Clay Whaley Road Subdivision

Please be advised the above referenced Site Development Plan (SDP) is hereby approved by the Osceola County Development Review Department. **This approval is granted as of August 17, 2023, shall be valid for three years and is scheduled to expire on August 17, 2026.**

In addition to the requirements of the Land Development Code, the following conditions shall also apply.

1. CONDITION: all improvements for Clay Whaley Road Widening must be constructed and initially accepted by the County prior to CoC of this project.
2. CONDITION: CoC for this project will not be issued prior to the certificate of completion CoC of SDP21-0157.
3. APPROVED WITH CONDITIONS: | | It will be the building owner's responsibility to submit a gridded RF study after the completion of the building envelope, and all doors, windows, and exterior openings are closed to ensure that two-way coverage on each floor of the building is a minimum of 90 percent of the total floor area and the critical areas designated with 99 percent coverage (NFPA 1; NFPA 1221; NFPA 72)
4. When required, there is no provision for issuance of a Certificate of Occupancy to a building wherein the required in-building two-way communication system is not fully installed, tested, and approved for use.

Please be advised that approval of this SDP DOES NOT grant the ability to commence site construction. Prior to construction and issuance of building permits, the following must occur:

1. Prior to the pre-construction meeting, construction and permitting fees in the amount of $81,360.57shall be submitted to this office and made payable to the Osceola Board of County Commissioners.
2. All forms/conditions as listed on the approval letter and enclosed sufficiency checklist must be submitted to and approved by your project coordinator before scheduling a pre-construction meeting. Upon confirmation of approval, please contact Tina Stadtlander (407-742-0245) or Silvia Juhas (407-742-0246) to schedule the Pre-Construction meeting.
3. A full set of half sized, approved plans, stamped and watermarked by the County, must be printed and provided for County inspection staff at the pre-construction meeting.

Per the Osceola County Vertical Control Program, a minimum of one brass disc per site shall be installed in a pond control structure. Discs can be requested from the Permit Technicians in the County Administration Building located at 1 Courthouse Square, Kissimmee, FL 34741. A permit fee of $260 per disc will apply. For any questions regarding this process, please contact Tina Stadtlander at 407.742.0245 or tina.stadtlander@osceola.org.

Subject: **SDP22-0085**
Clay Whaley Road Subdivision

Any deviations or revisions from the stamped approved plans must be submitted to the Osceola County Development Review Department for review and approval prior to field alteration.

Field conditions during construction may reveal or necessitate the need for revisions. This is an advisory note. Revisions may be as a result of design modification or safety issues.

All developments located within Special Flood Hazard Area (SFHA) as designated in the latest adopted FEMA maps, must obtain the required state and federal permits prior to commencement of construction if applicable.

This approval does not eliminate the necessity to obtain any required federal, state, local and/or special district authorizations prior to the start of activity. Specifically, the responsibility for utility approval is with the respective utility providers. Copies of all required permits shall be forwarded to the Osceola County Development Review Department prior to construction for filing purposes.

No vertical construction may take place until a building permit is obtained from the Osceola County Building Department. Please contact Remi Zerillo at 407.742.0200 for information regarding this application and process.

A building permit is required for all proposed facilities within the approved site of this development including but are not limited to: sanitary lift stations, proposed light fixtures (poles) that are independent from any building structure, electrical gates, retaining walls that exceed three (3) feet in height, dumpster enclosures, etc...

If you have any questions regarding this letter, please contact Richard Keck at 407.742.0247 or richard.keck@osceola.org.

Sincerely.



Richard Keck
Development Review Department

cc: Craig Zetwo, P.E. Hanson Walter & Associates czetwo@hansonwalter.com
Melvin Perez, Supervisor of Inspectors
Ismael Castro, Building Official
Jessica Vera, Document Management

EXHIBIT "B-3"

"CP" Concept Plan (CP20-00003)

DEPARTMENT OF COMMUNITY DEVELOPMENT

Dave Tomek
Administrator

Brian K. Brown
Deputy Administrator

Susan E. Caswell, AICP
Assistant Administrator

William Grimes
Building Official

Kelly Haddock
Current Planning Director

Jose A. Gomez, P.E.
Development Review Director

Joseph S. Strickland
Extension Services Director

Robert Mindick
Parks and Public Lands Director

Kerry Godwin
Planning & Design Director

Kevin Ostrowski
Sports & Event Facilities Manager

Osceola County

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

April 9, 2021 *Sent via email: czetwo@hansonwalters.com*

Jose Martinez
3574 Kaiser Avenue
St. Cloud, FL 34772

RE: CP20-00003 Clay Whaley Concept Plan: Request to approve a Mixed Use Concept Plan CP20-00003 – Clay Whaley consisting of 69 townhomes and 88 detached homes within the ED-2 Neighborhood of the East of Lake Toho CMP.

Dear Mr. Martinez,

Your request for approval of the Clay Whaley Concept Plan (CP20-00003), was granted by the Osceola County Development Review Committee at their meeting on April 7, 2021. The CP was approved subject to the following condition:

All open space, recreation standards, pedestrian access, roadway alignments and requirements will be reviewed for compliance with the LDC at the PS and SDP stage. Adjustments may be needed based upon a more detailed review.

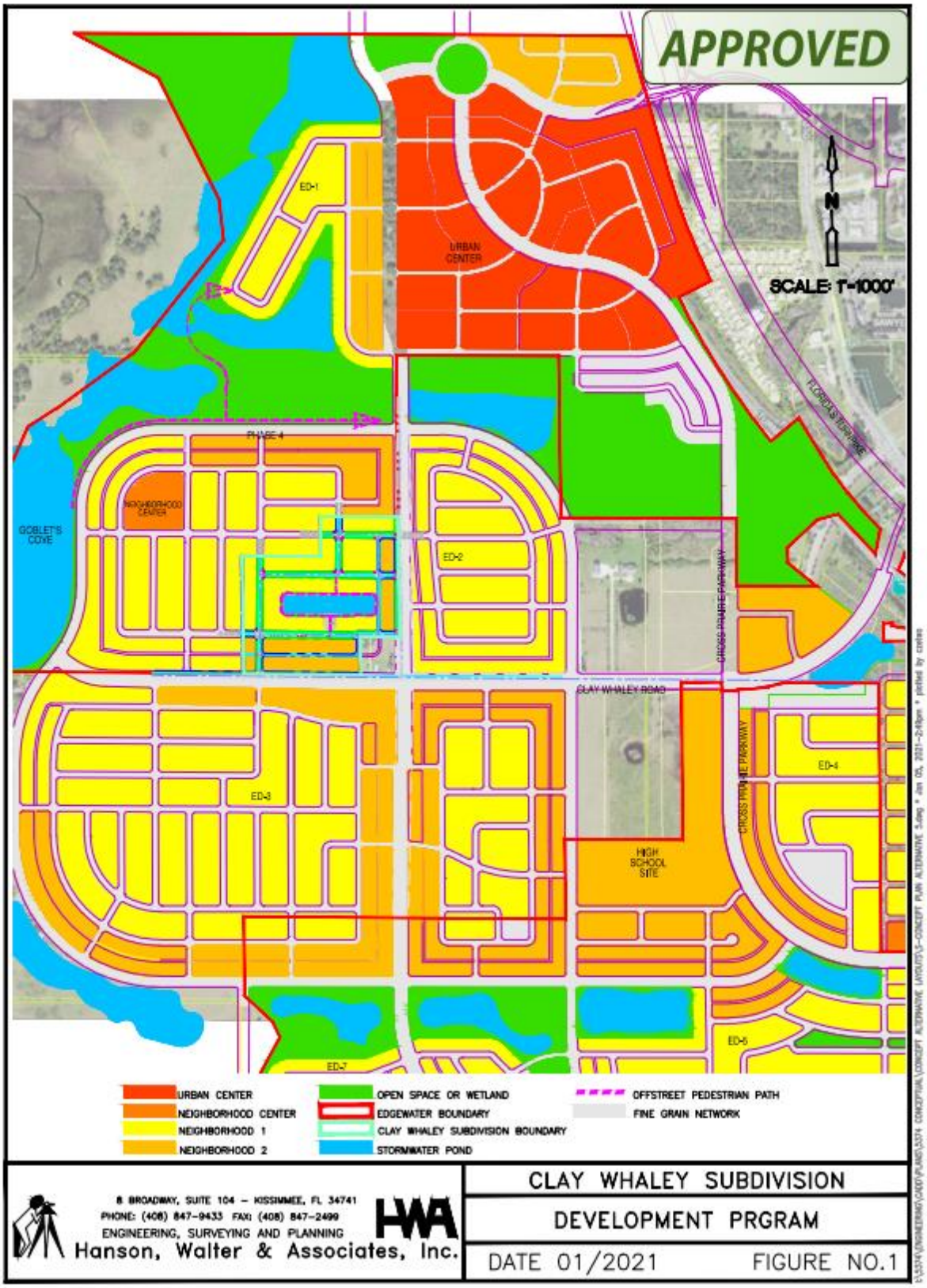
NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Planning & Design Office, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC), or other development regulations in effect at the time of development.

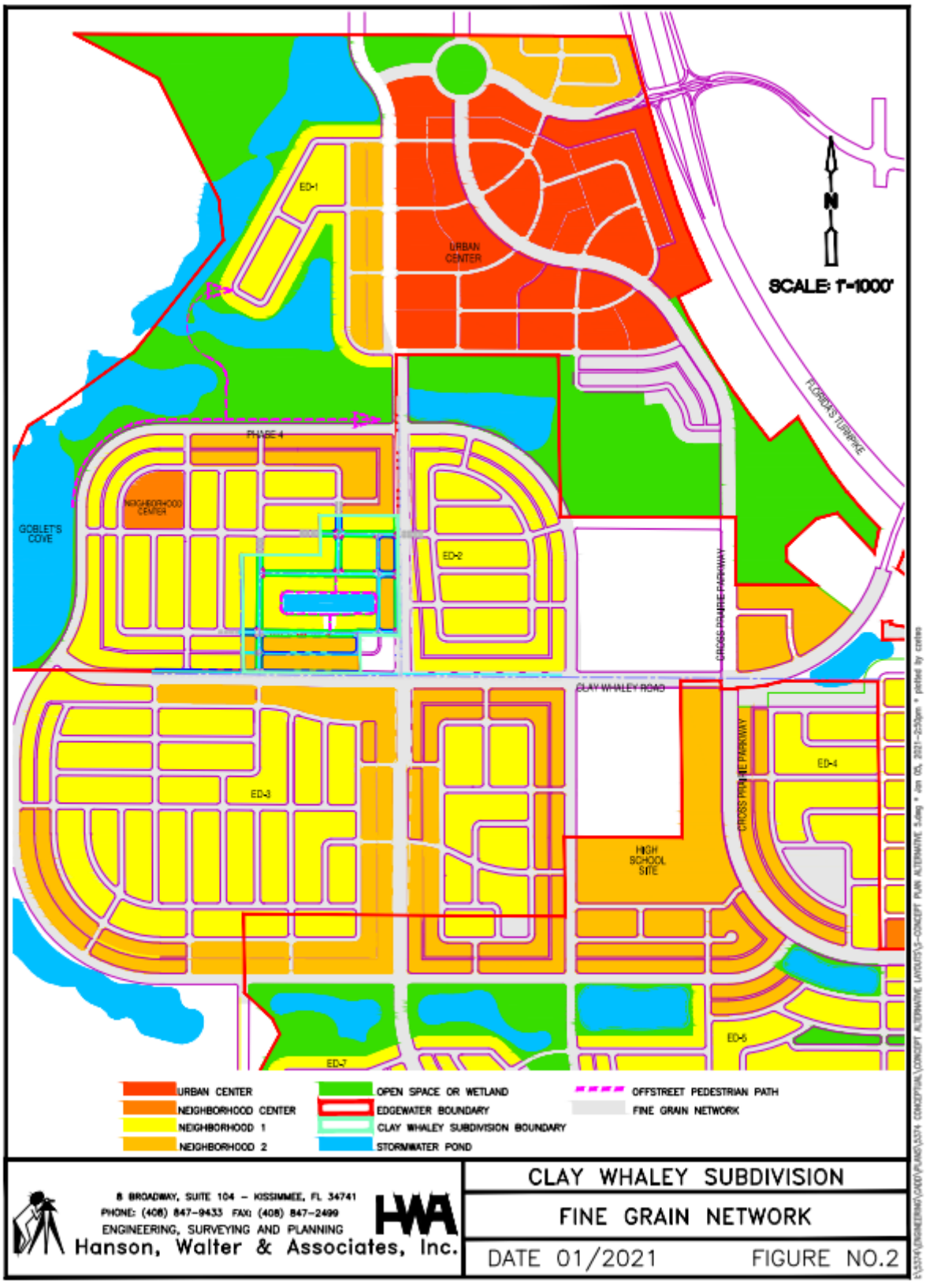
The approved concept plan stamped "**Approved**" on April 7, 2021 is attached for your reference. If we can be of assistance, please contact me at 407-742-0212, or via email at james.resta@osceola.org

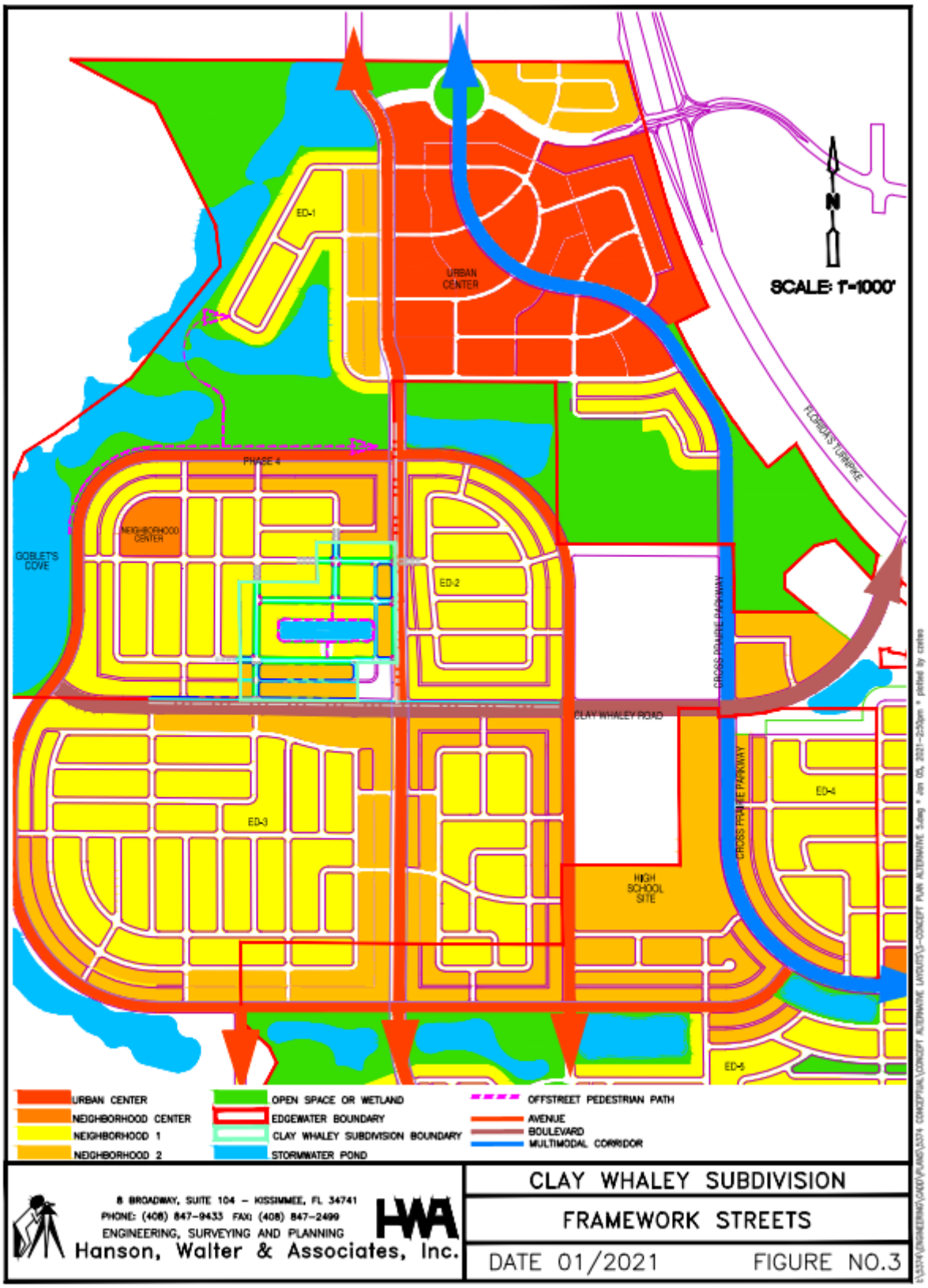
Respectfully,

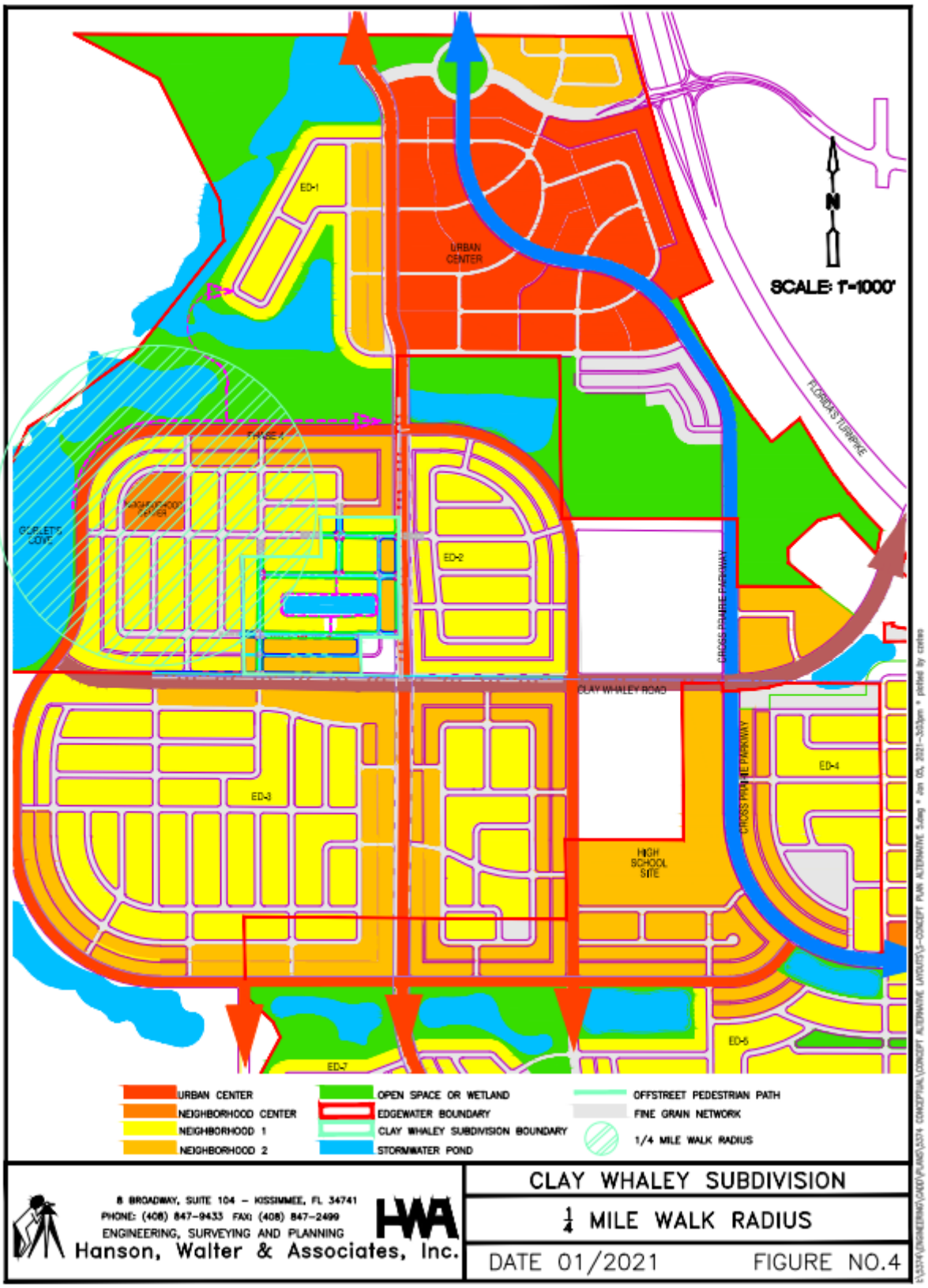
Jim Resta
Planner III, Osceola County Planning and Design

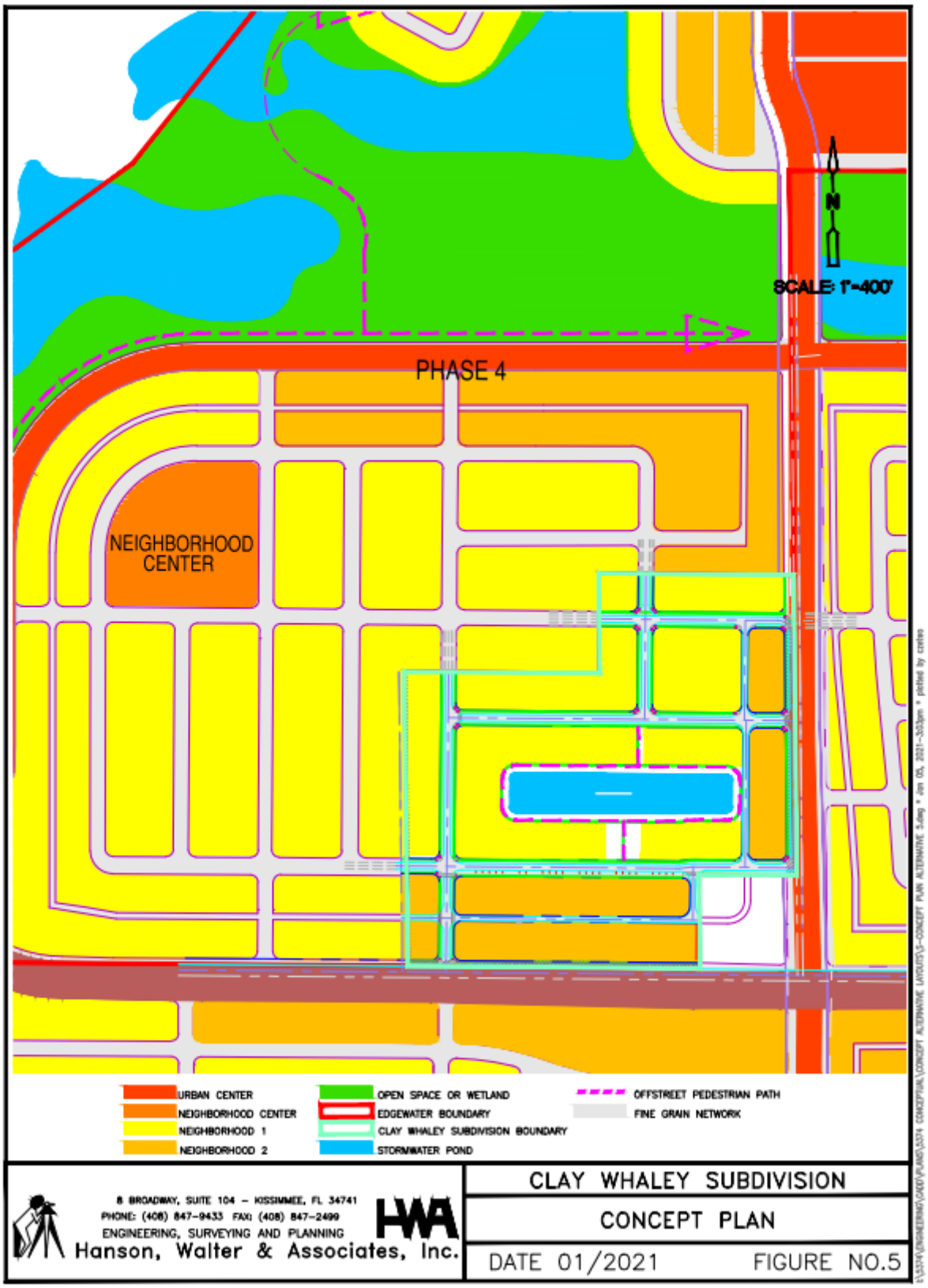
Attachments:
Concept Plan stamped "**Approved April 7, 2020**"

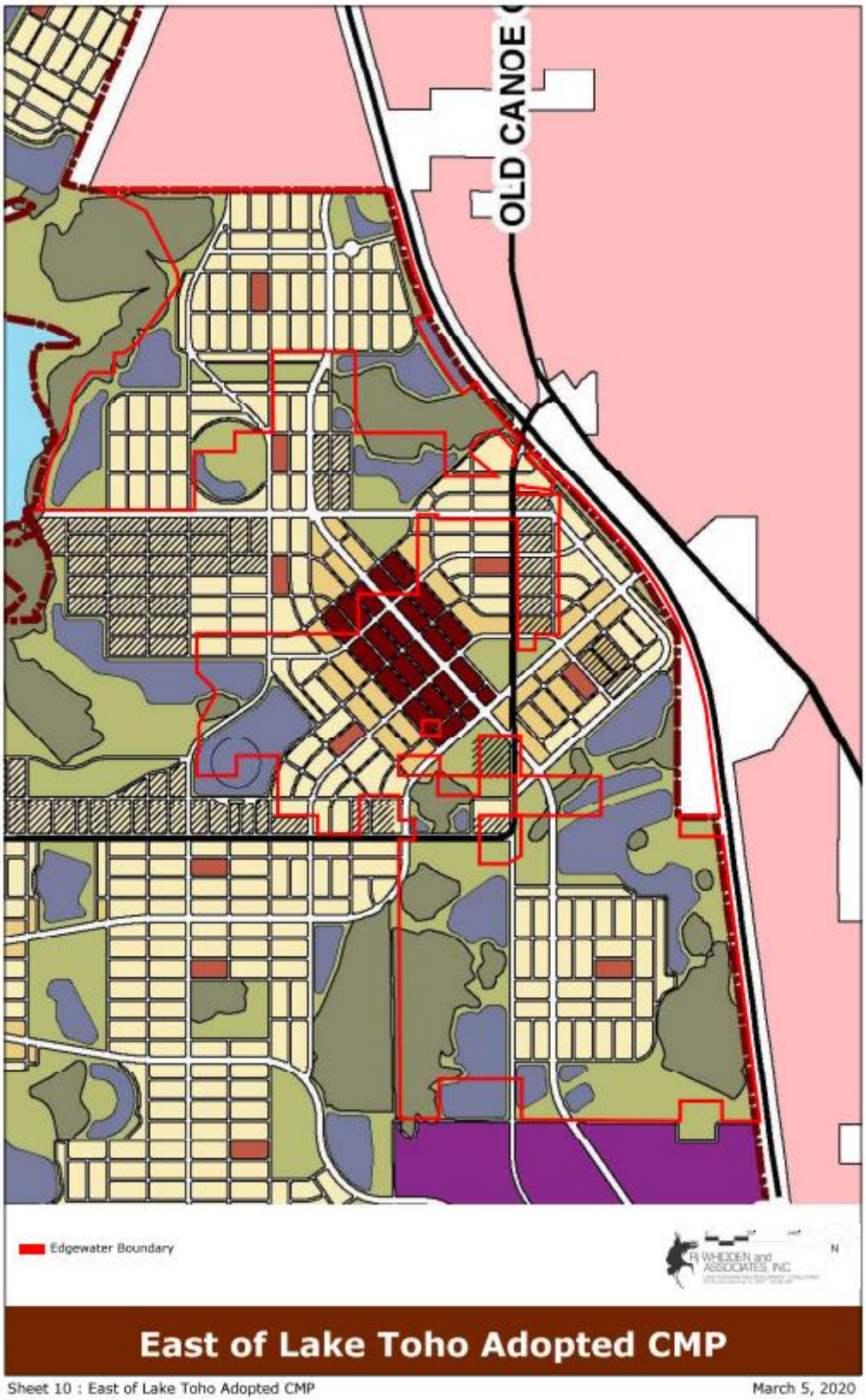

APPROVED
SCALE: 1"=1000'
N
ED-1
URBAN CENTER
PHASE 1
NEIGHBORHOOD CENTER
GOBLET'S COVE
ED-2
CROSS PRAIRIE PARKWAY
CLAY WHALEY ROAD
ED-3
ED-4
HIGH SCHOOL SITE
ED-5
ED-7
URBAN CENTER
NEIGHBORHOOD CENTER
NEIGHBORHOOD 1
NEIGHBORHOOD 2
OPEN SPACE OR WETLAND
EDGEWATER BOUNDARY
CLAY WHALEY SUBDIVISION BOUNDARY
STORMWATER POND
OFFSTREET PEDESTRIAN PATH
FINE GRAIN NETWORK
8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741
PHONE: (408) 847-9433 FAX: (408) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.
HWA
CLAY WHALEY SUBDIVISION
DEVELOPMENT PRGRAM
DATE 01/2021
FIGURE NO.1


ED-1
URBAN CENTER
N
SCALE: 1"=1000'
FLORIDA'S TURNPIKE
PHASE 4
NEIGHBORHOOD CENTER
GOBLET'S COVE
ED-2
CROSS PRAIRIE PARKWAY
CLAY WHALEY ROAD
ED-4
ED-3
HIGH SCHOOL SITE
ED-5
ED-7
URBAN CENTER
NEIGHBORHOOD CENTER
NEIGHBORHOOD 1
NEIGHBORHOOD 2
OPEN SPACE OR WETLAND
EDGEWATER BOUNDARY
CLAY WHALEY SUBDIVISION BOUNDARY
STORMWATER POND
OFFSTREET PEDESTRIAN PATH
FINE GRAIN NETWORK
8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741
PHONE: (408) 847-9433 FAX: (408) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.
CLAY WHALEY SUBDIVISION
FINE GRAIN NETWORK
DATE 01/2021
FIGURE NO.2


ED-1
URBAN CENTER
N
SCALE: 1"=1000'
FLORIDA'S TURNPIKE
PHASE 4
NEIGHBORHOOD CENTER
GOBLET'S COVE
ED-2
CROSS PRAIRIE PARKWAY
CLAY WHALEY ROAD
ED-3
ED-4
HIGH SCHOOL SITE
ED-5
URBAN CENTER
NEIGHBORHOOD CENTER
NEIGHBORHOOD 1
NEIGHBORHOOD 2
OPEN SPACE OR WETLAND
EDGEWATER BOUNDARY
CLAY WHALEY SUBDIVISION BOUNDARY
STORMWATER POND
OFFSTREET PEDESTRIAN PATH
AVENUE
BOULEVARD
MULTIMODAL CORRIDOR
8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741
PHONE: (408) 847-9433 FAX: (408) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.
HWA
CLAY WHALEY SUBDIVISION
FRAMEWORK STREETS
DATE 01/2021
FIGURE NO.3


ED-1
URBAN CENTER
SCALE: 1"=1000'
FLORIDA'S TURNPIKE
PHASE 1
GOBLET'S COVE
ED-2
CROSS PRAIRIE PARKWAY
CLAY WHALEY ROAD
ED-4
ED-3
HIGH SCHOOL SITE
ED-5
ED-7
URBAN CENTER
NEIGHBORHOOD CENTER
NEIGHBORHOOD 1
NEIGHBORHOOD 2
OPEN SPACE OR WETLAND
EDGEWATER BOUNDARY
CLAY WHALEY SUBDIVISION BOUNDARY
STORMWATER POND
OFFSTREET PEDESTRIAN PATH
FINE GRAIN NETWORK
1/4 MILE WALK RADIUS
8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741
PHONE: (408) 847-9433 FAX: (408) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.
CLAY WHALEY SUBDIVISION
1/4 MILE WALK RADIUS
DATE 01/2021
FIGURE NO.4


N
SCALE: 1"=400'
PHASE 4
NEIGHBORHOOD CENTER
URBAN CENTER
NEIGHBORHOOD CENTER
NEIGHBORHOOD 1
NEIGHBORHOOD 2
OPEN SPACE OR WETLAND
EDGEWATER BOUNDARY
CLAY WHALEY SUBDIVISION BOUNDARY
STORMWATER POND
OFFSTREET PEDESTRIAN PATH
FINE GRAIN NETWORK
8 BROADWAY, SUITE 104 – KISSIMMEE, FL 34741
PHONE: (408) 847-9433 FAX: (408) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.
HWA
CLAY WHALEY SUBDIVISION
CONCEPT PLAN
DATE 01/2021
FIGURE NO.5


OLD CANOE
Edgewater Boundary
R.J. WHIDDEN and ASSOCIATES, INC.
East of Lake Toho Adopted CMP
Sheet 10 : East of Lake Toho Adopted CMP
March 5, 2020

REVISED EDGEWATER CONCEPT PLAN SITE DATA TABLE

Neighborhood Center Density

	Required				Approved CP 19-00003								Proposed By This CP (CP20-00003)							
	Residential [1]	Commercial [1]	Office [1]	Public /Park/ Civic [2]	Acreage [2]	Residential	Commercial		Office		Public / Park / Civic		Acreage	Residential	Commercial		Office		Public / Park / Civic	
	du	sf	sf	%		du	sf	FAR	sf	FAR	sf	%		du	sf	FAR	sf	FAR	sf	%
ED-1	0	0	0	25.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ED-2	0	0	0	25.00%	5.50	0.00	59,895	0.25	58,895	0.25	59,895	0.25	31.22	166	N/A	N/A	N/A	N/A	N/A	N/A
ED-3	0	0	0	25.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ED-4	0	0	0	25.00%	6.00	0.00	65,340	0.25	65,340	0.25	65,340	25.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ED-5	0	0	0	25.00%	5.20	0.00	56,628	0.25	56,628	0.25	56,628	25.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ED-6 (North)	0	0	0	25.00%	2.40	0.00	26,136	0.25	26,136	0.25	26,136	25.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ED-6 (South)	0	0	0	25.00%	2.50	0.00	27,225	0.25	27,225	0.25	27,225	25.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ED-7	0	0	0	25.00%	4.70	0.00	51,183	0.25	51,183	0.25	51,183	25.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes
1) Required threshold represent the minimum use thresholds as adopted with FLUE Policy 1.2.15
2) FLUE Policy 1.2.13 allows up to 5.0 ac for each NC and a maximum Floor Area Ratio (FAR) of 0.35

Residential Density Program

	Adopted ELT / CMP				Edgewater Proportion of Adopted ELT/ CMP					Revised Edgewater Neighborhood Program				Approved CP 19-00003				Proposed By This CP (CP20-00003)			
		Units					Units			Units				Units				Units			
Neighborhood	Acreage [2]	SF	MF [3]	Total	Acreage (2)	%	SF	MF	Total	Acreage	SF	MF	Total	Acreage	SF	MF	Total	Acreage	SF	MF	Total
ED-1	188.22	700	380	1080	184.51	98	686	373	1059	85.29	700	380	1080	85.29	309	168	477	N/A	N/A	N/A	N/A
ED-2	182.05	570	300	870	85.91	47	269	142	411	204.11	570	300	870	76.48	269	142	411	31.22	166	N/A	166
ED-3	232.96	740	400	1140	12.85	6	41	22	63	243.21	740	400	1140	29.29	41	22	63	N/A	N/A	N/A	N/A
ED-4	181.6	660	620	1280	121.73	67	442	416	858	202.22	660	620	1280	147.45	630	518	1148	N/A	N/A	N/A	N/A
ED-5	96.19	320	490	810	95.42	99	317	486	803	204.29	320	490	810	173.45	506	589	1095	N/A	N/A	N/A	N/A
ED-6	155.38	750	410	1160	155.38	100	750	410	1160	278.34	750	410	1160	261.67	750	410	1160	N/A	N/A	N/A	N/A
ED-7	142.56	390	420	810	118.95	83	325	350	675	136.11	390	420	810	88.5	325	350	675	N/A	N/A	N/A	N/A
Total	1178.96	4130	3020	7150	774.75	66	2830	2199	5029	1353.57	4130	3020	7150	862.13	2830	2199	5029	31.22	166	N/A	166

Urban Center Density Program

	Adopted ELT / CMP						Edgewater Proportion						
	Acreage	Residential Units	Commercial (sf)	Office (sf)	Civic (sf)	Hotel Rooms	Acreage [2]	%	Residential Units	Commercial (sf)	Office (sf)	Civic (sf)	Hotel Rooms
Urban Center	105.57	1200	1000000	1900000	60000	600	93.31	100	1200	1000000	1900000	60000	600

School Site program

	Adopted ELT / CMP School Acreage	Revised Edgewater School Acreage	School Sites Acreage Approved CP 19-0003	School Sites Acreage Proposed by this CP
High School	N/A	50.19	25.59	0.00
K-8	N/A	20.77	16.32	0.00

Proposed Development Program (Approved CP 19-0003)

Acreage	Single Family Residential Units	Multi-Family Residential Units (including UC Units)	Commercial (sf)	Office (sf)	Civic (sf)	Hotel Rooms	School Sites
997.35	2830	3399	1000000	1900000	60000	600	2

Notes
1) Area has been measured based on the adopted ELT/CMP
2) Farea has been measured based on surveyed information of the proposed CP
3) As currently adopted in the ELT/CMP, Multi-Family (MF) units include all attached product
4) Parks, Recreation and Open Space will be provided in accordance with the Land Development Code
5) Additional Commercial, office and Civic Space allied in Neighborhoods Centers, up to the maximum specified in the "Neighborhood Center Density Program" table will be identified at the SDP stage.



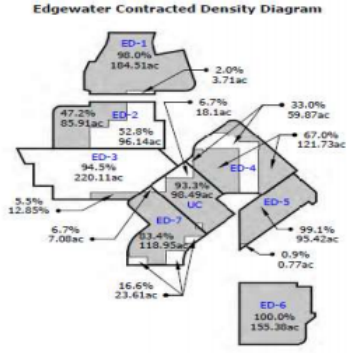


EXHIBIT "B-4"

"Offsite SDP" Subdivision Development Plan (SDP21-0157)

June 14, 2022

Jordan Socaramsky kkramer@btipartners.com
Edgewater Property Holdings LLC
401 E Los Olas Blvd Suite 1870
Ft. Lauderdale, FL 33301

Subject: **SDP21-0157**
Clay Whaley Road Widening

Please be advised the above referenced Site Development Plan (SDP) is hereby approved by the Osceola County Development Review Department. **This approval is granted as of June 14, 2022, shall be valid for three years and is scheduled to expire on June 14, 2025.**

In addition to the requirements of the Land Development Code, the following conditions shall also apply.

1. "Phase 2" improvements between STA 24+00 and the limits of work for SDP20-0065 shall be submitted, approved, and initially accepted by the County prior to any CoC for development adjacent to this project, including Edgewater ED 2. Alternatively, development may demonstrate access requirements, as detailed in LDC 4.4.5.B, are otherwise met. To be addressed at time of SDP submittal for adjacent development.
2. All portions of Clay Whaley that are required for access will need to be constructed concurrently in order for this development to have sufficient access
3. Certificate of Completion (CoC) for SDP20-0065 shall be issued prior to CoC for this project

Please be advised that approval of this SDP DOES NOT grant the ability to commence site construction. Prior to construction and issuance of building permits, the following must occur:

1. Prior to the pre-construction meeting, construction and permitting fees in the amount of $98,786.88 shall be submitted to this office and made payable to the Osceola Board of County Commissioners.
2. All forms/conditions as listed on the approval letter and enclosed sufficiency checklist must be submitted to and approved by your project coordinator before scheduling a pre-construction meeting. Upon confirmation of approval, please contact Tina Stadtlander (407-742-0245) or Silvia Juhas (407-742-0246) to schedule the Pre-Construction meeting
3. A full set of approved plans, stamped and watermarked by the County, must be printed, and provided for County inspection staff at the pre-construction meeting.

Per the Osceola County Vertical Control Program, a minimum of one brass disc per site shall be installed in a pond control structure. Discs can be requested from the Permit Technicians in the County Administration Building located at 1 Courthouse Square, Kissimmee, FL 34741. A permit fee of $260 per disc will apply. For any questions regarding this process, please contact Tina Stadtlander at 407.742.0245 or tina.stadtlander@osceola.org.

OSCEOLA COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

Ray Stangle
Administrator

Ken Brown
Deputy Administrator

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Building Director

Jose Gomez P.E.
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Robert Mindick
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Joseph S. Strickland
Extension Services Director

Corinne Carpenter
Planning & Design Director

Osceola County

1 Courthouse Square
Suite 1400
Kissimmee, FL 34741
Ph: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

Subject: **SDP21-0157**
Clay Whaley Road Widening

Any deviations or revisions from the stamped approved plans must be submitted to the Osceola County Development Review Department for review and approval prior to field alteration.

Field conditions during construction may reveal or necessitate the need for revisions. This is an advisory note. Revisions may be as a result of design modification or safety issues.

All developments located within Special Flood Hazard Area (SFHA) as designated in the latest adopted FEMA maps, must obtain the required state and federal permits prior to commencement of construction if applicable.

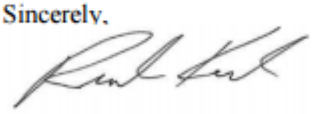
This approval does not eliminate the necessity to obtain any required federal, state, local and/or special district authorizations prior to the start of activity. Specifically, the responsibility for utility approval is with the respective utility providers. Copies of all required permits shall be forwarded to the Osceola County Development Review Department prior to construction for filing purposes.

No vertical construction may take place until a building permit is obtained from the Osceola County Building Department. Please contact Remi Zerillo at 407.742.0200 for information regarding this application and process.

A building permit is required for all proposed facilities within the approved site of this development including but are not limited to: sanitary lift stations, proposed light fixtures (poles) that are independent from any building structure, electrical gates, retaining walls that exceed three (3) feet in height, dumpster enclosures, etc...

If you have any questions regarding this letter, please contact Richard Keck at 407.742.0247 or richard.keck@osceola.org.

Sincerely,



Richard Keck
Development Review Department

cc: Shawn Hindle, Hanson Walter and Associates shindle@hansonwalter.com
Scott Jaczko, Supervisor of Inspectors
Ismael Castro, Building Official
Crystal Bowen, Document Management

EXHIBIT "C"

Existing Entitlements

i. County Approved PD Zoning

ii. County Approved PS20-00020

iii. County Approved SDP22-0085

iv. County Approved CP20-00003

v. County Approved SDP21-0157

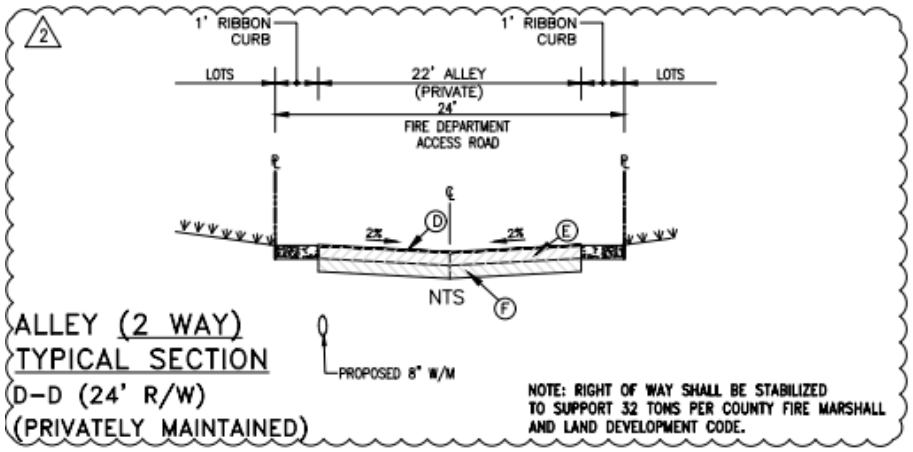
vi. Approved South Florida Water Management District ERP 49-106731-P

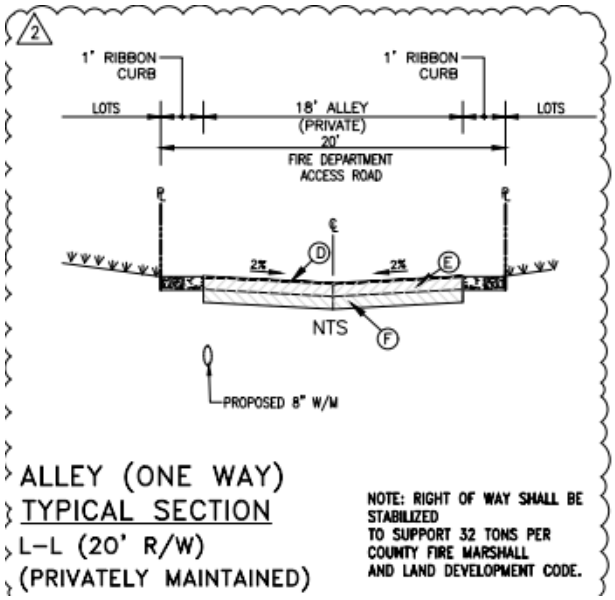
vii. Approved FDEP Drinking Water Permit 0076597-645-DS

viii. Approved FDEP Wastewater Permit 0456585-001-DWC/CM

EXHIBIT "D"

Road and Alley Cross Sections





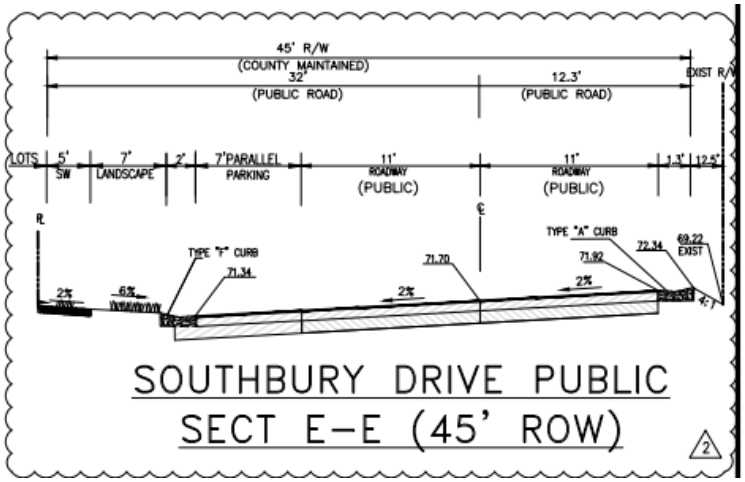
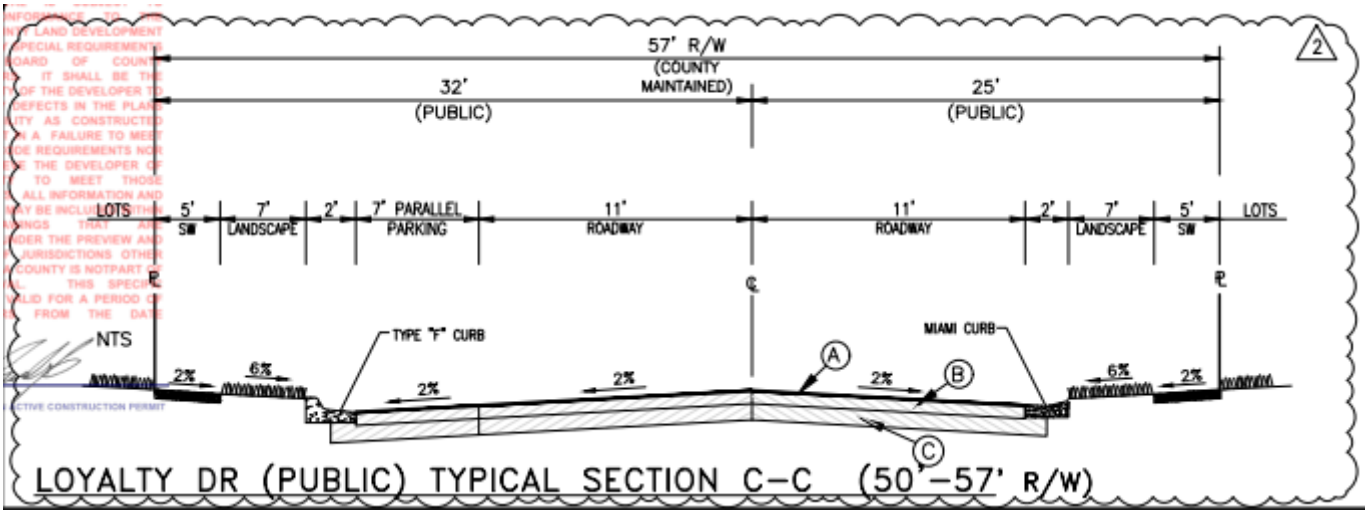
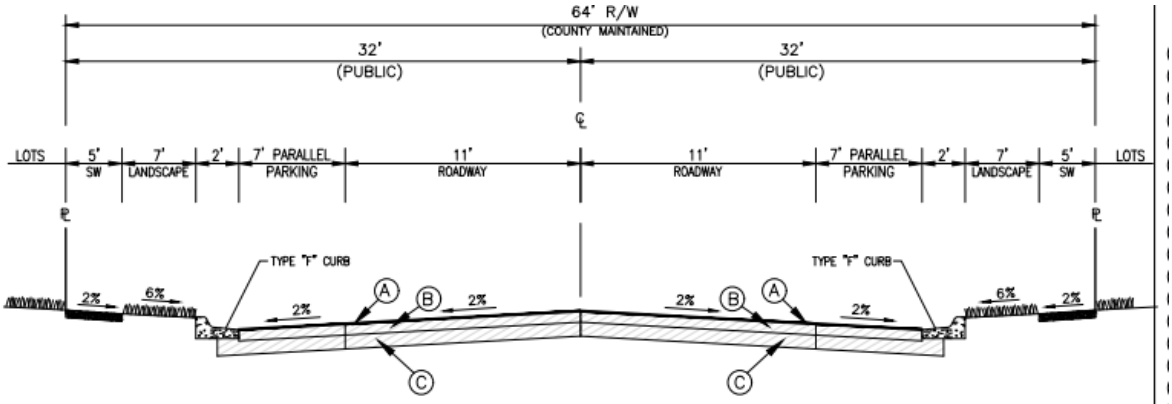


EXHIBIT "D"

Road and Alley Cross Sections





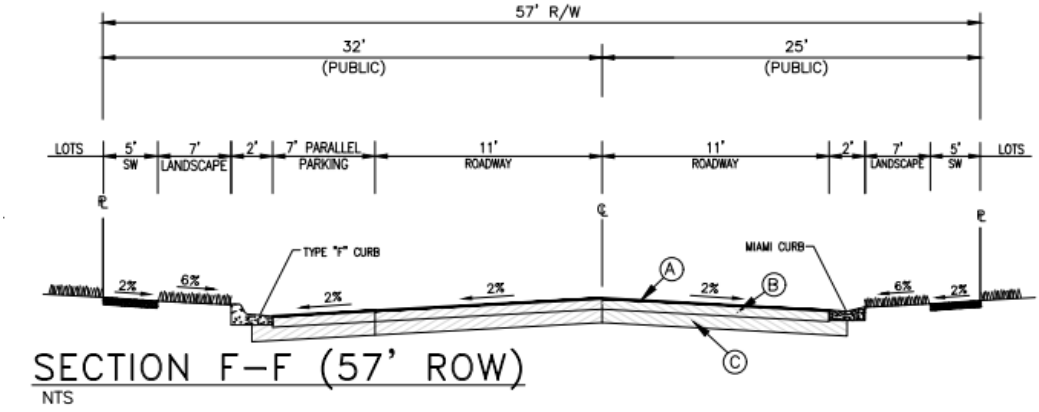
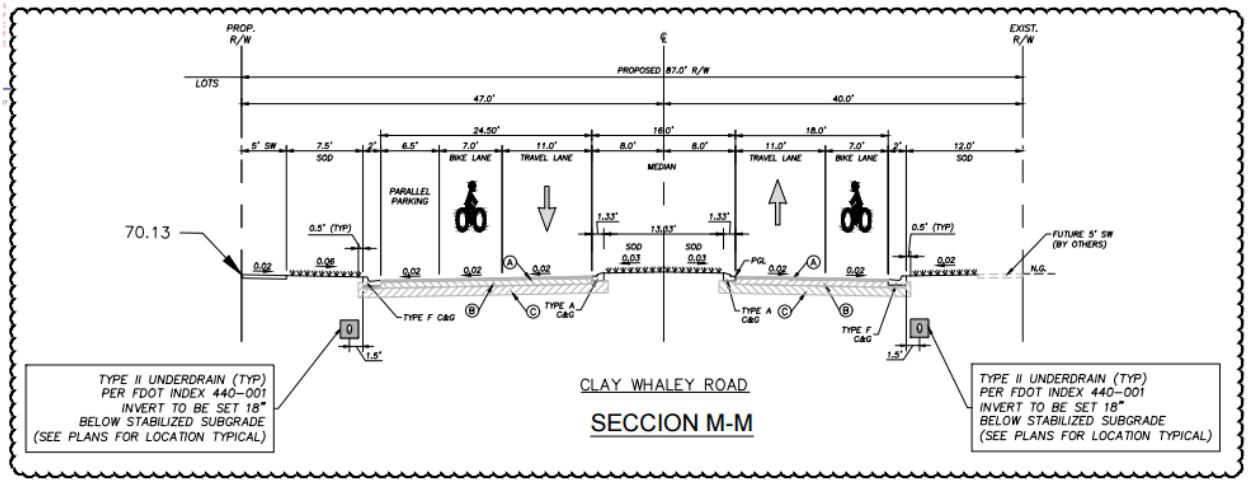
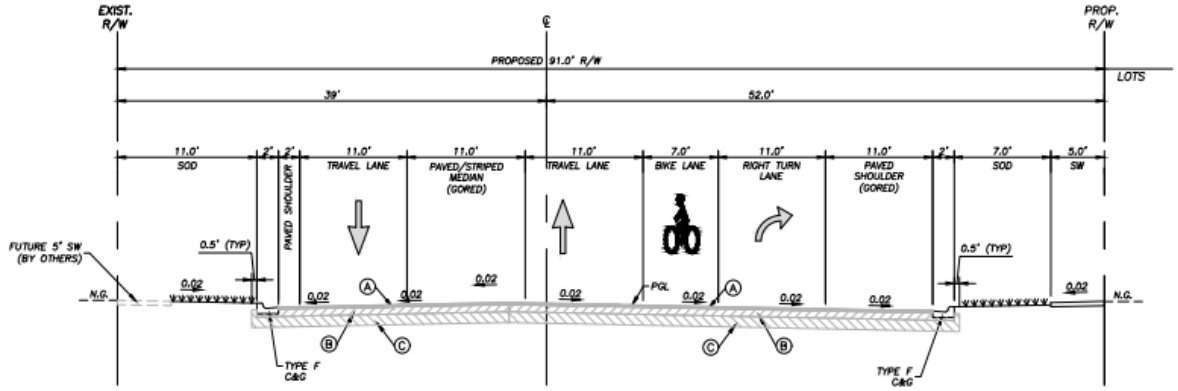


EXHIBIT "D"

Road and Alley Cross Sections





Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-053R - Parks and Recreation Fee Schedule

Park & Recreation Agenda Item:
Resolution No. 2026-053R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation Fee Schedule; providing for conflicts; providing for severability; and providing an effective date.
COST: No cost associated with this item.
This item adds information about and the cost associated with the Hometown Heroes program to the Parks and Recreation fee schedule.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:

We are proposing the implementation of the Hometown Heroes Recognition and Commemoration Program to honor and recognize deceased military veterans who were residents of St. Cloud.

The program provides a meaningful way for families, community members, and local organizations to commemorate veterans through the purchase and display of memorial signs during designated annual events.

Legal Authority:
City Code Chapter 30-6 and 30-7

Budget and Recommendation:
No cost associated with this item.

Staff recommends **APPROVAL** of Resolution No. 2026-053R.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
Final Action 05/14/26

Attachments:
1. 2026-053R - Parks and Recreation Fees resolution (final) 4-24-26
2. 2026-053R - PR Fee Schedule_ Staff Report
3. 2026-053R - Parks and Recreation Fees (final) 4-14-26
4. 2026-053R - Parks and Recreation Fees (mark up)

RESOLUTION NO. 2026-053R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING AND UPDATING THE PARKS AND RECREATION FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Cloud recognizes the need to periodically review and update fees and requirements associated with the use of Parks and Recreation facilities, programs, and events to ensure they are equitable, competitive, and sufficient to support ongoing maintenance and operations; and

WHEREAS, the City of St. Cloud finds it in the best interest of the public to adopt a master Parks and Recreation Fee Schedule for clarity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. CLOUD, FLORIDA AS FOLLOWS:

SECTION 1. The Parks and Recreation Fee Schedule attached hereto as *Exhibit A* is hereby adopted with an effective date of May 15, 2026.

SECTION 2. All previous fees and rental rates for Parks and Recreation facilities, programs, and events not explicitly included in *Exhibit A* are hereby superseded by this resolution.

SECTION 3. The Parks and Recreation Department shall make the updated fee schedule available to the public and post it prominently on the City's official website.

PASSED AND ADOPTED by the City of St. Cloud this 14th day of May 2026.

City of St. Cloud

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

_____
Daniel Mantzaris, City Attorney

MEMORANDUM REPORT
FOR CITY COUNCIL
May 14, 2026

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Resolution No. 2026-053R

Date: April 16, 2026

REQUEST:

Staff requests approval of Resolution No. 2026-053R. This resolution includes the additional fee for our Hometown Heroes program.

BACKGROUND:

We are proposing the implementation of the Hometown Heroes Recognition and Commemoration Program to honor and recognize deceased military veterans who were residents of St. Cloud.

The program provides a meaningful way for families, community members, and local organizations to commemorate veterans through the purchase and display of memorial signs during designated annual events.

PROGRAM OVERVIEW
The Hometown Heroes program includes the following key components:

- **Commemorative Signs:**
  18" X 24" black-and-white signs featuring the veteran's image and information.
- **Display at Events:**
  Signs will be displayed annually during:
  - Memorial Day
  - Wreaths Across America
- **Location:**
  Signs will be placed along the inside fence line on the south side near the stage area.

ELIGIBILITY REQUIREMENTS
To qualify for participation, honorees must:

- Have been a resident of St. Cloud
- Have served in the United States military
- Be deceased at the time of recognition

PROGRAM GUIDELINES

Sign purchase:

- $25 per sign

Photo Requirements:

- Official enlistment photo in uniform
- Only the veteran may appear in the image
- Digital formats preferred (jpeg or png)

Business Participation

- Businesses may sponsor signs; however, no logos will be displayed on the signage

COMMUNITY IMPACT
This program provides an opportunity to:

- Honor local veterans and their service
- Engage the community in remembrance activities
- Enhance existing memorial events with a visual and personal tribute

It strengthens community pride and reinforces the City's commitment to recognizing those who served.

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

- **Diverse, Innovative, and Magnetic Economic Development**

COST: No Cost

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of Resolution No. 2026-053R
Attachment: Resolution No. 2026-053R

EXHIBIT "A"
RESOLUTION NUMBER 2026-053R

WHEREAS, the last revision to the parks and recreation user fees was adopted by the City Council of the City of St. Cloud, Florida by Resolution 2026-019R on March 12, 2026; and

BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, that Resolution 2026-053R hereby amends Resolution 2026-019R as follows:

City Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes to the City of St. Cloud
Non-Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes but not to the City of St. Cloud.

SECTION I - OPEN SWIM FEES: Fees for memberships and daily admissions are as follows:

Daily Admission	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Entry Fee:	$5.50/4 years & older	$7.75/4 years & older
Entry Fee:	Free/3 years and younger	Free/3 years and younger
St. Cloud City Employee	Free	Free
Wibit Water Obstacle Course	$5.00 per person/unlimited	$7.00 per person/unlimited

- Price shown includes applicable general sales tax and discretionary tax.

SECTION II - ANNUAL POOL MEMBERSHIP: Fees at the Chris Lyle Aquatic Center are as follows:

Annual Pass:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3-month pass:		
Individual	$70.00	$96.75
Family (4, no guest)	$139.75	$193.50
Individual	$107.50	$161.25
Senior Citizen (60 and up)	$53.75	$80.75
Family of 4 with 1 guest	$242.00	$349.50
Additional Family members	$48.50/person	$70.00/person

- Annual membership includes admission to water fitness classes at a discounted price.
- Annual membership is good for a rotating calendar year, regardless of pool schedule.

Price shown includes applicable general sales tax and discretionary tax.

SECTION III - SWIM LESSONS: Fees for swim lessons at the Chris Lyle Aquatic Center are as follows:

Group Lessons per session:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$95.00/person	$140.00/person

- No makeup for group lessons for student absence.
- A credit is applied to their household if two or more days are missed due to unforeseen circumstances.

Private Swim Lessons:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3 hour or 6-30 minute	$210.00/person	$295.00/person
6 hour or 12-30 minute	$400.00/person	$560.00/person

- Lessons must be completed within 90 days of purchase.
- Failure to show/communicate absence for scheduled lesson(s) will forfeit time.

SECTION IV - AQUATIC CENTER RENTALS: Facility rental fees at the Chris Lyle Aquatic Center are as follows:

PAVILION RENTAL

Time block Sat., Sun & Holidays	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
11-4pm	$220.00/full pavilion	$275.00/full pavilion

Time block Weekdays:

4-hour block	$165.00/ full pavilion	$210.00 full pavilion
Additional 1-hour	$45.00	$65.00

- Includes 25 wristbands
- Additional wristbands will be charged at the current admission fee.

DECKHOUSE ROOM RENTALS: (Only for meeting space)

	Jellyfish (Room capacity10)	
Time block (during operating hours)	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$75.00/day	$95.00/day

- $50.00 refundable security deposit per rental
- Tables and chairs are included.

PRIVATE POOL RENTAL: (minus administrative offices)

Available to rent Saturday 5:30-8:30 pm or Sunday 5:30-8:30pm

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$450.00	$565.00
$45.00/hour/additional lifeguard	$65.00/hour/additional lifeguard
$100.00 refundable deposit	$100.00 refundable deposit

Private Rental Optional Rental Equipment:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125.00/Wibit Aquatrack*	$160.00/Wibit Aquatrack*

- Private pool rental fee includes access to the pavilion, three (3) lifeguards and one (1) Supervisor.

*If Wibit is added, an additional lifeguard will be required at the rate of $45 an hour.

SECTION V - SWIM TEAMS/SCHOOL PROGRAMS/WATER POLO: Fees for teams using the Chris Lyle Aquatic Center are as follows: Per person, per season or quarter.

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$65.00	$ 90.00

SECTION VI – OTHER AQUATIC FEES:

Water exercise class: Per class, per person

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
With Membership	$1.00	$2.00
Without Membership	$1.00 + entry fee	$2.00 + entry fee

Special Water Exercise Class: Per class, per person

With membership	$5.00	$7.00
Without membership	$5.00 + entry fee	$7.00 + entry fee

Home School Rays: per session, 3-month enrollment (10 classes)

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$65.00 per person	$90.00 per person

- Enrollment limited to 12 students.
- Sessions: March – May and August - October.
- Punch passes and daily drop-ins are not accepted.

Rent a Lane or Diving Well: 3 hours

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$120.00 + daily fee per person	$150.00 + daily fee per person
Additional hour	$40.00/ hour	$50.00/hour

SECTION VII - RECREATION INDOOR FACILITY RENTAL: Fees for reserved use of City Parks and Recreation facilities are as follows:

1) The City requires staff supervision at a charge of $30 per hour per staff member. The number of staff required is dependent upon the event and the number of participants.

2) No City facility may be rented to private businesses to gain profit with the exception of a party planner, caterer, and event coordinator. If any event deviates from the approved activities on the reservation application, it may result in cancellation of the event and loss of all reservation fees. Anyone not complying with this provision may not be granted use of a City of St. Cloud recreation facility rental in the future.

3) Any event that exceeds the maximum occupancy load of a facility will be charged the all-day rental rate and will be subject to a Special Event Permit fee of $315. Additional staff may be required and determined through the Special Event process at an hourly rate of $30.

4) The refundable security deposit plus one-half of the rental fees will be collected at the reservation agreement signing to reserve a date.

5) Reservation and final payment are due 30 days prior to the facility rental date. If full payment is not received 30 days prior, the City of St. Cloud may cancel the reservation with no refunds.

6) Indoor facility rentals include one (1) staff member. Additional staff will be required at a ratio of one (1) staff member per seventy-five (75) attendees. The cost of the additional staffing will be applied to the rental fee.

Woman's Club and Community House

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00
Refundable security deposit	$200.00	$200.00

Veteran's Memorial Park Bandshell – Rental requires a Special Event Permit

8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00

Hopkins Park Community Center

8am-12 pm or 1-5 pm or 6-10 pm	$375.00	$470.00
10am-11pm	$1,125.00	$1,410.00
Additional hour (if available)	$95.00	$120.00
Refundable security deposit	$250.00	$250.00

Cannery Park

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$250.00	$250.00

Civic Center, Room 2

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$200.00	$200.00

Meeting room rate:
Monday – Friday 7:00 am – 5 pm

2-hours	$180.00	$220.00
Refundable security deposit	$125.00	$125.00

Peghorn Park (Includes Education Building, Cannery, and Courtyard)

8am-12 pm or 1-5 pm or 6-10 pm	$370.00	$445.00
10am-11pm	$1,015.00	$1,220.00
Additional hour (if available)	$100.00	$120.00
Refundable security deposit	$200.00	$200.00

Civic Center Building A: Entire building minus administrative offices.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$885.00	$1065.00
10am-11pm	$2,880.00	$3,600.00
Additional hour (if available)	$225.00	$270.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$350.00	$350.00

Gyms – A or B:

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$535.00	$660.00
10am-11pm	$1,740.00	$1970.00
Additional hour (if available)	$135.00	$170.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$250.00	$250.00

Community Center Magnolia Room

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Cypress Room	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Sunday	$85/hour	$110/hour
Refundable Security Deposit	$500	$500

- Minimum rental of four (4) hours.

The Ranch

All day rentals: 8:00 am – 11:00pm

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday	$3,965	$4,905
Friday, Saturday & Sunday	$4,665	$5,780
Refundable security deposit	$500	$500

Hourly Rate:

Monday – Thursday & Friday until 3:00 pm	$265 / hour	$365 / hour
Friday after 3:00 p.m. Sunday	$315 / hour	$390 / hour

- Minimum rental of four (4) hours.
- Special events at The Ranch are subject to the all-day rental rate.

Marina Banquet Hall	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Dan Tarrell Memorial Point

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$50/hour	$75/hour

- One hour included if utilizing the Dan Tarrell Memorial Point for a ceremony in conjunction with a weekend Marina Banquet Hall rental.
- The City of St. Cloud does not provide set up/clean-up for events at the Dan Tarrell Memorial Point.
- Full fee is due the date the reservation is made.

Performing Arts Pavilion – Rental requires a Special Event Permit
The fees of the Performing Arts Pavilion are hereby as follows:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/hour	$95/hour

- Performing Arts Pavilion rentals are not available during City of St. Cloud events or a citywide approved special events held at Lakefront Park.
- The City of St. Cloud does not provide set up/cleanup for events at the Performing Arts Pavilion. Arrangements must be made by the individual renting the Performing Arts Pavilion.
- Full fee is due the date the reservation is made.

SECTION VIII – PAVILION RENTALS:
The Lakefront, Ralph V. Chisholm Park and Partin Triangle Park pavilion rentals require booking two (2) business days prior to the reservation date. Pavilions shall be rented in a minimum of four-hour blocks of time or all day. Blocks of time are from 8:00 am – 12:00 pm or 1:00 pm - 5:00 pm. All day is considered as 8:00 am –5:00 pm.

The pavilions may not be available for rent if a special event is scheduled. At the direction of the City Manager, any other pavilions existing now or that may be constructed in the future may be added to this list.

Lakefront: Pavilions available for rent are as follows:
#1 - East Loop Pavilion (located at the corner of Lakeshore Blvd. and Mississippi Ave)
#2 – Sleeping Tiger Pavilion (located at the corner of Lakeshore Blvd. and Illinois Ave.)
#3 – East Lake Toho Pavilion – (located at the corner of Lakeshore Blvd. and Indiana Ave.)
#4 – Splash and Play Pavilion (located at Lakeshore Blvd. and Ohio Ave.)
#5 – West Loop Pavilion (located at Lakeshore Blvd. and Louisiana Ave.)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/ four (4) hour block	$125/ four (4) hour block
$150 all day (9 hours)	$250/all day (9 hours)

Ralph V. Chisholm Park:
Pavilions E, F, G, H, and I: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 / all day (9 hours)

Pavilions A, C and D: (Up to 60 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125 / four (4) hour block	$150 / four (4) hour block
$250 / all day (9 hours)	$300 / all day (9 hours)

Pavilion B: (Up to 200 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$250 / four (4) hour block	$300 / four (4) hour block
$440 / all day (9 hours)	$550 all day (9 hours)

Partin Triangle Park:

Pavilion A and B: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 /all day (9 hours)

SECTION IX: ATHLETIC FIELDS

CIVIC CENTER BALL FIELD COMPLEX			
		Ad-Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$65.00 hr.	$85.00 hr.
Monday - Friday/night	3:00 p.m.-10:00 p.m.	$75.00 hr.	$95.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$85.00 hr.	$110.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field
Weather prep		$25.00 per bag	$31.00 per bag
STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK			
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$50.00 hr.	$65.00 hr.
Monday- Friday/night	3:00 p.m.- 10:00 p.m.	$60.00 hr.	$75.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$65.00 hr.	$85.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field

a) Price includes one (1) staff member.
b) Light Fee at a cost of $30.00/hour/field.
c) Fields may be reserved based on availability with a 2-hour minimum rental.
d) All reservations and payment must be received within two (2) business days.

SECTION X: GOVERNMENT ENTITY/UTILITY PROVIDERS:

The City of St. Cloud shall assess a government and utility rate for facility use by official government agencies and public utility providers when facilities are used for public meetings, workshops, public hearings, advisory board, intergovernmental coordination, official training sessions, emergency management briefings, or public information sessions. This rate shall be applied solely to recover costs associated with staffing and cleaning services and shall not include additional rental fees.

SECTION XI – MT. PEACE CEMETERY INSCRIBED BRICK

Each standard sized brick, 4” x 8”, with engraving up to three lines of text, 13 characters per line including spaces $100.00.

SECTION X11-HOMETOWN HEROS

The Hometown Heroes Recognition and Commemoration Program is designed to honor and recognize the military Veterans of St. Cloud who have passed. The program includes the purchase and display of commemorative signs, which will be displayed during the annual Memorial Day and Wreaths Across America events. $25.00 per sign.

SECTION X11I -COMMUNITY GARDEN:

Promotes healthy lifestyles through the use of gardening systems; supports recreational opportunities; and initiates economic and educational preservation.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Per square foot	$2.00	$5.00

- Rental is valid for 6 months from the date of the agreement.

SECTION XIV– PAY TO PARK:

Fee is for vehicles with trailers utilizing the Lakefront boat basin, vacant lot located at New York Ave. and Lakeshore, Chisholm Park boat basin, overflow parking at Chisholm Park, and Partin Triangle Park. Annual parking passes run from Jan. 1 to Dec. 31 and are only available for City of St. Cloud and Osceola County residents.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Daily parking pass	$6.00	$6.00
Annual parking pass	$35.00	$150.00

SECTION XV– COMMERCIAL WATERCRAFT BUSINESS PERMIT:

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Annual fee	$5,000.00	$7,000.00

SECTION XVI- PROGRAM FEES:

Special Event and program fees are reviewed and adjusted periodically by the Parks and Recreation department based upon anticipated program costs. The special event and program fees are attached in Attachment "A" for reference. The camp program fees are attached in Attachment "B" for reference.

SECTION XVII- CITY EMPLOYEES:

City of St. Cloud employees and their immediate family members living within their household will receive a 50% discount on the City Ad Valorem taxpayer rate of all City of St. Cloud programs and aquatic passes, excluding contractual programs, special events, facility rentals, and already discounted programs/passes.

SECTION XVIII – YOUTH BASKETBALL VOLUNTEER DISCOUNT:

Volunteers who actively participate in the City's Youth Basketball Program are eligible for a fifty percent (50%) discount on the program registration fee for one (1) child residing in the same household as the volunteer. Eligibility shall be contingent upon verification of volunteer status by the Parks and Recreation Department. Proof of residency demonstrating that the child resides in the same household as the volunteer is required at the time of registration. The discount shall be limited to three (3) coaches per team and apply only to the Youth Basketball Program and may not be combined with any other discounts or promotions.

SECTION XVIV- REFUND POLICY:

There is hereby established a refund policy applicable to the City programs/events and facilities identified in the resolution.

Program/Event:

Given at the discretion of the department director or his/her designee. A $25.00 or 20% administrative charge, whichever is less, will be assessed for each refund requested and approved. Administrative fee will be determined by program or event fee. If the program or event is discontinued or augmented, a refund will be given on a prorated basis.

Indoor Facility Rentals:

1) If a cancellation occurs ninety (90) days or more before the reservation date, a 100% refund will be given for rental fees and deposits that have been paid, minus a 20% administrative fee.

2) If a cancellation occurs sixty-one (61) through eighty-nine (89) days before the reservation date, a 50% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

3) If a cancellation occurs thirty-one (31) through sixty (60) days before the reservation date, a 25% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

4) If a cancellation occurs thirty (30) days or less before the reservation date, no refund of the rental fees will be given.

Outdoor Facility Rentals:

A $25.00 of 20% administrative charge, whichever is greater, will be assessed for each refund requested and approved. All refunds must be received and confirmed in writing at least 24 hours in advance.

ATTACHMENT "A"

Parks and Recreation-Special Events and Program Fees

NOTE: All fees are per participant

Any program, event or activity added will be assessed a fee at a comparable rate based on required resources

Special Event/ Program	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Adult Exercise Punch Card-TTT, Chair Volleyball, Zumba Gold and Walking Club	$20.00/25 classes	$40.00/25 classes
Adult Sports League *	$65.00/per player	$90.00/per player
Bingocise	$1.00 per card	$2.00 per card
Chair Volleyball	$1.00/class	$2.00/class
Father Daughter Dance	$15.00	$20.00
Friday Night Basketball	$5.00	$7.00
Home School Education	$10.00	$15.00
Home School Education punch pass	$65.00/10 visits	$90.00/10 visits
Home School Education punch pass	$115.00/20 visits	$145.00/20 visits
Home School Holiday Events	$15.00	$20.00
Lunch and Learn	$5.00	$7.00
Nature Tour	$10.00/child/tour	$15.00/child/tour
Open Gym Daily Pass	$5.50	$7.75
Open Gym - Pickleball	$5.50/person	$7.75/person
Open Gym Punch Pass	$48.50/10 visits	$70.00/10 visits
Open Gym Punch Pass	$118.25/25 visits	$161.25/25 visits
Parent/Child events	$10.00/event	$15.00/event
Toddler classes	$5.00	$7.00
Tuning Toning Talking	$1.00/class	$2.00/class
Walking Club	$1.00/class	$2.00/class
Youth Basketball Clinic	$45.00/week	$55.00/week
Youth Basketball League	$90.00/season	$115.00 season
Zumba Gold	$1.00	$2.00

* Minimum of 12 players per team

Special Event /Program	Prior to Event Date	Day of Event
Adult Egg Hunt	$15.00	$20.00
Community Event	$15.00	$20.00
Fall Festival	$15.00	$20.00
Mother's Day Event	$15.00	$20.00
Nerf Battle	$15.00	$20.00
Rockin' the Cloud	$15.00	$20.00
Senior Social	$35.00	$50.00
Spring Fest	$15.00	$20.00
Toddler Events	$10.00	$15.00
Trail of Terror	$15.00	$20.00
Tree Lighting/Winterfest	$15.00	$20.00
Woman's Empowerment Circle	$15.00	$20.00
Youth Fishing Tournament	$15.00	$20.00

ATTACHMENT "B"

Parks and Recreation Civic Center Camp Program Fees

Note:

- All fees are per participant
- To guarantee your child(ren)'s spot, advance payment in full is required for each week(s) desired.
- A late fee of $1.00 per minute will be assessed for each child not picked up by 6:00 p.m.
- Payment of late fee will be required prior to the child(ren) returning to camp/after school care.

CAMP		
Camp	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
School's Out, Fun's In (Day Camp)	$40.00/day	$50.00/day
Spring Break Camp	$125.00/week	$160.00/week
Summer Camp	$125.00/week	$160.00/week
Specialty Camp	$150.00/week	$190.00/week

EXHIBIT "A"
RESOLUTION NUMBER ~~2026-019R~~ 2026-053R

WHEREAS, the last revision to the parks and recreation user fees was adopted by the City Council of the City of St. Cloud, Florida by Resolution ~~2025-030R~~ 2026-019R on ~~May 8, 2025~~ March 12, 2026; and

BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, that Resolution ~~2026-019R~~2026-053R hereby amends Resolution 2026-019R as follows:

City Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes to the City of St. Cloud
Non-Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes but not to the City of St. Cloud.

SECTION I - OPEN SWIM FEES: Fees for memberships and daily admissions are as follows:

Daily Admission	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Entry Fee:	$5.50/4 years & older	$7.75/4 years & older
Entry Fee:	Free/3 years and younger	Free/3 years and younger
St. Cloud City Employee	Free	Free
Wibit Water Obstacle Course	$5.00 per person/unlimited	$7.00 per person/unlimited

- Price shown includes applicable general sales tax and discretionary tax.

SECTION II - ANNUAL POOL MEMBERSHIP: Fees at the Chris Lyle Aquatic Center are as follows:

Annual Pass:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3-month pass:		
Individual	$70.00	$96.75
Family (4, no guest)	$139.75	$193.50
Individual	$107.50	$161.25
Senior Citizen (60 and up)	$53.75	$80.75
Family of 4 with 1 guest	$242.00	$349.50
Additional Family members	$48.50/person	$70.00/person

- Annual membership includes admission to water fitness classes at a discounted price.
- Annual membership is good for a rotating calendar year, regardless of pool schedule.

Price shown includes applicable general sales tax and discretionary tax.

SECTION III - SWIM LESSONS: Fees for swim lessons at the Chris Lyle Aquatic Center are as follows:

Group Lessons per session:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$95.00/person	$140.00/person

- No makeup for group lessons for student absence.
- A credit is applied to their household if two or more days are missed due to unforeseen circumstances.

Private Swim Lessons:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3 hour or 6-30 minute	$210.00/person	$295.00/person
6 hour or 12-30 minute	$400.00/person	$560.00/person

- Lessons must be completed within 90 days of purchase.
- Failure to show/communicate absence for scheduled lesson(s) will forfeit time.

SECTION IV - AQUATIC CENTER RENTALS: Facility rental fees at the Chris Lyle Aquatic Center are as follows:

PAVILION RENTAL

Time block Sat., Sun & Holidays	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
11-4pm	$220.00/full pavilion	$275.00/full pavilion

Time block Weekdays:

4-hour block	$165.00/ full pavilion	$210.00 full pavilion
Additional 1-hour	$45.00	$65.00

- Includes 25 wristbands
- Additional wristbands will be charged at the current admission fee.

DECKHOUSE ROOM RENTALS: (Only for meeting space)

	Jellyfish (Room capacity10)	
Time block (during operating hours)	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$75.00/day	$95.00/day

- $50.00 refundable security deposit per rental
- Tables and chairs are included.

PRIVATE POOL RENTAL: (minus administrative offices)
Available to rent Saturday 5:30-8:30 pm or Sunday 5:30-8:30pm

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$450.00	$565.00
$45.00/hour/additional lifeguard	$65.00/hour/additional lifeguard
$100.00 refundable deposit	$100.00 refundable deposit

Private Rental Optional Rental Equipment:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125.00/Wibit Aquatrack*	$160.00/Wibit Aquatrack*

- Private pool rental fee includes access to the pavilion, three (3) lifeguards and one (1) Supervisor.

*If Wibit is added, an additional lifeguard will be required at the rate of $45 an hour.

SECTION V - SWIM TEAMS/SCHOOL PROGRAMS/WATER POLO: Fees for teams using the Chris Lyle Aquatic Center are as follows: Per person, per season or quarter.

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$65.00	$ 90.00

SECTION VI – OTHER AQUATIC FEES:

Water exercise class: Per class, per person

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
With Membership	$1.00	$2.00
Without Membership	$1.00 + entry fee	$2.00 + entry fee

Special Water Exercise Class: Per class, per person

With membership	$5.00	$7.00
Without membership	$5.00 + entry fee	$7.00 + entry fee

Home School Rays: per session, 3-month enrollment (10 classes)

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$65.00 per person	$90.00 per person

- Enrollment limited to 12 students.
- Sessions: March – May and August - October.
- Punch passes and daily drop-ins are not accepted.

Rent a Lane or Diving Well: 3 hours

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$120.00 + daily fee per person	$150.00 + daily fee per person
Additional hour	$40.00/ hour	$50.00/hour

SECTION VII - RECREATION INDOOR FACILITY RENTAL: Fees for reserved use of City Parks and Recreation facilities are as follows:

1) The City requires staff supervision at a charge of $30 per hour per staff member. The number of staff required is dependent upon the event and the number of participants.

2) No City facility may be rented to private businesses to gain profit with the exception of a party planner, caterer, and event coordinator. If any event deviates from the approved activities on the reservation application, it may result in cancellation of the event and loss of all reservation fees. Anyone not complying with this provision may not be granted use of a City of St. Cloud recreation facility rental in the future.

3) Any event that exceeds the maximum occupancy load of a facility will be charged the all-day rental rate and will be subject to a Special Event Permit fee of $315. Additional staff may be required and determined through the Special Event process at an hourly rate of $30.

4) The refundable security deposit plus one-half of the rental fees will be collected at the reservation agreement signing to reserve a date.

5) Reservation and final payment are due 30 days prior to the facility rental date. If full payment is not received 30 days prior, the City of St. Cloud may cancel the reservation with no refunds.

6) Indoor facility rentals include one (1) staff member. Additional staff will be required at a ratio of one (1) staff member per seventy-five (75) attendees. The cost of the additional staffing will be applied to the rental fee.

Woman's Club and Community House

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00
Refundable security deposit	$200.00	$200.00

Veteran's Memorial Park Bandshell – Rental requires a Special Event Permit

8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00

Hopkins Park Community Center

8am-12 pm or 1-5 pm or 6-10 pm	$375.00	$470.00
10am-11pm	$1,125.00	$1,410.00
Additional hour (if available)	$95.00	$120.00
Refundable security deposit	$250.00	$250.00

Cannery Park

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$250.00	$250.00

Civic Center, Room 2

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$200.00	$200.00

Meeting room rate:
Monday – Friday 7:00 am – 5 pm

2-hours	$180.00	$220.00
Refundable security deposit	$125.00	$125.00

Peghorn Park (Includes Education Building, Cannery, and Courtyard)

8am-12 pm or 1-5 pm or 6-10 pm	$370.00	$445.00
10am-11pm	$1,015.00	$1,220.00
Additional hour (if available)	$100.00	$120.00
Refundable security deposit	$200.00	$200.00

Civic Center Building A: Entire building minus administrative offices.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$885.00	$1065.00
10am-11pm	$2,880.00	$3,600.00
Additional hour (if available)	$225.00	$270.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$350.00	$350.00

Gyms – A or B:

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$535.00	$660.00
10am-11pm	$1,740.00	$1970.00
Additional hour (if available)	$135.00	$170.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$250.00	$250.00

Community Center Magnolia Room

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Cypress Room	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Sunday	$85/hour	$110/hour
Refundable Security Deposit	$500	$500

- Minimum rental of four (4) hours.

The Ranch

All day rentals: 8:00 am – 11:00pm

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday	$3,965	$4,905
Friday, Saturday & Sunday	$4,665	$5,780
Refundable security deposit	$500	$500

Hourly Rate:

Monday – Thursday & Friday until 3:00 pm	$265 / hour	$365 / hour
Friday after 3:00 p.m. Sunday	$315 / hour	$390 / hour

- Minimum rental of four (4) hours.
- Special events at The Ranch are subject to the all-day rental rate.

Marina Banquet Hall	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Dan Tarrell Memorial Point

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$50/hour	$75/hour

- One hour included if utilizing the Dan Tarrell Memorial Point for a ceremony in conjunction with a weekend Marina Banquet Hall rental.
- The City of St. Cloud does not provide set up/clean-up for events at the Dan Tarrell Memorial Point.
- Full fee is due the date the reservation is made.

Performing Arts Pavilion – Rental requires a Special Event Permit
The fees of the Performing Arts Pavilion are hereby as follows:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/hour	$95/hour

- Performing Arts Pavilion rentals are not available during City of St. Cloud events or a citywide approved special events held at Lakefront Park.
- The City of St. Cloud does not provide set up/cleanup for events at the Performing Arts Pavilion. Arrangements must be made by the individual renting the Performing Arts Pavilion.
- Full fee is due the date the reservation is made.

SECTION VIII – PAVILION RENTALS:
The Lakefront, Ralph V. Chisholm Park and Partin Triangle Park pavilion rentals require booking two (2) business days prior to the reservation date. Pavilions shall be rented in a minimum of four-hour blocks of time or all day. Blocks of time are from 8:00 am – 12:00 pm or 1:00 pm - 5:00 pm. All day is considered as 8:00 am –5:00 pm.

The pavilions may not be available for rent if a special event is scheduled. At the direction of the City Manager, any other pavilions existing now or that may be constructed in the future may be added to this list.

Lakefront: Pavilions available for rent are as follows:
#1 - East Loop Pavilion (located at the corner of Lakeshore Blvd. and Mississippi Ave)
#2 – Sleeping Tiger Pavilion (located at the corner of Lakeshore Blvd. and Illinois Ave.)
#3 – East Lake Toho Pavilion – (located at the corner of Lakeshore Blvd. and Indiana Ave.)
#4 – Splash and Play Pavilion (located at Lakeshore Blvd. and Ohio Ave.)
#5 – West Loop Pavilion (located at Lakeshore Blvd. and Louisiana Ave.)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/ four (4) hour block	$125/ four (4) hour block
$150 all day (9 hours)	$250/all day (9 hours)

Ralph V. Chisholm Park:
Pavilions E, F, G, H, and I: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 / all day (9 hours)

Pavilions A, C and D: (Up to 60 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125 / four (4) hour block	$150 / four (4) hour block
$250 / all day (9 hours)	$300 / all day (9 hours)

Pavilion B: (Up to 200 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$250 / four (4) hour block	$300 / four (4) hour block
$440 / all day (9 hours)	$550 all day (9 hours)

Partin Triangle Park:

Pavilion A and B: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 /all day (9 hours)

SECTION IX: ATHLETIC FIELDS

CIVIC CENTER BALL FIELD COMPLEX			
		Ad-Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$65.00 hr.	$85.00 hr.
Monday - Friday/night	3:00 p.m.-10:00 p.m.	$75.00 hr.	$95.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$85.00 hr.	$110.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field
Weather prep		$25.00 per bag	$31.00 per bag
STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK			
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$50.00 hr.	$65.00 hr.
Monday- Friday/night	3:00 p.m.- 10:00 p.m.	$60.00 hr.	$75.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$65.00 hr.	$85.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field

a) Price includes one (1) staff member.
b) Light Fee at a cost of $30.00/hour/field.
c) Fields may be reserved based on availability with a 2-hour minimum rental.
d) All reservations and payment must be received within two (2) business days.

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Promotes healthy lifestyles through the use of gardening systems; supports recreational opportunities; and initiates economic and educational preservation.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Per square foot	$2.00	$5.00

- Rental is valid for 6 months from the date of the agreement.

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Fee is for vehicles with trailers utilizing the Lakefront boat basin, vacant lot located at New York Ave. and Lakeshore, Chisholm Park boat basin, overflow parking at Chisholm Park, and Partin Triangle Park. Annual parking passes run from Jan. 1 to Dec. 31 and are only available for City of St. Cloud and Osceola County residents.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Daily parking pass	$6.00	$6.00
Annual parking pass	$35.00	$150.00

SECTION ~~XIV~~ XV– COMMERCIAL WATERCRAFT BUSINESS PERMIT:

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Annual fee	$5,000.00	$7,000.00

SECTION XVI- PROGRAM FEES:

Special Event and program fees are reviewed and adjusted periodically by the Parks and Recreation department based upon anticipated program costs. The special event and program fees are attached in Attachment "A" for reference. The camp program fees are attached in Attachment "B" for reference.

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Volunteers who actively participate in the City's Youth Basketball Program are eligible for a fifty percent (50%) discount on the program registration fee for one (1) child residing in the same household as the volunteer. Eligibility shall be contingent upon verification of volunteer status by the Parks and Recreation Department. Proof of residency demonstrating that the child resides in the same household as the volunteer is required at the time of registration. The discount shall be limited to three (3) coaches per team and apply only to the Youth Basketball Program and may not be combined with any other discounts or promotions.

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Given at the discretion of the department director or his/her designee. A $25.00 or 20% administrative charge, whichever is less, will be assessed for each refund requested and approved. Administrative fee will be determined by program or event fee. If the program or event is discontinued or augmented, a refund will be given on a prorated basis.

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1) If a cancellation occurs ninety (90) days or more before the reservation date, a 100% refund will be given for rental fees and deposits that have been paid, minus a 20% administrative fee.

2) If a cancellation occurs sixty-one (61) through eighty-nine (89) days before the reservation date, a 50% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

3) If a cancellation occurs thirty-one (31) through sixty (60) days before the reservation date, a 25% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

4) If a cancellation occurs thirty (30) days or less before the reservation date, no refund of the rental fees will be given.

Outdoor Facility Rentals:

A $25.00 of 20% administrative charge, whichever is greater, will be assessed for each refund requested and approved. All refunds must be received and confirmed in writing at least 24 hours in advance.

ATTACHMENT "A"

Parks and Recreation-Special Events and Program Fees

NOTE: All fees are per participant

Any program, event or activity added will be assessed a fee at a comparable rate based on required resources

Special Event/ Program	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Adult Exercise Punch Card-TTT, Chair Volleyball, Zumba Gold and Walking Club	$20.00/25 classes	$40.00/25 classes
Adult Sports League *	$65.00/per player	$90.00/per player
Bingocise	$1.00 per card	$2.00 per card
Chair Volleyball	$1.00/class	$2.00/class
Father Daughter Dance	$15.00	$20.00
Friday Night Basketball	$5.00	$7.00
Home School Education	$10.00	$15.00
Home School Education punch pass	$65.00/10 visits	$90.00/10 visits
Home School Education punch pass	$115.00/20 visits	$145.00/20 visits
Home School Holiday Events	$15.00	$20.00
Lunch and Learn	$5.00	$7.00
Nature Tour	$10.00/child/tour	$15.00/child/tour
Open Gym Daily Pass	$5.50	$7.75
Open Gym - Pickleball	$5.50/person	$7.75/person
Open Gym Punch Pass	$48.50/10 visits	$70.00/10 visits
Open Gym Punch Pass	$118.25/25 visits	$161.25/25 visits
Parent/Child events	$10.00/event	$15.00/event
Toddler classes	$5.00	$7.00
Tuning Toning Talking	$1.00/class	$2.00/class
Walking Club	$1.00/class	$2.00/class
Youth Basketball Clinic	$45.00/week	$55.00/week
Youth Basketball League	$90.00/season	$115.00 season
Zumba Gold	$1.00	$2.00

* Minimum of 12 players per team

Special Event /Program	Prior to Event Date	Day of Event
Adult Egg Hunt	$15.00	$20.00
Community Event	$15.00	$20.00
Fall Festival	$15.00	$20.00
Mother's Day Event	$15.00	$20.00
Nerf Battle	$15.00	$20.00
Rockin' the Cloud	$15.00	$20.00
Senior Social	$35.00	$50.00
Spring Fest	$15.00	$20.00
Toddler Events	$10.00	$15.00
Trail of Terror	$15.00	$20.00
Tree Lighting/Winterfest	$15.00	$20.00
Woman's Empowerment Circle	$15.00	$20.00
Youth Fishing Tournament	$15.00	$20.00

ATTACHMENT "B"

Parks and Recreation Civic Center Camp Program Fees

Note:

- All fees are per participant
- To guarantee your child(ren)'s spot, advance payment in full is required for each week(s) desired.
- A late fee of $1.00 per minute will be assessed for each child not picked up by 6:00 p.m.
- Payment of late fee will be required prior to the child(ren) returning to camp/after school care.

CAMP		
Camp	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
School's Out, Fun's In (Day Camp)	$40.00/day	$50.00/day
Spring Break Camp	$125.00/week	$160.00/week
Summer Camp	$125.00/week	$160.00/week
Specialty Camp	$150.00/week	$190.00/week

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-054R - Obsolete, Damage, and Surplus Property

Finance Agenda Item:
Resolution No. 2026-054R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.
COST: No cost associated with this item.
This item is to dispose of obsolete property.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Various departments are requesting authorization to dispose of obsolete, damaged, and surplus City property. The obsolete, damaged, and surplus property will be disposed of by trading in for credit towards new equipment, donated, sold at cost, sold as scrap, sold via auction, sold at fair market value to other local governments, or in instances where items are unable to be disposed of by these means, they will be removed from service and properly discarded. Please see the itemized list attached as Exhibit 'A' to the resolution. Staff recommends approval of this request.

Legal Authority:
Resolution 2024-164R St. Cloud Capital Asset Policy; Florida Statute Chapter 274, the items will be declared obsolete, damaged, and /or surplus; and Florida Administrative Code Chapter 69I-73.005 Disposition of property, Section: 2-B.

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

Staff recommends **APPROVAL** of this item.

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

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:

Final Action - 05/14/2026

Attachments:
1. Exhibit A 2026-054R
2. Consent Signature 2026-054R

City of St.Cloud
Fixed Asset

Exhibit 'A' to Resolution No. 2026-054R
Thursday, May 14, 2026

Assets will be disposed under the allowable methods as outlined in Florida Statutes Chapter 274, using the most efficient, cost-effective means. For assets that have a specific disposal method listed, that is the current intended disposal method. However, if we are unable to do so due to item condition or other unforeseen circumstances, we will dispose using alternate methods as allowable under Florida Statutes Chapter 274. For auction items, they will be listed through our auction vendor (s), unless otherwise desired by other local governments for puchase at fair market value.

								$ 140,445.32	$ 140,445.32	$0.00	
QTY	FA #	Imp	Description	Serial #	Unit/Tag #	Dept.	Reason	Date Acquired	Original Cost	L-T-D Depreciation	Current Value	Status
1	57765		2016 FORD EXPLORER AWD	1FM5K8AR1GGC35872	13-303	POLICE	AUCTION	3/29/2016	$ 27,164.61	$ 27,164.61		F
1	57767		2016 FORD EXPLORER AWD	1FM5K8AR5GGC35874	12-305	POLICE	AUCTION	4/5/2016	$ 27,164.61	$ 27,164.61		F
1	57770		2016 FORD EXPLORER AWD	1FM5K8AROGGC35877	12-308	POLICE	AUCTION	3/29/2016	$ 27,164.61	$ 27,164.61		F
1	57773		2017 FORD EXPLORER AWD	1FM5K8AR9HGB47136	12-318	POLICE	AUCTION	12/19/2016	$ 27,164.49	$ 27,164.49		F
1	3185		1993 FORD TRACTOR 4630	BD46473	18-53	BALLFIELDS	AUCTION	7/26/1993	$ 11,080.00	$ 11,080.00		F
1	5497		2003 FORD NH TN75B2 TRACTOR	1255403	18-91	BALLFIELDS	AUCTION	8/20/2002	$ 20,707.00	$ 20,707.00		F

For use by Fixed Asset Office:

Fixed Assets Disposition Date: _____

Fixed Asset AS400 Completion Date:_____

RESOLUTION NUMBER 2026-054R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO DECLARE ITEMS AS OBSOLETE, DAMAGED, AND/OR SURPLUS PROPERTY AND OTHERWISE IN THE BEST INTEREST OF THE CITY OF ST. CLOUD.

WHEREAS, the City of St. Cloud has surplus property in its possession, which needs to be disposed of, and

WHEREAS, the items declared obsolete, damaged, and/or surplus will be traded in for credit toward new equipment, donated, sold at cost, sold as scrap, sold via auction, sold at fair market value to other local governments, or in instances where items are unable to be disposed of by these means, they will be removed from service and properly discarded.

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 directed to declare items as obsolete, damaged, and/or surplus in accordance with section 4 of the Fixed Assets Policy.

Section II. The list of items to be declared obsolete, damaged, and/or surplus is set forth in Exhibit 'A,' attached hereto and incorporated herein by reference.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 14th day of May 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-055R - Program for Public Information Plan Update

Building Department Agenda Item:
Resolution No. 2026-055R, a resolution of the City Council of the City of St. Cloud, Florida, adopting the Program for Public Information for the City's Community Rating System program, providing for conflict and an effective date.
COST: There is no cost associated with this item.
This item is to approve an update to the City's Program for Public Information Plan for eligibility to maintain a Class 5 rating with the National Flood Insurance Program's Community Rating System.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:

The City of St. Cloud participates in FEMA's National Flood Insurance Program's Community Rating System program.

The City of St. Cloud currently holds a Classification 5 rating in the Community Rating System (CRS) program, which provides a 25% annual reduction in flood insurance premiums for all policyholders. By adopting the updated Program for Public Information (PPI), along with other initiatives, the City will be able to maintain its Class 5 status and support ongoing efforts to achieve a Class 4 rating in the coming years.

An update to the Program for Public Information has been developed to better inform the public about flood-related hazards and risks and to encourage property protection, and was prepared by a committee of City staff and external stakeholders who identified a range of outreach initiatives to be implemented annually by City staff.

Legal Authority:
This item is presented under the City Council's general legislative authority and has no fiscal impact to the City, and upon approval, the resolution will be executed by the Mayor, attested by the City Clerk, and approved as to form by the City Attorney, adopting an update to the City's Program for Public Information Plan.

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

Staff recommends **APPROVAL** of Resolution No. 2026-055R.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/2026-Final Action

Attachments:
1. Staff Memo
2. Resolution No. 2026-055R

MEMORANDUM REPORT
FOR CITY COUNCIL MEETING – May 14, 2026

TO: Mayor Robertson and Council Members

THRU: Bob Deatherage, Building Department Director
Building Department

FROM: Leigh Anne Tomaino, AICP, CFM Floodplain Manager
Building Department

DATE: May 14, 2026

SUBJECT: Resolution No. 2026-055R

Resolution No. 2026-055R adopts the Program for Public Information for the City's participation in FEMA's National Flood Insurance Program's Community Rating System program.

- The City of St. Cloud participates in FEMA's National Flood Insurance Program's Community Rating System program.
- The City of St. Cloud currently holds a Classification 5 rating in the Community Rating System (CRS) program, which provides a 25% annual reduction in flood insurance premiums for all policyholders. By adopting the updated Program for Public Information (PPI), along with other initiatives, the City will be able to maintain its Class 5 status and support ongoing efforts to achieve a Class 4 rating in the coming years.
- An update to the Program for Public Information has been developed to better inform the public about flood-related hazards and risks and to encourage property protection, and was prepared by a committee of City staff and external stakeholders who identified a range of outreach initiatives to be implemented annually by City staff.
- This resolution shall become effective on the 14th day of May, 2026.

COST:
There is no cost associated with this item.

STRATEGIC PLAN:
This item is consistent with the City of St. Cloud's Strategic Plan.

- **Effective Community Safety**:
  - Readiness for any emergency
  - Strong collaborations and partnerships with the community.
- **High Performing Government**:
  - Focus on the continuity and sustainability of core public service.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Resolution 2026-055R

ATTACHMENTS:

- Resolution 2026-055R
- Program for Public Information

RESOLUTION NO. 2026-055R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ADOPTING THE PROGRAM FOR PUBLIC INFORMATION FOR THE CITY'S COMMUNITY RATING SYSTEM PROGRAM, PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the City of St. Cloud is a participant in FEMA's National Flood Insurance Program's (NFIP) Community Rating System (CRS) program; and

WHEREAS, the City of St. Cloud is currently rated in the CRS program as a Classification 5 which provides for a 25% reduction in insurance premiums annually for all flood insurance policies; and

WHEREAS, the City of St. Cloud has prepared an update to the Program for Public Information (PPI) to better inform the public about the hazards and risks associated with flooding and to better prepare the public to take responsibility for protecting their property; and

WHEREAS, the PPI update was prepared by a committee of both City staff and outside stakeholders which developed a variety of outreach projects to be implemented annually by the City; and

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

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

SECTION I

The City Council of the City of St. Cloud does further approve the Program for Public Information, more particularly described and set forth in Exhibit "A" attached hereto.

SECTION II

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

SECTION III

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

SECTION IV

Effective Date. This resolution PASSED AND ADOPTED this 14th day of May, 2026.

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

Exhibit A

Program for Public Information
May 2026

Program for Public Information

2026 UPDATE

St. Cloud FLORIDA

CoastalWide

1443 20th Street, Suite F, Vero Beach, FL 32960

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1. INTRODUCTION

1.1 OVERVIEW

The City of St. Cloud participates in the Community Rating System (CRS), a voluntary program under the National Flood Insurance Program (NFIP). The CRS rewards communities that implement standards and floodplain management practices that exceed the minimum NFIP requirements with discounted flood insurance premiums. As part of its commitment to public safety, the City of St. Cloud works proactively to protect people and property from future flooding while minimizing the community's flood vulnerability.

To support this mission, the City established a Program for Public Information (PPI) in 2020. This program serves as an official framework for the City's education and outreach efforts related to flood protection. A PPI allows for a more comprehensive and coordinated approach to communication, ensuring that flood-related information is conveyed to the public clearly, consistently, and cost-effectively. Providing residents – especially those living in flood-prone areas – with accessible information about flood risk and potential impacts greatly increases the likelihood that they will take proactive measures to reduce their exposure. When individuals understand their vulnerabilities, they are better equipped to make decisions that enhance their personal safety and safeguard their homes.

This approach not only leads to a more informed and resilient community, but it also helps reduce the overall costs and losses associated with flooding by empowering residents to take preventive action. This document describes the planning process used for the development of the PPI and details the outreach strategies that comprise the City's public information program.

1.2 GOALS

The goal of a PPI is to provide residents with effective, accessible and cost-efficient information about flood risk and risk-reduction measures. By improving public awareness, the PPI increases the likelihood that individuals will take proactive steps to protect their homes and property from potential physical and economic flood loss. The strategies for effective, cost-efficient delivery are:

- ✓ Provide clear and consistent messages
- ✓ Engage stakeholders in developing and delivering messages
- ✓ Undertake projects that have measurable outcomes and evaluate those outcomes annually

The PPI offers the city a unified strategy to inform all residents about the flood risks present throughout the community. The goals of the PPI are as follows:

- ✓ To raise public awareness of flood hazards in the City of St. Cloud and provide guidance on how to prepare for and mitigate these risks.
- ✓ To increase the adoption of flood insurance coverage across the community.
- ✓ To reduce flood losses.
- ✓ To ensure the safety of all residents from flooding

This plan not only outlines strategies for engaging the general public, but it also includes targeted approaches to reach multi-generational and multicultural communities, as well as several specific audiences detailed later in the document.

1.3 BACKGROUND ON THE CITY OF ST. CLOUD

The City of St. Cloud is located in northern Osceola County in central Florida and is part of the Orlando–Kissimmee–Sanford metropolitan area.

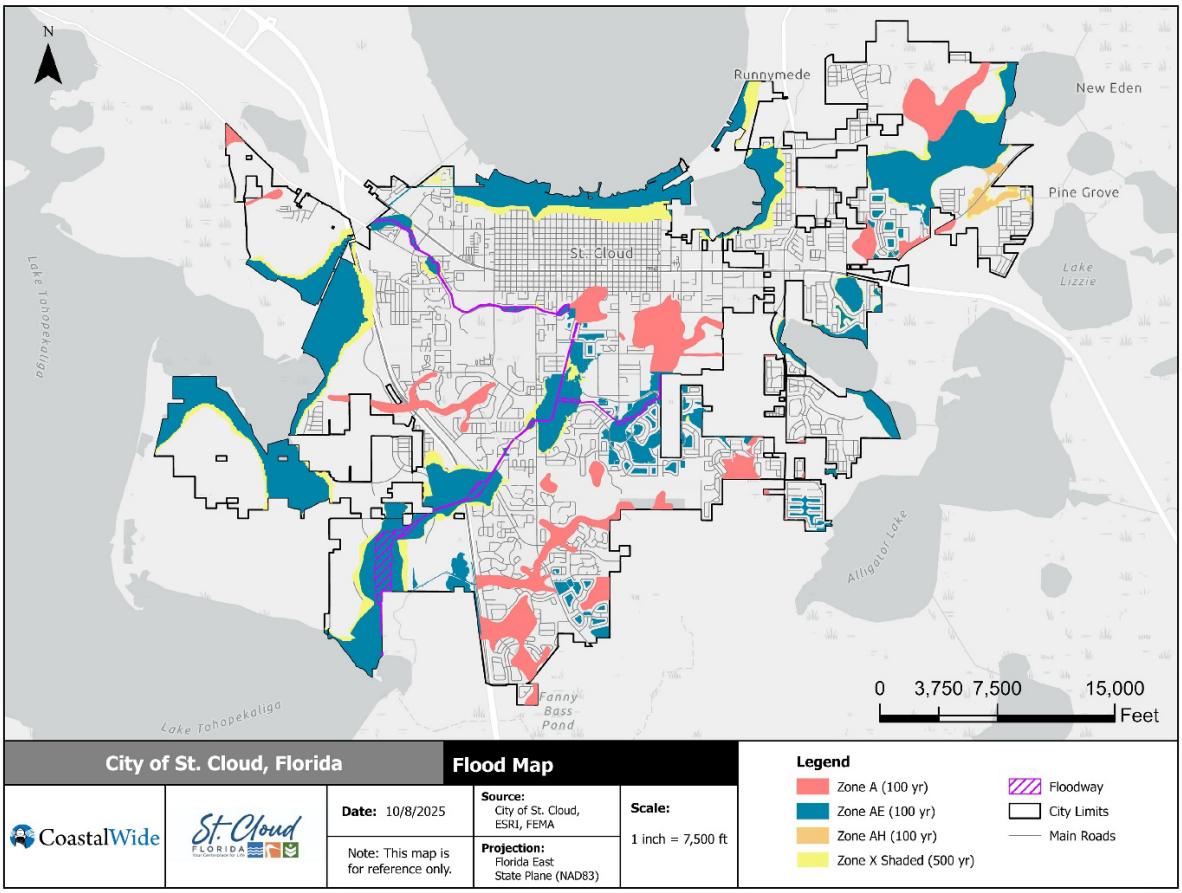
Based on the 2024 American Community Survey (ACS) Annual Estimate, the City has a population of 71,018 and covers approximately 26 square miles, resulting in a population density of about 2,731.5 persons per square mile.

According to the 2023 ACS 5-Year Estimates, the median age is 36.6 years. Approximately 6.9 percent of residents are under 5 years of age, and 12.4 percent are age 65 or older. An estimated 57.6 percent of the population identifies as Hispanic or Latino, and 43.4 percent of residents age 5 and older speak a language other than English at home. These characteristics support the need for multilingual outreach, particularly in English and Spanish, and targeted messaging for both younger and older populations.

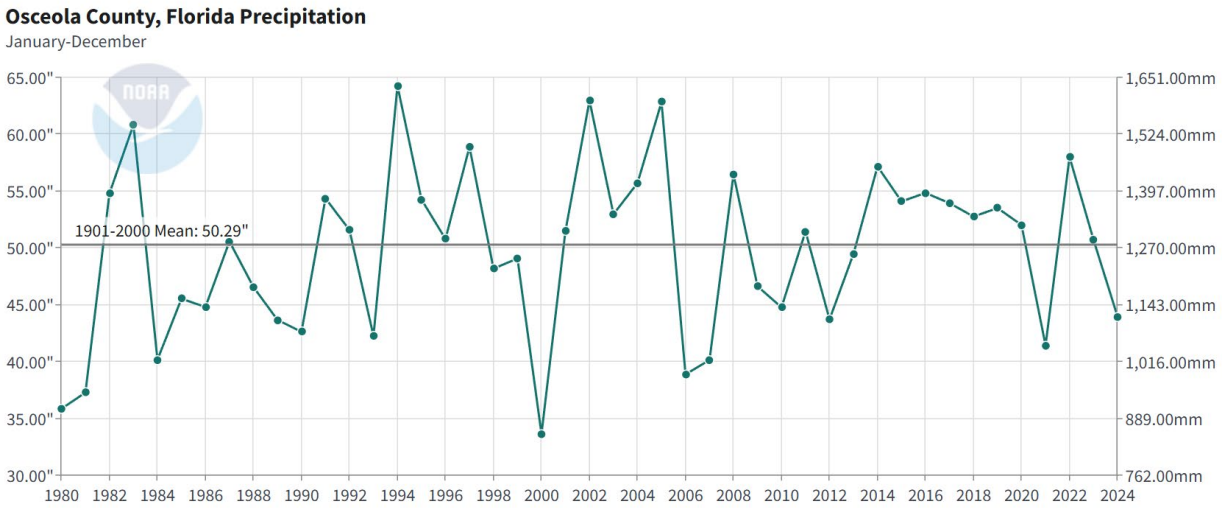
The 2024 ACS Estimates indicate that the City contains 24,743 housing units, of which 93.3 percent are occupied and 6.7 percent are vacant. Of occupied units, 21.2 percent are renter-occupied.

The median household income is $95,990, and the median gross rent is $2,155. Approximately 54.5 percent of renters spend more than 30 percent of household income on housing costs. An estimated 6.6 percent of residents aged 18 to 64 live below the poverty level. These factors may affect residents' ability to access flood-related information and implement preparedness measures.

The City is located on the southern shore of East Lake Tohopekaliga and contains a network of interconnected lakes and canals. Approximately 25.5 percent of the City lies within the Special Flood Hazard Area (SFHA), including Zones AE, AH, and A. An additional 4.0 percent is located within the moderate-risk Shaded Zone X, while 70.5 percent is in the low-risk Zone X. Despite these designations, flooding may occur throughout the City due to localized stormwater conditions, including drainage system blockages and debris accumulation.



According to data from the NOAA National Centers for Environmental Information, the average annual precipitation in Osceola County from 1980 to 2024 exceeds 50 inches. In recent years, annual rainfall has consistently exceeded this long-term average, as shown in the accompanying graph.



Source: NOAA National Centers for Environmental Information, Climate at a Glance: U.S. Time Series, Precipitation, retrieved on October 8, 2025 from http://www.ncdc.noaa.gov/cag/

Flooding in the City of St. Cloud is primarily caused by prolonged heavy rainfall and is often exacerbated during hurricanes or tropical storms, particularly when antecedent rainfall has saturated soils. In recent years, short-duration, high-intensity storm events have also resulted in roadway and structural flooding. These conditions can exceed the capacity of the stormwater system. Blocked or restricted drainage inlets and outlets, undersized conveyance channels, and improper grading further contribute to localized flooding by delaying surface water drainage. The Flood Insurance Study (FIS) identifies several major flood events affecting the City; these events are discussed in detail later in this document.

The PPI Committee also noted that rapid development is altering local topography and increasing demand on drainage infrastructure, contributing to ongoing flooding concerns.

2. PPI Committee

2.1 ESTABLISH A PPI COMMITTEE

A PPI should assess the community's needs for flood-related information and coordinate the resources available to deliver that information effectively. It should recommend a range of activities that convey key messages to residents, businesses, contractors, realtors, lenders, insurance agents, and other relevant audiences throughout the community. The PPI should also include an objective review of current efforts and identify opportunities to improve public information activities.

To support this process, a PPI should be developed by a committee or working group consisting of members from both inside and outside local government. The committee's role is to assist in developing the PPI by providing input on priority outreach topics, identifying key target audiences, shaping appropriate messaging, and recommending effective methods and channels for message delivery. This group may be an existing body, such as a mitigation planning committee or advisory board or a subcommittee of an existing group, provided it meets the membership criteria outlined in Activity 330.

The 2025 CRS Coordinator's Manual established the following credit criteria for committee composition:

- The committee must include at least five (5) members;
- The community's floodplain management office must be represented;
- The community's public information office must be represented (if one exists); and
- At least half of the members must be individuals from outside the local government ("stakeholders").

The CRS encourages the inclusion of stakeholders from outside local government in the planning and implementation of outreach projects. As noted above, at least one-half of the members of the PPI Committee must be representatives from outside local government. These individuals may include members of the public, representatives of key community organizations, and/or organizations likely to assist in implementing the recommended outreach activities.

The initial PPI Committee meeting was held on July 14, 2020, and included an overview of the CRS program, the PPI planning process, and a discussion of local flood hazards. A second meeting took place in August 2020, during which the committee reviewed existing public outreach efforts, identified key stakeholders, refined outreach messages, and discussed potential methods for information dissemination. The third meeting, held on October 27, 2020, focused on reviewing the draft PPI document.

In preparation for the 2026 five-year verification cycle visit, the City of St. Cloud initiated an update to its PPI Program document. A PPI Committee meeting was held on July 8, 2025; however, only two (2) members from outside local government were in attendance. As a result, the discussion primarily focused on strategies to increase stakeholder participation and strengthen community engagement.

A subsequent PPI Committee meeting was held on October 14, 2025, with increased stakeholder representation. This interactive session began with an audience poll to identify the most effective communication methods for target audiences. The facilitator then provided an overview of the draft PPI and presented findings from the Flood Insurance Assessment, along with strategies to address gaps in flood insurance coverage within the community.

2.2 PPI COMMITTEE MEMBERSHIP

Title/ Representation	Affiliation
CRS Coordinator	Government Representation
Floodplain Manager	Government Representation
Emergency Manager	Government Representation
Public Information Officer	Government Representation
National Flood Insurance, ANFI	Stakeholder
Lending Industry	Stakeholder
Real Estate Industry	Stakeholder
Insurance Industry	Stakeholder
Development Industry	Stakeholder
Non-Profit Industry	Stakeholder
General Public	Stakeholder

The City will continue to expand stakeholder participation through targeted outreach and engagement strategies to ensure ongoing compliance with CRS requirements.

2.3 PPI COMMITTEE MEETING DATES

	Meeting Topic	Meeting Date
PPI 2020-1	Initial Meeting	**7/14/2020**
PPI 2020-2	Decide on four additional outreach projects	**8/18/2020**
PPI 2020-3	Review of PPI Plan	**10/27/2020**
PPI 2021-1	Adoption of the PPI	**6/24/2021**
PPI 2022-1	Annual meeting and outreach updates	**12/29/2022**
PPI 2023-1	Annual meeting and outreach updates	**12/21/2023**
PPI 2024-1	Annual meeting and outreach updates	**10/24/2024**
PPI 2025-1	Understanding the CRS program and purpose of the PPI. Discussion on increasing stakeholders	**7/08/2025**
PPI 2025-2	Goals of the PPI program. Gaps in the current assessment – target areas and target audience – discuss methods of outreach	**10/14/2025**
PPI 2025-3	**Review the Draft PPI**	**12/09/2025**

3. COMMUNITY PUBLIC INFORMATION NEEDS ASSESSMENT

3.1 FLOOD HAZARD FOR THE CITY OF ST. CLOUD

Flooding is defined as the accumulation of water within a water body that results in the overflow of excess water onto adjacent floodplain lands. The floodplain is the area adjoining a river, stream, ocean, lake, or other watercourse that is susceptible to inundation during flood events.

Each year, hundreds of flood events occur across the United States, including overbank flooding of rivers and streams as well as shoreline inundation along lakes and coastal areas. Flooding is most commonly caused by large-scale weather systems that produce prolonged or intense rainfall. In the City of St. Cloud, flood hazards are primarily associated with hurricanes, thunderstorms, storm surge, and excessive rainfall.

Topography and Soil Conditions

Osceola County, including the City of St. Cloud, is characterized primarily by low-lying areas adjacent to streams and lakes. The topography is generally flat, with some gently rolling terrain. Ground elevations range from less than 5 feet NAVD 88 to approximately 190 feet NAVD 88. According to the Flood Insurance Study (FIS), Osceola County contains 11 soil associations. Of these, three are classified as moderately well-drained or excessively drained, while the remaining soils range from poorly drained to very poorly drained.

The City of St. Cloud is bordered by several major lakes, including Alligator Lake, Lake Tohopekaliga, and Lake Lizzie. Flooding can occur at any time of year; however, it is most common during the rainy season, which extends from June through October.

Water Control Structures

Water control structures constructed in the 1960s by the U.S. Army Corps of Engineers, now maintained by the South Florida Water Management District, regulate the flow of water through the Kissimmee Chain of Lakes and the Kissimmee River into Lake Okeechobee. Engineering records indicate that managing the system has become increasingly challenging, as it was originally designed to support agricultural land uses rather than the area's current level of urban development.

Historical Flood Events

Excluding minor, recurring nuisance flooding, fourteen (14) notable flood events have been documented in Osceola County since 1950. Significant events affecting the City of St. Cloud include:

December 1997
Heavy rainfall following an already saturated period resulted in flash flooding that impacted seventeen (17) mobile homes and caused approximately $400,000 in damage.

October 2005
Hurricane Wilma produced approximately ten (10) inches of rainfall across northern and northwestern Osceola County, leading to widespread flooding.

September 2016
Hurricane Matthew caused significant flooding in the City of St. Cloud, impacting more than 87 properties.

September 2022
Hurricane Ian produced approximately 11 to 13 inches of rainfall across the City of St. Cloud, resulting in widespread street and structural flooding. Following the storm, water began to backflow from East Lake Tohopekaliga, creating compound flooding conditions. This led to voluntary evacuations that extended into the second week of October.

July 2024
Flash flooding resulted in water depths of approximately 8 to 10 inches in some areas.

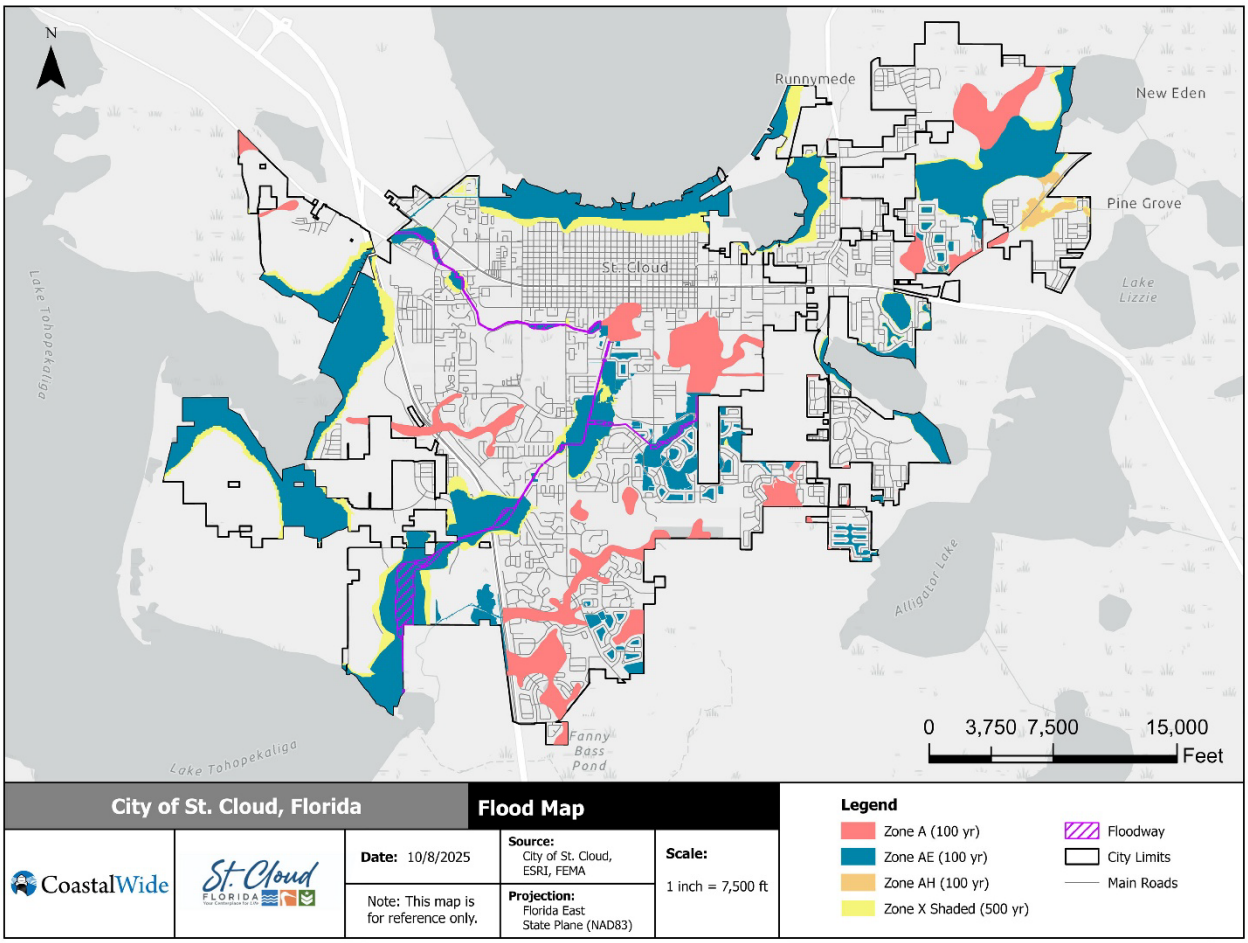
The City's vulnerability within the Special Flood Hazard Area (SFHA) is influenced by several factors, including the extent of development, population and property density, flood depth and velocity, ground elevation, construction type, and flood duration. Rapid development, alterations to natural topography, and increasing drainage demands are significant contributors to ongoing flooding challenges.

Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs)
In June 2013, FEMA published a Flood Insurance Study (FIS) for Osceola County, which includes the City of St. Cloud. The FIS identifies flood hazard areas, provides base flood elevations, summarizes historical flooding, and describes the engineering methods used in the analysis.

The FIS is accompanied by a Flood Insurance Rate Map (FIRM), which serves as the official FEMA map delineating Special Flood Hazard Areas (SFHAs) and associated flood risk premium zones. Flood zone designations within the City of St. Cloud are defined as follows:

- **Zone A:** Areas with a 1% annual chance of flooding (also known as the 100-year floodplain). Base Flood Elevations (BFEs) are not determined.
- **Zone AE:** Areas with a 1% annual chance of flooding (26% chance of flooding over the life of a 30-year mortgage). Base Flood Elevations (BFEs) are determined. Mandatory flood insurance and floodplain management standards apply.
- **Zone AH:** Areas subject to shallow flooding, typically with average depths of 1 to 3 feet and a 1% annual chance of flooding. Base Flood Elevations (BFEs) are provided.
- **Zone X:** Areas of minimal flood hazard, generally shown on the Flood Insurance Rate Map (FIRM) as above the 500-year flood level. These areas may experience localized ponding and drainage issues.

Below is a copy of the FIRM for the City of St. Cloud, illustrating the different flood zones within the city.



3.2 SEVERITY OF THE FLOOD HAZARD

Flood severity is commonly measured by factors such as frequency, depth, velocity, and duration. In the City of St. Cloud, flood severity is generally associated with the characteristics of storm events and resulting flood conditions. Flooding remains the most frequent, destructive, and costly natural hazard affecting the community.

As noted previously, hurricanes and periods of excessive rainfall have historically resulted in significant impacts on the City. In addition, continued population growth and development have increased demand on drainage canals and stormwater pump systems, contributing to greater strain on existing infrastructure.

3.3 FLOOD PROTECTION MEASURES

As noted in the RLAA report, the City of St. Cloud continues to implement capital improvement projects designed to improve drainage capacity throughout the community. Additional flood protection measures include ongoing public education efforts to increase flood insurance coverage, including in low- and moderate-risk areas.

The City also promotes the elevation of HVAC systems and encourages elevation or other mitigation strategies for properties identified as severe repetitive loss.

4. FLOOD INSURANCE ASSESSMENT

The Flood Insurance Coverage Assessment helps communities identify areas with flood insurance policies and those lacking adequate coverage. It allows the committee to review policy counts by structure type (residential and non-residential), flood zone (A, AE, AH, and X), and coverage levels within each category.

4.1 FLOOD INSURANCE ANALYSIS

The primary source of this information is the National Flood Insurance Program (NFIP), the leading provider of flood insurance in the United States. The NFIP maintains a comprehensive database of policies and claims for millions of properties nationwide. Given the prevalence of flooding in the City of St. Cloud, NFIP data provides a strong basis for evaluating local policy distribution and coverage levels.

For this updated PPI document, flood insurance policy and claims data from 2020 and 2025 were compared to assess changes over time.

NFIP Policy and Claims Data by Occupancy - 2020

Occupancy	Policies in Force	Premium	Insurance in Force	Number of Paid Losses	Closed Paid Losses
Single Family	1,024	$499,077.00	$2,702,962,000	40	$170,244.80
2-4 Family	39	$15,350.00	$8,439,500	1	$1,478.90
Other Residential	10	$3,054.00	$2,165,900	0	$0.00
Non Residential	26	$38,846.00	$12,984,400	0	$0.00
Total	**1,099**	**$556,327.00**	**$2,726,551,800**	**41**	**$171,723.70**

NFIP Policy and Claims Data by Occupancy - 2025

Occupancy	Policies in Force	Premium	Insurance in Force	Number of Paid Losses	Closed Paid Losses
Single Family	436	$230,125.00	$124,871,000	53	$504,372.75
2-4 Family	17	$10,735.00	$4,382,000	1	$1,478.90
Other Residential	5	$3,439.00	$1,197,000	0	$0.00
Non Residential	11	$11,897.00	$3,761,000	0	$0.00
Total	**469**	**$256,196.00**	**$134,211,000**	**54**	**$505,851.65**

In comparing 2020 and 2025 policies in force, there was a 43 percent decrease in single-family home policy counts. This decline may be partially attributed to the implementation of Risk Rating 2.0 in 2021, which resulted in some policyholders canceling coverage or transitioning to the private insurance market.

During the same period, the number of reported losses increased by 130 percent, while paid losses rose from $170,244 in 2020 to $504,273 in 2025, representing a 296 percent increase in closed paid losses.

NFIP Policy and Claims Percent Change in 2025					
Occupancy	Policies in Force % Change	Premium % Change	Insurance in Force % Change	Number of Paid Losses	Closed Paid Losses % change
Single Family	42.58%	46.11%	4.62%	132.50%	296.26%
2-4 Family	43.59%	69.93%	51.92%	100.00%	100.00%
Other Residential	50.00%	112.61%	55.27%	0.00%	0.00%
Non Residential	42.31%	30.63%	28.97%	0.00%	0.00%
Total	**42.68%**	**46.05%**	**4.92%**	**131.71%**	**294.57%**

The increase in paid losses is primarily attributed to increased storm activity since 2022 and a corresponding rise in flooding events over the past several years.

A comparison of policy and claims data by flood zone between 2020 and 2025 indicates that the largest decrease in policies in force occurred in Zone X (Standard and Preferred Risk). This trend is likely associated with the implementation of Risk Rating 2.0, during which many policyholders in Zone X discontinued coverage. In addition, Preferred Risk policies were transitioned into Standard-rated policies during the same period.

NFIP Policy and Claims Data by Flood Zone - 2020					
Flood Zone	Policies in Force	Premium	Insurance in Force	Number of Paid Losses	Closed Paid Losses
A01-30 & AE	371	$162,709.00	$89,535,200	16	$83,793.31
A Zones	90	$65,169.00	$21,695,600	1	$0.00
Standard	232	$126,532.00	$67,820,700	4	$32,951.12
Preferred	396	$148,811.00	$112,779,000	17	$46,888.77
Total	**1,089**	**$503,221.00**	**$291,830,500**	**38**	**$163,633.20**

NFIP Policy and Claims Data by Flood Zone - 2025					
Flood Zone	Policies in Force	Premium	Insurance in Force	Number of Paid Losses	Closed Paid Losses
A01-30 & AE	188	$100,961.00	$49,484,000	21	$301,182.82
A Zones	30	$12,428.00	$6,717,000	2	$0.00
Standard	246	$139,932.00	$76,744,000	8	$49,682.25
Preferred	0	$0.00	$0	19	$124,908.91
Total	**464**	**$253,321.00**	**$132,945,000**	**50**	**$475,773.98**

As noted above, the closed paid losses by flood zone increased by 359% with a decrease in NFIP policies in force over the same period.

The table below provides details on the percentage change from 2020 to 2025.

NFIP Policy and Claims Percent Change in 2025					
Flood Zone	**Policies in Force % Change**	**Premium % Change**	**Insurance in Force % Change**	**Number of Paid Losses**	**Closed Paid Losses % change**
A01-30 & AE	50.67%	62.05%	55.27%	131.25%	359.44%
A Zones	33.33%	19.07%	30.96%	200.00%	0.00%
Standard	106.03%	110.59%	113.16%	200.00%	150.78%
Preferred	0.00%	0.00%	0.00%	111.76%	266.39%
Total	**42.61%**	**50.34%**	**45.56%**	**131.58%**	**290.76%**

SUMMARY

Based on the decrease in policies in force and the corresponding increase in claims and paid losses, the PPI Committee will focus on enhancing flood education and encouraging the purchase of flood insurance throughout the City of St. Cloud.

4.2 COVERAGE IMPROVEMENT PLAN

The PPI Committee reviewed Coverage Improvement Plan (CIP) outreach projects and proposed new projects, as outlined in ***Table 3***, to increase flood insurance coverage in the City of St. Cloud. The proposed projects include at least one initiative for each target area.

5. PROGRAM DEVELOPMENT

5.1 TARGET AREAS

To develop an effective local outreach program that increases public awareness of flood-related hazards, it is essential to identify and evaluate areas within the community that are flood-prone or otherwise appropriate for targeted flood-related outreach. The PPI Committee reviewed the target areas identified in the 2021 PPI document and determined that continued and expanded outreach efforts should be directed to properties and residents within the following target areas:

Target Area #1: Special Flood Hazard Areas (SFHAs) within the City

According to the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) prepared by FEMA and effective June 18, 2013, approximately 26 percent of the City is located within a Special Flood Hazard Area (SFHA), which represents areas subject to flooding from the 1-percent-annual-chance flood event.

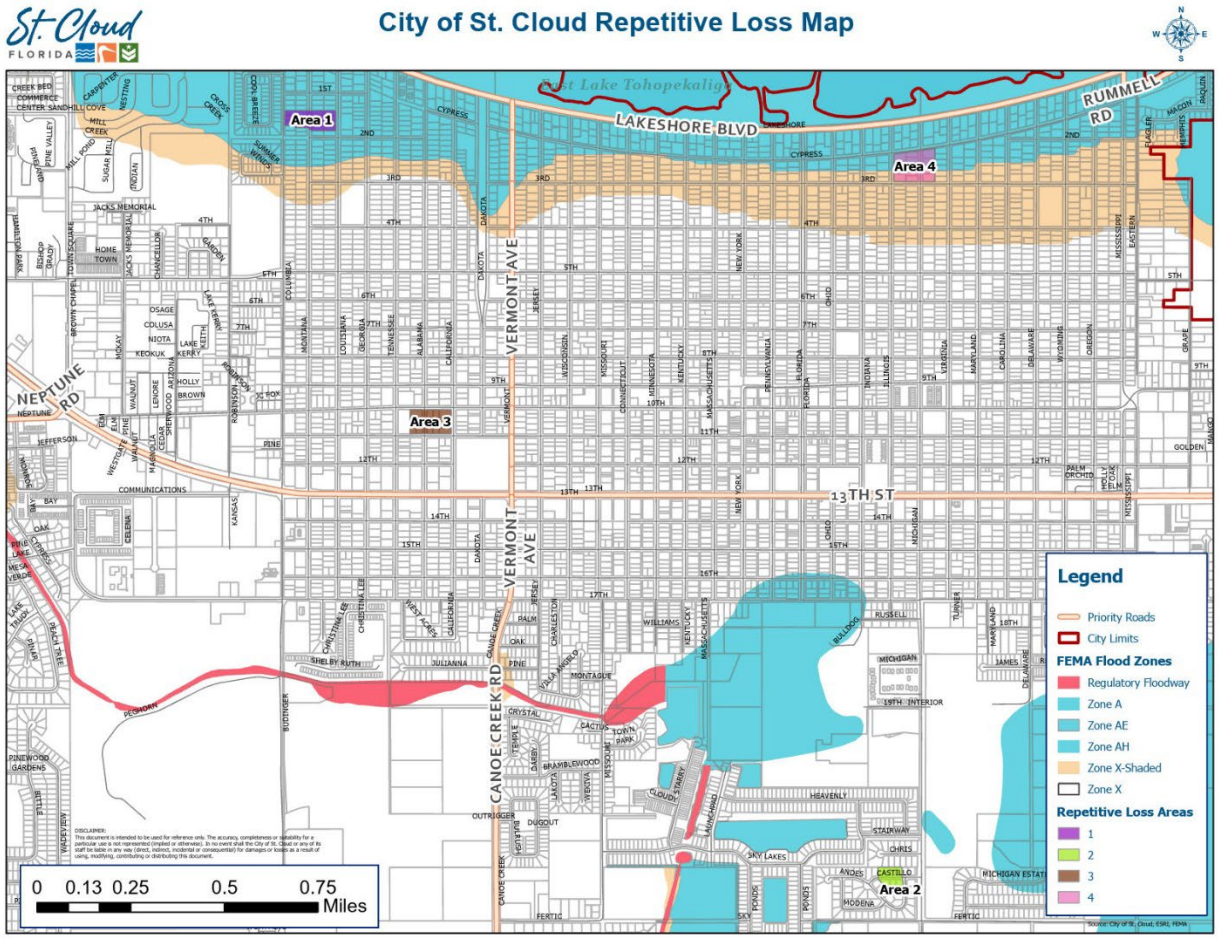
The SFHA was previously identified as a priority outreach area in the 2020 PPI. In this 2026 update, the City of St. Cloud continues to direct outreach efforts to properties and residents located within the SFHA. ***Table 3*** details existing, revised and proposed outreach initiatives.

Target Area #2: Repetitive Loss Areas

Repetitive loss properties are defined as properties with a history of multiple flood insurance claims and represent areas with a heightened need for flood mitigation and outreach. FEMA encourages communities to address repetitive loss properties due to their significant impact on the National Flood Insurance Program (NFIP) Fund. The PPI Committee identified repetitive loss properties as a high-priority outreach target area.

An analysis of repetitive loss properties was conducted to evaluate their distribution across FEMA flood zones and associated insurance coverage. According to 2025 NFIP records, the City of St. Cloud has five (5) repetitive loss properties with a cumulative total of $181,755.67 in paid claims (building and contents). Of these, three (3) are located in Zone AE and two (2) are located in Zone X.
Since the previous Repetitive Loss Area Analysis completed in 2020, the City has identified three (3) additional repetitive loss properties.

The primary cause of flooding in these areas was previously attributed to a clogged stormwater ditch that discharges to the South Florida Water Management District's (SFWMD) C-31 Canal. The updated analysis also considers additional contributing factors, including recent extreme rainfall events and the age and limited mitigation of certain structures.



Target Area #3: Selected Zone X Areas and Known Problem Sites

The PPI Committee identified selected properties located in Zone X, as well as known problem-site areas, as a new target area for outreach. While these areas are generally considered to be at minimal risk, historical flooding has occurred due to localized drainage issues and extreme rainfall events.

The 2025 repetitive loss data indicates that of the five (5) repetitive loss properties in the City, three (3) are located within the Special Flood Hazard Area (SFHA) and two (2) are located in Zone X. This demonstrates that flood risk is not limited to mapped high-risk zones.

These properties represent an important audience for flood risk and flood insurance outreach. The PPI Committee will ensure that residents in these areas receive appropriate information and resources to improve understanding of local flood risk and the importance of maintaining adequate flood insurance coverage.

TARGET AREAS SUMMARY

An analysis of the three (3) target areas identified above resulted in the following findings, which were used to guide the development of PPI outreach messages:

1. **Citywide Flood Risk:** Flooding can occur anywhere within the City, regardless of mapped flood zone designation. Outreach should target all residents and businesses, with emphasis on properties located within the Special Flood Hazard Area (SFHA), which comprises approximately 26 percent of the City.
2. **Repetitive Loss Areas:** The City has five (5) repetitive loss properties, with three (3) located in Zone AE and two (2) located in Zone X. These properties have experienced multiple flood insurance claims totaling $181,755.67. Outreach should emphasize flood insurance coverage and mitigation opportunities, particularly in higher-risk areas.
3. **Stormwater Flooding:** Localized stormwater flooding contributes to repetitive loss impacts and remains a concern in other areas of the City. Outreach should emphasize proper maintenance of stormwater infrastructure, including keeping inlets and drainage systems clear of debris.

5.2 TARGET AUDIENCES

The PPI Committee evaluated demographic and socioeconomic characteristics to identify appropriate target audiences. These factors were reviewed to ensure outreach messages, materials, and delivery methods address potential barriers and reach all segments of the population. The Committee determined that effective outreach requires multiple communication formats and channels.

The following target audiences were identified for tailored flood-related messaging:

Target Audience #1: Real Estate Agents, Lenders, and Insurance Agents

As noted in the 2020 PPI, this group plays a key role in communicating flood risk, flood zone designations, and flood insurance requirements to property owners, buyers, and renters. Realtors, lenders, and insurance agents are often the primary source of information during real estate transactions and insurance decisions, making accurate and consistent messaging critical. The PPI Committee will continue to provide educational resources, outreach materials, and updated regulatory information to ensure these stakeholders are equipped to effectively communicate flood risk, insurance requirements, and mitigation considerations.

Target Audience #2: Spanish-Speaking Population

According to the most recent U.S. Census data (2023), approximately 48 percent of the City's population identifies as Hispanic or Latino. The PPI Committee determined that providing outreach materials in Spanish is essential to ensure equitable access to flood-related information and to reduce language barriers.

Target Audience #3: Elderly Population

Approximately 16 percent of the City's population is age 65 or older. Older adults may be more vulnerable to flood impacts due to mobility limitations, increased recovery costs, and challenges accessing information, particularly through digital platforms. The City contains six (6) assisted living facilities, and additional outreach considerations are needed to support evacuation planning and preparedness. The PPI Committee will coordinate outreach efforts with the Osceola Council on Aging

and targeted engagement at assisted living facilities to improve awareness of flood risk and available resources.

Target Audience #4: Landscapers and Contractors

Landscapers and contractors play an important role in site development, grading, drainage, and construction activities that can impact flood risk. Improper practices may increase stormwater runoff, alter natural drainage patterns, or result in noncompliance with local regulations. Outreach to this audience will focus on promoting best management practices, regulatory requirements, and techniques that reduce flood risk and protect natural floodplain functions.

Target Audience #5: Homeowners Associations

Homeowners Associations provide an effective mechanism for reaching large numbers of residents within defined neighborhoods. HOAs often organize community events and communications, making them valuable partners for distributing flood-related information and promoting preparedness activities.

Target Audience #6: New Residents and New Drivers

New residents, particularly those relocating from outside Florida, may be unfamiliar with local weather conditions such as heavy rainfall, thunderstorms, hurricanes, and tornadoes. Prospective homebuyers should be informed of flood hazards and the financial implications of owning property in or near flood-prone areas. Outreach will emphasize flood risk awareness and the importance of obtaining flood insurance prior to purchase.

In addition, new drivers to the area may be unfamiliar with the dangers associated with driving through flooded roadways and may lack awareness of appropriate responses when encountering flooded streets. Outreach will include information on flood safety and "Turn Around, Don't Drown" messaging to reduce risk to motorists.

Target Audience #7: New Business Owners

New business owners represent an important outreach audience due to their role in local economic development and property investment. These stakeholders should be informed of local flood risks, insurance requirements, and mitigation opportunities to support long-term business resilience and continuity.

5.3 INVENTORY OF OTHER PUBLIC INFORMATION EFFORTS

The PPI Committee reviewed existing outreach efforts currently targeting City residents. ***Table 3*** identifies projects carried forward from the 2020 PPI document. Understanding existing messaging is necessary to evaluate effectiveness, identify gaps, and determine opportunities for improvement.

The City will continue ongoing outreach efforts and build upon existing programs. Outreach initiatives not currently structured for CRS credit will be reviewed, revised as appropriate, documented, and tracked.

Table 3 provides a detailed listing of existing, revised and proposed projects.

5.4 MESSAGES

Messages must clearly identify the actions expected of the audience. Each message should provide basic information on the topic and direct recipients to additional sources for more detailed guidance. Messages are tailored to address one or more of the CRS priority topics listed below:

A. Know your flood risk
B. Insure your property against flooding
C. Protect people from flood hazards
D. Protect your property from flood damage
E. Build responsibly in flood-prone areas
F. Protect natural floodplain functions and waterways
G. Prepare for hurricanes and severe storm events
H. Reduce stormwater runoff and drainage impacts
I. Increase flood awareness and education
J. Purchase flood insurance in low and moderate-risk areas

Topics G through J were added by the PPI Committee as local priorities. Each message includes an intended outcome, detailed in ***Table 3***. The messages have been revised to improve clarity.

5.5 OUTREACH

The outreach strategy focuses on ensuring flood-related information is accessible to target audiences and encourages actions that reduce flood risk and property damage. The City will implement both ongoing and new outreach projects using multiple communication methods.

New projects emphasize innovative approaches to delivering priority messages. Existing projects that were not previously structured for CRS credit will be revised, documented, and tracked as appropriate.

The PPI Committee will also review and update Flood Response Projects from the 2020 PPI document. These projects are designed for rapid dissemination following flood warnings or events.

All outreach and Flood Response Projects are listed in ***Table 3***.

6. OTHER PUBLIC INFORMATION INITIATIVES

In addition to the annual outreach projects identified in ***Table 3***, the PPI Committee implements supplemental initiatives to inform the public about flood risks and promote actions that reduce potential flood impacts.

6.1 MAP INFORMATION SERVICES

Flood map information is available to residents of the City of St. Cloud through multiple channels. Residents may contact the City directly or access flood map information via the City's website at www.stcloudfl.gov.

The City will continue to promote the availability of these resources to ensure residents are aware of and can easily access up-to-date flood risk data.

6.2 FLOOD PROTECTION WEBSITE

The City of St. Cloud maintains a dedicated flood protection webpage that provides information on flood preparedness, property protection, and evacuation planning: www.stcloudlf.gov/flood.

Since the 2020 PPI, the website has been enhanced to include links to additional flood-related resources, including FloodSmart.gov, Osceola County Emergency Management, the Florida Division of Emergency Management (FDEM), and FEMA. The City will continue to maintain and promote this webpage to support public awareness and preparedness.

6.3 FLOOD PROTECTION ASSISTANCE

The City provides flood protection assistance to property owners through telephone consultations, in-office meetings, and on-site visits upon request. The Building Department and Floodplain Manager offer technical guidance on both structural and non-structural mitigation measures.

Depending on the nature of the request, additional departments, such as Public Works, may assist in identifying appropriate solutions. Staff provide guidance on low-cost mitigation measures as well as information on more comprehensive projects, such as structural elevation, including potential funding sources when available. This service is promoted annually to City residents.

6.4 FLOOD INSURANCE TECHNICAL ASSISTANCE

In early 2025, the City implemented a Flood Insurance Technical Assistance program. Residents may contact a staff member trained in the National Flood Insurance Program (NFIP) for information and assistance with flood insurance-related questions.

This free service is promoted on the City's website and serves as an additional resource to improve public understanding of flood insurance coverage and requirements.

6.5 STREAM DUMPING / STORMWATER EDUCATION

The City of St. Cloud provides educational materials that emphasize the importance of keeping waterways and storm drainage systems clear of debris. A stormwater education flyer is available at eight (8) distribution locations (see ***Table 1***) and includes guidance on the proper disposal of yard waste, fill material, and construction debris, such as concrete. In addition, the City conducts public presentations to educate residents on the importance of maintaining clear stormwater systems to help reduce localized flooding.

7. PLAN MAINTENANCE

7.1 ANNUAL EVALUATION

The PPI Committee and City staff will monitor the implementation and outcomes of all outreach projects. Input from Committee members, City staff, and relevant stakeholders will be documented and shared for review and evaluation as part of ongoing program management.

The PPI Committee will meet at least twice annually to review progress on project implementation, evaluate effectiveness, and identify opportunities for improvement. The Committee has also reviewed outreach projects implemented since the 2020 PPI and determined that revisions and updates are appropriate for future outreach efforts. Updated and new projects are detailed in ***Table 3***.

As part of the annual CRS recertification process, the PPI Committee will prepare an evaluation report summarizing project outcomes and recommended modifications, as applicable.

7.2 PLAN ADOPTION

The City of St. Cloud will formally adopt this document through a resolution approved and signed by the Mayor.

TABLE 1

LOCATION OF BROCHURES & FLYERS

#	Location
1	**St. Cloud City Hall** 1300 9th Street, St. Cloud, FL 34769
2	**St. Cloud Fire Rescue Administration** 3101 Progress Lane, Suite C, St. Cloud, FL 34769
3	**City of St. Cloud Civic Center** 3001 17th Street, St. Cloud, FL 34769
4	**City of St. Cloud Community Center (Senior Center)** 3101 17th Street, St. Cloud, FL 34769
5	**St. Cloud Police Department** 4700 Neptune Road, St. Cloud, FL 34769
6	**St. Cloud Public Library** 810 13th Street, St. Cloud, FL 34769
7	**St. Cloud Chamber of Commerce** 1200 New York Avenue, St. Cloud, FL 34769
8	**Osceola County Tax Collector's Office - St. Cloud Branch** 1300 9th Street, St. Cloud, FL 34769
9	**St. Cloud Community Development - Business Tax Receipt** 1300 9th Street, St. Cloud, FL 34769

TABLE 2

MESSAGES & DESIRED OUTCOMES

Topic	Message	Outcome(s)
A. Know Your Flood Risk	1. Find your property on the City's flood map (FIRM) to determine your flood zone.	Increase the number of FIRM/map information inquiries (tracked annually).
	2. Check whether your property is located in a repetitive loss area.	Reduce future repetitive loss properties through increased awareness and mitigation actions.
B. Insure Your Property Against Flooding	1. Purchase flood insurance; standard homeowners insurance does not cover flood damage.	Increase the number of flood insurance policies in force (based on NFIP data).
	2. Obtain renters' flood insurance to protect your personal belongings from flood damage.	Increase the number of contents-only (renters) policies.
C. Protect People from Flood Hazards	1. Sign up for local flood warnings and learn to recognize flood warning signals.	Reduce flood-related rescues, injuries, and fatalities.
	2. Do not walk or drive through floodwaters. Turn Around, Don't Drown.	Reduce flood-related rescues, injuries, and fatalities.
D. Protect Your Property from Flood Damage	1. Elevate HVAC units, electrical systems, and other utilities above expected flood levels.	Reduce the number of flood-damaged utilities and structures.
	2. Apply for available grant funding to elevate or retrofit your home.	Increase the number of mitigation projects and grant applications submitted.
	3. Install flood vents, use water-resistant materials, and implement other flood mitigation measures in areas of your home that are prone to flooding.	Increase the number of homes implementing flood-resistant mitigation measures.
E. Build Responsibly in Flood-Prone Areas	1. Obtain all required permits before starting construction or improvements.	Reduce the number of permit violations and noncompliant construction activities.
	2. If your property is substantially damaged, follow local requirements before rebuilding.	Reduce the number of permit violations and noncompliant construction activities.
	3. Maintain required setbacks and avoid altering natural drainage areas on your property.	Maintain proper drainage and reduce localized flooding impacts.
F. Protect Natural Floodplain Functions and Waterways	1. Do not dump trash, yard waste, or debris into streams, canals, lakes, or storm drains.	educe blockages in drainage systems and improve water flow.
	2. Avoid filling, grading, or disturbing natural floodplain areas without proper approval.	Preserve natural floodplain storage and reduce flood impacts.
G. Prepare for Hurricanes and Severe Storm Events	1. Prepare an emergency supply kit and develop a family evacuation plan before hurricane season.	Increase household preparedness and reduce risk to life and property during storm events.
H. Reduce Stormwater Runoff and Drainage Impacts	1. Install Low Impact Development (LID) techniques and enforce NPDES requirements to reduce stormwater runoff.	Reduce localized flooding and stormwater system overload.
	2. Keep storm drains and drainage pathways near your property clear of debris.	Reduce localized flooding and stormwater system overload.
I. Increase Flood Awareness and Education	1. Learn how floodplains protect water quality and reduce flooding, and support efforts to preserve them.	Increase public understanding of floodplain functions and support for protection efforts.
J. Purchase Flood Insurance in Low and Moderate-Risk Areas	1. Purchase flood insurance even if your property is in Zone X or a low-risk area; flooding can occur anywhere.	Increase the number of flood insurance policies in low and moderate-risk areas.

TABLE 3
PPI PROJECTS & INITIATIVES

OUTREACH PROJECTS

Special Flood Hazard Area (SFHA)

PROJECT #	PROJECT TYPE	PROJECT DESCRIPTION	TOPIC / MESSAGE (see Table 1)	ASSIGNMENT	SCHEDULE	STAKEHOLDER	STATUS
OP-1	Targeted	Mail the "*10-Topic Flood Outreach*" brochure to all property owners in the SFHA.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	Existing
OP-2	Informational	Place the "*10-Topic Flood Outreach*" brochure at the determined locations (see Table 1) and the City's website.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Revised
OP-3	Informational	Place the NFIP brochure "*The Benefits of Flood Insurance Versus Disaster Assistance*" at the determined locations (see Table 1) and City's website.	B.1/ J.1	Building Department (Floodplain Mgmt)	Year-round	FEMA / NFIP	Revised
OP-4	Informational	Place the NFIP brochure "*Why Do I Need Flood Insurance*" at the determined locations (see Table 1) and the City's website.	B.1,2 / J.1	Building Department (Floodplain Mgmt)	Year-round	FEMA / NFIP	New

Repetitive Loss Area (RLA)

PROJECT #	PROJECT TYPE	PROJECT DESCRIPTION	TOPIC / MESSAGE (see Table 1)	ASSIGNMENT	SCHEDULE	STAKEHOLDER	STATUS
OP-5	Targeted	Mail the "*10-Topic Flood Outreach*" brochure to all property owners in the Repetitive Loss Areas.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	Existing

Realtors, Lenders, and Insurance Agents

PROJECT #	PROJECT TYPE	PROJECT DESCRIPTION	TOPIC / MESSAGE (see Table 1)	ASSIGNMENT	SCHEDULE	STAKEHOLDER	STATUS
OP-6	Targeted	Mail the "*10-Topic Flood Outreach*" brochure and NFIP brochures to realtors, lenders, and insurance agents with the annual Activity 320 mailing.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	Existing
OP-7	General	Host a Lunch & Learn to educate realtors, lenders and insurance agents on flood safety and flood insurance.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	New
OP-8	Informational	Provide the "*Real Estate Flood Disclosure"* brochure to the Osceola County Association of Realtors.	A.1,2 / B.1,2 / C.1 / D.1 / E.1/ H.1 /J.1	Building Department (Floodplain Mgmt)	Year-round	Osceola County Association of Realtors	New
OP-9	Informational	Publish the "*Real Estate Flood Disclosure*" brochure on the City's website.	A.1,2 / B.1,2 / C.1 / D.1 / E.1/ H.1 /J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	New

Spanish Speaking Population

PROJECT #	PROJECT TYPE	PROJECT DESCRIPTION	TOPIC / MESSAGE (see Table 1)	ASSIGNMENT	SCHEDULE	STAKEHOLDER	STATUS
OP-10	Informational	Place the Spanish version of the "*10-Topic Flood Outreach*" brochure at the determined locations (see Table1) and the City's website.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Revised
OP-11	Informational	Place Spanish version of the NFIP brochure "*The Benefits of Flood Insurance Versus Disaster Assistance*" at the determined locations (see Table 1) and the City's website.	B.1/ J.1	Building Department (Floodplain Mgmt)	Year-round	FEMA / NFIP	Revised
OP-12	Informational	Place the Spanish version of the NFIP brochure "*Why Do I Need Flood Insurance*" at the determined locations (see Table 1) and the City's website.	B.1,2 / J.1	Building Department (Floodplain Mgmt)	Year-round	FEMA / NFIP	New

Elderly Population							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
OP-13	General	Share the "*10-Topic Flood Outreach*" brochure through the Osceola Council on Aging newsletter.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	Osceola County Council on Aging	Existing
OP-14	Informational	Provide "*10-Topic Flood Outreach*" brochure at the City of St. Cloud Community (Senior) Center.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Existing

Landscapers & Contractors							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
OP-15	Informational	Place an informational flyer educating homeowners and HVAC contractors on the need to elevate HVAC units for flood protection at the determined locations (see Table 1) and the City's website.	A.1 / D.1 / E.2 / F.1,2 / H.1 / I.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Revised
OP-16	Informational	Place an informational flyer educating homeowners and building contractors the City's Substantial Damage and Substantial Improvement rules at the determined locations (see Table 1) and the City's website.	E.1,2,3	Building Department (Floodplain Mgmt)	Year-round	N/A	Revised
OP-17	Informational	Place an informational flyer on landscaping waste and the need to keep waterways and storm drains clear at the determined locations (see Table 1) and the City's website.	F.1,2 / H.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Revised

Homeowner's Associations							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
OP-18	General	Give a minimum of 1 presentation at a homeowners' association meeting and provide copies of the "*10-Topic Flood Outreach"* brochure for attendees.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	Existing

New Residents / New Drivers							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
OP-19	Informational	Place the "*10-Topic Flood Outreach*" brochure at the Tax Collector's Office and/or Department of Motor Vehicles in St. Cloud.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	New

New Business Owners							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table XXX)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
OP-20	Informational	Place the "*10-Topic Flood Outreach*" brochure at the Business Tax Receipt office which is located in the City's Community Development Department.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	New

General Public							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
OP-21	General	Share a brief flood safety video through social media channels to raise awareness and promote safe practices during flood events (e.g., City Podcast, local journalist, etc.).	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	Revised
OP-22	General	Present an educational message regarding Flood Safety Awareness Week to inform the public about flood risks and safety practices.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Annually	N/A	Existing
OP-23	General	Present an educational message regarding Stormwater Awareness Week to raise public awareness of stormwater flooding and water quality issues.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Public Works Department	Annually	N/A	Existing
OP-24	Informational	Place the NFIP brochure "*Why Do I Need Flood Insurance*" at the determined locations (see Table 1) and the City's website.	B.1,2 / J.1	Building Department (Floodplain Mgmt)	Year-round	FEMA / NFIP	New

FLOOD RESPONSE PROJECTS							
Flooded Property Owners and Residents							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
FRP-1	Targeted	Provide FEMA's *"After a Flood: The First Steps"* brochure offering guidance on floodwater hazards, local warnings, avoiding flooded roadways, maintaining physical and emotional health, and safely cleaning and repairing homes.	C.1 / D.2	Building Department (Floodplain Mgmt)	As soon as needed	FEMA & American Red Cross	Existing
FRP-2	Targeted	Provide FEMA's *"Repairing Your Flooded Home"* brochure offering guidance on how to report damage, check for leaks and how to further protect your belongings.	C.1 / D.2	Building Department (Floodplain Mgmt)	As soon as needed	FEMA & American Red Cross	New
FRP-3	Targeted	Provide the "Rebuilding Your Flooded Home" brochure offering guidance on preventing further damage, getting organized, drying out the home, restoring utilities, cleanup, rebuilding, and preparing for future flood events.	E.1,2	Building Department (Floodplain Mgmt)	As soon as needed	N/A	Existing
FRP-4	Targeted	Provide an informational flyer regarding the City's Substantial Damage and Substantial Improvement rules.	E.1,2,3	Building Department (Floodplain Mgmt)	As soon as needed	N/A	Existing
FRP-5	Targeted	Provide FEMA's "*The Benefits of Flood Insurance Versus Disaster Assistance*" brochure.	B.1/ J.1	Building Department (Floodplain Mgmt)	As soon as needed	FEMA / NFIP	Existing
FRP-6	Targeted	Provide FEMA's *"Increased Cost of Compliance"* brochure that helps policy holders bring flood-damaged buildings into compliance.	E.1,2	Building Department (Floodplain Mgmt)	As soon as needed	FEMA / NFIP	Existing
	Targeted	Provide FEMA's "*Flood Protection*" brochure before, during and after a flood.	No longer available.	Building Department (Floodplain Mgmt)	As soon as needed	N/A	Removed
	Targeted	Provide FEMA's "*Homeowner's Guide to Cleaning Up Mold*" publication to flooded property owners.	Doesn't meet PPI messaging. Will remain on City's website as a resource.	Building Department (Floodplain Mgmt)	As soon as needed	EPA	Removed
	Targeted	Provide information on the need for a building permit and benefits of flood insurance on the City's website and in local news.	Consolidated with other projects.	Building Department (Floodplain Mgmt)	As soon as needed	N/A	Removed

PUBLIC INFORMATION INITIATIVES							
All City Residents							
PROJECT #	**PROJECT TYPE**	**PROJECT DESCRIPTION**	**TOPIC / MESSAGE (see Table 1)**	**ASSIGNMENT**	**SCHEDULE**	**STAKEHOLDER**	**STATUS**
PII-1	Informational	Publicize FEMA's Map Service Center (CRS Activity 320) on the "*10-Topic Flood Outreach*" brochure and the City's website.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Existing
PII-2	Informational	Publish the "*10-Topic Flood Outreach*" brochure and links to other helpful resources such as Floodsmart.gov, Osceola County Emergency Management, FDEM, and FEMA on the City's website.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Existing
PII-3	General	Provide site visits and property protection advice in accordance with CRS Activity 360 (PPA & PPV), and promote this service on the City's website and in the "*10-Topic Flood Outreach*" brochure.	A.1,2 / B.1,2 / C.1 / D.1,2 / E.1,2,3 / F.1,2 / G.1/ H.1 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	N/A	Existing
PII-4	General	Provide technical assistance to city residents with flood insurance-related questions.	A.1,2 / B.1,2 / C.1 / D.1,2 / I.1 / J.1	Building Department (Floodplain Mgmt)	Year-round	ANFI Specialist	New

End of Report

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-056R - SOE Agreement

City Clerk Agenda Item:
Resolution No. 2026-056R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into an Inter local Agreement on behalf of the City of St. Cloud, Florida, with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.
COST: No cost associated with this item.
This item is to approve an agreement with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
This item is to approve an agreement with the Osceola County Supervisor of Elections, for the purpose of conducting municipal elections.

Legal Authority:
Approval per Charter section 2.03

Budget and Recommendation:
No cost associated with this item.

Staff recommends **Approval** of Resolution 2026-056R.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/2026 - Final Action

Attachments:
1. Res 2026-056R SOE Agreement
2. 2026 SOE Agreement Rev 5-7-2026 Final

RESOLUTION NUMBER 2026- 056R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT ON BEHALF OF THE CITY OF ST. CLOUD, FLORIDA, WITH THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS, FOR THE PURPOSE OF CONDUCTING MUNICIPAL ELECTIONS.

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

SECTION I. The City Manager is authorized and he is directed to enter into an Interlocal Agreement with the Osceola County Supervisor of Elections, for the purpose of conducting Municipal Elections as more particularly set forth in Exhibit "A".

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 14th day of May, 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.

_____
Daniel F. Mantzaris, City Attorney

MUNICIPAL ELECTIONS AGREEMENT
FOR ELECTION SERVICES BY AND BETWEEN
THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS AND
THE CITY OF ST. CLOUD, FLORIDA

THIS AGREEMENT ("Agreement"), is made and entered into this _____ day of _____, 2026, effective _____, 2026, by and between Mary Jane Arrington, the Osceola County Supervisor of Elections, an elected constitutional officer of the State of Florida (hereinafter "SOE"), and the City of St. Cloud (hereinafter "Municipality"), a municipal corporation chartered and organized in accordance with the laws of the State of Florida.

WHEREAS, Chapters 97-106, Florida Statutes, constitutes the Florida Election code, which applies to municipalities; and

WHEREAS, Section 100.3605, Florida Statutes, provides that the Florida Election Code applies to a Municipality's election in the absence of any special act, charter or ordinance; and

WHEREAS, the Municipality has requested the assistance of the SOE in conducting the Municipal elections, and the SOE is agreeable to providing such election services; and

WHEREAS, the Municipality and the SOE desire to work together to provide for municipal elections and to allocate responsibilities, costs and terms between the parties to ensure that all applicable laws, rules, special acts, charters and/or ordinances are followed.

THEREFORE, IT IS HEREBY AGREED, that in consideration of the mutual covenants and promises contained in this Agreement, and for the mutual benefits of the parties, the parties agree as follows:

1. GENERAL PROVISIONS

Municipal elections are to be conducted under any applicable ordinances of the Municipality and all sections of Chapters 97-106, Florida Statutes (the State Election Code). It is understood that the provisions of this Agreement are based on current state law, and if any changes in election law should occur during the term of this Agreement, those changes will supersede the terms of this Agreement where applicable.

It is understood the SOE is in charge of the election, polling places, and the County Canvassing Board is responsible for canvassing the election during an election held in conjunction with a County Election. The Municipality may have a designated representative in the canvassing board room. The designee may only serve in an "observer" capacity and may not participate in the canvassing of the election. The County Canvassing Board will determine whether a recount is required and advise the Municipality. The County Canvassing Board will certify the election results and will provide a Certificate of Election and a Conduct of Election report to the Municipality.

The Municipality is responsible for the costs associated with any legal action or contest of election arising from its election. The Municipality, the SOE, and the County Canvassing Board agree the SOE will decide who will represent their office and the County Attorney's Office may represent the County Canvassing Board in any legal action concerning the canvassing or certification of the election.

2. PURPOSE

This agreement sets forth the terms and conditions under which services will be provided by the SOE to the Municipality for municipal elections and the responsibilities of both parties to establish a clear understanding of the rights and responsibilities of all parties. Such rights and responsibilities shall apply to the General, Primary, Run-Off, Special, and Recall Elections as necessary, as well as to the Post Election Audit, unless otherwise stated hereinafter.

3. DATES OF ELECTIONS

If the election coincides with a regularly scheduled county election the Municipality will follow the county election schedule. The Municipality shall not call any special election, or set any election date, without first coordinating the proposed election(s) date(s) with the SOE at least 120 days prior to the proposed election(s). Notwithstanding the foregoing, should a City Council vacancy necessitate a special election, such election may be scheduled with less than 120 days' notice, subject to the mutual agreement of both parties.

4. FEES AND CHARGES TO BE PAID BY THE MUNICIPALITY

The Municipality shall pay the actual cost, as billed, for all municipal elections (including but not limited to special elections, recounts, annexation elections, or mail ballot elections). If a Municipal election coincides with a regularly scheduled County election, the Municipality shall be responsible for any additional costs caused by the Municipal election.

These costs may include, but are not necessarily limited to advertising, postage, ballots, court reporter services, delivery of equipment to polling locations, SOE services, election worker training, election workers wages, Social Security taxes, and any necessary supplies required for an election. The SOE may also charge for staffing costs at the SOE's sole and exclusive discretion.

a. If a Municipal election is held in conjunction with a regularly scheduled County election, the Municipality will be responsible for any actual costs associated with printing and handling of additional ballot pages if any Municipal ballot contest or measure results in the County's ballot extending an additional page(s).

b. A Municipal election that is held separately ("stand alone") from a regularly scheduled County election will result in the Municipality being billed for total actual costs of the election as referenced above. It is understood that some of these costs may be directly billed to the Municipality by a Vendor(s). For estimate election costs incurred by the SOE, the Municipality will be billed in advance by the SOE for a deposit of these funds. Copies of paid invoices and supporting documents will be

provided to the Municipality within 45 days of the election; the SOE will bill the Municipality for any additional expenses that the deposit does not cover.

5. SOE RESPONSIBILITIES FOR MUNICIPAL ELECTIONS ON A REGULARLY SCHEDULED COUNTY ELECTION

a. SOE is to survey, contract and reimburse all polling places. SOE will provide insurance coverage for polling places and election workers at all relevant times through the County risk management policies. SOE will manage all polling places in accordance with applicable law.
b. SOE will hire election workers; as well as schedule, train, and pay the election workers.
c. SOE is to approve and schedule poll watchers.
d. SOE is to provide all advertising as required by Florida law, other than what is required by municipal charter.
e. SOE shall provide for the printing of all required ballots and audio files.
f. SOE is to conduct mail ballot voting.
g. SOE is to conduct Early Voting, if applicable.
h. SOE is to compile Election Day results and provide results to the County Canvassing Board, and to Municipality, if necessary.
i. SOE shall provide the City Clerk with the time and location of the Public Logic & Accuracy (L&A) Testing of the automatic voting tabulation equipment as required by Section 101.5612, Florida Statutes, as well as the time and location for any public Canvassing Board meetings.
j. SOE is to conduct any required audits, with the majority of the canvassing board to be present at all times.
k. SOE is to provide security procedures for municipal elections as required by Florida law.
l. SOE will serve as the financial filing officer. SOE agrees to provide the candidate with access to the electronic campaign finance reporting system, including system setup, login credentials, and any required training or instructions to ensure proper use. SOE will maintain the system in compliance

with Florida Elections Law and will provide technical assistance as needed to support the accurate and timely filing of campaign finance reports.

m. SOE shall verify candidate petitions, if applicable, at the cost of ten cents ($0.10) per petition. The candidate is responsible for remitting the verification fee to the SOE at the time the petitions are submitted. The SOE will issue a Certification of Petitions to each candidate with a copy provided to the City Clerk.

6. SOE RESPONSIBILITIES FOR MUNICIPAL ELECTIONS NOT SCHEDULED DURING A REGULARLY SCHEDULED COUNTY ELECTION, SUBJECT TO REIMBURSEMENT FROM THE MUNICIPALITY

a. SOE is to review, approve, and manage all polling places.

b. SOE will hire election workers, as well as schedule and train the election workers.

c. SOE is to approve and schedule poll watchers.

d. SOE is to provide the printing of all ballots and audio files.

e. SOE is to conduct mail ballot voting.

f. SOE is to conduct Early Voting, if applicable.

g. SOE is to compile Election Day results and provide results to the Municipality.

h. SOE is to conduct Public Logic & Accuracy (L&A) Testing of the automatic voting tabulation equipment, as required by Section 101.5612, Florida Statutes.

i. SOE is to conduct any required audits, with the majority of the canvassing board to be present at all times.

j. SOE is to provide security procedures for municipal elections, as required by Florida Law.

k. Municipality may be directly billed for applicable costs by vendors, etc. For election costs incurred by the SOE, the Municipality will be billed directly by the SOE (as detailed in 4(b) of this Agreement).

l. SOE will serve as the financial filing officer. SOE agrees to provide the candidate with access to the electronic campaign finance reporting system, including system setup, login credentials, and any required training or

instructions to ensure proper use. SOE will maintain the system in compliance with Florida Elections Law and will provide technical assistance as needed to support the accurate and timely filing of campaign finance reports.

m. SOE shall verify candidate petitions, if applicable, at the cost of ten cents ($0.10) per petition. The candidate is responsible for remitting the verification fee to the SOE at the time the petitions are submitted. The SOE will issue a Certification of Petitions to each candidate with a copy provided to the City Clerk.

7. MUNICIPALITY RESPONSIBILITIES FOR MUNICIPAL ELECTIONS ON A REGULARLY SCHEDULED COUNTY ELECTION

a. This provision outlines the procedural obligations for a Municipality regarding annexation and election integrity in coordination with the SOE. Based on standard practices under Florida law, this clause ensures that voter registration files, ballots, and precinct mapping are accurate before an election.

Key requirements include:

- 90-Day Deadline: Municipality shall update boundary maps and provide annexation records to the SOE at least 90 days before an election.
- Pending Petition Notification: If an annexation is pending within 120 days of an election, the Municipality must immediately notify the SOE regarding the timeline and impact.
- Election Freeze: No annexations shall legally become effective after June 1, 2026. In future years the annexation effective date shall be determined by agreement between the SOE and the City Manager, prior to the SOE being obligated to render election services.
- Approval: Municipality will review and approve the boundaries of the municipality 90 days before the election.
- Annexation notifications shall be mailed through certified postage to SOE within seven (7) days.
- Additionally, the approved annexations shall be emailed to SOE at GIS@voteosceola.gov, within seven (7) days of approval.

b. Municipality shall be responsible for all advertising required under its charter or any other applicable local regulations and shall ensure compliance with all advertising requirements set forth in the Florida Election Code.
c. Municipality shall provide official title and language for any amendments and/or referendum questions, seven (7) days prior to the qualifying deadline, in Microsoft Word format. SOE will provide translation. All ballot language must comply with Section 101.161(1), Florida Statutes and Rule IS-2.032, Florida Administrative Code. Municipality will approve the races on the ballot before the ballot is printed.
d. Municipality shall be responsible for the actual costs of printing additional pages should the municipal ballot measure or race result in extending the ballot.
e. Municipality shall serve as the qualifying officer for any municipal candidate. Municipality shall provide all qualifying documents to candidates before qualifying. Municipality will accept and process all qualifying documents and associated fees in accordance with applicable law. The State of Florida shall determine and establish the official qualifying period for the election. Municipality is responsible for determining the eligibility of any candidate for municipal office.

Candidate Qualification Process, will include but is not limited to:

1. Provide qualifying packets to candidates.
2. Accept and process all qualifying documents and fees.
3. Notification of Public L&A Testing to candidates.
4. Provide SOE with copies of all candidate filing and qualifying documents upon receipt.
5. Provide a certified list of qualified candidate names and the order in which they are to appear on the ballot, no later than 5:00 p.m., on the last day of the qualifying period.
6. Respond to all candidate inquiries and questions.
7. Respond to all legal inquiries and questions.
8. Respond to all media inquiries.

f. Municipality shall provide written notification to all candidates qualifying with the Municipality of the Public Logic & Accuracy (L&A) testing, stating the time and location of testing, during the candidate qualifying period, or by certified mail to each candidate at least 30 days before the commencement of early voting; to whom did not receive written notification from the Municipality at the time of qualifying; and obtain a signed receipt that the notice has been given according to Section, 101.5612(2), Florida Statutes.

g. Municipality shall approve all names and wording of any amendment, referenda, and candidate races within 24 hours of the receipt of the proof.

8. MUNICIPALITY RESPONSIBILITIES FOR MUNICIPAL ELECTIONS NOT SCHEDULED DURING A REGULARLY SCHEDULED COUNTY ELECTION

a. This provision outlines the procedural obligations for a Municipality regarding annexation and election integrity in coordination with the SOE. Based on standard practices under Florida law, this clause ensures that voter registration files, ballots, and precinct mapping are accurate before an election.

Key requirements include:

- 90-Day Deadline: Municipality shall update boundary maps and provide annexation records to the SOE at least 90 days before an election.
- Pending Petition Notification: If an annexation is pending within 120 days of an election, the Municipality must immediately notify the SOE regarding the timeline and impact.
- Election Freeze: When establishing the election date, the annexation effective date shall be determined by agreement between the SOE and the City Manager, prior to the SOE being obligated to render election services.
- Approval: Municipality will review and approve the boundaries of the municipality 90 days before the election.
- Annexation notifications shall be mailed through certified postage to SOE in a timely manner.

- Additionally, the approved annexations shall be emailed to SOE at GIS@voteosceola.gov, within seven (7) days of approval.

b. Municipality is responsible for the direct payment of election worker services.
c. The Municipality is responsible for insurance coverage for polling places and election workers at all relevant times.
d. Municipality is responsible for all advertising required by Florida Law, city charter, or other local requirement
e. Municipality shall provide official title and language for any amendments and/or referendum questions, seven (7) days prior to the qualifying deadline, in Microsoft Word format. SOE will provide translation. All ballot language must comply with Section 101.161(1), Florida Statutes and Rule IS-2.032, Florida Administrative Code. Municipality will approve the races on the ballot before the ballot is printed.
f. Municipality shall be responsible for all applicable costs billed by vendors and for reimbursing the SOE for the total election costs incurred by the SOE, as detailed in this Agreement.
g. Municipality is responsible for insurance coverage for polling places and election workers at all relevant times for contracting and reimbursement for the use of the polling place facilities.
h. Municipality shall serve as the qualifying officer for any municipal candidate. Municipality shall provide all qualifying documents to candidates before qualifying. The Municipality will accept and process all qualifying documents and associated fees in accordance with applicable law. The Municipality shall determine and establish the official qualifying period for the election. The Municipality is responsible for determining the eligibility of any candidate for municipal office.

Candidate Qualification will include but is not limited to:

1. Provide qualifying packets to candidates.
2. Accept and process all qualifying documents and fees.
3. Notification of Public L&A Testing to candidates.
4. Provide SOE with copies of all candidate filing and qualifying documents upon receipt.

5. Provide a certified list of qualified candidate names and the order in which they are to appear on the ballot, no later than 5:00 p.m., on the last day of the qualifying period.
6. Respond to all candidate inquiries and questions.
7. Respond to all legal inquiries and questions.
8. Respond to all media inquiries.

i. Municipality shall provide written notification to all candidates qualifying with the Municipality of the Public Logic & Accuracy (L&A) testing, stating the time and location of testing, during the candidate qualifying period, or by certified mail to each candidate at least 30 days before the commencement of early voting; to whom did not receive written notification from the Municipality at the time of qualifying; and obtain a signed receipt that the notice has been given according to Section, 101.5612(2), Florida Statutes.
j. Municipality shall appoint the Canvassing Board for the municipal election. Canvassing Board shall convene in publicly noticed meetings, open to the public, and in compliance with applicable provisions of Florida Election Law.
k. Municipality shall determine and establish the official qualifying period for the municipal election.
l. Municipality shall provide SOE with all campaign finance reporting deadlines applicable to the municipal election.
m. Municipality shall approve all names and wording of any amendment, referenda, and candidate races within 24 hours of the receipt of the proof.

9. INDEMNITY

Each party to this Agreement shall be liable for its own actions and negligence. To the extent permitted by law, Municipality shall indemnify, defend and hold harmless the SOE against any actions, claims or damages arising out of the Municipality's negligence in connection with its performance under this Agreement; and the SOE shall indemnify, defend and hold harmless the Municipality against any actions, claims or damages arising out of the negligence of the office of the SOE in connection with its performance under this

Agreement. The foregoing indemnification shall not constitute a waiver of either party's sovereign immunity or extend the limits of liability outlined in Section 768.28, F.S. Municipality shall defend legal challenges relating to its municipal election(s), including election contests, notice issues, constitutional challenges, etc., and shall be fully responsible for all legal costs and attorney's fees incurred for any such defense of the Municipality and the SOE, including costs and attorney's fees incurred pre-litigation, during litigation or any appeal(s). It is agreed by the parties that this Agreement shall be governed by the Laws of the State of Florida. The parties further agree that the exclusive venue and jurisdiction for any action sought to enforce the terms of this Agreement shall lie in the County or Circuit Courts in and for Osceola County, Florida. The Parties specifically waive their right to venue or jurisdiction in any of the United States District Courts.

10. TERM

This Agreement shall be automatically renewed for successive two-year terms unless earlier terminated by either of the parties in accordance with the same terms and conditions set forth herein, and unless otherwise modified in writing by mutual agreement of the parties. This Agreement may be terminated by either party by providing at least 120 days written notice to the non-terminating party.

11. CHANGES IN LAW

In the event a change in law abrogates or modifies any provisions or applications of this Agreement, the parties agree to engage in good faith negotiations and use their best efforts to reach a mutually acceptable modification of this Agreement.

12. MODIFICATIONS

This is the complete and final Agreement between the parties. No representations other than those set forth herein shall be binding upon the parties. No modification of this Agreement shall be effective unless submitted in writing and signed by both parties, no later than 90 days before an election.

13. NOTICES

All formal notices affecting the provisions of this Agreement may be delivered in person or be sent by facsimile, registered mail or a recognized overnight courier, to the individual designated below:

For the SOE:

Mary Jane Arrington
Osceola County Supervisor of Elections
2509 E. Irlo Bronson Memorial Highway
Kissimmee, FL 34744

For the Municipality:

Veronica Miller, City Manager
City of St. Cloud
1300 9th Street
St. Cloud, FL 34769

14. SEVERABILITY

If any clause, section or provision of this Agreement shall be declared unconstitutional, invalid or unenforceable for any cause or reason, the remaining portion of this Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement effective _____, 2026.

SUPERVISOR OF ELECTIONS	CITY OF ST. CLOUD
_____	_____
Mary Jane Arrington Osceola County Supervisor of Elections	Veronica Miller City of St. Cloud Manager
Date: _____	Date: _____

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-057R - CDBG Annual Action Plan Amendment

Procurement Agenda Item:
Resolution No. 2026-057R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the Mayor to approve a substantial amendment to the Community Development Block Grant (CDBG) FY 2025 Annual Action Plan to increase funding for the City's Summer Camp Program, reallocating funds from the Public Facilities/Infrastructure projects to Public Services projects and providing an effective date.
COST: No cost associated with this item. $19,808 of CDBG funds will be reallocated within the FY 2025 Annual Action Plan from the Public Facilities/Infrastructure projects to Public Services projects, bringing the total for that category to $26,000.
This item is to approve the increase of funding for the City's Summer Camp Program by reallocating funds within the FY 2025 Annual Action Plan.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
As an entitlement community under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program, the City of St. Cloud is required to amend and propose for adoption a substantial amendment to the CDBG FY 25 Annual Action Plan.

The 2025 Annual Action Plan outlines specific activities that will be undertaken by the city in its efforts to provide for decent, safe, and sanitary housing and creating a suitable living environment within the City of St. Cloud with an emphasis in benefitting low- and moderate-income persons.
On June 12,2025, the City Council approved Resolution No. 2025-083R which adopted the 2025 Annual Action Plan. This resolution enables the City to amend the 2025 Annual Action Plan to reallocate $19,808 from the Public Facilities/Infrastructure projects to Public Services Project. This change will allow the City to increase the allowable CDBG funds investment to support high-quality youth programming and community enrichment.

Legal Authority:
Code of Federal Regulations 24 CFR 91.505(a)(1)

Budget and Recommendation:
No cost associated with this item. $19,808 of CDBG funds will be reallocated within the FY 2025 Annual Action Plan from the Public Facilities/Infrastructure projects to Public Services projects, bringing the total for that category to $26,000.
Staff recommends **APPROVAL** of this request.

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

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
05/14/2026 - Final Action

Attachments:
1. Resolution No. 2026-057R
2. St. Cloud 2025 AAP Amendment (4.15.2026)
3. Resolution 2025-083R

RESOLUTION NO. 2026-057R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO APPROVE A SUBSTANTIAL AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2025 ANNUAL ACTION PLAN TO INCREASE FUNDING FOR THE CITY'S SUMMER CAMP PROGRAM, REALLOCATING FUNDS FROM THE PUBLIC FACILITIES/INFRASTRUCTURE PROJECTS TO PUBLIC SERVICES PROJECTS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS**,** under the HOME program created by the National Affordable Housing Act of 1990, as amended, the Secretary of HUD is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary, and affordable housing; and

WHEREAS, the U.S. Department of Housing and Urban Development allocated to the City of St. Cloud for Fiscal Year 2025, an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of $345,240; and

WHEREAS, the City of St. Cloud has adopted a Five-year Consolidated Plan for Fiscal Years 2024-2028 and FY 2025 Annual Action Plan, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the City's Five-year Consolidated Plan; and

WHEREAS, on June 12, 2025 the City Council adopted Resolution No. 2025-083R which adopted the 2025 Annual Action Plan; and

WHEREAS, a draft of the FY 2025 Substantial Amendment to the Annual Action Plan is on public display from April 20, 2026, through May 20, 2026, and this City Council meeting is considered a public meeting and hearing on said Plan and the comments of various agencies, groups, and citizens are taken into consideration.

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

SECTION I. That the FY 2025 Substantial Amendment to the Annual Action Plan for the Fiscal Year 2025 CDBG Program is hereby in all respects APPROVED and the City Clerk is hereby directed to file a copy of said Substantial Amendment to the Annual Action Plan for Fiscal Year 2025 with the Official Minutes of this Meeting of this Council.

SECTION II. That the Mayor, on behalf of the City of St. Cloud, Florida, is set to approve the reallocation of $19,808 from Public Facilities/Infrastructure projects to Public Services projects.

SECTION III. That the City is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.

SECTION IV. That the Mayor, on behalf the City of St. Cloud, Florida, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the City's Application.

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

SECTION VI. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 14th day of May 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



2025 Annual Action Plan

SUBSTANTIAL AMENDMENT

DRAFT

City of St. Cloud
1300 9th Street
St. Could, FL 34769

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Substantial Amendment (April 2026) to increase funding for the City's Summer Camp program. Funds will be reallocated from the public facilities/infrastructure project to public services.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of St. Cloud, Florida is an entitlement city as designated under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with HUD regulations, the City of St. Cloud has prepared this PY 2025 Annual Action Plan (AAP) for the period of October 1, 2025 through September 30, 2026.

The 2025 AAP outlines the specific activities that will be undertaken by the City in its effort to provide for decent, safe, and sanitary housing and creating a suitable living environment within the City of St. Cloud with an emphasis in benefitting low- and moderate-income and special needs persons. The AAP works towards completing the goals established by the five-year 2024-2028 Consolidated Plan (ConPlan).

The 2024-2028 ConPlan was a collaborative effort of the City of St. Cloud, the community at large, community development service agencies, housing providers, and economic development groups and establishes the City's priorities and goals for the five-year period. The plan outlines the specific initiatives the City will undertake to address its needs and objectives by promoting: the preservation of decent, safe, and sanitary housing; creating a suitable living environment; promoting fair housing; improving access to public services; expanding economic opportunities; and principally benefitting low- and moderate-income persons.

The PY 2025 AAP is a subset of the Strategic Plan, addressing funding options and the goals the City will address for the program year. The AAP serves as the base for measuring program performance, and activities and accomplishments will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER) as required by HUD for each fiscal year's funding allocation.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of St. Cloud created its strategic plan by analyzing data from the Needs Assessment, Market Analysis, and a community participation process that involved consultations with local agencies and

nonprofit organizations. Through these efforts, the City has identified five priority needs and corresponding goals to address them. Over the five-year plan period, the City aims to achieve the following outcomes, organized by priority need.

Priority Need: Public Facility & Infrastructure Improvements

Goal - 1A. Improve Access to Public Facilities: Expand and improve access to public facilities through development activities for LMI persons and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. 5-Year Goal - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37,450 Persons Assisted; PY 2025 Goal: 7,490 Persons Assisted.

Goal - 1B. Improve & Expand Public Infrastructure: Expand and improve public infrastructure through development activities for residents living in low/mod income areas. Activities can include water and sewer improvements, adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. 5-Year Goal - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37,450 Persons Assisted; PY 2025 Goal: No goals for this program year.

Priority Need: Public Services

Goal - 2A. Public Services: Provide supportive services for LMI and special needs persons in the City. Public services activities may include employment training, youth development programs, and housing-related services. Public services for special needs persons may include services to address homelessness, persons with physical and mental health disabilities and the elderly. 5-Year Goal - Public service activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted; PY 2025 Goal: No goals for this program year.

Priority Need: Affordable Housing

Goal - 3A. Housing Rehabilitation: Housing rehab activities will target LMI households with minor housing repair and other costs directly related with carrying out housing rehab activities. Rehab activities may include addressing code violations, emergency repairs, energy efficiency improvements, and handicap accessibility. 5-Year Goal - Homeowner Housing Rehabilitated: 50 Household Housing Unit & Renter Housing Rehabilitated: 50 Household Housing Unit; PY 2025 Goal: Homeowner Housing Rehabilitated: 10 Household Housing Unit

Priority Need: Economic Development

Goal - 4A. Economic Development: Economic development activities in the City that promote jobs for LMI persons. The City will provide technical assistance, business grants, and direct financial assistance to

for-profit businesses. 5-Year Goal - Businesses assisted: 20 Businesses Assisted; PY 2025 Goal: No goals for this program year.

Priority Need: Effective Program Management

Goal - 5A. Effective Program Management: Effective program management will include general administration of the CDBG program, monitoring subrecipients, and keeping strict grant based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements. 5-Year Goal - Other: 5; PY 2025 Goal: 1 Other.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of St. Cloud, in collaboration with various public, private, and nonprofit community housing providers, as well as community development service agencies, has made significant contributions to ensure safe, decent, and affordable housing. These efforts include improvements to public facilities and infrastructure, economic development initiatives, and the provision of essential public services in St. Cloud. While there has been considerable progress, ongoing public improvements in low- to moderate-income areas, the need for public facility improvements, and a greater supply of affordable housing continue to be major challenges for the City. These issues are documented in the current Consolidated Plan and the latest PY 2023 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of the CDBG program. The evaluation of the City's performance is summarized in the annual CAPER report. The following is a summary of accomplishments by priority:

Public Services: The City assisted a total of 2,839 LMI persons with vital public services in PY 2023. Of this total, there were 61 LMI youth assisted with services through the Summer Camp Program (#57) and Career Source Summer Youth Employment Project (#59). There were 2,778 LMI assisted with meals through the OCOA Food Truck activity (#35). Overall, the City met its 5-year goal for this priority.

Affordable Housing: The City completed affordable housing development activities that benefitted 43 LMI Households in PY 2023. These activities include rental rehabilitation for 20 LMI seniors at the Tracey Manor Rental Rehabilitation activity (#34). There were also 20 LMI households assisted with the Council on Aging Weatherization Program (#37), which made weatherization upgrades to improve the energy efficiency of their homes. The Habitat for Humanity Roof Replacement Program (#58) also assisted 3 LMI households with housing rehab in PY 2023. For the overall five-year period the City successfully met its goals for rental housing rehab, and reached just over 50% for homeowner housing rehab. The City will continue to fund and prioritize this need.

Public Facilities and Infrastructure: The City is still planning on activities that will improve the quality of life of residents living in low/mod areas of St. Cloud. Planned activities will include a fire rescue boat to improve emergency services response times.

Economic Development: There were 17 small business assisted with direct financial assistance in the St. Cloud Business Grants Program to help retain employment of 31 workers. Most of these activities originated from PY 2021 and were finally completed in PY 2023.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of St. Cloud adheres closely to its HUD approved Citizen Participation Plan (CPP) and encourages all citizens, and especially low- to moderate-income households to participate in the planning process. In accordance with the CPP and 24 CFR 91.105, a public hearing and public comment review period allowed the public an opportunity to review the AAP and make comments on the draft Plan.

Before submitting the PY 2025 AAP to HUD, the City will provide essential information to citizens, local governments, public and private agencies, and other interested parties. This information will include, at a minimum: the expected amount of assistance for the covered programs, the range of activities that can be undertaken within these programs, an estimate of the aid that will benefit very low- and low-income individuals, and plans to minimize the displacement of individuals, along with the assistance available for those who may be displaced.

PUBLIC COMMENT PERIOD: The City held a 30-day public comment review period from **June 13, 2025 to July 13, 2025.** The draft AAP could be downloaded and viewed from the City website and also viewed at the Economic Development office from Monday through Friday, 9:00 AM to 4:00 PM. Written comments could be addressed to the CDBG Program Manager, at City of St Cloud, 1300 Ninth Street, Building A, St. Cloud, FL 34769.

PUBLIC HEARING: A public hearing was held on **June 12, 2025 at 6:30 PM** during City Council to review and discuss the Consolidated Plan and first year AAP. City Council meetings are held at City Hall in the Council Chambers, 1300 9th Street, Building A, 3rd level, St. Cloud, FL 34769. City Council meetings could be viewed live via the City website at https://www.stcloudfl.gov/1666/Public-Meetings-Live-Stream or broadcast on Spectrum channel 499.

Substantial Amendment (April 2026)

PUBLIC COMMENT PERIOD: The City held a 30-day public comment review period from **April 20, 2026 to May 20, 2026.** The draft AAP Substantial Amendment could be downloaded and viewed from the City website and also viewed at the Economic Development office from Monday through Friday, 9:00 AM to

4:00 PM. Written comments could be addressed to the CDBG Program Manager, at City of St Cloud, 1300 Ninth Street, Building A, St. Cloud, FL 34769.

PUBLIC HEARING: A public hearing was held on **May 14, 2026 at 6:30 PM** during City Council to review and discuss the AAP Amendment. City Council meetings are held at City Hall in the Council Chambers, 1300 9th Street, Building A, 3rd level, St. Cloud, FL 34769. City Council meetings could be viewed live via the City website at https://www.stcloudfl.gov/1666/Public-Meetings-Live-Stream or broadcast on Spectrum channel 499.

A summary of details of the citizen participation outreach efforts made by the City is located in the AP-12 Citizen Participation section. All comments and views will be accepted at the public hearing and public comment period review process. The published public notice and proof of publication are attached in the citizen participation attachments in the AD-26.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Hearing (June 12, 2025): There were no comments made at the public hearing.

Public Comment Period: There were no comments made during the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted at the public hearing and public comment period review process.

7. Summary

The 2025 AAP is the second planning year of the Consolidated Plan and builds upon the goals established in the Five-Year Consolidated Plan, which are: to improve the living conditions of all residents in the City of St. Cloud; create a suitable and sustainable living environment; and to address the housing and community development needs of the low- and moderate-income residents of St. Cloud.

PY 2025 CDBG Budget

During PY 2025 Program Year, the City of St. Cloud anticipates receiving $345,240.00 in CDBG funds.

The City of St. Cloud proposes to undertake the following activities with the PY 2025 CDBG funds:

- General Administration (20% cap): $69,048.00
- Public Facilities and Infrastructure (Fire Rescue Boat): $230,000.00
- Housing Rehabilitation (Council on Aging): $40,000.00
- Public Services: $6,192.00

Substantial Amendment (April 2026): The City of St. Cloud is amending its Annual Action Plan to update the budget as follows:

- General Administration (20% cap): $69,047.00
- Public Facilities & Infrastructure: $210,193.00
- Housing Rehabilitation: $40,000.00
- Public Services: $26,000.00

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ST. CLOUD CITY	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of St. Cloud is the administering agency for the CDBG program. The City prepares the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance and Evaluation Reports (CAPER), monitoring, pay requests, contracting, IDIS, and oversight of the programs on a day to day basis. In addition, the City of St. Cloud may retain the services of a private planning consulting firm to assist the City on an as needed basis.

Consolidated Plan Public Contact Information

Antranette Forbes, Economic Development Director
City of St. Cloud, Economic Development Department
1300 9th Street
St. Cloud, FL 34769
Phone: (407) 957-7234
E-mail: antranette.forbes@stcloudfl.gov
Website: http://www.stcloudfl.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

During the planning process, the City of St. Cloud conducted a public hearing and a comment review period involving local housing providers, community and economic development organizations, members of the local Continuum of Care, and representatives from various City departments. The aim of this outreach was to identify needs, gaps in the system, and programmatic goals for the Annual Action Plan (AAP). Additionally, feedback from community stakeholders during the development of specific strategies and priorities for the five-year Consolidated Plan continues to inform the AAP. This section outlines the ongoing consultation with local stakeholders for the AAP, and the agencies involved are listed in the table below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of St. Cloud works with the following types of agencies to enhance coordination:

- **Osceola County Human Services -** agency administers Section 8 Housing Choice Vouchers. There are no public housing units in St. Cloud.
- **Social Services Agencies -** funds to improve services to low- and moderate-income persons.
- **Homeless Services Agencies -** funds to assist in the prevention of homelessness.
- **Housing Providers -** funds to rehabilitate and/or develop affordable housing as well as provide housing options for low- and moderate-income households.
- **Governmental Departments -** funds to assist with public facilities and infrastructure in low- and moderate-income areas.
- **Bridging the Digital Divide -** consult with local internet providers and departments/agencies that provide high-speed internet access for low- and moderate-income households.
- **Emergency Management and Climate Change Resiliency -** consult with local government offices on resiliency and disaster mitigation.

During the Citizen Participation Process local agencies and organizations were invited to participate in the planning process by attending the public hearings and review the plan in the public comment period.

The City of St. Cloud, as the lead agency developing the AAP, gathers information from community service and housing providers to create this plan. Coordinating activities is crucial for the City to formulate its strategy, address community priorities, and allocate funds to achieve the plan's goals. The agencies reviewed include housing providers, social service organizations that support low- and moderate-income households, and special needs groups such as the elderly, individuals with disabilities, and those experiencing homelessness.

St. Cloud does not have significant gaps in broadband coverage and the vast majority of the city has multiple options of internet providers, to include LMI areas. The average St. Cloud household has three to four (3-4) options for broadband-quality Internet service. The Osceola Library, St. Cloud Branch offers free high-speed internet access to all residents. The city is engaged with the library system to help determine the needs of LMI residents in St. Cloud.

The City of St. Cloud takes the lead in administering HUD CPD grant programs. Concurrently, the Emergency Operations Center (EOC) is the coordinating office for St. Cloud's preparedness, response and recovery for all disasters that affect the City of St. Cloud. The EOC is responsible for reducing the effects of disasters before they occur, planning for and coordinating the operations and response to a disaster, managing resources and coordination of recovery efforts following a disaster as well as providing public information.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of St. Cloud is part of the Homeless Services Network of Central Florida (HSNCF) Continuum of Care, which serves Osceola, Seminole, and Orange counties. In St. Cloud, the Community Hope Center acts as the Coordinated Entry System (CES) HUB for Osceola County. CES locations provide a safe space for individuals experiencing homelessness to meet with trained professionals who can help them explore available housing resources tailored to their specific needs.

The City of St. Cloud does not receive Emergency Solutions Grants Program (ESG) funding for local shelter activities. Instead, the Florida Department of Children and Families (FDCF) receives ESG funds and distributes them to various Continuum of Care organizations across the state through an application process. The Homeless Services Network of Central Florida serves as the lead agency and has received ESG funds from the FDCF.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Homeless Services Network of Central Florida (HSNCF) through the Community HOPE Center the CES HUB is the primary provider of housing and supportive services for the City of St. Cloud's homeless and at risk of being homeless populations. HSNCF is a participating member of the Florida Continuum of Care. It is the mission of HSNCF to facilitate a comprehensive and integrated system of services in Central Florida designed to ensure that any experience of homelessness is brief and rare.

Coordination of programs and funds is accomplished by the local CoC participant agencies in the area along with the administration of the Homeless Management Information System (HMIS) System. The HMIS project is mandated by the U.S. Department of Housing and Urban Development (HUD) for organizations receiving federal funding related to homeless programs. The purpose of HMIS is to provide a comprehensive system for collecting and disseminating information about persons experiencing homelessness and the service system within the State of Florida.

By streamlining and consolidating recordkeeping requirements, HMIS allows providers to produce an accurate and effective representation of homelessness on program, agency, continuum, and statewide levels. The reports generated using HMIS data serves as the foundation on which the CoC can plan and prepare to prevent, reduce, and eliminate homelessness.

The HSNCFL developed per HUD regulations an HMIS Policies and Procedures manual that includes: data quality standards and a plan for monitoring data quality; policies to protect the privacy of consumers; and security policies designed to protect the data contained within the system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of St. Cloud
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Water Resources Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. Cloud is the lead agency responsible for all aspects of the Five-Year Consolidated Plan and Annual Action Plan. The City Economic Development Department is engaged with city departments, local organizations and interested stakeholders in the development and implementation of the plan.

2	**Agency/Group/Organization**	Osceola County Human Services
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. Cloud is engaged with the county department to meet the needs of the City's Section 8 housing population.
3	**Agency/Group/Organization**	Osceola County Office of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The EOC is responsible for reducing the effects of disasters before they occur, planning for and coordinating the operations and response to a disaster, managing resources and coordination of recovery efforts following a disaster as well as providing public information.
4	**Agency/Group/Organization**	Osceola Library - St. Cloud Branch
	Agency/Group/Organization Type	Services-Education Services-Employment Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide

	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with the library system to help determine the needs of LMI residents in St. Cloud. The Library provides free high-speed internet access to residents.
5	**Agency/Group/Organization**	St. Cloud Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Community Development Financial Institution Major Employer Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City continues to be engaged with the Chamber of Commerce to help determine the needs and economic condition in the City of St. Cloud.
6	**Agency/Group/Organization**	FL-507 Homeless Services Network of Central Florida
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HSNCF is the CoC lead agency in the area and provides the local coordinated entry system. The City is engaged with the agency on the homeless needs of citizens in the City.
7	**Agency/Group/Organization**	OSCEOLA COUNTY COUNCIL ON AGING, INC
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council on Aging works with the City on housing rehab activities for its LMI elderly population. The City is engaged with the agency on the housing needs of LMI residents in St. Cloud.

Identify any Agency Types not consulted and provide rationale for not consulting

All comments were welcome. No agency types were intentionally not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Services Network of Central Florida	Homeless Services Network of Central Florida is the primary provider of support for agencies providing housing and supportive services for the City of St. Cloud's homeless and at risk of being homeless population. HSNCFL is a lead agency and participating member of the Florida Coalition for the Homeless Consortium of Care in the Seminole, Orange and Osceola Counties. The goals of the City and HSNCFL are complementary.
Annual and Five-Year Capital Plans	Osceola County Human Services	There is no Housing Authority in St. Cloud, Section 8 is administered by the Osceola County Human Services agency and is the lead agency providing this service in the area. The goals of the City and the Human Service agency are complementary.
City of St. Cloud Comprehensive Plan	City of St. Cloud	The Comprehensive Plan is an overarching document comprised of goals and policies, similar to a strategic plan. The purpose is to guide the growth and development of the City's future and provide a foundation for regulations on how property is developed in the City. This includes the provision of water and wastewater, planning for transportation needs, and the protection of the environment. Information from plan was incorporated in the ConPlan and AAP.
Osceola County Local Mitigation Strategy	Osceola County	The Local Mitigation Strategy (LMS) was developed for all of Osceola County and was adopted by the City of St. Cloud in June of 2021. The LMS is intended to make the community safer and more resilient to disasters. The LMS provides mitigation related characteristics of St. Cloud, including land usage, population growth trends, mitigation related policies already in place, critical facilities and repetitive damage properties. The Plan identified 10 goals, with objectives, to guide mitigation efforts and is consistent with the City Consolidated Plan and AAP.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of St. Cloud collaborates with Osceola County in various areas to coordinate its plan, including consultation and engagement in regional initiatives like the Continuum of Care. Housing providers assist in the development and preservation of affordable housing within the City. City

departments, along with local nonprofits, work closely together to implement services for low- and moderate-income (LMI) individuals and special needs groups. Through these combined efforts, the City effectively addresses community priority needs and achieves the goals outlined in this plan.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City of St. Cloud adheres closely to its HUD approved Citizen Participation Plan (CPP) and encourages all citizens, and especially low- to moderate-income households to participate in the planning process. In accordance with 24 CFR 91.105, the City has developed a formal process for soliciting citizens' input in developing the Annual Action Plan. A public hearing and a public comment review period allowed the public an opportunity to review the Annual Action Plan and make comments on the draft plan.

Below is a summary of details of the citizen participation outreach efforts made by the City. Additional comments are attached in the citizen participation attachments in the AD-26.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was scheduled to be held on June 12, 2025 at 6:30 PM during City Council to gather public input on the AAP. The City Council meeting was held at City Hall in the Council Chambers, 1300 9th Street, Building A, 3rd level, St. Cloud, FL 34769. City Council meetings could also be viewed live via the City website.	No comments were made at the public hearing.	All comments were accepted.	https://www.stcloudfl.gov/2/City-Council

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Comment Period	Non-targeted/broad community	A public comment period was held from June 13, 2025 to July 13, 2025 to afford citizens an opportunity to review and make comments on the draft plan. The AAP could be viewed on the City's website or in person at the Economic Development Department.	No comments were made during the public comment period.	All comments were accepted.	https://www.stcloudfl.gov/2015/Community-Development-Block-Grant

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	A public hearing was scheduled to be held on May 14, 2026 at 6:30 PM during City Council to gather public input on the Substantial Amendment to the AAP. The City Council meeting was held at City Hall in the Council Chambers, 1300 9th Street, Building A, 3rd level, St. Cloud, FL 34769. City Council meetings could also be viewed live via the City website.	No comments were made at the public hearing.	All comments were accepted.	https://www.stcloudfl.gov/2/City-Council

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Comment Period	Non-targeted/broad community	A public comment period was held from April 20, 2026 to May 20, 2026 to afford citizens an opportunity to review and make comments on the draft substantial amendment. The AAP could be viewed on the City's website or in person at the Economic Development Department.	No comments were made during the public comment period.	All comments were accepted.	https://www.stcloudfl.gov/2015/Community-Development-Block-Grant

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following resources have been identified for Program Year (PY) 2025 and are expected to be received to address the priority needs and specific objectives outlined in the City of St. Cloud's Consolidated Plan. PY 2025 marks the second year of the Consolidated Plan period. The Community Development Block Grant (CDBG) program aims to ensure decent, affordable housing, provide essential services to vulnerable populations, improve public infrastructure in low- to moderate-income areas, and create jobs by supporting the expansion and retention of businesses through the economic development program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	345,240.00	0.00	0.00	345,240.00	1,035,720.00	PY 2025 is the second year of the ConPlan period. The expected amount available is 3 more years of the annual allocation.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of St. Cloud currently only receives HUD CDBG funds for the activities identified in this plan. CDBG grant funding does not require a match. The City is however working to use CDBG funds to help leverage local and state funds where possible to increase resources to meet the needs of the community.

The following other resources may be available to local non-profit and organizations to undertake the housing strategies identified in the plan:

- Osceola County SHIP funds to address affordable housing needs in the City.
- Continuum of Care Funds through Homeless Services Network to address homeless prevention in the City.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable. The City does not own any property that could be used to address the needs identified in the plan.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Improve Access to Public Facilities	2024	2028	Non-Housing Community Development	Low/Mod Tracts	Public Facility & Infrastructure Improvements	CDBG: $210,193.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7490 Persons Assisted
2	3A. Housing Rehabilitation	2025	2028	Affordable Housing	Low/Mod Tracts	Affordable Housing	CDBG: $40,000.00	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	5A. Effective Program Management	2024	2028	Non-Housing Community Development	Low/Mod Tracts	Effective Program Management	CDBG: $69,047.00	Other: 1 Other
4	2A. Public Services	2025	2028	Non-Homeless Special Needs	Low/Mod Tracts	Public Services	CDBG: $26,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	1A. Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include fire equipment, neighborhood facilities, and community centers.
2	**Goal Name**	3A. Housing Rehabilitation
	Goal Description	Housing rehab activities will target LMI households with minor housing repair and other costs directly related with carrying out housing rehab activities. Rehab activities may include addressing code violations, emergency repairs, energy efficiency improvements, and handicap accessibility.
3	**Goal Name**	5A. Effective Program Management
	Goal Description	Effective program management will include general administration of the CDBG program, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
4	**Goal Name**	2A. Public Services
	Goal Description	Improve and enhance public services, programs for youth, the elderly, and disabled, and general social/welfare public service programs for low- and moderate-income persons.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following are the CDBG projects for the City of St. Cloud for PY 2025. The City will allocate funding for improvements to public facilities and infrastructure, specifically for a Fire Rescue Boat, housing rehabilitation, and the administration of the program. According to CDBG grant regulations, no more than 20% of the annual grant allocation may be used for administrative costs

Projects

#	Project Name
1	CDBG Program Administration (20%)
2	CDBG Public Facilities & Infrastructure
3	CDBG Housing Rehabilitation
4	CDBG Public Service

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The following needs were identified in the 2024-2028 Consolidated Plan and continues to guide the use of funds in the current AAP. The proposed activities in PY 2025 will be available Citywide as they are direct benefit activities of which recipients must be income eligible to receive assistance. Efforts will be made to market the activities in areas with the highest percentages of LMI persons.

The City of St. Cloud identified affordable, decent, safe, and sanitary housing for homeowners and renters. According to the Needs Assessment and Market Analysis of the Consolidated Plan, there are a large number of cost-burdened housing owners and renters in the City, in particular LMI households.

As an older urban city there is a need for code enforcement activities to keep housing structures maintained and safe. Approximately 15% of owner- and 26% of renter-occupied housing units were built before 1980. Main systems, such as plumbing, electrical and heating, need work and should be brought up to code. Older homes build before 1978 also pose a risk for lead-based paint hazards.

The City has also identified the need to revitalize low/mod areas in St. Cloud. These revitalization activities include improvements and expansion to public facility access, and improvements to public infrastructure such as streets, sidewalks, and ADA pedestrian access. In particular, need is fire equipment to improve responses times in low/mod areas.

Finally, there is a need to provide for economic development opportunities in the City, especially for

low- to moderate-income (LMI) households as cost-burden remains the biggest issue in the City. The City will fund economic development activities that will create jobs for LMI residents.

Overall, the City through its planning efforts will use its limited resources to address the City of St. Cloud's greatest needs and improve the quality of life for its residents.

Obstacles to addressing underserved needs

Insufficient funding lessens the ability to fund many worthwhile public service programs, activities, and agencies, in particular those that serve LMI and special needs populations (elderly, disabled, youth and those at-risk of homelessness etc.). Unfortunately, not all needs can be addressed in each year of the Consolidated Plan, and no funds will be directed towards economic development or public services in PY 2025.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Program Administration (20%)
	Target Area	Low/Mod Tracts
	Goals Supported	5A. Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: $69,047.00
	Description	The City will utilize 20% of CDBG funds for Admin costs of the program citywide. General administrative costs include staff salaries/benefits, advertising, technical assistance, fair housing initiatives, preparation of application, annual action plans, environmental review record, CAPERs, advertising, audit, special studies, planning and management, and other administrative costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769
	Planned Activities	The project matrix code is 21A, General Program Administration 570.206.
2	**Project Name**	CDBG Public Facilities & Infrastructure
	Target Area	Low/Mod Tracts
	Goals Supported	1A. Improve Access to Public Facilities
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	CDBG: $210,193.00
	Description	The City will utilize CDBG funds for public facility improvements in low/mod areas. ~~In particular, need is a fire rescue boat to improve emergency response times in these areas.~~
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 7,490 Persons Assisted
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769. Activities will take place citywide in low/mod areas.

	Planned Activities	Planned activities include the purchase of a new fire rescue boat for the Fire Department. The project matrix code is 03A
3	**Project Name**	CDBG Housing Rehabilitation
	Target Area	Low/Mod Tracts
	Goals Supported	3A. Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: $40,000.00
	Description	The City will utilize CDBG funds for housing rehabilitation for eligible LMI households
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 10 Household Housing Units
	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769. Activities will take place citywide to eligible households.
	Planned Activities	Planned activities include housing rehab activities through the Osceola Council on Aging. The project matrix code is 14A
4	**Project Name**	CDBG Public Service
	Target Area	Low/Mod Tracts
	Goals Supported	2A. Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $26,000.00
	Description	The City will utilize CDBG funds to Improve and enhance public services, programs for youth, the elderly, and disabled, and general social/welfare public service programs for eligible LMI households.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Public Service activities other than low/moderate-income housing benefit: 50 Persons Assisted

	Location Description	City Hall, 1300 9th Street, St. Cloud, FL 34769. Activities will take place citywide to eligible households.
	Planned Activities	Planned activities include assist youth with Special needs The project matrix code is 05D

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of St. Cloud does not allocate funding based solely on geographic requirements. Instead, funding is available citywide to eligible individuals, nonprofits, and public facility projects. For CDBG assistance, individuals or households must meet certain income qualifications to receive direct support for housing activities and public services. For public facilities and infrastructure improvements, the City will focus on low- to moderate-income census block group areas that have been identified as needing assistance.

The following information provides a profile of the population, age, and economic indicators of the City of St. Cloud. This information was obtained from the U.S. Census Bureau, census.gov. The most recent 2019-2023 American Community Survey 5-Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City of St. Cloud.

Population

Key points are (DP05):

- In 2023 the population was 61,963, a growth of 63.5% since 2013.

Age

Key points (S0101):

- Median age in St. Cloud is 36.6 years old
- Youth under age 18 account for 26.9% of the population
- Seniors age 65 or over are 18.0% of the population

Income Profile

According to the 2019-2023 ACS (DP03), the median household income in St. Cloud is $76,196.

Economic Profile

According to the U.S. Bureau of Labor Statistics, the annual unemployment rate for the City of St. Cloud

in 2023 was 3.4% which is the same as the year before.

See below in the discussion for a summary of Low-Income Household and Minority Concentrations

Geographic Distribution

Target Area	Percentage of Funds
Low/Mod Tracts	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of St. Cloud does not prioritize CDBG funded activities based solely on geographic areas. Instead, the City primarily targets low- to moderate-income (0-80% AMI) citywide. When planned activities are intended to serve low- to moderate-income individual clientele (LMC) or households (LMH) directly, they must meet income qualifications, as well as residency requirements in order to receive assistance from the program. City staff and/or one of its subrecipients will review eligibility of the applicant before the project/activity is initiated.

Public improvement activities do not target individual persons or households but will serve a community or neighborhood. These activities are said to have a low/mod income "area-wide" (LMA) benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby a majority of the households are at least 51% low- to moderate-income.

To determine these tracts the City will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which have defined the eligible Census Block Group Tracts within the St. Cloud. The identified tracts within the jurisdiction that are considered low-moderate income can be found on the HUD Exchange website at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Discussion

Low-Income Households Concentration

A "low-income concentration" is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of St. Cloud. According to the 2019-2023 ACS 5-Year Estimates, the MHI in the City is $76,196. A tract is considered to have a low-income concentration if the MHI is $60,957 or less. Three tracts bordering East Lake Tohopekaliga have a concentration: 432.03, 434.00, and 435.00.

Race/Ethnic Minority Concentration

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2019-2023 ACS 5-Year

estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the City's population were analyzed.

Black or African American, non-Hispanic: This group makes up 4.9% of the citywide population, and a census tract is considered a concentration if 14.9% of the population is part of this racial group. There are no census tracts with a concentration.

Asian, non-Hispanic: Approximately 1.4% of the City population identifies as Asian. A census tract is considered a concentration if 11.4% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanics make up 48.1% of the City's population, and a census tract is considered a concentration if 58.1% of the population is part of this racial group. There are no census tracts with a concentration.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing preservation is a need in the City, and these needs will be addressed within the Consolidated Plan period through housing rehab activities. In PY 2024 the City will fund housing rehab through the Osceola Council on Aging.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeowner Housing Rehabilitated: 10 Household Housing Units

AP-60 Public Housing – 91.220(h)

Introduction

St. Cloud does not have a traditional public housing authority. However, the Osceola County Housing Agency, which is part of the Osceola County Human Services Office, administers the Section 8 program for the county and St. Cloud. This agency partners with the City to address the housing needs of very low- and extremely low-income residents. The City of St. Cloud has recognized the need for affordable housing that is decent, safe, and sanitary. The Housing Agency plays a crucial role in meeting this need. A significant number of households in the city, particularly those with incomes at or below 50% of the Area Median Income (AMI), face housing issues, including severe problems and cost burdens.

Currently, the Housing Agency administers 202 Vouchers Housing Choice Vouchers and 28 VASH vouchers. All 202 Housing Choice Vouchers are leased-up and half of the VASH vouchers are currently leased up. The Housing Agency manages 1,600 total vouchers (HCV and Section 8) and 1,300 of those vouchers are ones that have been ported into Osceola County. The Housing Agency has identified that there is a lack of sufficient Housing Choice Vouchers to meet the demand for housing by low income persons. These include vouchers for households with a need for special accommodations.

Actions planned during the next year to address the needs to public housing

The City of St. Cloud and Osceola County do not have a local housing authority. However, the City collaborates with the Osceola County Housing Agency, which operates a self-sufficiency program as part of the Housing Choice Voucher Program. This agency will continue to adhere to all federal regulations related to the program. Additionally, the agency aims to promote the self-sufficiency of participating families and assist in expanding opportunities that address their educational, socio-economic, recreational, and other human service needs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

While the City and Osceola County lack a local housing authority, the City partners with the Osceola County Housing Agency which currently maintains a self-sufficiency program under the Housing Choice Voucher Program and will continue to follow all federal requirements governing this program. The agency will encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA is not designated as troubled. According to the Osceola County Housing Agency (FL201 OSCEOLA CO) and it's 5-Year Plan (2020) the agency has maintained a high performer rating for SEMAP

since 2007.

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of St. Cloud is part of the service area covered by the Homeless Services Network of Central Florida (HSNCFL), which serves as the lead agency for the Florida Coalition for the Homeless in Seminole, Orange, and Osceola Counties. Although there are limited homeless service agencies within St. Cloud itself, the Community Hope Center, which acts as the HSNCFL hub for Osceola County, is located nearby in Kissimmee. This section outlines the homeless prevention initiatives implemented in St. Cloud and throughout the entire Continuum of Care (CoC) region.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of St. Cloud will continue to support the efforts of the local Homeless Services Network of Central Florida (HSNCF) Continuum of Care (CoC) participant agencies that assist homeless individuals, particularly those who are unsheltered. These agencies coordinate programs and funding in the area and manage the Homeless Management Information System (HMIS). The HMIS project is mandated by the U.S. Department of Housing and Urban Development (HUD) for organizations that receive federal funding for homeless programs. The purpose of the HMIS is to provide a comprehensive system for collecting and sharing information about individuals experiencing homelessness, as well as the services available within the State of Florida.

By streamlining and consolidating recordkeeping requirements, HMIS allows providers to produce an accurate and effective representation of homelessness on program, agency, continuum, and statewide levels. The reports generated using HMIS data serves as the foundation on which the COC can assess, plan and prepare to prevent, reduce, and eliminate homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The unsheltered homeless population, according to the HUD definition of homelessness, includes those occupying places not meant for human habitation. Examples of such locations include bus stops, beaches, riverbeds, vans, RVs, and sidewalks. The sheltered homeless population consists of individuals residing in emergency shelters or transitional housing. This group also includes people who are exiting an institution where they temporarily stayed or who do not have a fixed nighttime residence. A person will be considered homeless if they are leaving an institution where they lived for up to 90 days. Additionally, someone is classified as homeless if they are losing their primary nighttime residence—such as a motel, hotel, or an overcrowded living situation—within 14 days and lack the resources or

support networks to remain housed.

Although the City does not receive ESG funds specifically to address the needs for emergency shelter and transitional housing, St. Cloud will continue collaborating with the CoC and homeless service providers to secure shelter for those in need. This includes providing both emergency and transitional housing options. Additionally, the City will refer homeless individuals to organizations that can offer permanent housing solutions for both the homeless and chronically homeless populations. Furthermore, the City is considering the use of future CDBG funds to demolish unsafe, abandoned properties and to provide supportive services for the unsheltered population in the area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of St. Cloud is committed to supporting local agencies that provide transitional housing for veterans and their families, families with children, victims of domestic violence, and individuals facing mental health or substance abuse challenges. The goal is to help these groups transition into more permanent housing solutions. Most of these services are offered through the Homeless Services Network (HSN) of Central Florida CoC.

The HSC CoC utilizes a Coordinated Entry System (CES), which is a person-centered process that streamlines access to supportive services and available housing using data-driven systems. CES is designed to help ensure there are fewer gaps to delivering services for individuals, families, veterans and their families and unaccompanied youth. CES does this by making sure persons experiencing homelessness are known by name, increase seamless connections between housing agencies, match more efficiently the use of community resources and incorporates a Housing First Approach.

Homeless prevention services are available for youth at Covenant House Florida. Covenant House and other providers in neighboring jurisdictions offer temporary homeless shelters and are available for youth ages 18-21 years old.

Rental and utility assistance is also provided in the area for eligible individuals and families seeking to make the transition to permanent housing. These resources are limited, but can be accessed through Catholic Charities, Jewish Family Services, the Osceola County Council on Aging and Osceola County Human Resources.

Veterans and their families are provided a variety of social and housing assistance through The

Transition House, Veterans in Crisis, Fighting for our Heroes Foundation and Veteran's Services.

Finally, there are a large variety of programs and services offered through the HSNCF network such as food banks and hot meal services, clothing banks, food stamps and other cash assistance, Medicaid assistance, legal services, medical referral services and bus services that help to offset some of the basic costs of living while households are working towards independent living.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of St. Cloud will continue to support local agencies that assist families and individuals in transitional situations, focusing particularly on those discharged from publicly funded institutions and other care systems. The city will refer residents who are at risk of becoming homeless to these agencies. The assistance provided by these service agencies addresses a range of needs, including financial literacy counseling, emergency rent, mortgage, or utility payments, and job training, all aimed at helping individuals remain self-sufficient and avoid homelessness.

As mentioned above, the City works with the HSNCF CoC, which utilizes a coordinated entry system (CES). CES is a person-centered process that streamlines access to supportive services and available housing using data-driven systems. Individual and families in need of assistance can get connected to CES through one of the community CES HUBs or call 2-1-1. To visit one of the CES HUB locations, see a list online at: https://www.hsncfl.org/hub-information/

Discussion

N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City completed and City Council approved the most recent Analysis of Impediments to Fair Housing Choice (AI) on July 25, 2019. The AI identified barriers to affordable housing:

Need for Affordable Rental Housing

The City of St. Cloud does not have a sufficient supply of rental housing. The monthly cost of rent for apartments has steadily increased due to the limited supply of rental housing.

Need for Affordable Housing for Sale

The median value and cost to purchase and maintain a single-family home in St. Cloud that is decent, safe, and sound, has increased significantly since the population of the area is growing and the demand for housing has increased, which limits the choice of housing for lower income households.

Need for Accessible Housing Units That Are For-Sale or Rent

There is a lack of accessible housing units in the City of St. Cloud. Most of the existing housing units do not have accessible features. The City's disabled population has grown to 15.65% of the total population.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In an effort to overcome or ameliorate barriers to affordable housing, the City of St. Cloud identified the following corresponding strategic actions for consideration and implementation. Further details are found in the Actions and Recommendations section of the AI.

<u>To Address the Need for Affordable Rental Housing</u>

Goal: The supply of affordable rental housing that is decent, safe, and sound will meet the needs of all renter households throughout the City, through new construction and in-fill housing, the rehab of vacant buildings, and the development of mixed-income buildings. Strategies include:

1. Support and encourage both private developers and non- profit housing providers to develop and construct new affordable mixed income rental housing that would be located throughout the City.

2. Support and encourage the rehabilitation of existing housing units in the City to create decent, safe, and sound rental housing that is affordable to lower income households.
3. Encourage the development of community living arrangements, transitional housing, elderly housing, and permanent housing for the disabled.

To Address the Need for Affordable Housing for Sale

Goal: For-sale single family homes for lower income households will be developed through new construction, in-fill housing, and rehab of vacant houses. Strategies include:

1. Support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for-sale.
2. Support and encourage the acquisition, rehabilitation and resale of existing housing units to become decent, safe, and sound.
3. Support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homebuyers.
4. Support and provide funds for downpayment assistance to lower-income households to become homeowners.

To Address the Need for Accessible Housing Units Both for Sale and Rent

Goal: Increase the number of accessible housing units through new construction and rehab of existing housing units for the physically disabled and developmentally delayed. Strategies include:

1. Enforce the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so they become accessible to tenants who are disabled.
2. Promote programs to assist elderly and disabled homeowners in the City to make accessibility improvements to their properties in order for these residents to remain in their own homes.
3. Support and encourage the development of accessible.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

The City of St. Cloud has developed the following actions to address obstacles in meeting the needs of underserved populations: promote affordable housing, reduce lead-based hazards, lower the number of families living in poverty, strengthen institutional structures, and enhance coordination among public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Despite the efforts of the City of St. Cloud and social service providers, significant obstacles remain in addressing the needs of underserved populations. The scarcity of funding is the greatest challenge for the City in meeting these needs. Limited financial resources hinder the ability to support many valuable public service programs, activities, and agencies. To tackle this issue, the City will prioritize its limited resources to address the most pressing needs in St. Cloud and enhance the quality of life for residents in the areas where the need is greatest.

The following obstacles need to be addressed and overcome in order to meet underserved needs:

- Lack of decent, safe, sound, and affordable owner and renter housing
- High cost of rehabilitation work
- Accessibility improvements for populations who are aging in place
- Major rehabilitation of the City's aging housing stock
- Low wages in the service and retail sector job market

The City will continue its partnership with the Osceola Council on Aging to address affordable housing for populations who are aging in place.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City of St. Cloud continues to work on carrying out the following activities throughout the 5-Year Consolidated Planning period:

Goal: Housing Rehabilitation - Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the community by addressing code violations, emergency repairs, roof replacements, and handicap accessibility.

Actions planned to reduce lead-based paint hazards

Lead-based paint (LBP) can pose serious health hazards, particularly in households with young children. LBP hazards can potentially affect any structure built prior to 1978, which was before LBP usage for

housing was banned by law. As a historic urban city with many older housing structures, LBP remains a particular concern for a quarter of homes in St. Cloud.

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition, which have been supported by the City's CDBG housing program. The City of St. Cloud will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

The City will continue to evaluate and reduce LBP hazards by ensuring that LBP is not used in rehabilitation programs funded through the CDBG program. Additionally, all CDBG contracts will explicitly prohibit the use of LBP. These contracts will also include a copy of the federal regulations related to the use and removal of LBP, along with the requirement to follow lead-safe work practices. If LBP is identified and action is necessary to remove hazards, the City will hire qualified personnel to perform risk management, paint testing, hazard reduction, and clearance services. In cases of lead poisoning or elevated blood lead levels (BLL), the City will collaborate closely with the state health department to identify the causes and implement appropriate measures, particularly when young children are affected.

Additionally, the City will ensure a number of activities to address LBP hazards in its affordable housing programs.

For Rehabilitation Programs the City will ensure that:

- All rehabilitation activities follow HUD regulations concerning lead-based paint assessment and any necessary interim controls.
- Applicants for rehab funding receive the required LBP info and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all LBP requirements.
- The level of federal rehab assistance is properly calculated, and the applicable LBP requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehab specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding LBP evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and

document ongoing LBP maintenance activities, when applicable.

- Program staff monitors owner compliance with ongoing LBP maintenance activities, when applicable.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy focuses on attracting a variety of businesses and supporting workforce development initiatives, which include job training services for low-income residents. These economic development efforts aim to directly reduce the number of individuals living in poverty in St. Cloud. Additionally, the City continues to collaborate with local social service organizations that assist low-income residents. The activities outlined in this plan are designed to decrease the number of families living below the poverty line in St. Cloud. Furthermore, affordable housing initiatives work to provide individuals and families with stable and affordable housing through rehabilitation programs and code enforcement activities.

It is also important to continue to ensure compliance with Section 3 requirements which state that to the greatest extent possible contractors on projects using CDBG funds provide job training, employment, and contract opportunities to low- and very low-income residents.

Actions planned to develop institutional structure

The City's CDBG Program Manager will coordinate activities among the public and private agencies and organizations in the City. This will ensure that the goals and objectives of the Five-Year Consolidated Plan will be addressed by more than one agency. The CDBG Program Manager will facilitate and coordinate the linkages between these public-private partnerships and develop new partnership opportunities.

Effective implementation of the Consolidated Plan involves a variety of agencies both in the community and in the region. Coordination and collaboration among agencies is important to ensuring that the needs in the community are addressed. The key agencies that are involved in the implementation of the

Plan, as well as additional resources that may be available, are described below.

Public Sector:

- City of St. Cloud - Mayor's Office
- City of St. Cloud - City Clerk
- City of St. Cloud - Building Department
- City of St. Cloud - Public Service Department
- City of St. Cloud - Police Department
- City of St. Cloud - Fire Department
- City of St. Cloud - Procurement Department
- City of St. Cloud - Park and Recreation Department

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the City of St. Cloud. The City will collaborate with these essential service providers. Some of them include:

- Osceola County Human Services Office
- Children's Advocacy Center
- Community Hope Center
- A Place for Grace
- Habitat for Humanity
- The Transition House
- Osceola Council on Aging

Private Sector:

The private sector plays a crucial role in collaborating on the services and programs outlined in the Consolidated Plan. It provides additional resources and expertise that can enhance existing services or address gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a range of assistance to residents, including health care, small business support, home loan programs, and assisted housing, among others. The City will collaborate with the following private sector organizations:

- Orlando Health St. Cloud
- Osceola County Association of Realtors
- Downtown Business Group
- St Cloud Chamber of Commerce

Actions planned to enhance coordination between public and private housing and social

service agencies

The Economic Development Department at the City of St. Cloud has the primary responsibility for administering the Annual Action Plan. The Economic Development team will coordinate activities among public and private organizations to implement various elements and achieve the prioritized goals outlined in the Plan. The City is committed to ongoing collaboration with public agencies, housing authorities, and social service organizations. It receives and reviews funding requests for Community Development Block Grant (CDBG) funds. These requests are evaluated and discussed by a committee of city staff, which includes the CDBG Program Manager, Economic Development Director, Strategic Initiatives Administrator, Grants Administrator, and the EDD Specialist.

Discussion:

The City of St. Cloud's CDBG Program Manager is primarily responsible for overseeing the City's Consolidated Plan and Annual Action Plan. This includes maintaining records on the progress made towards achieving the goals, as well as ensuring compliance with statutory and regulatory requirements for each activity. Documentation related to service areas is kept, along with income surveys. To ensure timely expenditures, the Program Manager schedules activities, organizes the drawdown of funds, and maintains budget spreadsheets that track the dates of expenditures. If project activities cannot be completed within the allowable time limits of the grant, program modifications are considered. Additionally, the CDBG Program Manager is responsible for the continuous monitoring of sub-recipients to ensure they also comply with these requirements.

CDBG funded activities are monitored periodically, during the construction phase, and a final inspection is performed which details the cost benefit and benefit to low- and moderate-income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. Copies of financial statements and audit reports are required and kept on file. For those activities which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payments and on-site employee interviews will be held. These monitoring standards are required for all City administered projects and sub-recipient activities.

For each activity authorized under the National Affordable Housing Act, the Economic Development Department has established fiscal and management procedures that will ensure program compliance and fund accountability. Additionally, the Department will ensure that the reports to HUD are complete and accurate. The process is an on-going system of planning, implementation, communication and follow-up.

Comprehensive Planning Requirements

The comprehensive planning requirements include the development and consolidated plan process of the 5-Year ConPlan, the AAP, and CAPER. Citizen participation is a vital part of the Consolidated Plan process, and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which

helps guide the City to gather information which is an essential component in identifying the priority housing and community development needs in St. Cloud. These priority needs form the basis of the City's Strategic Plan in the ConPlan and annual goals and activities carried out in each subsequent AAP.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG funding annually. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER. Citizen participation is required in the development of each of these stages as per 24 CFR 91.105.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section is a summary of program specific requirements for the CDBG program. The City does not anticipate generating any program income through its CDBG program activities.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

ORIGINAL

RESOLUTION NO. 2025-083R

RESOLUTION NO. 2025-083R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, PROPOSING THE FY 2025 ANNUAL ACTION PLAN (AAP) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR ADOPTION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, under the HOME program created by the National Affordable Housing Act of 1990, as amended, the Secretary of HUD is authorized to extend financial assistance to participating jurisdictions to expand the supply of decent, safe, sanitary, and affordable housing; and

WHEREAS, the U.S. Department of Housing and Urban Development allocated to the City of St. Cloud for Fiscal Year 2025, an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of $345,240; and

WHEREAS, the City of St. Cloud's Economic Development Department has adopted a Five-year Consolidated Plan, FY 2025 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice for Fiscal Years 2019-2023, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the City's Five-year Consolidated Plan; and

WHEREAS, the first year FY 2025 Annual Action Plan (AAP) is a subset of the Strategic Plan, addressing funding options and the goals the City will address for the program year; and

WHEREAS, FY 2025 begins on October 1, 2025, and ends on September 30, 2026; and

WHEREAS, The City of St. Cloud is estimated to receive $345,240 in CDBG funds from program administration at $69,048, public facilities and infrastructure at $230,000.00, public services at $6,192 and housing rehabilitation activities at $40,000; and

WHEREAS, a draft of the FY 2025 Annual Action Plan is on public display from June 13, 2025, through July 13, 2025, and the City must allow citizen participation on said Plan and the comments of various agencies, groups, and citizens were taken into consideration.

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

SECTION 1:
That the FY 2025 Annual Action Plan for the Fiscal Year 2025 CDBG is hereby in all respects APPROVED and the City Clerk is hereby directed to file a copy of said Annual Action Plan for Fiscal Year 2025 with the Official Minutes of this Meeting of this Council.

SECTION 2:
That the Mayor, on behalf of the City of St. Cloud, Florida, is AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development, which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of $345,240; and is further AUTHORIZED to act as the authorized representative of the City of St. Cloud to sign any and all documents in regard to these programs.

SECTION 3:
That the City is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.

SECTION 4
That the Mayor, on behalf the City of St. Cloud, Florida, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the City's Application.

SECTION 5:
Conflict. Any resolution or part thereof in conflict with this resolution is hereby repealed to the extent of such conflict.

SECTION 6:
This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of June 2025.

Christian B. Robertson, Mayor

ATTEST:

Ivy Llauro, City Clerk

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

Daniel F. Mantzaris, City Attorney

TRANSMITTAL MEMO

TO: CITY CLERK'S OFFICE

FROM: ECONOMIC DEVELOPMENT

RE: ORIGINAL AGENDA ITEM SUBMITTED

Council Meeting Date: 6/12/2025

- Ordinance No: Click or tap here to enter text.

  ☐ Exhibit
  ☐ Contract
  ☐ Agreement
  ☐ Other Click or tap here to enter text.

- Resolution No: 2025-083R

  ☐ Exhibit
  ☐ Contract
  ☐ Agreement
  ☐ Other

Additional notes, if necessary:

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-058R - Chisholm Park Additional Services

Procurement Agenda Item:
Resolution No. 2026-058R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a first amendment to the task authorization to the Continuing Contract and Agreement for Professional Engineering Services with Osceola Engineering, LLC dated October 28, 2022, and any amendments thereto, for Chisholm Park Phase I Improvements, and providing an effective date.
COST: up to $59,820.00 (total cost including first amendment $428,903.00)
This item is to approve the first amendment to the task authorization with Osceola Engineering LLC for additional services needed for the Chisholm Park Phase I Improvements.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Stephanie Holtkamp, Parks and Recreation Director, we are currently implementing the Chisholm Park Phase I Improvements project, which includes the development of a stormwater pond and associated site enhancements. During the permitting and review process, additional requirements were identified by the South Florida Water Management District (SFWMD). To address these requirements, Osceola Engineering, LLC has submitted a proposal dated March 17, 2026, to provide additional civil engineering, geotechnical engineering, and environmental consulting services necessary to complete the project permitting and design.

The proposed services include geotechnical analysis to evaluate groundwater conditions and support the design of a hydraulic barrier, environmental consulting services to complete ecological assessments, coordination with regulatory agencies, and preparation of revised construction documents.

These additional services are required to respond to regulatory comments, ensure compliance with SFWMD permitting requirements, and allow the project to proceed to construction

Legal Authority:
Agreement dated October 28, 2022

Budget and Recommendation:
Budgeted $59,820.00/Actual Cost up to $59,820.00
Capital Project PR2301
300-9595-572.31-00
Staff recommends **APPROVAL** of this request.

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

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
05/14/2026 - Final Action

Attachments:
1. Resolution No. 2026-058R
2. TA-1st Amendment - OEI Chisholm Park Phase I Improvements
3. Chisholm Park Additional Services Proposal 03.23.26
4. TA-Chisholm Park Phase I Improvements - Resolution No. 2022-282R

RESOLUTION NO. 2026-058R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO THE TASK AUTHORIZATION TO THE CONTINUING CONTRACT AND AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES WITH OSCEOLA ENGINEERING, LLC. DATED OCTOBER 28, 2022, AND ANY AMENDMENTS THERETO, FOR CHISHOLM PARK PHASE I IMPROVEMENTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a continuing contract and agreement for professional engineering services with Osceola Engineering, Inc., dated October 28, 2022, and

WHEREAS, the City is in need of additional engineering services for Chisholm Park Phase I Improvements, and

WHEREAS, Osceola Engineering, Inc. has submitted a proposal for the tasks as outlined in Exhibit 'A' – First Amendment to the Task Authorization to Continuing Contract and Agreement for Professional Engineering Services with Osceola Engineering, Inc. for Chisholm Park Phase I Improvements.

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 to enter into a first amendment to the task authorization to that certain agreement dated October 28, 2022, and any amendments thereto, between the City of St. Cloud and Osceola Engineering, as more particularly set forth in Exhibit 'A,' attached hereto and incorporated herein by reference.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 14th day of May 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

FIRST AMENDMENT TO TASK AUTHORIZATION TO CONTRACT
AND AGREEMENT FOR CONTINUING PROFESSIONAL CIVIL
ENGINEERING SERVICES WITH OSCEOLA ENGINEERING, LLC.
FOR PROPOSAL FOR CHISHOLM PARK PHASE I IMPROVEMENTS

This first amendment to the task authorization is by and between Osceola Engineering, Inc., 1003 Florida Avenue, St. Cloud, Florida 34769, hereinafter referred to as "ENGINEER," 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 October 28, 2022, approved by the City Council under Resolution No. 2022-265R, 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 first amendment to the 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, ENGINEER shall perform the tasks as detailed in Attachment 'A' – Proposal for Chisholm Park Phase I Improvements.

   The total cost of the first amendment is not to exceed $59,820.00. The lump sum cost of engineering services is not to exceed $428,903.00 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	OSCEOLA ENGINEERING, LLC
BY:	By:
_____	_____
Veronica Miller, City Manager	John Eric Moody, P.E., President
Date:_____	Date:_____
ATTEST:	ATTEST:
_____	_____
Ivy Llauro, City Clerk	
	_____
	Print Name/Title
Date:_____	Date:_____

OSCEOLA ENGINEERING

1003 Florida Avenue, Saint Cloud, FL 34769
Phone 407.891.0452 Fax 407.891.9173

March 23, 2026

Stephanie Holtkamp
City of St. Cloud
Director, Parks and Recreation
3001 17th St.
St. Cloud, FL 34769

SUBJECT: Proposal for additional Civil Engineering, Geotechnical Engineering and Environmental Consulting Services associated with the "Chisholm Park Phase I Improvements" proposed on a +/- 40-acre portion of Tax Parcel 29-25-31-4910-0061-0010 located at 4700 Chisholm Park Trail in the City of St. Cloud, Florida.

Dear Stephanie:

Osceola Engineering LLC (OE) is pleased to provide this letter as our proposal to provide additional Professional Services for the above-referenced project. The additional services are associated with the identification of the remaining previously impacted wetlands claimed by the SFWMD The scope of our services is as follows:

1. Geotechnical Engineering Services – Our sub-consultant, Native Geosciences, Inc., will provide geotechnical engineering services for the design of a hydraulic barrier to demonstrate to the SFWMD that the proposed pond control elevation will not adversely affect the hydroperiod of the adjacent previously impacted wetland area.

   OUR FEE SHALL BE **$ 6,500.00**

2. Environmental Services – Our sub-consultant, Modica and Associates, Inc., will provide additional ecological assessment services per their attached proposal.

   OUR FEE SHALL BE **$ 43,000.00**

3. Sub-Consultant Coordination - OE shall perform administrative services to include coordination and oversight of sub-consultant services, processing and payment of sub-consultant invoices, and meetings with various jurisdictional agencies.

   OUR FEE SHALL BE **$ 5,100.00**

4. Revised Construction Documents – OE shall prepare revised Construction Plans to include plans and details for the hydraulic barrier requirements identified by the geotechnical engineer in Task 1 above.

   OUR FEE SHALL BE **$ 5,220.00**

THE TOTAL FEE TO PROVIDE THE SERVICES OUTLINED IN TASKS 1 THROUGH 4 ABOVE SHALL BE A LUMP SUM, NOT TO EXCEED AMOUNT OF $59,820.00.

The terms and conditions of this proposal shall be in accordance with the Continuing Engineering Services Contract between Osceola Engineering LLC and The City of St. Cloud. Thank you very much for the opportunity of allowing us to serve you.

Sincerely,



John E. Moody, P.E.
Project Manager

Attachment (Exhibit B and Sub-Consultant Proposals)

EXHIBIT B - Manhour Breakdown
Chisholm Park Additional Services
OSCEOLA ENGINEERING LLC (OE)

	ACTIVITY	PROJECT MANAGER		SENIOR PROFESSIONAL		PROFESSIONAL		SENIOR ENGINEERING DESIGNER		ADMINISTRATIVE SUPPORT		MAN HR. BY ACTIVITY	SALARY COSTS FOR ACTIVITY
		MAN HR.	RATE	MAN HR.	RATE	MAN HR.	RATE	MAN HR.	RATE	MAN HR.	RATE		
	SCOPE TASK ASSIGNMENTS												
1	Geotechnical Engineering	Per Attached Proposal from Native GeoScience											$6,500.00
2	Environmental Services	Per Attached Proposal from Modica and Associates											$43,000.00
3	Sub-Consultant Coordination	14	$175.00	0	$135.00	14	$125.00	0	$95.00	12	$75.00	40	$5,100.00
4	Additional Construction Documents	4	$175.00	18	$135.00	0	$125.00	22	$95.00	0	$75.00	44	$5,220.00
	TOTAL	4		18		0		22		0		84	**$59,820.00**

NATIVE GEOSCIENCE

September 9, 2025

Ms. Lindsey Porter, P.E.
Osceola Engineering, Inc.
1003 Florida Avenue
St. Cloud, Florida 34769

Re: Proposal for Wetland Drawdown Analysis and Hydraulic Barrier Recommendations
Chisholm Park Stormwater Pond Improvements
St. Cloud, Osceola County, Florida
Native Geoscience Proposal No.: P2294.0

Dear Ms. Porter:

Native Geoscience, Inc. (NGI) is pleased to provide the following proposed scope of services and cost estimate for wetland drawdown analysis as well as recommendations for hydraulic barriers for the above-referenced project. The project site is located on east side of East Lake Tohopekaliga, south of Chisholm Park Trail in St. Cloud, Osceola County, Florida.

Based on information provided by you, we understand that the project site includes an approximate 30-acre portion of a larger parent parcel identified by the Osceola County Property Appraiser as Parcel ID 29-25-31-4910-0061-0010. The property is currently occupied by a park with ball fields, playgrounds, bathrooms and caretake structure. The site is planned for the development of a multi-sport field, rock climbing wall, observation tower, play area, splash pad, picnic pavilions, wetland boardwalk, approximately 600 linear feet of seawall, and associated parking and driving areas. NGI previously prepared a geotechnical report for the project site (NGI Report Nos. R0802.0). The focus of this additional scope of work is on the proposed stormwater pond and the surrounding wetlands that are located within the south portion of the property.

Scope of work

Subsurface Exploration

NGI will observe a drilling subcontractor conduct four (4) Standard Penetration Test (SPT) borings to depths of 20 feet below existing grade in the vicinity of the proposed stormwater pond.

This exploration is confined to the zone of influence of the proposed construction (stormwater pond modification). We have not included a deep exploration, sinkhole risk study, or an environmental assessment of soil and/or groundwater contamination. Additionally, we have not included a professional survey of the boring locations. We recommend that the boring locations be surveyed by the project surveyor in order to collect precise vertical and horizontal coordinates. We would be happy to recommend a surveyor at your request.

Groundwater Modeling

NGI will prepare a groundwater drawdown analysis for the proposed stormwater pond using the PONDS modeling software. We will utilize soil and groundwater parameters collected from the above-referenced soil borings, and civil design parameters provided by you.

Pond Hydraulic Barrier Recommendations

NGI will provide recommendations for a hydraulic barrier for the proposed stormwater pond based on our experience with similar projects. The purpose of the barrier will be to protect the nearby wetlands from groundwater drawdown associated with the proposed stormwater pond.

Results and recommendations will be provided in letter format.

Reporting

Findings of the subsurface exploration and results of the groundwater modeling will be provided in report format. A detailed list of items that will be included in the report includes:

1. Description of field exploration, drilling and laboratory procedures.
2. Discussion of on-site observations made during the drilling operations.
3. Description of soil and groundwater conditions encountered at our boring locations. Boring logs will be provided in general accordance with the standard practice of geotechnical engineers and geologists. A Boring Location Plan will be provided as well as a summary of the laboratory test results.
4. Predictive groundwater drawdown for the proposed pond.
5. Geotechnical recommendations for the design and construction of a hydraulic barrier around the proposed stormwater pond.
6. If requested, we will provide additional consultation relating to geotechnical and geologic issues on the site in accordance with the unit rates provided in this proposal.

Cost and Schedule of Services

We estimate a cost of **$6,500.00** for the subsurface exploration, groundwater modeling and hydraulic barrier recommendation, with a timeframe of three to four weeks to complete the deliverable following receipt of the required information discussed above.

NGI will submit a utility locate ticket through the Sunshine One-Call system; however, they typically locate utilities in public rights-of-way only. Therefore, if there are on-site utilities, we recommend that a private utility locate be performed. We would be happy to add that scope to our proposed services at your request. NGI cannot be held liable for damage to utilities which are not brought to our attention before drilling operations begin.

Authorization to Proceed

The scope of work will be conducted in accordance with this proposal as well as the attached Terms and Conditions. If these terms are acceptable, please sign below and return one copy to NGI. Upon receipt, NGI will initiate the scope of work as outlined in this proposal. Signing below indicates agreement and acceptance of these terms.

If you have any questions or concerns regarding the proposed scope of work and terms in this proposal, please feel free to contact us at (407) 342-1443.

Sincerely.
Native Geoscience, Inc.

John C. Diehl, P.G.
Principal Geologist

Brian W. Jery, P.E.
Principal Engineer

Enclosure: Terms & Conditions

Authorization to Proceed:

SIGNATURE: _____

NAME: JOHN MOODY

COMPANY: OSCEOLA ENGINEERING LLC

TITLE: MANAGER

DATE: 9/11/25

Native Geoscience, Inc. (NGI)
Terms and Conditions

A. GENERAL PROVISIONS: The Client's execution of the AGREEMENT authorizes NGI to perform all the professional services in the AGREEMENT unless otherwise noted in writing in the AGREEMENT or modified by written change order executed by NGI and the Client.

B. SITE ACCESS: The Client shall provide NGI free access to the Project Site for all equipment and personnel necessary for NGI to perform the work set forth in this Agreement. The Client will notify any and all possessors of the Project Site that the Client has granted NGI and its subconsultants free access to the site. NGI will take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its services or the use of its equipment, but it is understood by the Client that, in the normal course of work, some damage may occur and the correction of such damage is not part of this Agreement unless so specified in the proposal and Client expressly releases NGI of liability for any damage to the site and agrees that NGI will not be responsible for the cost of restoring the site to its original condition. If the Client desires or requires NGI to restore the site to its original condition, then upon written request and agreement by Client to pay the cost thereof, NGI will perform such additional work as is necessary to repair damage to the site caused by its work or the use of its equipment.

C. TESTS AND INSPECTIONS: Client shall cause all tests and inspections of the site, materials and services performed by NGI or others to be timely and properly performed in accordance with the plans, specifications, and contract documents, and NGI's recommendations. NGI shall not be liable for any claims for loss, damage or injury by Client or any third party unless all tests and inspections have been so performed and unless NGI's recommendations have been followed by Client. In the event that all such test and inspections are not so performed or NGI's recommendations are not so followed, Client agrees to indemnify, defend and hold NGI, its officers, employees, and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees arising out of the failure to perform such test and inspections or to follow NGI's recommendations except to the extent that such failure is the result of the gross negligence, willful or wanton act or omission of NGI, its officers, agents or employees.

D. DAMAGE TO EXISTING MAN-MADE OBJECTS: The Client will provide the location of underground utilities or obstructions to NGI who, in the execution of this work, will take precaution to avoid damage or injury to any such subterranean structure or utility. Client agrees to hold NGI harmless for any damages to subterranean structures which are not called to NGI's attention and correctly shown o the plans furnished and will reimburse NGI for any expenses in connection with any claims or suits including reasonable attorney fees.

E. STANDARD OF CARE: The Client recognized that subsurface conditions may vary from those observed at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by NGI will be based solely on information available to NGI. NGI is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

Services performed by NGI under this Agreement are expected by Client to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical engineering and environmental consulting profession practicing contemporaneously under similar conditions in the locality of the project. Under no circumstances is any warranty, expressed or implied, made in connection with the providing of geotechnical engineering and/or environmental consulting services.

F. SAMPLE DISPOSAL: NGI will dispose of all remaining soil and rock samples 60 days after submission of the report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

G. RESPONSIBILITY: If, under this AGREEMENT, professional services are provided during the construction phase of the project, NGI shall not be responsible for or have control over means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, nor shall NGI be responsible for the contractor's failure to carry out the work in accordance with the Contract Documents or for a contractor's failure to comply with applicable laws, ordinances, rules or regulations.

H. ASSIGNMENT: Neither the Client nor NGI will assign or transfer its interest in this AGREEMENT without the written consent of the other.

I. INFORMATION PROVIDED BY OTHERS: The Client agrees to promptly provide NGI all information, whether written or otherwise, with respect to the Project which might reasonably be pertinent or necessary to enable NGI to satisfactorily perform its services hereunder. The Client assumes full responsibility for the accuracy of any information supplied to NGI by the Client, as it is not within NGI's SCOPE OF SERVICES to check or verify said accuracy, and the Client shall not hold NGI responsible for the accuracy of any information furnished by the Client.

J. DOCUMENTS: All original sketches, tracings, drawings, computations, details, design calculations, logs, reports and other documents and/or plans that result from NGI's services under this AGREEMENT are and remain the property of NGI as instruments of service. Where such documents are required to be filed with governmental agencies, NGI will furnish copies to the Client upon request. Reuse or modification by the Client is prohibited. Any unapproved use or modification shall be at the Client's or others' sole risk without liability or legal consequences to NGI unless approved in writing by NGI, prior to such reuse.

K. TIME LIMITATION FOR ACCEPTANCE: This AGREEMENT is offered to the Client in good faith, and NGI warrants this is a valid contract if executed by the Client and received by NGI within thirty (30) days of the date this document is delivered to the Client.

L. INVOICE PROCEDURES AND PAYMENT

L.1. Invoices for all work accomplished and reimbursable expenses during each calendar month shall be submitted to the Client. Monthly invoices shall include the portion of the fee earned for the month based on services performed, as determined by NGI, and any charges for reimbursable costs.

L.2. Reimbursable costs include fees of professional associates/subconsultants and out-of-pocket expenses. These reimbursable costs shall be charged at actual costs plus an administrative charge of 10% and shall be itemized and included in the invoice.

L.3. Typical out-of-pocket expenses include but are not limited to travel expenses (lodging, meals, etc.), job-related mileage at the prevailing company rate, long distance telephone calls, courier, printing and reproduction costs.

L.4. Payment shall be due and payable upon receipt of the invoice. Any unpaid balance shall bear interest at the rate of 1-1/2% per month, starting 30 days from the date the invoice was issued. The Client agrees to and shall pay all costs and expenses of collection including but not limited to attorney's fees, court costs, and expenses incurred by NGI in connection therewith and, in addition, the reasonable value of time and expenses spent in connection with such collection action, computed at NGI's prevailing fee schedule and expense policies, regardless of whether legal action is initiated. Such costs shall be added to the account and bear interest at the rate set forth above.

L.5. NGI reserves the right to suspend all services on the Project without notice if an invoice remains unpaid 45 days after the date of the invoice. This suspension shall remain in effect until all unpaid invoices are paid in full.

M. ATTORNEY'S FEES: In the event of any litigation arising from or related to the services provided under this AGREEMENT, the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees and their related expenses.

N. DELAYS: NGI is not responsible for delays caused by factors beyond NGI's reasonable control, including but not limited to delays because of accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove NGI services or work product promptly, or delays caused by faulty performance by the Client or by contractors of any level. When such delays beyond NGI's reasonable control occur, the Client agrees that NGI is not responsible for damages, nor shall NGI be deemed to be in default of this AGREEMENT. If NGI is required to delay commencement of the work, or if, upon embarking upon its work, NGI is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by the Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the exclusive reasonable control of NGI, additional charges will be applicable and payable by Client.

O. LIMIT OF LIABILITY

O.1. The limit of liability of NGI to the Client for any cause or combination of causes shall be, in total amount, limited to the fees paid under this AGREEMENT.

O.2. In no event shall NGI be liable for any incidental or consequential damages by the Client in connection with the Project.

O.3. NGI is not responsible for accuracy or validity of information obtained from others and utilized in the services provided under this AGREEMENT.

P. MEDIATION: If a dispute arises out of or relates to this AGREEMENT, or the breach thereof, and if said dispute cannot be settled through direct discussion between the parties, then the parties agree to first endeavor to settle the dispute in an amicable manner by mediation before having recourse to arbitration or a judicial forum. The parties mutually agree that a similar dispute resolution clause will be contained in all other contracts executed by Client concerning or related to this AGREEMENT and all subcontracts executed by NGI.

Q. DISCOVERY OF UNANTICIPATED HAZARDOUS WASTES, MATERIALS OR SUBSTANCES: NGI and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. NGI and Client also agree the discovery of unanticipated hazardous materials may make it necessary for NGI to take immediate measures to protect health and safety. Client agrees to compensate NGI for any time spent and expense incurred by NGI to protect employees and the public's health and safety. NGI agrees to notify Client as soon as practical should unanticipated hazardous materials or suspected hazardous materials be encountered. In addition, Client waives any claim against NGI and agrees to defend, indemnify and hold NGI harmless from any claim or liability for injury or loss arising from NGI's discovery of unanticipated hazardous materials or suspected hazardous materials. Client also agrees to compensate NGI for any time spent and expense incurred by NGI in defense of any such claim, with such compensation to be based upon NGI's prevailing fee schedule and expense reimbursement policy relative to recovery of direct project costs.

R. GOVERNING LAW: This AGREEMENT shall be governed by and construed according to the laws of the State of Florida.

S. INSURANCE: NGI shall at all times carry general liability insurance and professional liability insurance.

T. PERMITTING

T.1. In cases where the SCOPE OF SERVICES requires NGI to submit, on behalf of the Client, a permit application and/or request for approval by a third party to this contract, NGI does not make any warranties, guarantees or representations as to the success of our effort on behalf of the Client. Payment for services rendered by NGI is not contingent upon the successful acquisition of these permits.

T.2. Permitting services do not include special studies, special research, special testing or special documentation not normally required for this type of project. NGI may provide such special services as Additional Services as authorized by the Client.

T.3. The Client shall pay for any regulatory agency review fees, application fees, permit fees, impact fees, or other fees and charges imposed by a regulatory agency or governmental entity.

U. ADDITIONAL SERVICES

U.1. NGI shall not be required to perform any services not specifically included in the AGREEMENT unless requested by the Client and agreed to by NGI in writing (such services to be hereinafter referred to as "Additional Services"). In addition, the Client authorizes NGI to perform additional services, for which NGI will be compensated in accordance with the AGREEMENT, which become necessary or required due to (a) emergencies, errors or action by the Client and/or the Client's agents including but not limited to the Client's other consultants, (b) and changes in the laws, rules, regulations, policies, or ordinances of any governing body or any governmental entity having jurisdiction over the Project or NGI ,(c) any causes beyond NGI's control, and (d) cause which, at NGI's sole discretion, require that Additional Services be performed under circumstances where the Client's prior express authorization cannot be obtained. In the event NGI performs such Additional Services, NGI will notify the Client as soon as practical of the necessity and inception of the services.

U.2. It is understood and agreed that services under this AGREEMENT do not include participation, whatsoever, in any litigation.

V. TERMINATION: This Agreement may be terminated by either party by 7 days written notice in the event of substantial failure to perform in accordance with the terms herein by the other party through no fault of the terminating party. If this Agreement is so terminated, NGI will be paid for work satisfactorily completed up to date of termination plus reasonable termination expenses including but not limited to the cost of completing analyses, records, and reports necessary to document job status at the time of termination.

W. RESPONSIBLE PARTY: Pursuant to Section 558.0035 Florida Statutes, the Consultant's corporation is the responsible party for the professional services it agrees to provide under this agreement. No individual professional employee, agent, director, officer or principal may be individually liable for negligence arising out of this contract.

Via Email: jmoody@osc-eng.com

March 19, 2026

Osceola Engineering
Attention: Mr. John Moody, PE., President
1003 Florida Ave.
St. Cloud, Florida 34769

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Re: Proposal for Additional Environmental Consulting Services
Chisholm Park Master Plan Improvements
St. Cloud, Osceola County, Florida

Dear Mr. Moody:

Attached is a proposal to provide additional environmental consulting services for the Chisholm Park Master Plan Improvements project located in St. Cloud, Osceola County, Florida (see **Exhibit A**). This proposal is intended to supplement the originally authorized contract dated 12/22/2022 (to Austin Ecological Consultants, LLC, now Modica & Associates, Inc.), of which portions of the scope of work were previously performed and will need to be updated. Based on recently updated plans, the project will now impact greater than 1 acre of wetlands (Exhibit A), thus increasing the required permitting efforts. The proposed services include supplemental budget to complete RAI responses for the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP), along with site work, federal-based delineation of on-site wetlands, permit support to obtain an Individual Permit through the U.S. Army Corps of Engineers (ACOE), and use of a combination of on-site preservation and off-site mitigation bank credits to compensate for wetland impacts proposed for the State/SFWMD only. Off-site mitigation bank credits will still be used for all federal impact mitigation. It was recently determined that the FDEP Sovereign Lands Easement associated with the dock and boat ramp has expired, therefore, this proposal was revised to include a task to assist in renewing the SSE through FDEP.

Modica & Associates appreciates the opportunity to provide you with our services. Please contact me directly you have any questions regarding the attached proposal.

Sincerely,

David Whitney, Vice President
805 Verona Street
Kissimmee, FL 34741
O(407)935-0535
C(689)444-9699

Z:\PROPOSALS\Osceola\ERP\69 - Chisholm Park\Chisholm Park ERP Add Svcs Proposal 3-19-26.docx

PROPOSAL FOR ADDITIONAL ENVIRONMENTAL CONSULTING SERVICES
CHISHOLM PARK MASTER PLAN IMPROVEMENTS
OSCEOLA COUNTY, FLORIDA

March 19, 2026

SCOPE OF SERVICES

The following Scope of Services is proposed for the Chisholm Park Master Plan Improvements project located in St. Cloud, Osceola County, Florida (see **Exhibit A**). This proposal is intended to supplement the originally authorized contract dated 12/22/2022 (to Austin Ecological Consultants, LLC, now merged with Modica & Associates, Inc.), of which portions of the scope of work were previously performed and will need to be updated, along with adjustments to plans, wetland areas, and mitigation plan requiring additional services to facilitate permit authorizations.

Task 1 –Respond to SFWMD Requests for Additional Information (RAI's)

M&A will assist in responding to up to two (2) RAI's issued by the SFWMD. This will be provided on an hourly basis.

Cost: Hourly @ $125.00, not to exceed $6,500.00 without Client authorization

Note: It is not known what Special Conditions the SFWMD may include in their permit. Therefore, if additional tasks are needed to respond to Special Conditions, this will be conducted as Additional Services, or a separate proposal will be provided.

Task 2 – SFWMD Conservation Easement Coordination

1. M&A will work with the Project Engineer, Project Surveyor, and Client to develop the necessary documents (maps and CE draft) for the on-site wetland preservation area to submit to the SFWMD for approval.

2. Upon approval of the draft CE, M&A will coordinate with the Project Engineer, Project Surveyor, and Client to prepare the sketch and legal description required to accompany the final CE document.

3. M&A will deliver the final executed CE to the Osceola County Clerk of Courts for recording and will provide proof of the recording of the CE to the SFWMD.

Cost: Hourly @ $125.00, not to exceed $5,000.00 without Client authorization

Task 3 – SFWMD Pond Littoral Zone Planting Plan Preparation

M&A will work with the Project Engineer to develop an appropriate littoral zone planting plan for the proposed pond in order to meet nutrient reduction criteria.

Cost: Hourly @ $125.00, not to exceed $3,000.00 without Client authorization

Task 4 – ACOE Permitting Support

This proposal assumes the ACOE will use the pre-2015 regulatory definition of Waters of the U.S. (WOTUS) to determine jurisdiction. Based on current plans, the proposed project will now impact greater than 1-acre of jurisdictional wetlands. This task assumes that the wetlands and/or surface waters proposed for impact will be considered federally jurisdictional by the ACOE and that development of the site will require an **Individual Permit**.

1. M&A will perform a wetland delineation (using ACOE 1987 Wetland Delineation Manual criteria). The boundary between onsite uplands and wetlands will be marked in the field with a vinyl surveyors' tape and/or stakes. The wetland flags/stakes will be sequentially numbered to facilitate a subsequent survey. The location of each flag point will be recorded using a hand-held GPS. Following completion of the site work, M&A will create a flagging map of all onsite wetlands and provide to client and/or surveyor.

2. M&A will prepare and submit the Preliminary Jurisdictional Determination (PJD) form and associated supplemental documents and maps for submittal to the ACOE. Supporting documents will include a map series produced using ArcGIS; these maps will include National Wetlands Inventory, U.S. Geological Survey National Hydrography Dataset to show connectivity and flow, current and historical aerials, topography and soils. The ACOE is using the pre-2015 regulatory definition of Waters of the U.S. (WOTUS); these materials will be prepared in consideration of this definition.

3. M&A will conduct a site inspection to collect necessary data to prepare the ACOE datasheets, including evaluation the soil profile, collection of photographs, etc., as required by ACOE.

4. M&A will conduct a site inspection with ACOE to review the jurisdictional wetland boundaries. Any changes to the jurisdictional wetland boundaries will be noted and provided to the Project Surveyor.

5. M&A will prepare the application document and supporting documents that are specific to the ACOE application. This task also includes coordinating with the Client for required signatures and ownership documents, or contract for purchase, as applicable. The Project Engineer will need to provide plan view and cross-sectional drawings of the proposed wetland impacts to be part of the application submittal.

6. M&A will develop a detailed "Avoidance and Minimization" discussion as required by the ACOE for an Individual Permit. This analysis will be used to justify the location of the proposed development on this particular project site and to justify the wetland impacts

proposed to facilitate the development. This task will require coordination with the Client and Project Engineer to obtain alternate site plans and development alternatives from a regional perspective, as applicable.

7. M&A will prepare an Alternatives Sites Analysis as required for all Individual Permit applications. This analysis includes evaluating alternative sites that could be used to meet the "Project Purpose." This analysis will require coordination with the project engineer and Client to determine what other sites may have been considered for the proposed project, evaluation of the market analysis, project-specific details that cannot be changed that result in the need for wetland impacts (i.e. building size, roadway alignments, density requirements, etc. This discussion may also include a financial component. This discussion is highly detailed and must be provided to justify the proposed project to result in impacts to federal waters.

8. The ACOE does not assess UMAM in the same manner as SFWMD. M&A will prepare UMAM worksheets specifically for the ACOE permit application.

Cost: $13,000.00

Note: It is not known what Special Conditions the ACOE may include in their permit. Therefore, if additional tasks are needed to respond to Special Conditions, this will be conducted as Additional Services, or a separate proposal will be provided.

Task 5 – Respond to ACOE RAI's

M&A will assist in responding to up to two (2) RAI's issued by the ACOE. This will be provided on an hourly basis.

Cost: Hourly @ $125.00, not to exceed $5,000.00 without Client authorization

Task 6 – Sovereign Submerged Lands (SSL) Easement Support

M&A will assist the Project Engineer in applying for and obtaining a **new Sovereign Submerged Lands (SSL) Easement** for the existing dock and boat ramp located on the Chisholm Park Property. This task assumes no new boat ramp or docking facilities are proposed. The prior SSL Easement was issued in 1990 to Osceola County and expired in 2010. At this time, it is not clear whether the prior land lease issued to Osceola County can be renewed and transferred to the City of St. Cloud, or if a new easement will be needed. Therefore, it is assumed that a new SSL Easement will be needed and this will require submittal of Section F of the SFWMD ERP application with supporting materials.

1. M&A will attend a brief virtual pre-application meeting with SFWMD.

2. M&A will prepare the application forms needed for the SSL Easement areas and associated maps.

3. The Survey Checklist (SLER 0950) will need to be completed by the Project Surveyor, if required by SFWMD. M&A will review the survey and provide comments, but it will be incumbent upon the surveyor to ensure that all required information on the survey that is listed on the checklist.

4. M&A staff will attend a single on-site meeting with the FDEP/SFWMD staff to verify existing conditions.

5. The Project Engineer/Surveyor will be responsible for any required survey or engineering drawings.

Note: Any required regulatory fees and/or easement costs will be paid directly by the Client.

Cost: Hourly @ $125.00, not to exceed $6,000.00

Task 7 – Project Coordination and Meetings

If requested by client, Project Engineer, SFWMD, ACOE, or project surveyor, M&A will participate in meetings or conference calls. This task will be billed hourly as approved by Client.

Cost: Hourly @ $125.00, not to exceed $4,000.00

Task 8 – Reimbursable Expenses

Mileage will be billed at $0.70/mile or the current rate established by the IRS at the time of the work. Tolls, field supplies, and other materials will be billed at cost.

Cost: Not to exceed $500.00

PROFESSIONAL FEE

M&A will provide the services outlined in the above *Scope of Services* in accordance with the Table of Fees below.

Table 1. M&A Professional Fees

TABLE OF FEES		
TASK		**FEE**
Task 1	SFWMD RAI Responses (up to 2 total)	$125.00 Per Hour (Not to Exceed $6,500.00 without authorization)
Task 2	Conservation Easement Coordination	$125.00 Per Hour (Not to Exceed $5,000.00 without authorization)
Task 3	SFWMD Pond Littoral Zone Planting Plan Preparation	$125 Per Hour (Not to Exceed $3,000.00 without authorization)
Task 4	ACOE Permitting Support (Individual Permit)	$13,000.00
Task 5	ACOE RAI Responses (up to 2 total)	$125.00 Per Hour (Not to Exceed $5,000.00 without authorization)
Task 6	FDEP Sovereign Submerged Lands Easement Support	$125.00 Per Hour (Not to Exceed $6,000.00 without authorization)
Task 7	Meetings and Coordination	$125.00 Per Hour (Not to Exceed $4,000.00 without authorization)
Task 8	Reimbursable Expenses	Not to Exceed $500.00 without authorization

ADDITIONAL SERVICES

The following services will be provided, if necessary, under separate proposal(s).

- Formal surveys for state or federally-listed species.
- Consultation or permitting for state/federally listed species.
- Cumulative Impact Analysis if in-basin mitigation is not available.
- Out-of-Basin mitigation planning/coordination
- Responses to additional agency comments not identified above, as well as third-party (i.e., Audubon Society, EPA, etc.).

PROPOSAL FOR ADDITIONAL ENVIRONMENTAL CONSULTING SERVICES
CHISHOLM PARK MASTER PLAN IMPROVEMENTS
OSCEOLA COUNTY, FLORIDA

March 19, 2026

BILLING

Any work not described in the Scope of Services will only be undertaken after being approved by the Client. Any work performed and billed on this project which remains unpaid after 60 days from initial billing shall be charged 1.5% interest per month. Any balance remaining unpaid after 90 days from the date of the initial billing shall be deemed in default with reasonable collection and attorney's fees due and payable.

CONTRACT TERMS

The tasks and costs provided in this proposal are valid for a period of three (3) months from the date the contract is sent to the Client (not the executed date). If any regulations change, which affects the cost to complete the tasks, an Amendment may be required. Additionally, if any third party fees change (gopher tortoise recipient site fees, agency fees, etc.), an Amendment may be required.

AUTHORIZATION TO PROCEED

Accepted by: _____
Signature Date

_____
Name (Please Print) Title

Billing contact: _____

_____

_____

Billing phone: _____

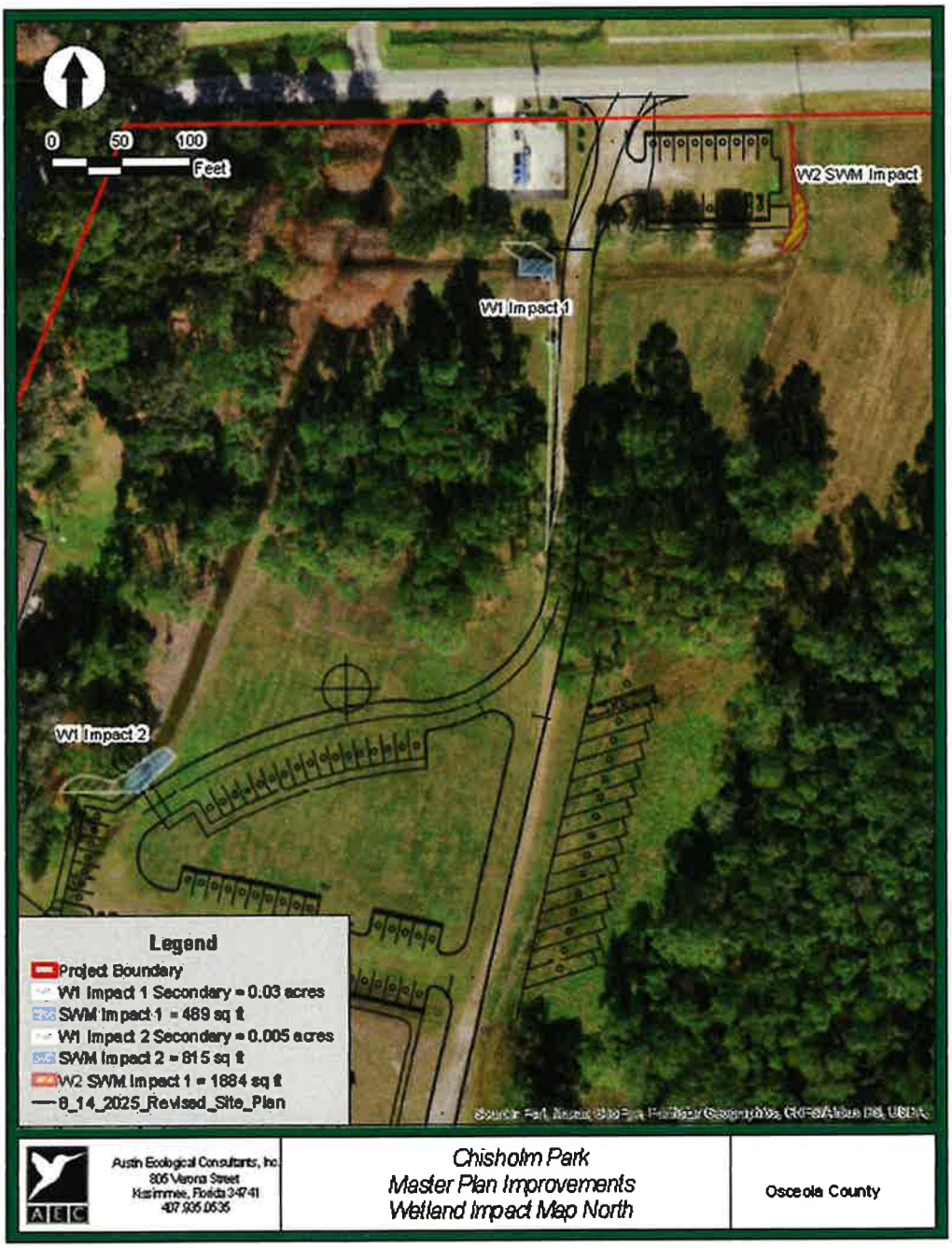
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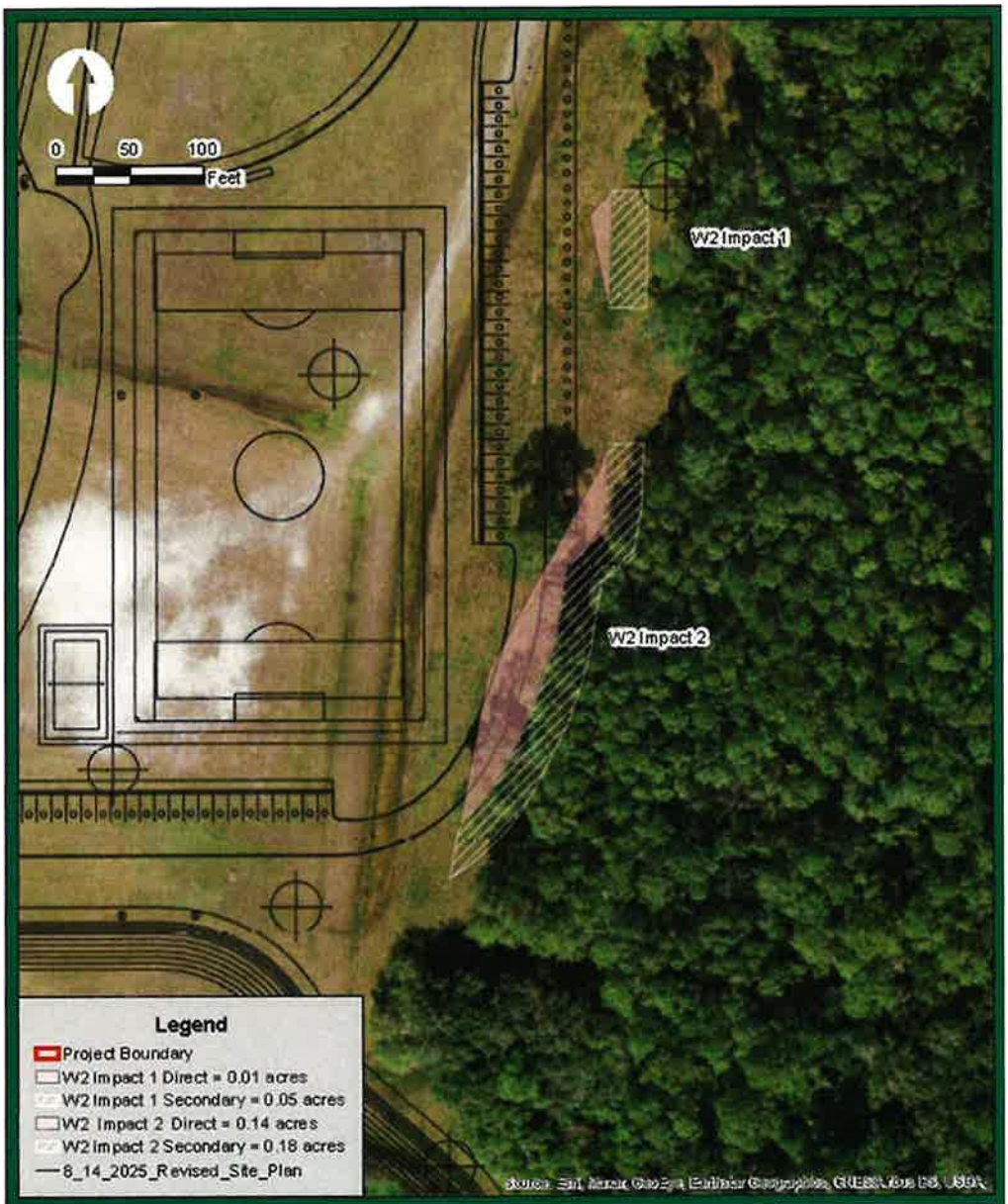
MODICA & ASSOCIATES

PROPOSAL FOR ADDITIONAL ENVIRONMENTAL CONSULTING SERVICES
CHISHOLM PARK MASTER PLAN IMPROVEMENTS
OSCEOLA COUNTY, FLORIDA

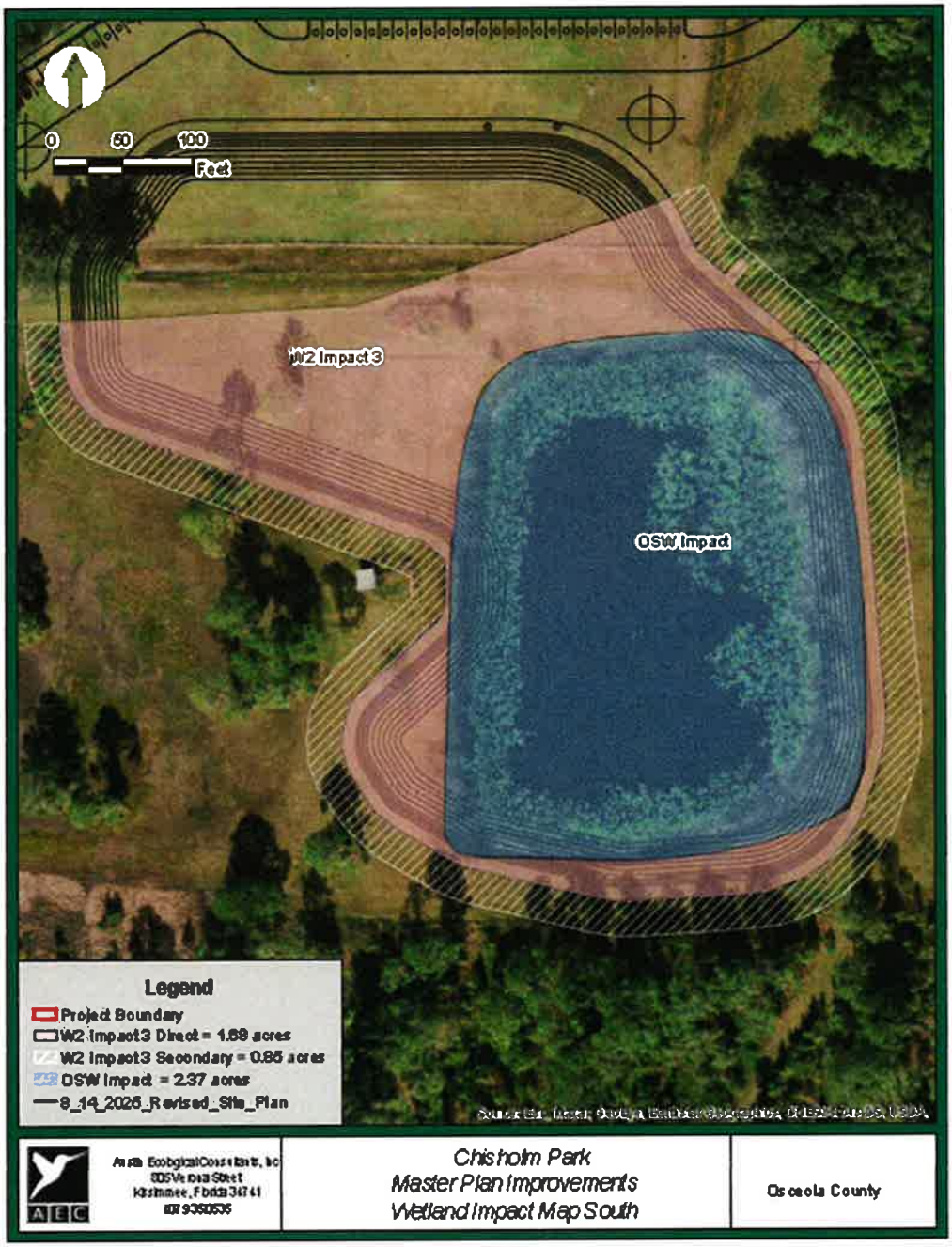
EXHIBIT A
Project Wetland Impact Plans



MODICA & ASSOCIATES



Austin Ecological Consultants, Inc 805 Verona Street Kissimmee, Florida 34741 407.935.0535	*Chisholm Park* *Master Plan Improvements* *Wetland Impact Map Central*	Osceola County


0
50
100
Feet
W2 Impact 3
OSW Impact
Legend
Project Boundary
W2 Impact3 Direct = 1.69 acres
W2 Impact3 Secondary = 0.85 acres
OSW Impact = 2.37 acres
9_14_2025_Revised_Site_Plan
Arsis Ecological Consultants, Inc
805 Vernona Street
Kissimmee, Florida 34741
407 9350535
Chisholm Park
Master Plan Improvements
Wetland Impact Map South
Osceola County

ORIGINAL

RESOLUTION NO. 2022-282R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A TASK AUTHORIZATION TO THE CONTRACT AND AGREEMENT FOR CONTINUING PROFESSIONAL CIVIL ENGINEERING SERVICES WITH OSCEOLA ENGINEERING, INC. DATED OCTOBER 28, 2022, AND ANY AMENDMENTS THERETO, FOR PROPOSAL FOR CIVIL ENGINEERING, LAND SURVEYING, GEOTECHNICAL ENGINEERING, ENVIRONMENTAL CONSULTING AND LANDSCAPE ARCHITECTURE SERVICES ASSOCIATED WITH THE "CHISHOLM PARK PHASE I IMPROVEMENTS" LOCATED AT 4700 CHISHOLM PARK TRAIL, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has an agreement for Continuing Professional Civil Engineering Services with Osceola Engineering, Inc., dated October 28, 2022, and

WHEREAS, the City is in need of Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the "Chisholm Park Phase I Improvements" located at 4700 Chisholm Park Trail, and

WHEREAS, Osceola Engineering, Inc., has submitted a proposal for the tasks as outlined in Exhibit 'A' – Task Authorization to Contract and Agreement for Continuing Professional Civil Engineering Services, for Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the "Chisholm Park Phase I Improvements" located at 4700 Chisholm Park Trail.

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 to enter into a task authorization to that certain agreement dated October 28, 2022, and any amendments thereto, between the City of St. Cloud and Osceola Engineering, Inc., as more particularly set forth in Exhibit 'A,' attached hereto and incorporated herein by reference.

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

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

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 8th day of December, 2022.

CITY OF ST. CLOUD

Nathan Blackwell, Mayor

ATTEST:

Ivy De La Cruz, City Clerk

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

Daniel F. Mantzaris, City Attorney

TASK AUTHORIZATION TO CONTRACT AND
AGREEMENT FOR CONTINUING PROFESSIONAL CIVIL ENGINEERING SERVICES
WITH OSCEOLA ENGINEERING, INC. FOR
PROPOSAL FOR CIVIL ENGINEERING, LAND SURVEYING, GEOTECHNICAL ENGINEERING,
ENVIRONMENTAL CONSULTING AND LANDSCAPE ARCHITECTURE SERVICES ASSOCIATED WITH
THE "CHISHOLM PARK PHASE I IMPROVEMENTS" LOCATED AT 4700 CHISHOLM PARK TRAIL

This task authorization is by and between Osceola Engineering, Inc., 1003 Florida Avenue, St. Cloud, Florida 34769, hereinafter referred to as "ENGINEER," 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 October 28, 2022, approved by the City Council under Resolution No. 2022-265R, 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, ENGINEER shall perform the tasks as detailed in Attachment 'A' – Proposal for Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the "Chisholm Park Phase I Improvements" located at 4700 Chisholm Park Trail.

   The total cost of engineering services is not to exceed $369,083.00 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

BY:

_____
Veronica Miller, City Manager

Date:_____

ATTEST:

_____
Ivy De La Cruz, City Clerk

Date:_____

OSCEOLA ENGINEERING, INC.

By:

_____
John Eric Moody, P.E., President

Date:_____

ATTEST:

_____

_____
Print Name/Title

Date:_____

OSCEOLA ENGINEERING INCORPORATED

1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

September 6, 2022

Stephanie Holtkamp
City of St. Cloud
Director, Parks and Recreation
3001 17th St.
St. Cloud, FL 34769

SUBJECT: Proposal for Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the "**Chisholm Park Phase I Improvements**" proposed on a +/- 40 acre portion of Tax Parcel 29-25-31-4910-0061-0010 located at 4700 Chisholm Park Trail in the City of St. Cloud, Florida.

Dear Stephanie:

Osceola Engineering, Incorporated (OEI) is pleased to provide you with this proposal for professional services in connection with the proposed project. Our understanding of the project scope for Phase 1 of the Master Plan includes the gate house and boat/trailer parking paving, internal loop roadway to the kayak drop-off, parking, and sidewalk along the internal loop road to connect to existing amenities, mass grading for the proposed multi-sport field and existing ball field, storm water and utility infrastructure to support master plan shown on attached **Figure 1**. The project also includes incorporation of the existing amenities into the proposed Phase I improvements. Specifically, the scope of our services is as follows:

1. Surveying Services – Our sub-consultant, Johnston's Surveying, Inc., shall prepare a topographic, tree and above ground improvements survey per their attached scope of services.

   OUR FEE SHALL BE **$ 14,350.00**

2. Geotechnical Engineering Services – Our sub-consultant, Native Geoscience, shall provide geotechnical engineering services per their attached proposal.

   OUR FEE SHALL BE **$ 5,573.00**

3. Environmental Consulting Services – Our sub-consultant, Austin Ecological Consultants, LLC, shall provide environmental consulting services per their attached proposal.

   OUR FEE SHALL BE **$ 36,650.00**

4. Site Development Plans – OEI shall prepare 60%, 90% and 100% Construction Plans for the proposed Phase I improvements to include Cover Sheet; General Notes Sheet; Selective Demolition Plan; Site Layout & Geometry Plan; Paving, Grading & Drainage Plan; Water & Sewer Plan; Lift Station Detail Sheets; Typical Sections Sheet; and Construction Details Sheet(s). This task also includes the preparation of Drainage Calculations and Water, Sewer & Reuse Calculations.

   OUR FEE SHALL BE **$ 209,950.00**

5. Permitting – OEI shall obtain permit approvals from the following agencies claiming jurisdiction over the project.

SFWMD ERP	$ 17,340.00
City of St. Cloud TRS	$ 11,910.00
FDEP Water & Sewer Permits	$2,030.00
OUR FEE SHALL BE	**$ 31,280.00**

6. Landscape & Irrigation Plans - OEI shall prepare Landscape & Irrigation Plans for the project and submit to the City of St. Cloud for review and approval as part of the Construction Plans review process by the TRS.

   OUR FEE SHALL BE **$ 71,280.00**

OUR FEE TO PROVIDE THE SERVICES OUTLINED IN TASKS 1, 2, 3, 4, 5 AND 6 ABOVE SHALL BE A LUMP SUM, NOT TO EXCEED AMOUNT, OF $369,083.00.

The services associated with Tasks 1, 2, 3, 4, 5 and 6 shall be completed within 12 months of Purchase Order issuance by the City.

The terms and conditions of this proposal shall be in accordance with the Continuing Engineering Services Contract between OEI and The City of St. Cloud. Thank you very much for the opportunity of allowing us to serve you.

Sincerely,

John E. Moody P.E.
President

Attachment (Exhibit A & Sub-Consultant Proposals)

EXHIBIT A - Estimated Manhour Breakdown
CHISHOLM PARK PHASE I IMPROVEMENTS
OSCEOLA ENGINEERING, INC. (OEI)

	ACTIVITY	PROJECT MANAGER		SENIOR PROFESSIONAL		PROFESSIONAL		CADD DESIGNER		ADMINISTRATIVE ASSISTANT		MAN HR. BY ACTIVITY	SALARY COSTS FOR ACTIVITY
	SCOPE TASK ASSIGNMENTS	MAN HR.	RATE	MAN HR.	RATE	MAN HR.	RATE	MAN HR.	RATE	MAN HR.	RATE		
1	Surveying Services	*(Per Attached Proposal from Johnston's Surveying, Inc.)*											$14,350.00
2	Geotechnical Engineering Services	*(Per Attached Proposal from Native Geosciences)*											$5,573.00
3	Environmental Consulting Services	*(Per Attached Proposal from Austin Ecological Consultants, LLC)*											$36,650.00
4	Site Development Plans	88	$150.00	134	$135.00	566	$125.00	1100	$95.00	62	$55.00	1950	$209,950.00
5	Permitting												
5a	SFWMD ERP	6	$150.00	0	$135.00	108	$125.00	24	$95.00	12	$55.00	150	$17,340.00
5b	City of St. Cloud TRS	12	$150.00	24	$135.00	36	$125.00	18	$95.00	12	$55.00	102	$11,910.00
5c	FDEP Water & Sewer Permits	2	$150.00	0	$135.00	6	$125.00	8	$95.00	4	$55.00	20	$2,030.00
6	Landscape Plans	0	$150.00	528	$135.00	0	$125.00	0	$95.00	0	$55.00	528	$71,280.00
	TOTAL	**108**		**686**		**716**		**1150**		**90**		**2750**	**$369,083.00**

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-060R - Safe Streets Grant Application

Procurement Agenda Item:
Resolution No. 2026-060R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud under the Safe Streets and Roads for All FY2026 (SS4A) Grant Program from the U.S. Department of Transportation for Safe Streets for St. Cloud: High Injury Network Safety Improvements and authorizing the Grants Division or designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant.
COST: up to $4,512,375.00 (Project total $4,512,375.00 - Federal Share Total $3,609,900.00/ City Match Total $902,475.00
This item is to authorize submitting an application for Safe Streets and Roads for All FY2026 (SS4A) Grant Program for Safe Streets for St. Cloud: High Injury Network Safety Improvements.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
The Safe Streets for St. Cloud: High Injury Network Safety Improvements FY 2026 SS4A Implementation Grant application requests $3,609,900 in federal funds, with a committed 20% local match of $902,475, for a total project investment of $4,512,375 to construct targeted, evidence-based safety improvements along three corridors identified among the top four priorities on St. Cloud's Local Roads High Injury Network: Sergeant Graham Drive from Neptune Road to U.S. 192 (prioritization score: 96.25), Old Canoe Creek Road from Neptune Road to U.S. 192 (prioritization score: 83.75), and Commerce Center Drive from U.S. 192 to Pemberly Pines Circle (prioritization score: 53.75). Each corridor was selected through a five-criterion prioritization framework weighted by safety score, transportation need, safety benefit, regional significance, and implementation readiness, and each carries a documented crash history that makes the case for immediate intervention without ambiguity.
Together, these three corridors represent a cohesive, corridor-level program of work that directly addresses the crash types and contributing factors most prevalent on St. Cloud's High Injury Network: left-turn and angle crashes, pedestrian crossing conflicts, and conditions that place vulnerable road users in direct and unmitigated conflict with motor vehicle traffic.
The City of St. Cloud's Vision Zero Action Plan was formally adopted by the St. Cloud City Council, committing the City to the elimination of all traffic fatalities and serious injuries on its roadways by 2050. This commitment was developed in direct partnership with MetroPlan Orlando, Osceola County, the Florida Department of Transportation, and a multidisciplinary Working Group representing public works, community planning, law enforcement, emergency services, and City management.

Legal Authority:

Grants/Appropriations/Loans Policy Manual; G.A.L Policy, pages 2-4.

Budget and Recommendation:
Actual Cost: up to $4,512,375.00 (Project total $4,512,375.00 - Federal Share Total $3,609,900.00/ City Match Total $902,475.00
Staff recommends **APPROVAL** of this request.

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

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
05/14/2026 - Final Action

Attachments:
1. St.Cloud%20Vision%20Zero%20Action%20Plan_Final
2. Resolution No. 2026-060R

VISION ZERO
ST. CLOUD
ACTION PLAN



Adopted September 12, 2024



Acknowledgments

City of St. Cloud City Council

Mayor Nathan Blackwell - Seat 1

Deputy Mayor Linette Matheny - Seat 2

Council Member Kolby Urban - Seat 3

Council Member Ken Gilbert – Seat 4

Council Member Shawn Fletcher – Seat 5

Vision Zero Action Plan Working Group

Tammy Reque, AICP	City of St. Cloud – Community Development Department
Cameron Crandell, PE	City of St. Cloud – Public Works Department
Stephanie Streeter	City of St. Cloud – Community Development Department
David Bridle	City of St. Cloud – City Manager's Office
Andrew Sullivan	City of St. Cloud – Public Information Office
Cesar Medina	City of St. Cloud – Human Resources Department
Sergeant Jonathan Colley	St. Cloud Police Department
Captain Ed Mateo	St. Cloud Police Department
Nathan Irving	St. Cloud Fire Department
Alicia Schwan	St. Cloud Fire Department
Joshua DeVries, AICP	Osceola County Transportation and Transit
Isai Chavez	Osceola County Transportation and Transit



MetroPlan Orlando

Adriana Rodriguez, PE	Senior Transportation Engineer
Slade Downs	Transportation Planner

Consultant Team

Kimley-Horn and Associates, Inc.

Jim Wood, AICP	Consultant Team Project Manager
Mike Vaudo, AICP	Project Planner
Lindsay Slautterback, AICP	Project Planner
Wendy Krehbiel, PE, RSP 2I	Project Engineer
Shayna Eaton	Project Planner
Emanuelle Rodríguez Muñiz, PE, IMSA I	Project Engineer

Alta Planning + Design

Alia Awwad, PE

Stephanie Garcia

Preparation of this plan was funded by a $3.79 million Safe Streets and Roads for All Federal grant that was awarded to MetroPlan Orlando, creating 1 Regional, 3 County and 19 Local Vision Zero Action Plans.

Statement of Protection of Data from Discovery and Admissions

Disclaimer: Reports, surveys, schedules, lists, or data compiled or collected for the purpose of identifying, evaluating, or planning matters in relation to this Vision Zero Action Plan shall not be: i) subject to discovery, ii) admissible as evidence in court proceedings, or iii) considered for any purposes in any action for damages arising from occurrences at locations identified or addressed therein. 23 U.S.C.A. §407. Further, no implications are intended regarding locations or issues not specifically identified or addressed by the Vision Zero Action Plan.

Prior to the implementation of any recommendations contained herein, which are conceptual in nature, a detailed analysis of specific local conditions should be conducted and reflected as appropriate in relevant design and construction documents.



Key Terms

CRASH/COLLISION – An occurrence where a road user collides with another road user, such as a car or truck, motorcyclist, bicyclist, pedestrian, or other moving or stationary object, such as an animal, road debris, tree, pole, or building, that may result in injury or loss of life, trauma, and/or property damage. Crashes can involve a single-party or multiple parties.

HIGH INJURY NETWORK – A collection of streets where a disproportionate number of crashes that result in someone being seriously injured or killed occur.

KINETIC ENERGY – In the safety context, Kinetic Energy refers to the combination of mass and speed of a vehicle or other road user, like a bicyclist, involved in a collision. Depending on the angle of the crash, the higher the combination of mass and speed, the more likely the crash is to result in a serious injury or death, with the impact severity increasing exponentially as the speed a vehicle is driven increases.

KSI CRASH – A crash that results in someone being killed or seriously injured.

SAFE SYSTEM APPROACH – A guiding safety approach that builds and reinforces multiple layers of protection to both prevent crashes from occurring and minimize the harm caused to those involved when a crash does occur.

SERIOUS INJURY – May also be referred to as an incapacitating injury or a severe injury. Serious injuries may include broken bones, severed limbs, burns or internal injuries. These injuries usually require hospitalization and transport to a medical facility.

TRANSPORTATION UNDERSERVED COMMUNITIES – Communities where people experience greater transportation inequities to access jobs, housing, food, health care, education and other destinations due to overlapping factors, including demographics, features of the built environment, and in some instances a lack of prior investment in the transportation system.

VISION ZERO – A road safety philosophy which states that no loss of life or incapacitating injury due to traffic crashes is an acceptable price to pay for mobility.

VULNERABLE ROAD USER – For the purposes of this Action Plan, a person outside of a car or truck, which includes pedestrians, bicyclists, or motorcyclists. This also includes people in wheelchairs and on e-mobility devices, like scooters.



List of Abbreviations

ADA – Americans with Disabilities Act

CIP – Capital Improvement Plan

DUI – Driving Under the Influence

EMS – Emergency Medical Services

FDOT – Florida Department of Transportation

FHWA – Federal Highway Administration

HIN – High Injury Network

ITS – Intelligent Transportation Systems

KSI – Killed or Seriously Injured

MPO – Metropolitan Planning Organization

NHTSA – National Highway Traffic Safety Administration

RRFB – Rectangular Rapid Flashing Beacon

SRTS – Safe Routes to School

SS4A – Safe Streets and Roads for All

USDOT – United States Department of Transportation

VZAP – Vision Zero Action Plan

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ORIGINAL

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNTIY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

RESOLUTION NO. 2024-126R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, TO ADOPT THE ST. CLOUD VISION ZERO ACTION PLAN WITH THE GOAL OF ELIMINATING TRAFFIC DEATHS AND SERIOUS INJURIES WITHIN THE CITY OF ST. CLOUD BY 2050; MAKING CERTAIN FINDINGS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, traffic crashes are among the leading causes of fatalities and serious injuries within the United States, State of Florida, Osceola County, and the City of St. Cloud; and

WHEREAS, it is a priority of the City of St. Cloud to support the Vision Zero Action Plan to ensure the safety of our pedestrians, cyclists, and road users of all ages and abilities;

WHEREAS, fatal and severe crashes are not inevitable, and death and severe injury are not an acceptable cost for using our public roadway system; and

WHEREAS, during the five-year period from 2018 to 2022, 93 traffic crashes in St. Cloud resulted in a fatality or serious injury; and

WHEREAS, pedestrians, bicyclists, motorcyclists are the most vulnerable road users and account for approximately 28% of all traffic fatalities and severe injuries in the City of St. Cloud during the same time period; and

WHEREAS, measures to make roads within the City of St. Cloud safer for all road users, particularly those who are most physically vulnerable, such as seniors, youth, and people with disabilities, will further encourage people of all ages and abilities to walk, bike and take transit; and

WHEREAS, traffic crashes are among the leading causes of fatalities and serious injuries within the United States, State of Florida, Osceola County, and the City of St. Cloud; and

WHEREAS, vehicle speeds and lack of safe facilities for people walking and biking have been identified as major causes of traffic fatalities; and

WHEREAS, the U. S. Department of Transportation has adopted the Safe System approach and Florida Department of Transportation has adopted a Target Zero Initiative; and

WHEREAS, Vision Zero is a data-driven strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all; and

WHEREAS, Vision Zero is founded on a Safe System approach that recognizes that people will make mistakes and roadway systems and policies should be designed to protect them through redundancies and shared responsibilities; and

WHEREAS, Vision Zero should create opportunities to invite meaningful input from the community, including residents that are disproportionately burdened by traffic collisions, and historically have been underserved;

WHEREAS, the Orlando Urbanized Area Metropolitan Planning Organization (MPO), d.b.a. MetroPlan Orlando, is the agency designated to conduct a continuing, coordinated, and comprehensive transportation planning process in Orange, Osceola, and Seminole counties; and

WHEREAS, MetroPlan Orlando received a federal Safe Streets and Roads for All grant for the development of Vision Zero Action Plans for each county and municipality within the three county planning area; and

WHEREAS, the City of St. Cloud acknowledges the development of the Osceola County and City of Kissimmee Vision Zero Action Plans, and will strive to collaborate with these other agencies to improve traffic safety in our region, and

WHEREAS, MetroPlan Orlando has adopted a regional Vision Zero goal of eliminating traffic deaths and serious injuries by 2050 based upon factors including consistency with the time horizon of the 2050 Metropolitan Transportation Plan and to be representative of the range of local agency Vision Zero goals;

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

SECTION I

The City Council of the City of St. Cloud adopts the St. Cloud Vision Zero Action Plan, which in partnership with MetroPlan Orlando, was developed with guidance from a multi-disciplinary Vision Zero Working Group comprised of representatives from multiple City departments and representatives from Osceola County, as well as input from members of the public, and is set forth in Exhibit "A" attached hereto.

SECTION II

The City Council of the City of St. Cloud adopts the Vision Zero goal of eliminating traffic deaths and severe injuries on roads in St. Cloud by 2050.

SECTION III

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

SECTION IV

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

SECTION V
Effective Date. This resolution shall take effect upon adoption.
PASSED AND ADOPTED this 12th day of September 2024.

CITY OF ST. CLOUD

Nathan Blackwell, Mayor

ATTEST:

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:

deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

EXECUTIVE SUMMARY



In 2023, MetroPlan Orlando pursued and obtained a $3.79 million Safe Streets and Roads for All (SS4A) grant that provided funding to develop Vision Zero Action Plans across its three-county region, including the City of St. Cloud.

The purpose of these Action Plans is to set targets for reaching zero traffic fatalities and serious injuries on roadways throughout the region and to define the actions and approach that will help achieve those targets.

From 2018 to 2022, more than 4,200 traffic crashes occurred on roadways in St. Cloud. During that same timeframe, 93 of those crashes resulted in people being killed or seriously injured.

VISION ZERO TARGET

Through approval of this Action Plan and its companion resolution, the St. Cloud City Council adopts a goal of eliminating traffic deaths and serious injuries on roadways within the City by 2050. This target is based upon analysis from this Action Plan and is in alignment with the Vision Zero goal for the region.

The Vision Zero philosophy and Safe System Approach are foundational to this Action Plan.

Vision Zero is a road safety philosophy which states that no loss of life or incapacitating injury due to traffic collisions is acceptable. The Safe System Approach prioritizes crashes that result in death and serious injuries, since no one should experience either when using the transportation system. The six Safe System principles (Death and Serious Injuries are Unacceptable; Humans Make Mistakes; Humans are Vulnerable; Responsibility is Shared; Safety is Proactive; Redundancy is Crucial) are adopted in support of the Vision for this Action Plan.

See Chapter 1, Need for a Transportation Safety Action Plan, for more information about Vision Zero and the Safe System Approach.

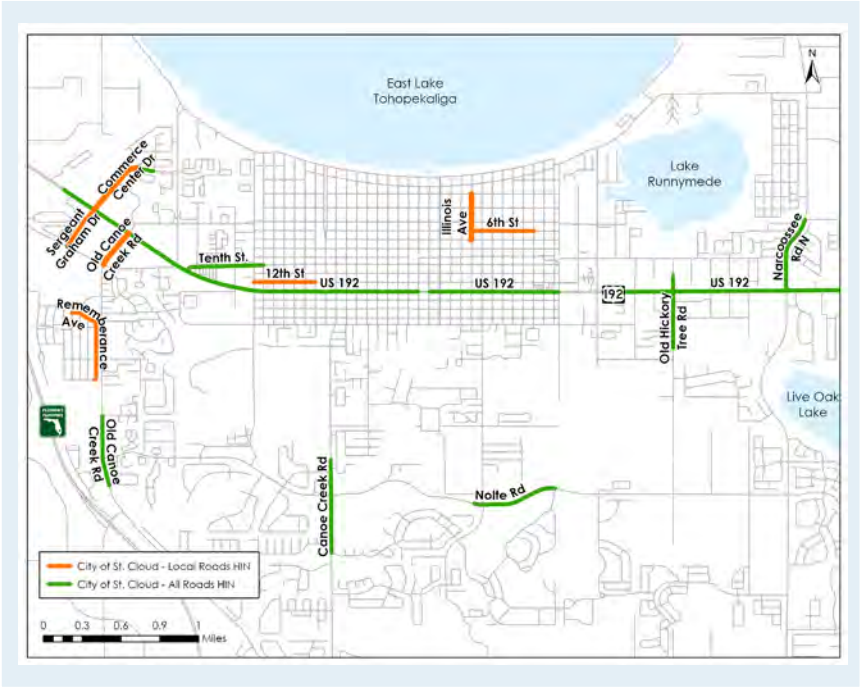
Vision

Eliminate traffic deaths and serious injuries and provide a safe, equitable, and accessible transportation system for all road users in St. Cloud.

This Action Plan uses a data-driven approach to identify roads where the highest incidence of crashes with fatalities and serious injuries are occurring. These are referred to as KSI crashes for individuals Killed or Seriously Injured. The roads identified through this approach are "High Injury Network" or HIN roadways that are the cornerstone for the VZAP's identification of actionable projects and solutions. Six (6) segments maintained by the City were identified in addition to other segments maintained by FDOT and Osceola County within St. Cloud.

See Chapter 2, Understanding the Crash Trends, for a complete summary of trends, the HIN, and the top collision profiles in the City of St. Cloud.

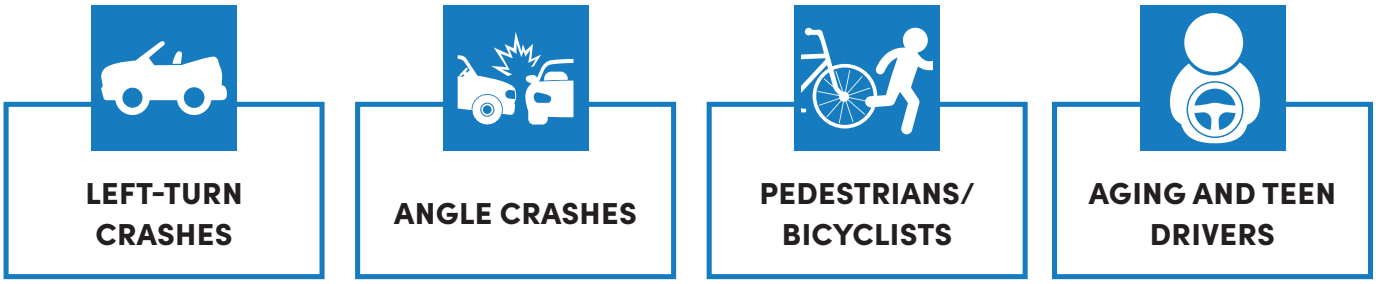
Figure 1. St. Cloud All Roads and Local High Injury Networks



Key Statistics At-A-Glance:

- ***Pedestrian crashes have the highest likelihood of fatality/serious injury,*** representing ***10% of all crash types for these types of crashes***.
- ***Left-turn crashes*** make up the ***highest proportion of crashes*** resulting in fatality or serious injury at ***29%***.
- ***13%*** of fatal and serious injury ***crashes are angle crashes.***
- ***10% of fatal and serious injury crashes*** were caused by off-road crashes, but only account for 4% of all crashes.
- ***Aggressive driving is more prevalent in crashes at the City level*** than all of Osceola County
- ***Teenagers and aging drivers are more likely to be involved in a crash*** at the City level than all of Osceola County

The most prevalent collision profiles on St. Cloud's High Injury Network are:



Hearing directly from the community and key stakeholders was critical to the development of the Action Plan.

Community engagement took place through three (3) Pop-up Events in the City, an online presence (St. Cloud Vision Zero Action Plan Website), and social media outreach. A multidisciplinary Working Group was formed of individuals representing various program areas and city departments, including Public Works, Community Planning and Economic Development, Law Enforcement, Emergency Services, Communications, and Management. The Working Group provided advisory support and diverse stakeholder perspectives to help shape the Action Plan. This outreach was accompanied by parallel engagement activities and support that took place through the Vision Zero Central Florida initiative led by MetroPlan Orlando and the Osceola County Vision Zero Action Plan.

See Chapter 3, Listening to the Community, for more information.

Countermeasures are strategies to address specific issues and shape the solutions within HIN Network roadways.

A countermeasure is defined as a strategy that is effective in reducing roadway fatalities and serious injuries on our roads. Countermeasures include both engineering and non-engineering solutions. Comprehensive toolkits were developed for these respective types of countermeasures by MetroPlan Orlando and are available on their hub site at VisionZeroCFL.gov under the Resources tab. This Action Plan draws from those and other sources to focus on key countermeasures applied as strategies within St. Cloud.

See Chapter 4, Toolkit of Strategies, for more information.

The HIN Network provided the basis for identification of the top corridors in the City of St. Cloud to develop the prioritized project plan that is core to this Action Plan.

The HIN corridors were analyzed to recommended countermeasures and develop as projects and then prioritized, drawing from the regional prioritization approach. Table 1 provides the list of HIN roadways that form the program of priority projects.

See Chapter 5, Project Development, for more information including the complete profiles on these projects.

Figure 2. Priority Project Corridors

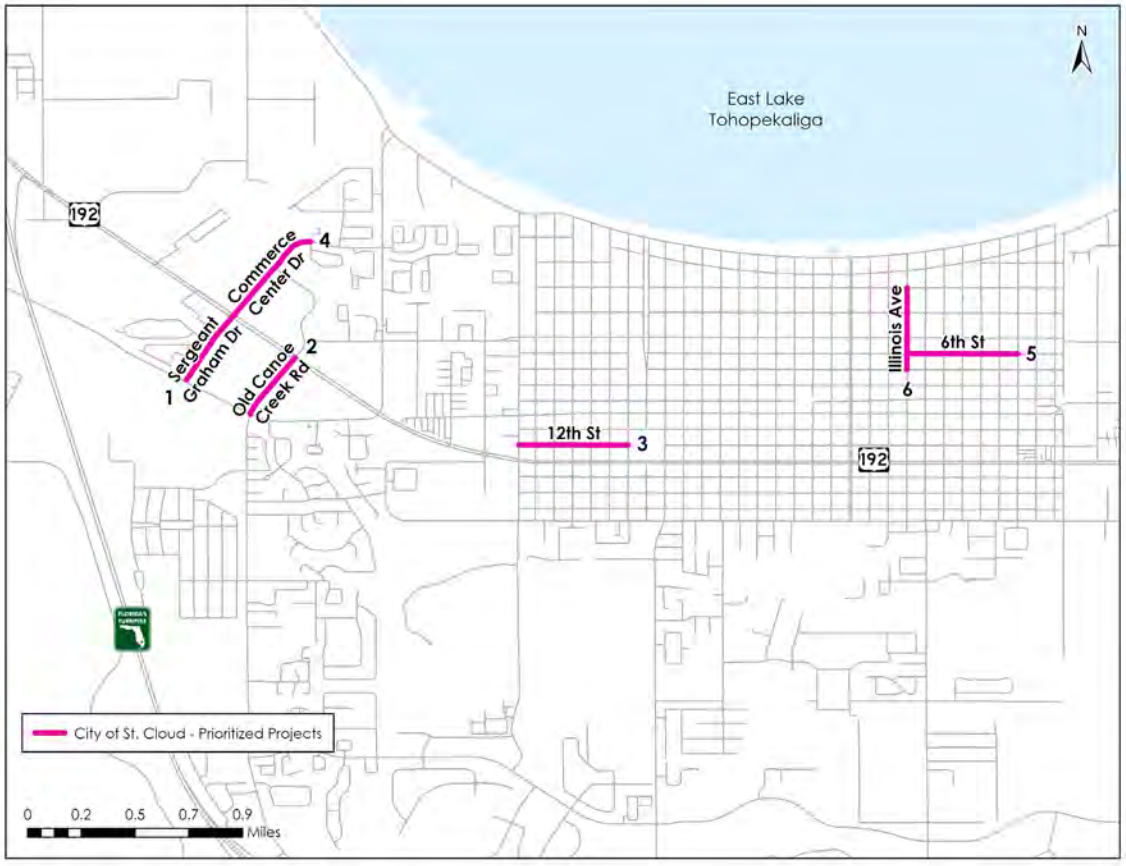


Table 1. Priority Project Corridors

Roadway	From	To
Sergeant Graham Ave	Neptune Rd	US 192
Old Canoe Creek Rd	Neptune Rd	US 192
12th St	Columbia Ave	California Ave
Commerce Center Dr	US 192	Pemberly Pines Cir
6th St	Illinois Ave	Wyoming Ave
Illinois Ave	7th St 3rd St	3rd St

Action Plan development included a comprehensive policy and plan review to identify opportunities for strategies and actions to help reach Vision Zero.

The plan and policy review included assessing current City policy and programs against the Safe System Approach and Vision Zero benchmarking elements. This comprehensive review led to identification of actions under a framework of strategies that are based on the five Safe System Approach Principles:



Safer People:

- Educate every road user.
- Develop a citywide Safe Routes to School (SRTS) program.



- Prioritize safety improvements for vulnerable road users, including pedestrians, bicyclists, and motorcyclists.
- Prioritize safety improvements on the HIN.
- Implement targeted countermeasures on 2-lane undivided roads with high levels of angle crashes.
- Update roadway design standards and other local codes to prioritize safety.
- Continue to implement street and pedestrian-scale lighting at key locations.



Safer Speeds:

- Reduce speed through design.
- Improve traffic enforcement.
- Update speed limit policies and implement a speed management program.



Safer Vehicles:

- Advance safety technology on publicly owned fleet vehicles.
- Advance Connected and Autonomous Vehicle (CAV) and safe vehicle technology.
- Promote and leverage innovations in shared mobility and micromobility.



Post Crash Care:

- Explore opportunities for enhanced data collection, organization, and use.
- Ensure multi-agency coordination.

See Chapter 6, Plan of Action, for the complete framework of strategies and actions.

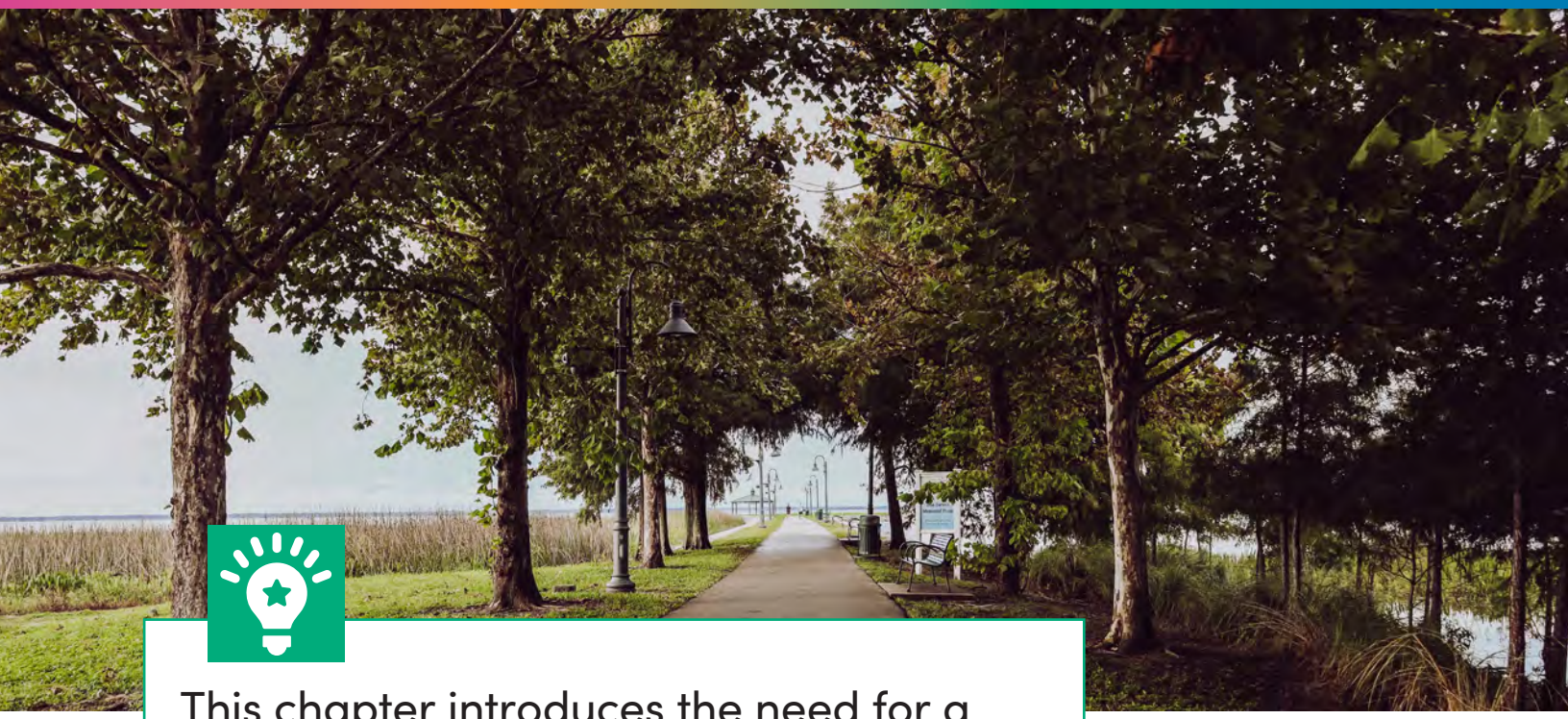
Monitoring our progress is an important part of the process.

On an annual basis, we will reflect on our progress towards zero through an assessment of the crash trends from the prior year and comparing them to the trends documented in the action plan.

See Chapter 7, Implementation and Tracking, for additional details.

CHAPTER 1

Need for a Vision Zero Action Plan



This chapter introduces the need for a Vision Zero Action Plan and outlines Vision Zero and the Safe System Approach.

No one entity can fix road safety problems alone...

This **VISION ZERO ACTION PLAN** (VZAP or Action Plan) results from a coordinated planning effort led by MetroPlan Orlando in partnership with the City of St. Cloud and other agencies. The intent of an Action Plan is to help make streets safer for all road users, particularly those who are most physically vulnerable, including pedestrians, bicyclists, and motorcyclists. Improved safety is also intended to encourage people of all ages and abilities to walk, bike, and take transit, which improves quality of life.

MetroPlan Orlando is the Metropolitan Planning Organization (MPO) designated to conduct a continuing, coordinated, and comprehensive transportation planning process in Orange, Osceola, and Seminole counties. In 2023, MetroPlan Orlando pursued and obtained a $3.79 million Safe Streets and Roads for All (SS4A) grant that provided funding to develop Vision Zero Action Plans for the region, the 3 counties, and 19 municipalities. This funding enabled the City of St. Cloud to develop its own Vision Zero Action Plan. Osceola County, the City of St. Cloud, and the City of Kissimmee are included among the other local agencies that are receiving funding to develop parallel Action Plans.

From 2018 to 2022, there were over 4,000 total crashes in the City of St. Cloud, averaging 800 crashes each year.

In the City of St. Cloud, 12 people lost their lives through traffic crashes between 2018 and 2022. In addition to these deaths, there were 75 serious injuries on roadways within the City during this same timeframe.

By 2050, the City of St. Cloud commits to eliminate traffic fatalities and serious injuries on roadways within the City. To achieve this goal, the City has developed a thorough, implementable Vision Zero Action Plan consistent with Vision Zero and the Safe System Approach.

What is Vision Zero?

Vision Zero is a strategy that promotes the elimination of all roadway deaths and serious injuries with a heavy focus on equity and vulnerable road users, which includes bicyclists, pedestrians, and motorcyclists. Vision Zero's overall philosophy is based on the premise that no loss of life or serious injury on our roadways is acceptable and outlines a comprehensive approach to achieving a goal of zero. Vision Zero also identifies actionable strategies that engage key community partners, local agencies and departments, as well as elected officials and the general public.

How do we get to Vision Zero?

Vision Zero is holistic and includes a variety of strategies, including behavior, infrastructure, legislative, and policy changes.

Vision Zero evaluation establishes a high injury network (HIN) where most serious crashes happen and identifies root causes of crashes that may be infrastructure or behavior based.

Vision Zero also identifies short-term fixes and strategies where they're most needed, along with long-term projects that will transform infrastructure.



What is the Safe System Approach?

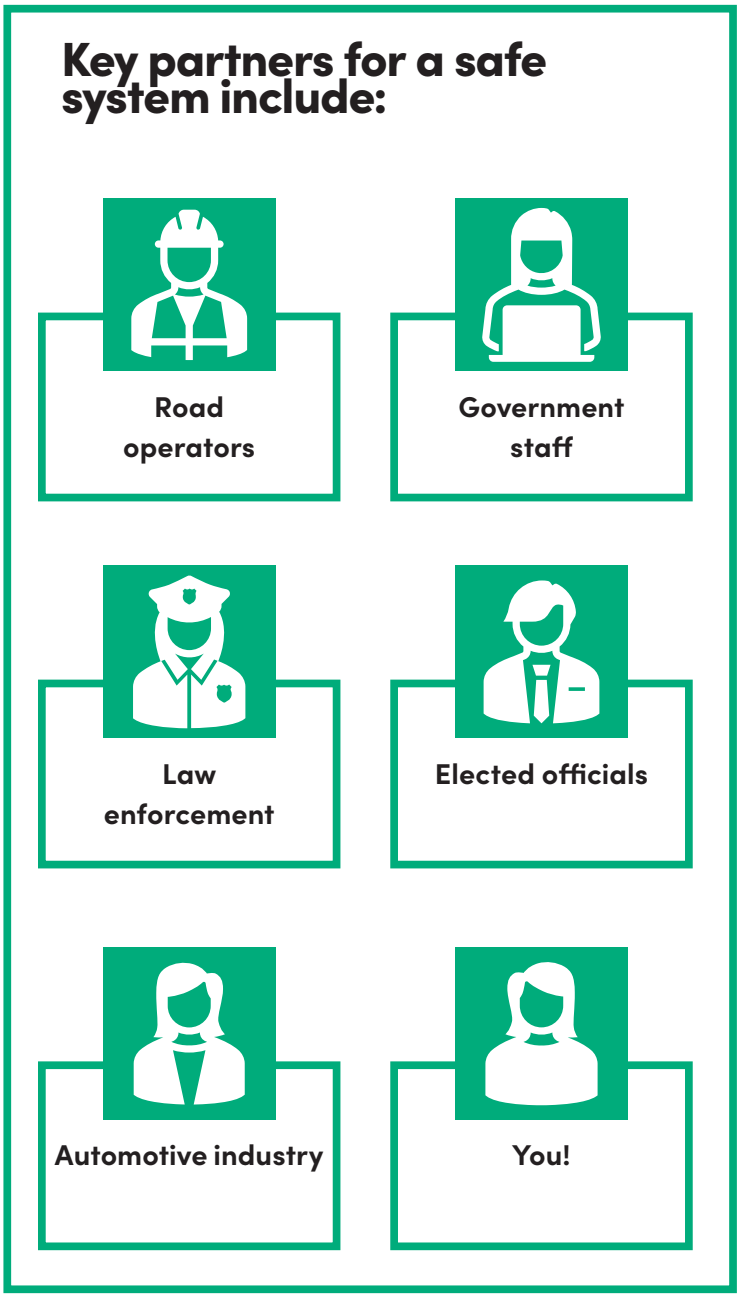
The Safe System Approach aims to eliminate fatal and serious injuries for all road users by keeping impacts on the human body at tolerable levels and accommodating human mistakes.

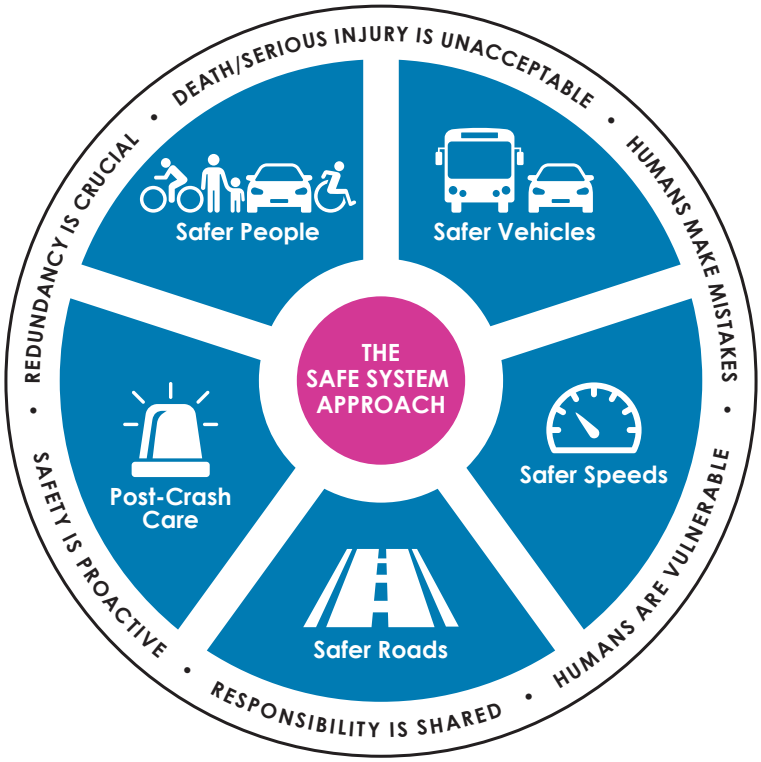
Making a commitment to zero deaths means addressing every aspect of crash risks across the entire road system. It differs from the traditional approach in the primary ways shown below.

The Safe System Approach acknowledges that the vulnerability of the human body should be considered when designing and operating a transportation network to minimize serious consequences of crashes.

Creating a Safe System means shifting some responsibility from road users to those who plan and design the transportation system. While road users are responsible for their own behavior, there is a shared responsibility with those who design, operate, and maintain the transportation network, including the key partners shown below.

In a Safe System, road system designers and operators take on the highest level of ethical responsibility to design and build our transportation system in a way that encourages safer behavior and provides redundancies. The Safe System Approach is built on the six principles and five elements described on the following pages.





Source: Adapted from Federal Highway Administration, 2024.

The Safe System Approach is different from traditional road safety:

TRADITIONAL APPROACH	SAFE SYSTEM APPROACH
Prevent crashes	Prevent deaths and serious injuries
Improve human behavior	Design for human mistakes and limitations
Control speeding	Reduce kinetic energy
Assign responsibility to individuals	Share responsibility
React based on crash history	Proactively identify and address risks

The Safe System Approach emphasizes a focus on reducing and eventually eliminating crashes that result in a fatality or serious injury on our roadways. It takes a holistic view of the transportation system that anticipates human mistakes and seeks to keep impacts of crashes at levels the human body can withstand.

Vision Zero advocates for implementing this approach, which focuses on five elements of a safe transportation system, that together can provide layers of protection against death and serious injuries on our roadways:



Safer People

The Safe System Approach considers the safety of all road users including those who walk, bike, drive, ride transit, and travel by other modes.



Safer Roads

The Safe System Approach advocates for the use of a series of proven countermeasures to make our roads safer through design. Some examples of countermeasures include providing a separated bicycle facility, improving the visibility of pedestrian crosswalks, and installing rumblestrips to prevent lane departures.



Safer Vehicles

Vehicles should be designed thoughtfully and appropriately regulated to limit the severity of crashes and ensure that technology related to safety measures is adequately incorporated.



Safer Speeds

High-speed crashes raise the risk of severe injury or death exponentially as vehicle speed increases. The Safe System Approach encourages traveling at speed limit, following the laws of the road, and promoting design that allows drivers to stop in time and have enhanced visibility.



Post-Crash Care

Post-Crash Care considers all of the systems in place to provide support when a crash has occurred. This includes law enforcement, emergency responders, forensic analysis at the crash site, and traffic incident management.



The Safe System is built on Six Principles:

Death and serious injury are unacceptable

This plan focuses on eliminating crashes resulting in death and serious injuries within St. Cloud by 2050, which is in alignment with MetroPlan Orlando's goal of 2050.

Humans make mistakes

Everyone (people walking, bicycling, driving, etc.) makes mistakes that can lead to a crash. The goal of the Safe System Approach is to design and operate our transportation system to ensure these mistakes don't have life-altering impacts.

Humans are vulnerable

Human bodies can only withstand a limited amount of impact from a crash before death or serious injuries occur.

Responsibility is shared

Every person in the transportation system, from elected officials to everyday users, has a role to play in reaching zero fatalities and serious injuries.

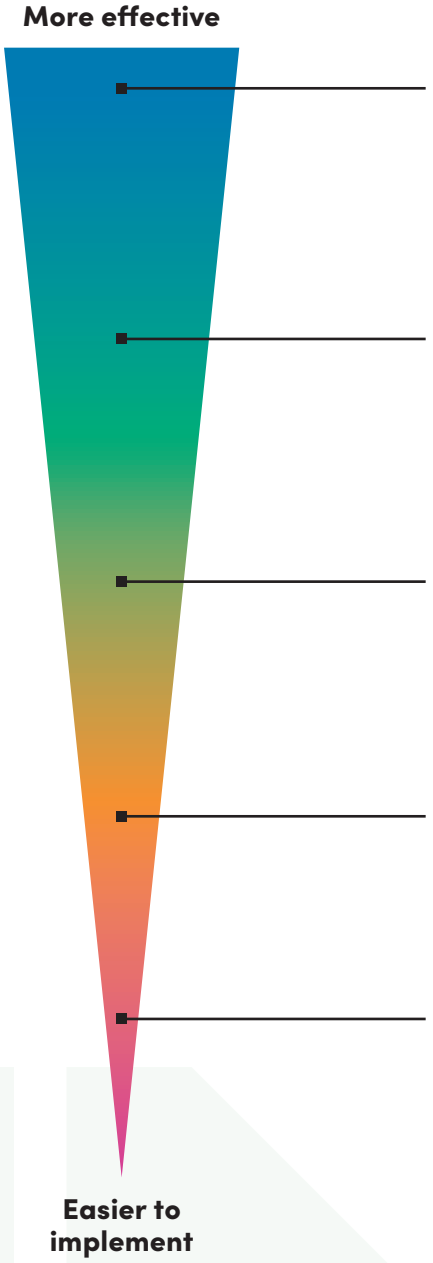
Safety is proactive

Rather than waiting for crashes to occur, transportation agencies should seek to proactively identify and address dangerous situations.

Redundancy is crucial

A transportation system needs multiple layers of protection working together towards safer outcomes, so that if one layer fails, people are still protected.

The Safe System solutions hierarchy seeks to:



Remove severe conflicts

Eliminate the most severe conflicts between road users, such as by relocating a utility pole, constructing a roundabout, or adding a median barrier.

Manage vehicle speeds

Reduce the speed of vehicles to align with the context of the road, hazards, and conflicts between road users; include horizontal and vertical deflection elements.

Manage conflicts in time

Where conflicts cannot be removed, consider if they can be separated temporally through signal timing or by providing dedicated space for other road users.

Increase attentiveness and awareness

Where conflicts cannot be removed, work to improve the visibility of the conflicts.

Implement enforcing features to slow traffic

Features like speed feedback signs can help enforce the desired speed.

Source: Modified from Federal Highway Administration, 2024.



CHAPTER 2

Crash Trends and Analysis



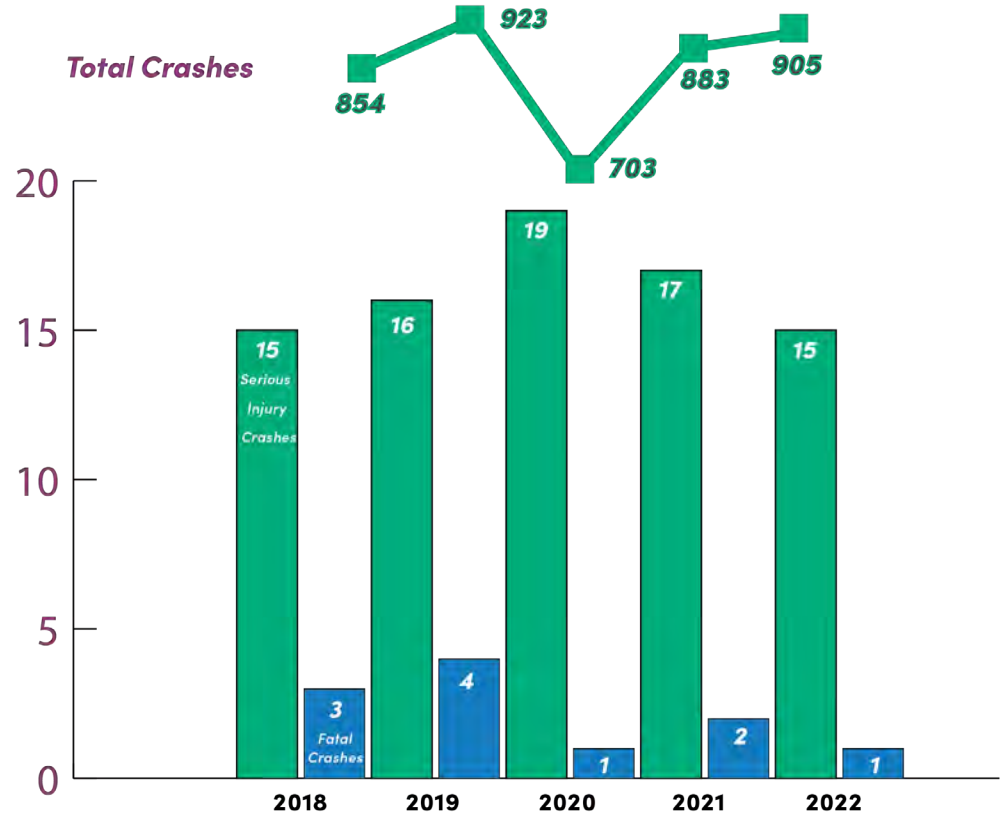
The Crashes

In the City of St. Cloud, an average of 19 fatal and serious injury crashes occurred each year between 2018 and 2022, having far-reaching effects on the lives of countless people.

During the period from 2018 to 2022, more than **4,200 crashes** occurred on roads throughout the City of St. Cloud. During that same timeframe, **93 of those crashes resulted in people being killed or seriously injured**. Trends regarding fatal and serious injury crashes have held relatively steady over the time period, with a slight dip in 2022. While many communities saw a reduction in these types of crashes during the height of the COVID-19 pandemic in 2020, in St. Cloud, fatal and serious injury crashes remained the same despite a reduction in crashes overall.

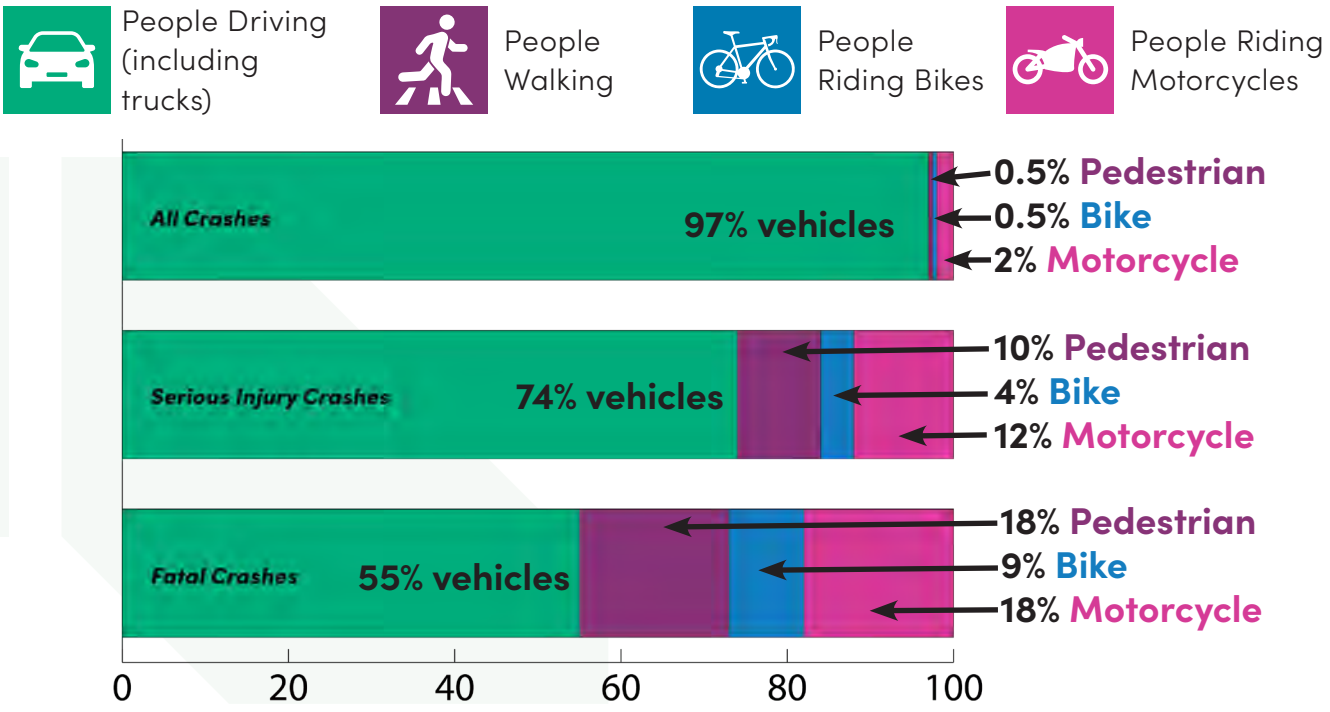
Crashes involving vulnerable road users, which include pedestrians, bicyclists, and motorcyclists, accounted for nearly 30% of all fatal and serious injury crashes in St. Cloud between 2018 and 2022.

Figure 3. Crashes **EACH YEAR** *in the City of St. Cloud*



Source: Signal 4 Analytics, 2018-2022

Figure 4. City of St. Cloud crashes based on **WHO IS INVOLVED**



Source: Signal 4 Analytics, 2018-2022

Table 2. Fatal + Serious Injury Crashes by Year

YEAR	Fatal + Serious Injury Crashes
2018	18
2019	20
2020	20
2021	19
2022	16
Total	93

Table 3. Fatal + Serious Injury Crashes by Mode

Mode	Fatal + Serious Injury Crashes
Bicycle	4
Pedestrian	10
Motorcycle	12
Vehicular	67
Total	93

**Includes limited-access interstate, toll, and private roads*

Source: Signal 4 Analytics, 2018-2022

The People

When looking at historical crash data for the five-year period between 2018 and 2022, most alarming is the fact that 12 people were killed in 11 fatal crashes, an appalling reality that has ended far too many lives and significantly altered the lives of countless others. Analysis of the data also reveals another troubling trend and that is the proportion of those who have lost their lives as vulnerable road users, which includes pedestrians, bicyclists, motorcyclists, and those using wheelchairs, scooters, or other mobility devices. **Of the 12 people that were killed, 2 were walking, 1 was biking, and 2 were riding a motorcycle, accounting for 28% of fatalities.**

WHY FOCUS ON FATAL AND SERIOUS INJURY CRASHES?

Focusing on fatal and serious injury crashes is important because even ***one death on our transportation network is too many***. Emphasizing these types of crashes can help our community ***reduce the severity of crashes*** on our roadways and prioritize and protect the lives and wellbeing of all users regardless of the mode they are using.

About 28% of fatalities involved someone walking, biking, or riding a motorcycle in the City of St. Cloud between 2018 and 2022. Crashes involving vulnerable users are 20 times more likely to result in a fatality than vehicular crashes.

The Roadway Characteristics

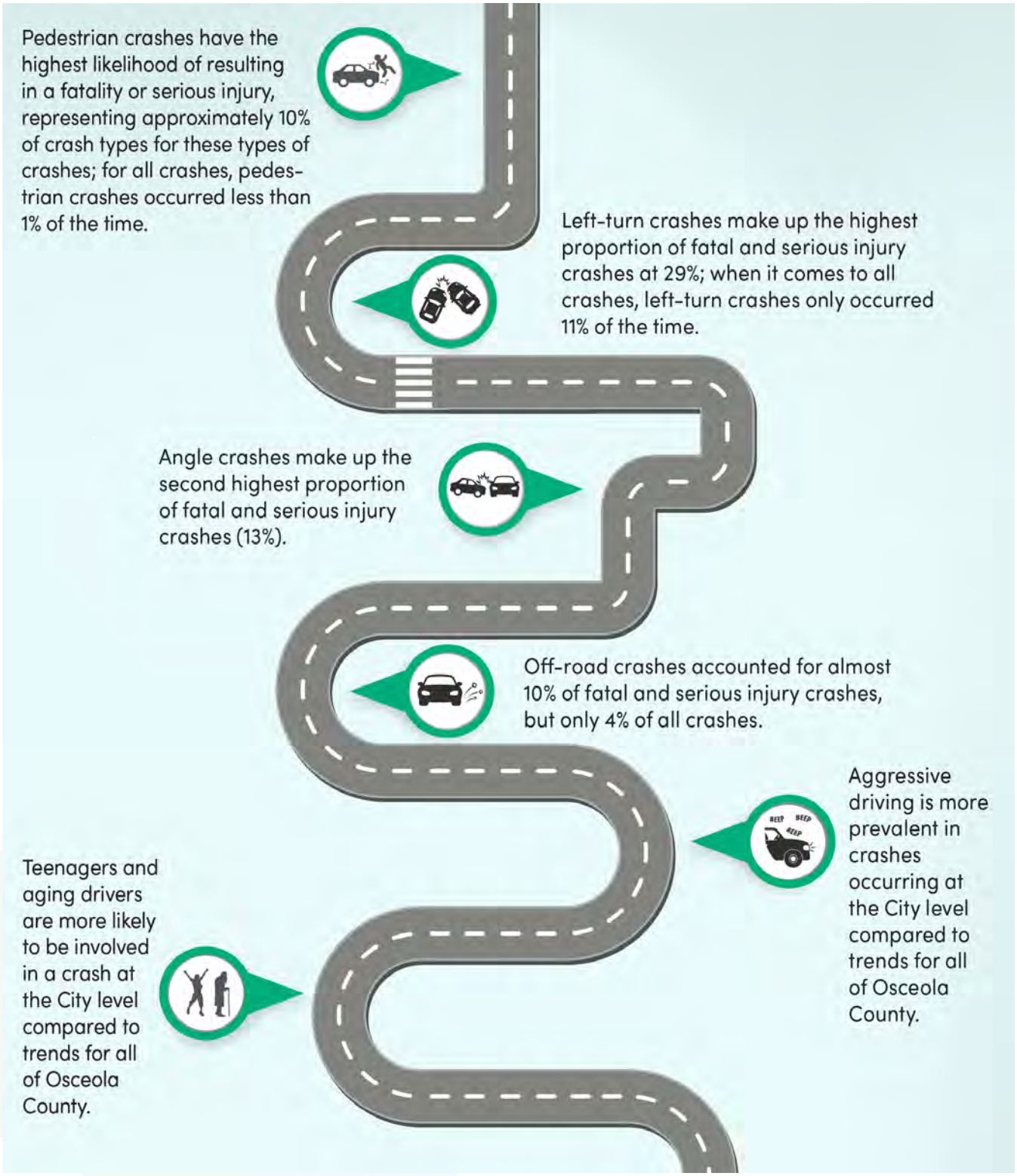
In the City of St. Cloud, fatal and serious injury crashes occurred on roads throughout the City, on local, county, and state-maintained corridors with a variety of characteristics. Based on the crash analysis, roads with the following characteristics are more likely to have a higher proportion of fatal or serious injury crashes in St. Cloud:

Roads with 3 lanes or less with turn lanes.		*The majority of fatal and serious injury crashes are occurring on local and county roads.*
Roads with speed limits ranging from 40 to 45 miles per hour.		*Higher speeds increase driver reaction times which can contribute to more fatal and serious crashes.*
Roads with the classification "Principal Arterial" or "Major Collector."		*These roads carry a lot of traffic at higher speeds and provide access to a multitude of destinations, increasing the potential for crashes.*
Roads with FDOT Context Classification of C3C (Suburban Commercial) or C4 (Urban general).		*High density land uses and diversity of roadway users in these contexts increase the potential for conflicts.*

The Crash Types & Contributing Factors

To better understand the different contributing factors to fatal and serious injury crashes in St. Cloud, crash data was reviewed to identify significant trends. This review looked at crash types, behaviors, time of day, emphasis area, and age-related data. These factors are not mutually exclusive; for example, a serious injury crash can have occurred as a result of distracted driving, involving a teen driver, at nighttime. The graphic below details the most prevalent trends and behaviors occurring for all crashes occurring on non-limited access public roadways in St. Cloud, and more importantly, for fatal and serious injury crashes.

What is a 'KSI' crash? A KSI crash is a technical acronym for "Fatal and Serious Injury Crashes." KSI is more prevalent in crash reporting and data to describe a crash. KSI and Fatal and Serious Injury crash are interchangeable and may appear throughout this document.



**Crash trend analysis based on historical crash data for the years 2018 to 2022 is excluding limited-access interstate, toll, and private roads. Detailed crash tables can be found in Appendix B of this plan.*

The Collision Profiles

Based on crash trends and contributing factors over the study period, collision profiles were developed to summarize the main safety issues observed across St. Cloud's roadways. These profiles are critical to identify appropriate improvements to roadways that address the specific safety concerns seen at each location.

For the purposes of the Action Plan, the top profiles identified included two main areas of concern: vehicular crossing crashes and vulnerable road users.

The project team analyzed these profiles to dig deeper into the crash data and identify behaviors or contributing factors occurring on specific types of corridors or in the case of specific types of crashes.

Collision Profile: Vehicular Crossing Crashes

PEDESTRIAN, BICYCLE, AND MOTORCYCLE CRASHES COMPRISE 41% OF KSI CRASHES.

Profile 1: Left-Turn Crashes

Left-turn crashes make up the **highest proportion** of KSI crashes (29%)

50% of the left-turn crashes were classified as left-entering

48% of left-turn crashes occurred at speeds of 45-50 mph



Profile 2: Angle Crashes

Angle crashes make up the **2nd highest proportion of KSI crashes (13%)**

31% of angle crashes occur at posted speeds of 25 mph

78% of angle crashes occur on 2-lane undivided roadways



Profile 3: Pedestrians/ Bicyclists

Pedestrian crashes have the **highest likelihood** of resulting in a KSI

27% of pedestrian & bicycle crashes **occurred in the dark**

84% of pedestrian & bicycle crashes are **NOT intersection related**



Profile 4: Aging and Teen Drivers

20–30% of left turn and angle crashes involve **aging drivers and teen drivers**

15% of licensed drivers are categorized as **aging drivers**

5% of licensed drivers are categorized **as teen drivers**



Considering Equity

As part of the Safe Streets and Roads for All (SS4A) program, there is a heavy emphasis on prioritizing roadway safety within and surrounding transportation underserved communities.

WHAT IS AN UNDERSERVED COMMUNITY?

An underserved community is a broad term that encompasses several components to effectively evaluate the needs and lack of access experienced by people throughout the country. An underserved community may face any of the following:

- Transportation Insecurity
- Environmental Burden
- Social Vulnerability
- Health Vulnerability
- Climate Disaster Risk and Burden

In the City of St. Cloud, approximately 11% of residents live in underserved census tracts. The main component attributing to this designation is Transportation Insecurity and Social Vulnerability.

About 73% of people within underserved census tracts in the City of St. Cloud are living under Transportation Insecurity, with transportation access identified as the most significant factor to underserved status. The Transportation Insecurity component is focused on three elements: access, cost burden, and safety.

A FOCUS ON TRANSPORTATION UNDERSERVED COMMUNITIES

Every community has its unique transportation advantages and disadvantages based on land use, characteristics of the road network (like whether there are sidewalks and streetlights), demographics, and other factors. Considering the USDOT definitions of Transportation Underserved, approximately 25% of the regional population is considered Transportation Underserved. When areas that also meet the Climate and Economic Justice Screening Tool (CEJST) definition of disadvantaged, approximately 41% of the total regional population is considered underserved in general. Fatal and serious injury crashes disproportionately occur in Transportation Underserved Communities. To offset the disproportionate impacts that people in these communities experience, safety improvements will be prioritized in Transportation Underserved Communities.

Source: Vision Zero Central Florida Safety Action Plan, 2024

The High Injury Network

The City of St. Cloud has two High Injury Networks (HIN): All Roads HIN & County Roads HIN

WHAT IS THE HIGH INJURY NETWORK?

The High Injury Network, or "HIN," is a subset of the City's transportation network that represents segments and intersections where a disproportionate number of fatal and serious injury crashes have occurred.

These segments and intersections represent some of our most dangerous corridors for motorists as well as vulnerable road users. Identifying the HIN is the first step toward developing a comprehensive list of locations to prioritize when it comes to implementing safety projects in our community that will have the most impact.

Two HINs were developed for the City of St. Cloud utilizing a methodology consistent with the Vision Zero Central Florida Safety Action Plan. The All Roads HIN includes all roads within the City regardless of roadway ownership or maintenance, and the Local Roads HIN specifically identifies roadways maintained by the City. Two separate lists were developed to allow the City to prioritize projects on roads under their own jurisdiction, while also identifying opportunities for partnership with other agencies and jurisdictions, including the Florida Department of Transportation (FDOT) and Osceola County. Based on these methodologies, approximately 3 centerline miles of roadway were identified as part of the Local Roads HIN and 9 centerline miles are included in the All Roads HIN. The HINs include roads where a majority of the City's fatalities and serious injuries are occurring.

The All Roads HIN and the Local Roads HIN combined make up approximately 4% of our roadway network in the City of St. Cloud, which represent areas where local roadway projects can make the most impact when it comes to fatalities and serious injuries.

All Roads High Injury Network

The All Roads High Injury Network in the City of St. Cloud includes 9 miles of roadway segments. Over half (58%) of all fatal and serious injury crashes in St. Cloud occurred on these corridors. The All Roads HIN corridors are listed below in Table 4.

Table 4. All Roads High Injury Network

Road Name	Segment Limits	Jurisdiction
Commerce Center Dr	US 192 to Blackberry Creek Dr	St. Cloud
Sergeant Graham Dr	Neptune Road to US 192	St. Cloud
CR 534/Old Hickory Tree Rd	N. of E 19th St to N. of US 192	Osceola County
E. Bronson Hwy/13th St	Canal bridge to New York Ave	FDOT
E. Bronson Hwy/13th St	Pennsylvania Avenue to Eastern Avenue	FDOT
E. Bronson Hwy/13th St	E. of Orange Ave to E. of Tay Wes Dr	FDOT
Narcoossee Rd	US 192 to 10th St	Osceola County
Narcoossee Rd	10th St to Lillian Lee Rd	Osceola County
Nolte Rd	W. of Michigan Ave to Southern Vista Lp	Osceola County
CR 523/Canoe Creek Rd/Partin Settlement Rd	Indian Lakes Blvd to N. of Hyleigh Rd	Osceola County
CR 525/Old Canoe Creek Rd	S. of Teka Ln to King Oak Cir	Osceola County

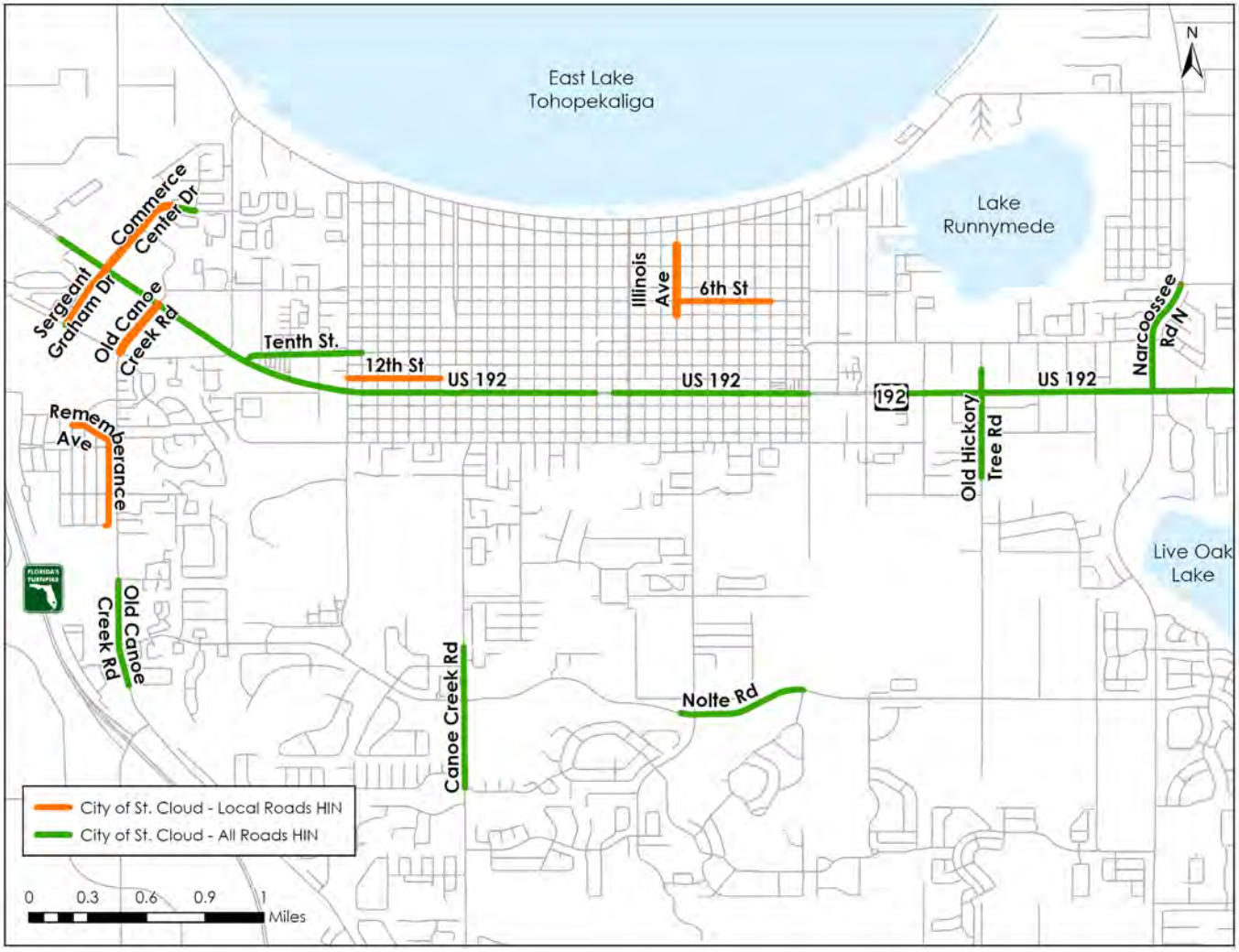
Local Roads High Injury Network

The Local Roads High Injury Network includes approximately 3 miles of roadway throughout the City of St. Cloud. These local corridors are extremely important in the local road network under the City's jurisdiction and represent opportunities for locally drive projects to address roadway safety.

Table 5. Local Roads High Injury Network

Road Name	Segment Limits
12th St	Columbia Ave to California Ave
Commerce Center Dr	US 192 to Pemberly Pines Cir
Illinois Ave	7th to 3rd
Old Canoe Creek Rd	Neptune Rd to US 192
6th St	Illinois Ave to Wyoming Ave
Remembrance Ave + Continental St.	Capital Blvd to Patriot Way
Sergeant Graham Drive	Neptune Rd to US 192

Figure 5. St. Cloud All Roads and Local High Injury Networks



Details of how the All Roads HIN and County Roads HIN were calculated are provided in Appendix A.

Relationship to Regional and City High-Injury Networks

A High Injury Network was also developed for Osceola County, which includes both an All Roads HIN and County Roads HIN. Due to the location of the City of St. Cloud within Osceola County, some overlap occurred between the HIN. This overlap includes the following segments:

Table 6. Relationship to Other High Injury Networks

Road Name	Limits	HIN
US 192/East Bronson Highway	Difference in limits: • St. Cloud Village Court to Michigan Avenue (Osceola County – County Roads) • Canal Bridge to New York Avenue (St. Cloud – All Roads HIN)	• Osceola County – County Roads HIN • St. Cloud - All Roads HIN
Narcoossee Road	US 192 to Lillian Lee Road	• Osceola County – County Roads HIN • St. Cloud - All Roads HIN
CR 525/Old Canoe Creek Road	S. of Teka Lane to King Oak Circle	• Osceola County – County Roads HIN • St. Cloud - All Roads HIN
CR 523/Canoe Creek Road/Partin Settlement Road	Indian Lakes Boulevard to N. of Hyleigh Road	• Osceola County – County Roads HIN • St. Cloud - All Roads HIN
Nolte Road	W. of Michigan Avenue to Southern Vista Loop	• Osceola County – County Roads HIN • St. Cloud - All Roads HIN

CHAPTER 3

Listening to the Community



This chapter highlights key engagement activities conducted as part of the City of St. Cloud Vision Zero Action Plan and the Regional Action Plan.

Meaningful community and stakeholder engagement are critical for an effective Vision Zero Action Plan.

This Action Plan included its own outreach which was accompanied by parallel engagement activities that took place for the Regional Action Plan and the Osceola County Plan. The engagement strategies for the Regional Action Plan were designed to complement strategies at the local Action Plan levels for broader reach and impact than could be realized by any single agency. The full extent of regional engagement is outlined in the Regional Action Plan. Select regional efforts are highlighted at the end of this section.

City of St. Cloud Vision Zero Action Plan Engagement

Engagement strategies target two audiences: stakeholders and the public. Stakeholder engagement was intended to engage local agency staff, elected officials, and partner agencies and organizations. Public engagement strategies were aimed at providing opportunities to hear from the community and help them learn about Vision Zero and the Action Plan.

Each Action Plan within the region had a continuing stakeholder group that provided advisory input. For the City of St. Cloud Action Plan, this role was filled by a Working Group.

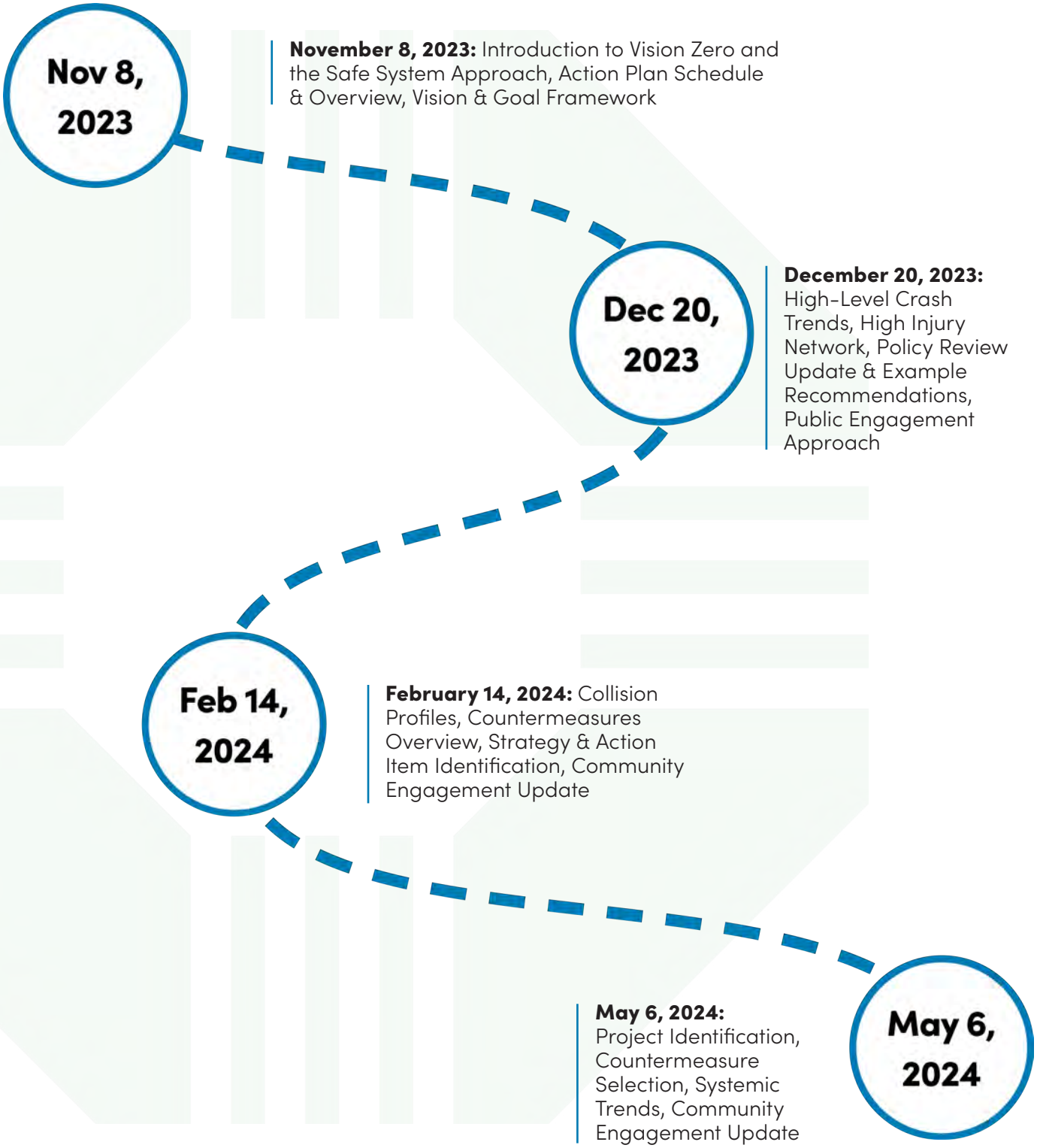
STAKEHOLDER ENGAGEMENT

The City of St. Cloud Vision Zero Action Plan Working Group was formed in the Fall of 2023 and consisted of members representing a range of perspectives including:



An Osceola County representative also served on the Working Group since the County was developing a parallel Action Plan. Reciprocally, a City of St. Cloud representative served on the Osceola County Action Plan Steering Committee. ***See page ii at the front of the Action Plan for the specific membership of the Working Group.***

The Working Group convened for four separate meetings to learn about and provide advisory input regarding the noted topics below:



The Working Group's advisory input was instrumental in helping to shape this Action Plan.

Community Engagement

Hearing directly from the community was an important component of developing the Action Plan. Engagement took place through three (3) Pop-up Events, an online presence, and social media outreach. Since multiple pop-up events were conducted during the same timeframe for the St. Cloud and Osceola County action plans, they provided the benefit of additional community input within the county.

Community engagement efforts also included the translation of materials to Spanish and Spanish-speaking team members at the pop-up events.

Pop-up Event dates and locations

Downtown St. Cloud Monthly Market
January 31, 2024

St. Cloud CarFit Event
February 7, 2024

St. Cloud Community Day of Love
February 24, 2024







Key themes from input provided at the Pop-Up Events included:

- Concerns about excessive speeding and unsafe driver behavior
- Bicycle and pedestrian safety and desire for improved infrastructure and connectivity
- Concerns specific to safety in school zone areas
- Desire for more enforcement

Community input affirmed High Injury Network roadways as areas where the public observes and experiences safety issues , and by extension helped to inform countermeasure identification for projects.

As part of community outreach, the City of St. Cloud hosted a **Vision Zero Action Plan Website:** St. Cloud Vision Zero Action Plan. This provided key crash statistics and information about development of the Action Plan. The site also included a **City of St. Cloud Vision Zero Action Plan Fact Sheet.**





St. Cloud Vision Zero Action Plan Fact Sheet

Regional Action Plan Engagement

MetroPlan Orlando *developed a regional transportation safety hub site as a part of the regional plan to share information throughout the community.*

The **hub site** provides an overview of the Safety Action Plan purpose and process. It supplements information provided on the MetroPlan Orlando website, creating a central repository of safety information that helped counties and local agencies develop their own Safety Action Plans.

The Hub Site also includes an interactive safety data dashboard, where users can view the High-Injury Network and crash data by jurisdiction, including the City of St. Cloud.

MetroPlan Orlando also hosted a region-wide online survey to collect feedback, as well as a Speaker Series with safety experts sharing best practices from around the country. MetroPlan Orlando developed a social media and public relations campaign to further coordinate and distribute the regional and local jurisdiction efforts.





Visit the **hub site** *at* VisionZeroCFL.gov



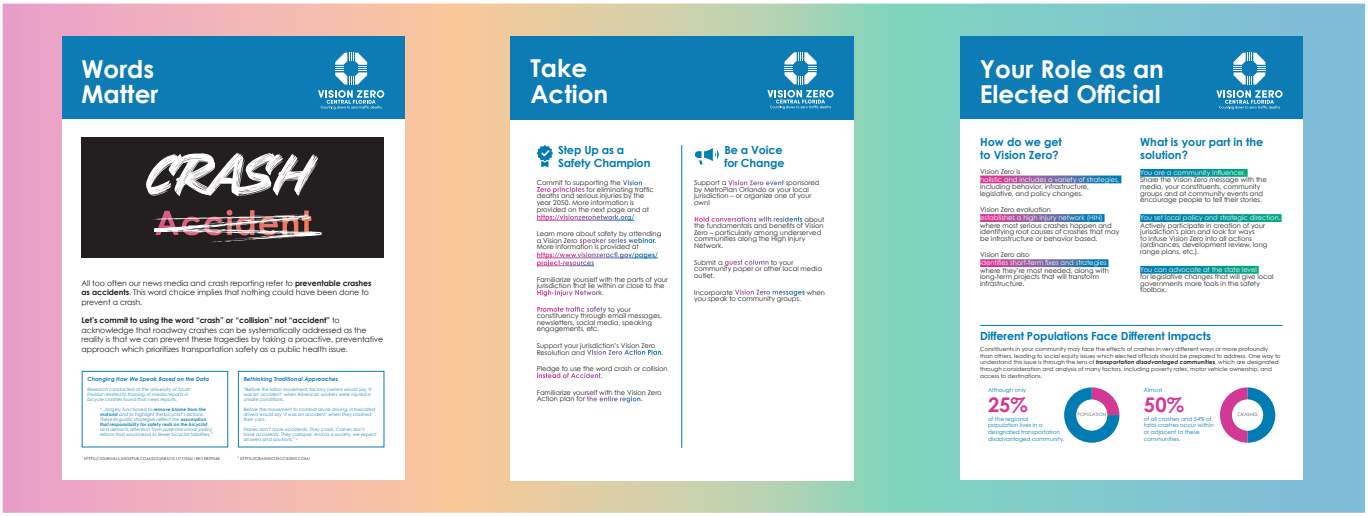
Pages from the hub site

Elected Officials Guide

Elected Officials have a critical role to play in how our communities evolve and implement safety strategies. Through their role in approving community budgets, land uses, and a host of other activities, they have a unique opportunity to implement transportation safety improvements.

The Elected Officials Guide includes information on:

- **Why we need Vision Zero and tools to support safety**
- **An elected official's role in supporting**
- **Glossary of safety terms and concepts**



Note: A copy of the guide is available from MetroPlan Orlando and can be found on their hub site at VisionZeroCFL.gov under the resources tab.

MetroPlan Orlando produced **Path to Safety Central Florida, A Transportation Activity Book** that was a useful resource to share at community events to help engage children regarding transportation safety.



Path to Safety Central Florida, Transportation Activity Book

CHAPTER 4

Toolkit of Strategies



A key part of a successful Vision Zero Action Plan is adopting a Safe System Approach across the entire transportation system.

To achieve this, strategies and action items with specific metrics should then be developed to monitor and evaluate progress over time.

A toolkit, a comprehensive set of strategies, is envisioned to cover both non-engineering strategies (policy, design, programmatic recommendations) and engineering countermeasures that directly address systemic safety issues in St. Cloud.

As part of its Regional Vision Zero initiative, MetroPlan Orlando developed both Engineering and Non-Engineering Countermeasure Toolkits to establish a common framework to address roadway safety issues throughout the region. The toolkit of strategies for St. Cloud will serve as an implementable component to support achievement of zero traffic deaths and serious injuries by 2050.

The countermeasure toolkits are available from MetroPlan Orlando at the following locations: Non-Engineering Countermeasure Toolkit and Engineering Countermeasure Toolkit. These toolkits include an extensive suite of potential countermeasures for use in implementing projects and are both incorporated by reference into this Action Plan.

Toolkit of Strategies

Non-engineering countermeasures

Non-engineering countermeasures aim to influence users by changing the social environment to encourage or enforce the desired behavior. Strategies can be employed at scale to influence large segments of the community via marketing campaigns and high-visibility enforcement which affect the social environment by increasing the perceived risk of being caught or can be focused on specific roadway user types like teen drivers or motorcyclists. Non-engineering countermeasures fall under the Vision Zero Core Elements of **Authentic Engagement, Strategic Planning, Project Delivery, Equity-Focused Analysis and Program, and Proactive, Systemic Planning**.

The non-engineering countermeasures included in the toolkit are organized into the categories of the five elements of the Safe Systems Approach as depicted below:



Safer people

- Public information, social marketing, and educational campaigns
- Enforcement



Safer speeds

- Speed limit setting
- High-visibility enforcement
- Automated enforcement



Safer vehicles

- Emergency technology
- Vehicle maintenance



Safer roads

- Improved data sharing
- Pilot and demonstration projects
- Road maintenance and maintenance of traffic
- Policies and standards
- Grant opportunities



Post-crash care

- Emergency medical services
- Trauma care
- Fatal crash response team
- Traffic incident management
- Post-crash strategies

This toolkit provides data-driven strategies for addressing the most prominent crash trends in St. Cloud grouped into the five elements of the Safe System Approach:

1. Safer People

Address the safety of all road users, including those who walk, bike, roll, take transit, or drive.

Strategies:

- Educate every road user.
- Develop a citywide Safe Route to School (SRTS) program.

Non-engineering countermeasures:

- Establish a permanent Vision Zero task force.
- Multilingual public awareness and education campaigns targeting unsafe behaviors such as distracted driving, speeding, and pedestrian safety.
- Formal education programs for older and teen drivers to help improve their knowledge of safe driving practices (including classroom setup and on-road feedback).
- Train adult school crossing guards on vehicular, pedestrian, and cyclist traffic conflicts.
- Produce educational programs that target specific groups, such as elementary and middle school students.



St. Cloud crossing guard program.



2. Safer Roads

Design streets so that human error does not result in the loss of human life or a life-altering injury.

Strategies:

- Prioritize safety improvements for vulnerable road users, including pedestrians, bicyclists, and motorcyclists.
- Prioritize safety improvements on the HIN.
- Implement targeted countermeasures on 2-lane undivided roads with high levels of angle crashes.
- Update roadway design standards and other local codes to prioritize safety.
- Continue to implement street and pedestrian-scale lighting at key locations.

Non-engineering countermeasures:

- Conduct a Road Safety Audit (RSA). RSAs can be performed in any phase of project development, from planning through construction. [1]
- Coordinate with LYNX to audit bus stops and implement accessibility and safety improvements.
- Include high-visibility pedestrian warning signs to increase driver awareness of pedestrians.
- Consider No Right Turn on Red (RTOR) Signs and evaluate signal warrants.
- Facilitate Vision Zero training and presentations for city staff, elected officials, and professional teams across the city.

3. Safer Vehicles

Promote vehicles that are designed and regulated to minimize the occurrence and severity of crashes using safety measures that incorporate the latest technology.

Strategies:

- Advance safety technology on publicly owned fleet vehicles.
- Advance Connected and Autonomous Vehicle (CAV) and safe vehicle technology.
- Promote and leverage innovations in shared mobility and micromobility.

Non-engineering countermeasures:

- Attend conferences and collaborate with peer cities on best practices about industry groups, vehicle manufacturers and automotive fleets.
- Work with Osceola County on the implementation of new technology such as the bus camera program.

1 Road Safety Audits: An Evaluation of RSA Programs and Projects, FHWA-SA-12-037; and FHWA Road Safety Audit Guidelines, FHWA-SA-06-06.

4. Safer Speeds

Set speed limits, design roadways for safer speeds, and implement policies that decrease speed to save lives and reduce the likelihood of a life-altering injury.

Strategies:

- Reduce speed through design.
- Improve traffic enforcement.
- Update speed limit policies and implement a speed management program.

Non-engineering countermeasures:

- High visibility enforcement for speeding.
- Use of speed trailers and speed feedback signs to control the speed of motorized vehicles.
- Implement speed camera enforcement. These are allowed in school zones. [2]

The non-engineering countermeasures included in this toolkit are not intended to be an exhaustive list of strategies but serve as a framework for identification of non-engineering countermeasures as a part of the Action Plan's development.



2 In 2023, House Bill 657 was signed into law by Governor Ron DeSantis as Chapter 2023-176 of the Laws of Florida. This law allows counties and municipalities to implement speed safety cameras in school zones.

Engineering Countermeasures

Engineering countermeasures are employed on roadways to modify undesirable behavior, such as speed reduction and managing congestion. The purpose of the Engineering Countermeasure Toolkit is to provide key strategies that address roadway safety issues in St. Cloud and align with the Safe System Approach. Key objectives of the toolkit are to:

- Provide St. Cloud with safety treatment options and their appropriate uses and contexts
- Communicate safety tools using easy-to-understand language and graphics
- Facilitate coordination between staff, contractors, developers, and the community when discussing transportation safety improvements
- Create a shared understanding of and realistic expectations around safety treatments

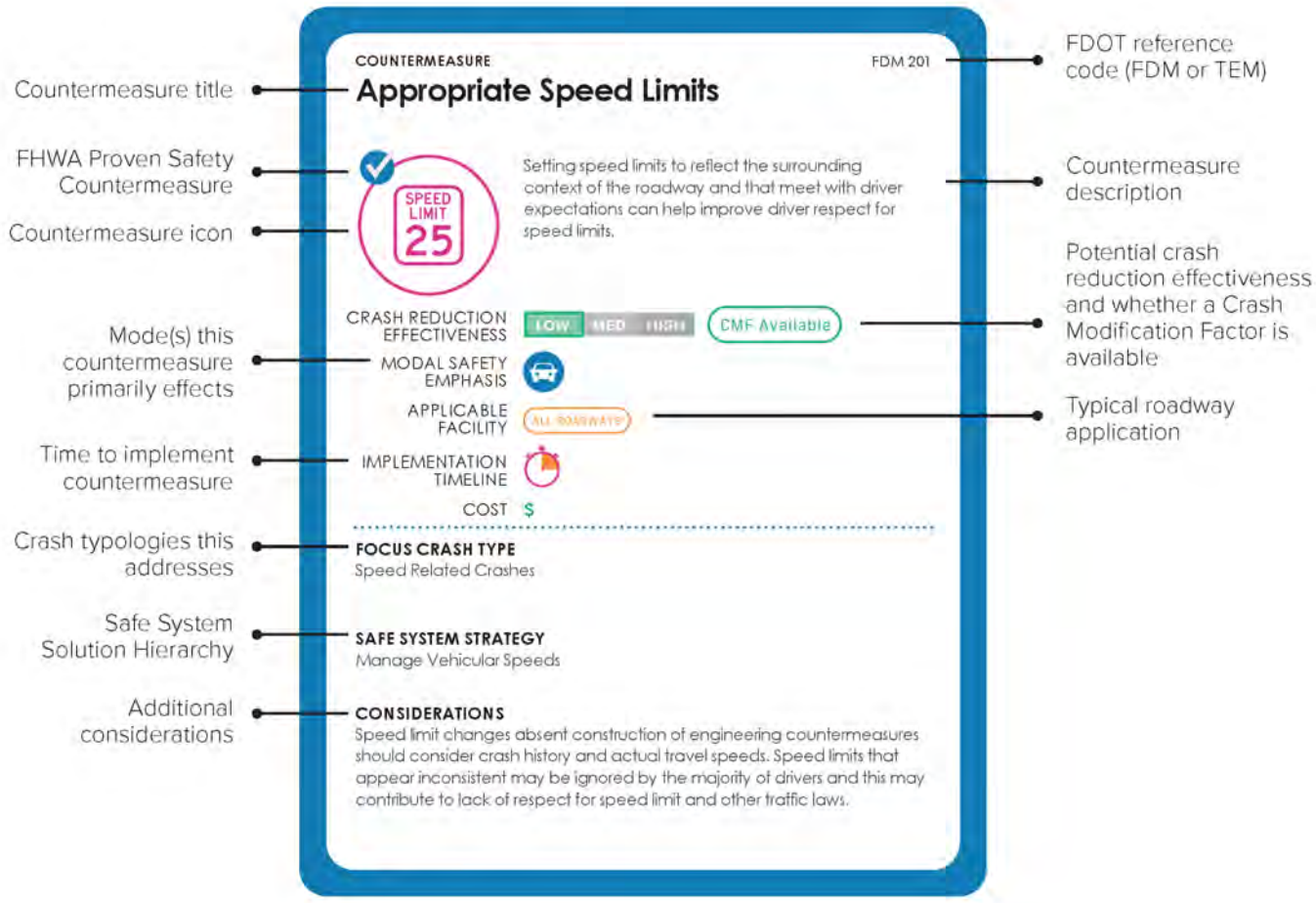
The toolkit describes a variety of engineering countermeasures, how they can be applied to address safety, and their expected effectiveness i.e., crash reduction, when available. The expected crash reduction is based on Crash Modification Factors from the Federal Highway Administration's (FHWA) Crash Modification Clearinghouse or other published studies. The toolkit also includes general information about each tool's application, typical placement, estimated costs, and delivery timelines. The Engineering Countermeasure Toolkit is not intended to be a menu from which community members can request safety tools for their street. Before a specific countermeasure is selected, analysis must be conducted to understand the existing safety issue.

The countermeasures are organized into the following categories:

Engineering countermeasure toolkit organization

- *Signals*
- *Intersections & roadways*
- *Signing & striping*
- *Speed management*
- *Bikeways*
- *Other engineering strategies*
- *Pedestrian facilities*

An example of an engineering countermeasure profile included in the Toolkit is shown below.

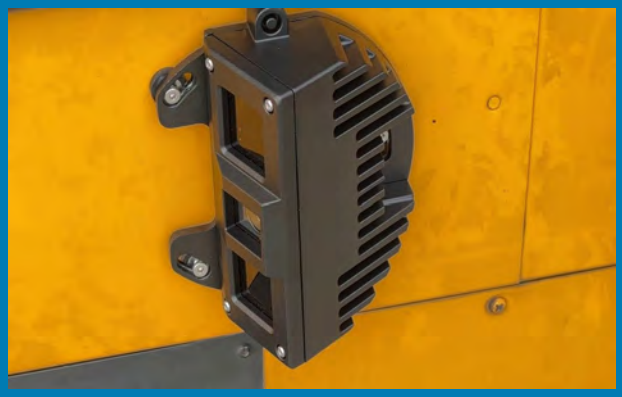


TECHNOLOGY

Technology has an important role to play in improving transportation safety outcomes, in preventing crashes from happening, contributing to faster emergency response times, and providing more detailed analytics about why crashes are happening so that the most appropriate countermeasure can be employed.

Osceola County Bus Camera Program

In 2024, the Osceola County School District started a new pilot program, installing cameras on the outside of school buses to record and fine drivers who pass illegally. Buses are running in Poinciana, Kissimmee, and St. Cloud as part of the pilot program. By the summer of 2024, the county will be operating this pilot on most buses if it is successful.





Coordinator of Transportation for Osceola County schools Randy Wheeler points to school bus cameras they are testing that he believes will save lives and catch violators. (Spectrum News 13/Philip Petersen)

Policy Benchmarking

As a part of the MetroPlan Orlando Regional Vision Zero Action Plan, Policy Benchmarking Guidance was developed to outline a process to benchmark existing policies. To help further establish the baseline for the St. Cloud Vision Zero Action Plan, a benchmarking assessment was performed to the existing policies and guidelines and against the Vision Zero core elements. The benchmarking process was comprised of the following steps:



1 *Identify and review relevant documents and procedures,*



2 *Review and Refine benchmarks,*



3 *Conduct initial benchmarking,*



4 *Identify opportunities for policy enhancements and barriers to change, Stakeholder Workshop,*



5 *Incorporate findings into Action Plan.*

The assessment helped to identify current plan and policy elements that need to be augmented as part of the Action Plan.

Using the policy benchmarking guidance, the following documents were reviewed to help inform the plan of action.

- Capital Improvement Program
- 2018–2023 Strategic Plan
- Comprehensive Plan (2002/2017)
  - » Future Land Use Element
  - » Transportation Element
  - » Recreation and Open Space Element
  - » Intergovernmental Coordination Element
  - » Capital Improvements Element
- Comprehensive Plan Update (2023)
  - » Density and Character
  - » Growth and Balance
  - » Transportation
- Envision St. Cloud, the St. Cloud Citywide Master Plan (2017)
- St. Cloud Community Redevelopment Agency (CRA) Master Plan (2009)
- City's Strategic 5-Year Financing & Implementation Plan (2021)
- City's Transportation and Mobility Master Plan (2019/2024)
- City's Trails Master Plan (2017)
- City's Mobility Impact Fee program (2017)
- City of St. Cloud's Traffic Calming Process/ Program
- City's Municipal Code
- 10th Street Corridor Study (2022)

The policy scan and benchmarking assessment is summarized in Tables 1 and 2 on Appendix D. Key takeaways from the benchmarking and policy scan include:

- The City has commissioned multiple plans towards improving connectivity and is currently updating the Transportation and Mobility Master Plan and City Land Development Code.
- Through the Transportation Mobility Master Plan (2019), the city set a vision for context-sensitive Complete Streets. The city also introduced safety as a criterion of its project prioritization scoring matrix.
- City corridor studies indicate that safety is a priority for the community. Bicycle and pedestrian safety are top concerns along with speeding.
- The City of St. Cloud has policies in place to encourage the implementation of safe and adequate infrastructure. Through the CRA Master Plan and Strategic Plan the city set goals for safety, to make streets safe and welcoming.

The key opportunities the City of St. Cloud could consider are:

- Following recommendations from the Strategic Plan, revise existing plans such as the Comprehensive Plan Transportation Element. Incorporate safety-oriented policies and guidelines from the recommended strategies and action items while Plan updates are in progress.
- Contribute to the review of the Regional Policy Plan, safety funds, and coordinate capital projects with MetroPlan Orlando and Osceola County.
- Secure funding for safety-focused projects, particularly in Mixed-Use Districts such as the Osceola County/St. Cloud Joint Planning Area, leveraging partnerships with private developers and programmed projects.
- Draft and adopt a Complete Streets policy.
- Adopt Vision Zero principles and a Vision Zero Resolution to implement safety improvements through complete streets and safety countermeasures for achieving zero traffic deaths and serious injuries.

On March 27, 2024, the consultant team lead a virtual 1-hour workshop with City of St. Cloud staff and MetroPlan Orlando representatives to obtain feedback, identify challenges and brainstorm strategies for the City's Vision Zero Action Plan. The City also shared their departments' current safety efforts and collaboration process.

Key opportunities identified during the workshop include:

- Integrate multimodal design standards into the City's Land Development Code. The City's Land Development Code is being updated to align with Osceola County's Road guidelines.
- Prioritize safety improvements for schools on and around the HIN and improve lighting standards around schools.
- Institute a comprehensive SRTS program, with a set curriculum and defined campaigns.
- The City welcomes traffic calming on two-lane roadways. Mixed-Use district has a few opportunities for roundabout implementation.
- Integrate and link Vision Zero strategies to the implementation component of the 2024 Transportation and Mobility Master Plan.

CHAPTER 5

Project Development

Identification of Countermeasures and Project Development

Beginning with the Local Roads HIN, a more in-depth review and analysis of the crash data helped to identify potential countermeasures that could be implemented along each respective corridor to reduce fatal and serious injury crashes. In collaboration with City staff and the Working Group, the segments on the HIN were also reviewed to identify any existing or programmed projects on those segments.

The evaluation of the HIN segments included reviewing the following:

- **Overall Crash Characteristics**
- **Fatal and Serious Injury Crashes**
- **Emphasis Areas**
- **Crash Locations by Type and Severity**
- **Selective Crash Report Narratives**
- **Aerial Imagery and Street View History**

The projects resulting from this analysis are detailed on the profile sheets included at the end of this chapter. The following process was used to identify specific crash reduction countermeasures:

1. Identify Systemic Countermeasures

A high-level screening helped identify locations where countermeasures can potentially implemented across the entire transportation network. For example, bus stops with many nearby pedestrian crashes and no marked pedestrian crossings could be candidates for enhanced crossing treatments like pedestrian hybrid beacons. Intersections with many crashes related to red-light running may be candidates for a red-light camera or signal timing modifications. Crash trends and crash types in the City of St. Cloud helped to inform this analysis.

2. Analyze High Injury Locations

A more detailed analysis of select HIN segments was conducted, including crash summaries, and other contextual information that was readily available, and analysis of intersections along the High Injury Network.

3. Identify Planned Improvements

For each road segment or intersection included in the countermeasure selection process, any planned projects along the segment were identified. For example, there may be a planned maintenance or capacity project that could be leveraged to incorporate safety improvements. The schedule of planned improvements was noted so that projects where final design is completed and construction is imminent could be removed from consideration.

4. Identify Potential Countermeasures

For each segment corridor, potential countermeasures were identified using the Engineering Countermeasures Toolkit, Florida Department of Transportation and Federal Highway Administration guidelines, as well as professional judgment to identify preliminary countermeasures. This process does not obligate the City of St. Cloud to implement a specific improvement, but serves as a starting point for further discussions.

5. Prioritize Projects

Based on the final prioritization process, prioritize projects for implementation and other purposes, such as grant applications.

Systemic Improvements

The following list of systemic safety countermeasures have been identified through analysis of citywide crashes as described in Chapter 2. Countermeasures typically considered for systemic implementation are associated with roadway features rather than being location-specific based on crash history. They are generally low-cost and appropriate for implementation at multiple locations with similar characteristics across the network. These systemic countermeasures could be implemented proactively by the City or established as a standard element of other City projects, based on the scope of the project or as funding permits. The countermeasure Toolkits described in Chapter 4 include more information on some of these proposed systemic countermeasures.



Speed Management



Flexible Backplates



Special Emphasis Crosswalks



Stop for Pedestrian Signs



Completion of Sidewalk Gaps and Missing Crosswalk Legs



Crosswalks at Stop-controlled Approaches



Intersection Lighting



Curve Warning Signs and Raised Pavement Markers (RPMs)



Restricted Median Openings in Curves



School Zone Upgrades

Project Prioritization Process

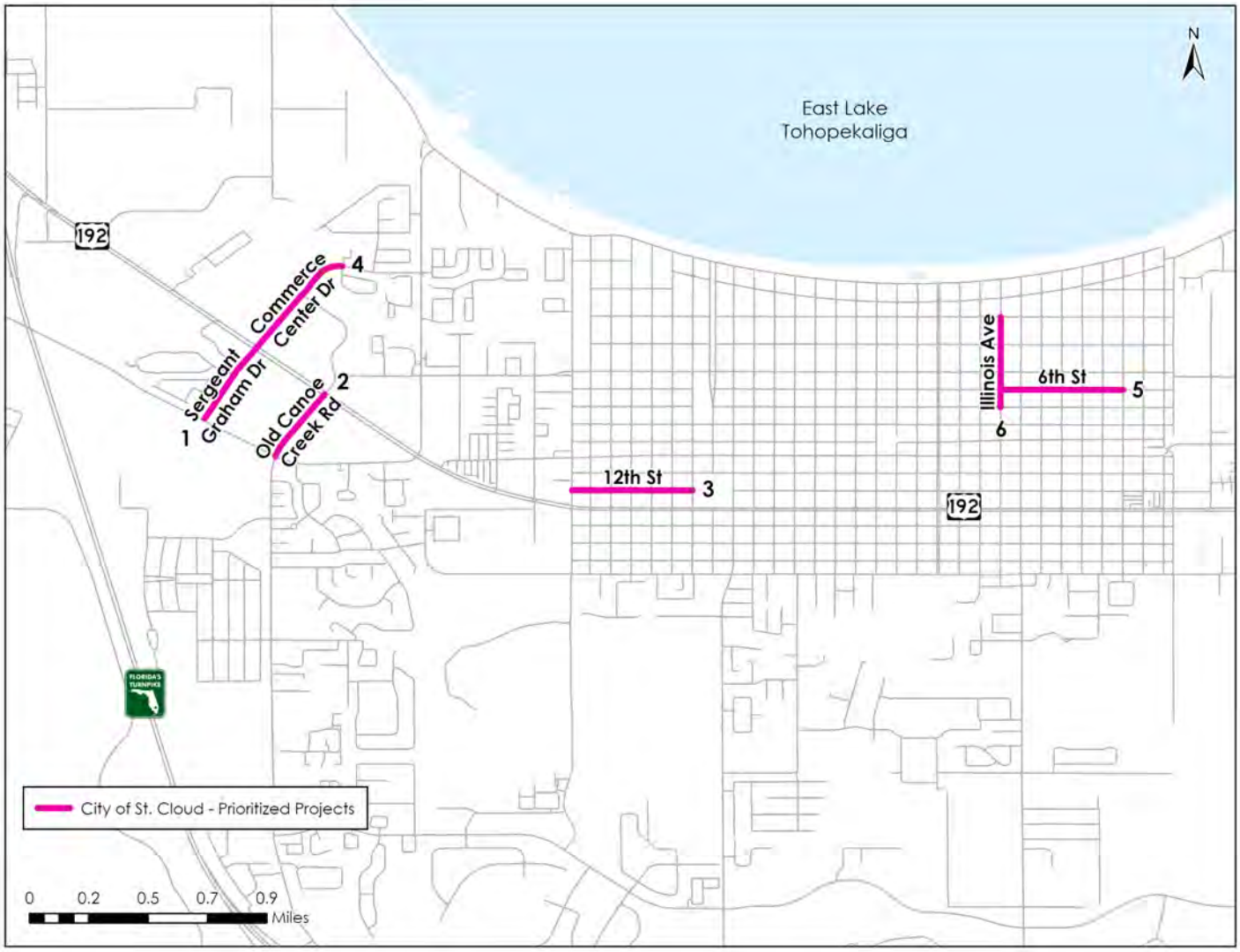
Project prioritization criteria were developed as a part of the regional Vision Zero Action Plan to outline a consistent set of criteria to prioritize transportation safety improvements across Central Florida. These criteria were developed based on guidance and feedback from the Regional Vision Zero Task Force. The prioritization criteria, including a description and score weighting is outlined in the table below. St. Cloud utilized the criteria as developed for the regional Vision Zero Safety Action Plan.

Table 7. Summary of Project Prioritization Criteria

Criteria	Description	Weight
Safety Score	This is based on the safety score calculated for each corridor and intersection. It prioritizes projects where the most fatal and serious injury crashes occur.	**50%**
Transportation Underserved	This considers where people might be disproportionately affected by traffic crashes and benefit the most from transportation safety improvements.	**15%**
Safety Benefit	This considers the potential benefit of identified improvements.	**15%**
Regional Benefit	If a project is on multiple High Injury Networks, it is likely to have a regional benefit.	**10%**
Implementation Timeline	Projects start saving lives when they are implemented, so projects that can be implemented quickly are prioritized.	**10%**

High-priority projects identified through this process may also be considered for inclusion in MetroPlan Orlando's 2050 Metropolitan Transportation Plan (MTP) or incorporated into an already planned project in the Prioritized Project List or Transportation Improvement Program. Additionally, the City can incorporate these projects into its updated Transportation and Mobility Master Plan, and other plans and initiatives as appropriate.

Figure 6. Priority Project Segments



A table including St. Cloud's prioritized projects and their associated scoring is included below:

Table 8. Priority Projects and Scoring

Project Roadway	Begin Limit	End Limit	Safety Score	Transportation Underserved Score	Safety Benefit Score	Regional Benefit Score	Implementation Timeline Score	Total
Sergeant Graham Ave	Neptune Rd	US 192	50	11.25	15	10	10	96.25
Old Canoe Creek Rd	Neptune Rd	US 192	37.5	11.25	15	10	10	83.75
12th St	Columbia Ave	California Ave	37.5	11.25	15	10	10	83.75
Commerce Center Dr	US 192	Pemberly Pines Cir	12.5	11.25	15	10	5	53.75
6th St	Illinois Ave	Wyoming Ave	12.5	0	15	10	10	47.5
Illinois Ave	7th St	3rd St	12.5	0	15	10	10	47.5

In addition to the projects listed above associated with the identified HIN, the City is also placing a high priority on its current Michigan Avenue Pedestrian Improvement Project to improve safety within the City. This project includes crosswalk improvements, sidewalks, traffic calming measures, and ADA accessibility improvements.

For state roads included on the All Roads HIN, the City plans to collaborate with FDOT, MetroPlan Orlando, Osceola County, and other potential partners to identify and advance safety improvements, as well as to submit multi-jurisdictional SS4A grant applications as appropriate.

HIN Corridor Project Profiles

For the Local Roads HIN, a more detailed crash review was conducted to identify prevailing crash trends and support the identification of countermeasures. Corridor-specific summaries of this analysis are included on the Project Profiles on the following pages.

These project profiles include the following details:

- Summary of Crash Statistics
- Contributing Factors and Actions
- Roadway information, such as jurisdiction, context classification, speeds, and transit information
- Map of corridor with locations of KSI crashes
- Identification of Planned Projects (if applicable)
- Identification of Potential Countermeasures
- Planning-Level Cost Estimate*
- Project Prioritization Score

**Planning level cost estimates are based on generalized costs for standard countermeasures with escalation factors applied. This information is derived from FDOT historic project costs as a baseline.*

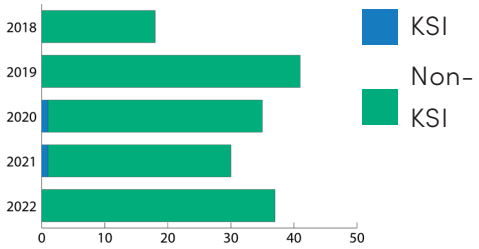
SEGMENT 1

Sergeant Graham Drive

From Neptune Road to US 192

JURISDICTION	City of St. Cloud
TRAVEL LANES	2-lane / Undivided
LENGTH	0.63 miles
POSTED SPEED	35 mph
MULTIMODAL FACILITIES?	Partial sidewalks, no transit

ALL CRASHES BY YEAR



MODAL SPLIT

161
TOTAL CRASHES

159	1	1	0

2
TOTAL FATAL & SERIOUS INJURY CRASHES

0	1	1	0

159
NON-KSI

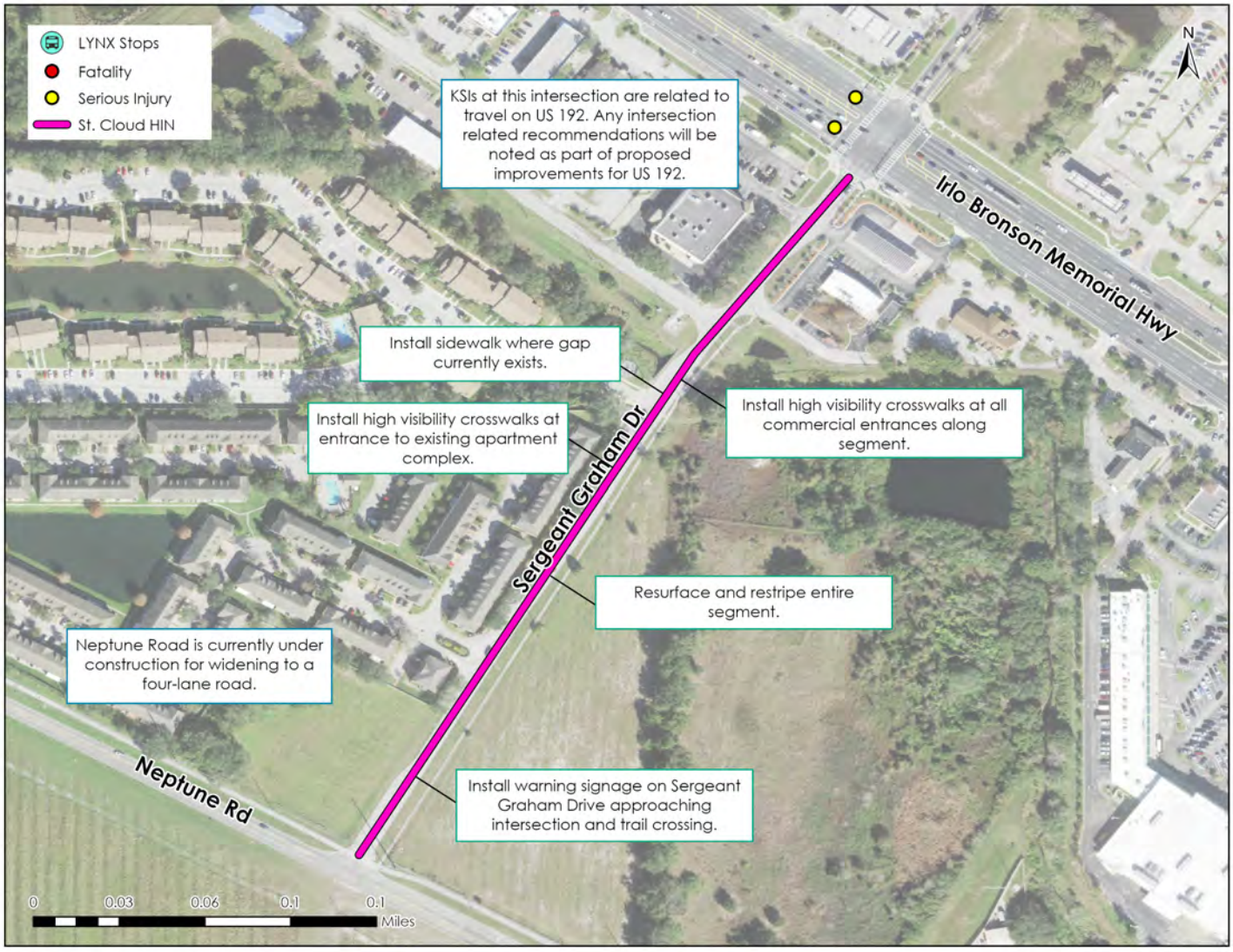
159	0	0	0

CRASH TYPES

	TOTAL FATAL & SERIOUS INJURY CRASHES	NON-FATAL OR SERIOUS INJURY CRASHES	TOTAL	% TREND
Rear End	0	71	71	44%
Left Turn / Angle	0	39	39	24%
Sideswipe	0	20	20	12%
Right Turn	0	6	6	4%
Pedestrian	1	0	1	1%
Bicycle	1	0	1	1%
Run off the Road	0	2	2	1%
Head On	0	3	3	2%
Rollover	0	2	2	1%
Other	0	14	14	9%

CONTRIBUTING FACTORS

	2018	2019	2020	2021	2022	TOTAL	% TREND
Aggressive Driving	1	4	0	1	1	7	4%
Alcohol/Drugs	0	2	1	0	3	6	4%
Distracted Driving	9	8	7	3	6	33	21%
Intersection	7	11	8	5	5	36	22%
Aging Driver	3	8	10	2	8	31	19%
Teen Driver	1	4	11	8	7	31	19%
Signal Controlled	10	15	12	12	12	61	38%
Dark Conditions	5	5	9	6	8	33	21%



Prioritization Score: 96.25

Planning Level Cost Estimate: $2,327,500

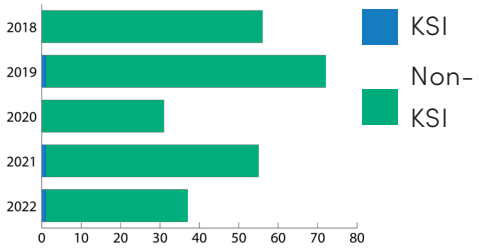
SEGMENT 2

Old Canoe Creek Road

From Neptune Road to US 192

JURISDICTION	City of St. Cloud
TRAVEL LANES	4-lane / Raised median
LENGTH	0.28 miles
POSTED SPEED	35 mph
MULTIMODAL FACILITIES?	Complete sidewalk, no transit

ALL CRASHES BY YEAR



MODAL SPLIT

251
TOTAL CRASHES

248	3	0	0

3
TOTAL FATAL & SERIOUS INJURY CRASHES

2	1	0	0

248
NON-KSI

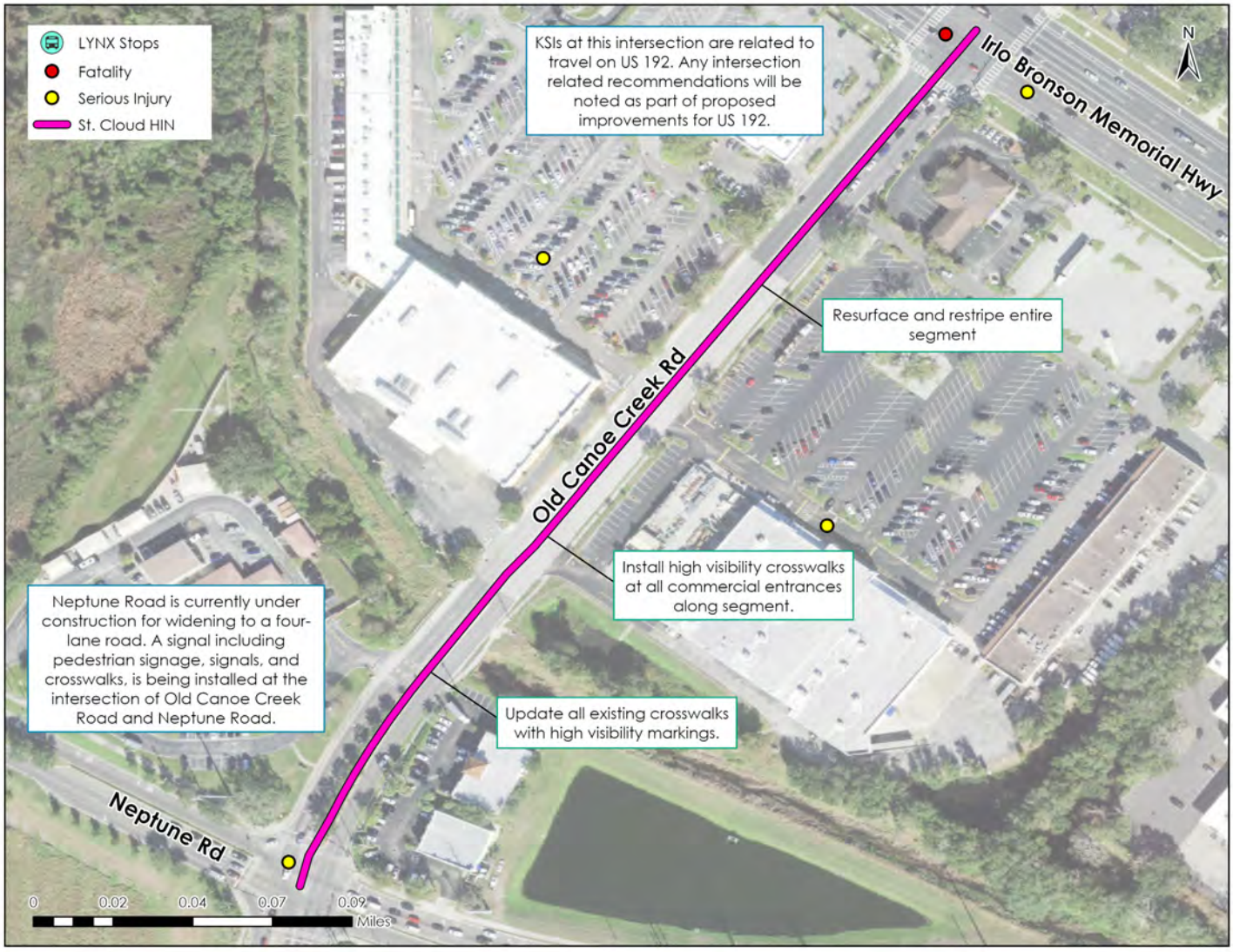
246	2	0	0

CRASH TYPES

	TOTAL FATAL & SERIOUS INJURY CRASHES	NON-FATAL OR SERIOUS INJURY CRASHES	TOTAL	% TREND
Rear End	0	124	124	49%
Left Turn / Angle	1	32	33	13%
Sideswipe	0	42	42	17%
Right Turn	0	5	5	2%
Pedestrian	0	0	0	0%
Bicycle	1	2	3	1%
Run off the Road	0	4	4	2%
Head On	0	4	4	2%
Rollover	0	2	2	1%
Other	1	29	30	12%

CONTRIBUTING FACTORS

	2018	2019	2020	2021	2022	TOTAL	% TREND
Aggressive Driving	0	3	0	3	2	8	3%
Alcohol/Drugs	0	2	0	0	0	2	1%
Distracted Driving	15	17	4	12	12	60	24%
Intersection	14	28	8	9	4	63	25%
Aging Driver	12	19	4	17	11	63	25%
Teen Driver	8	15	4	13	11	51	20%
Signal Controlled	18	34	14	26	10	102	41%
Dark Conditions	7	14	7	7	8	43	17%



Prioritization Score: 83.75

Planning Level Cost Estimate: $1,260,000

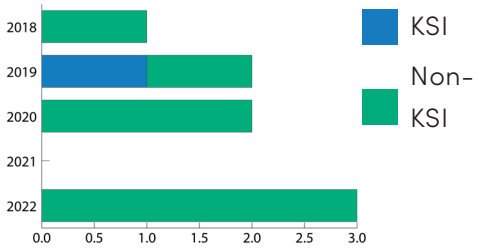
SEGMENT 3

12th Street

From Columbia Avenue to California Avenue

JURISDICTION	City of St. Cloud
TRAVEL LANES	2-lane / Undivided
LENGTH	0.40 miles
POSTED SPEED	25 mph
MULTIMODAL FACILITIES?	No sidewalks, no transit

ALL CRASHES BY YEAR



MODAL SPLIT



8

TOTAL CRASHES



6 2 0 0



1

TOTAL FATAL & SERIOUS INJURY CRASHES



0 1 0 0



7

NON-KSI



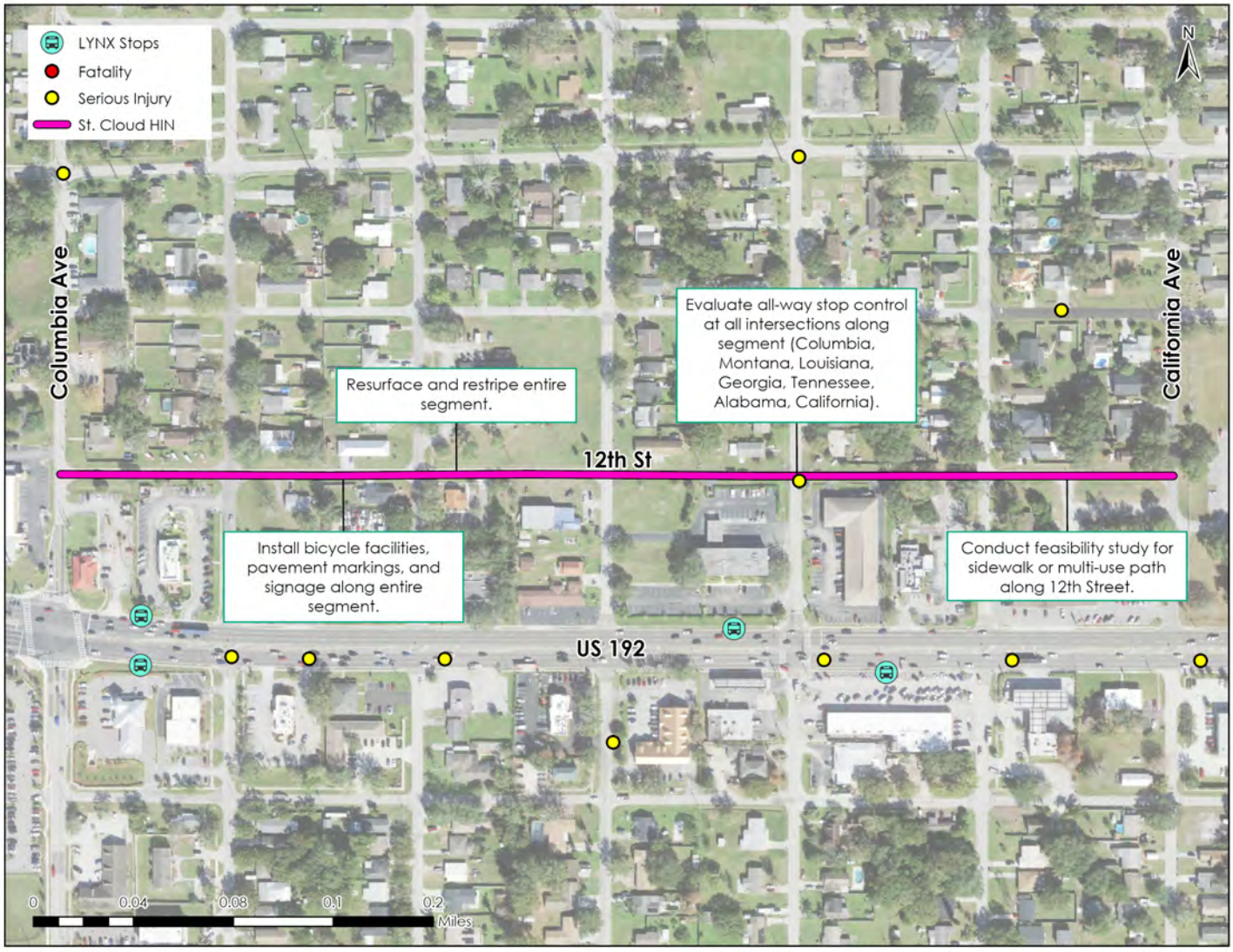
6 1 0 0

CRASH TYPES

	TOTAL FATAL & SERIOUS INJURY CRASHES	NON-FATAL OR SERIOUS INJURY CRASHES	TOTAL	% TREND
Rear End	0	0	0	0%
Left Turn / Angle	0	5	5	62.5%
Sideswipe	0	0	0	0%
Right Turn	0	1	1	12.5%
Pedestrian	0	0	0	0%
Bicycle	1	1	2	25%
Run off the Road	0	0	0	0%
Head On	0	0	0	0%
Other	0	2	2	25%

CONTRIBUTING FACTORS

	2018	2019	2020	2021	2022	TOTAL	% TREND
Aggressive Driving	0	0	0	0	0	0	0%
Alcohol/Drugs	0	0	0	0	0	0	0%
Distracted Driving	0	0	1	0	0	1	13%
Intersection	0	1	1	0	1	3	38%
Aging Driver	0	1	1	0	1	3	38%
Teen Driver	0	0	1	0	1	2	25%
Signal Controlled	0	0	1	0	0	1	13%
Dark Conditions	0	0	0	0	1	1	13%



Prioritization Score: 83.75

Planning Level Cost Estimate: $1,781,500

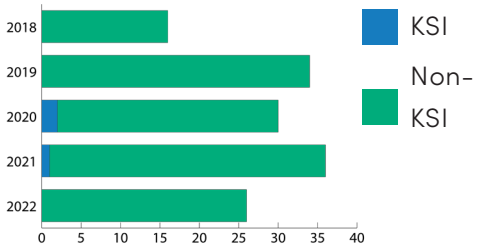
SEGMENT 4

Commerce Center Drive

From US 192 to Pemberly Pines Circle

JURISDICTION	City of St. Cloud
TRAVEL LANES	2-lane / 25% center turn lane
LENGTH	0.76 miles
POSTED SPEED	25-35 mph
MULTIMODAL FACILITIES?	Partial sidewalk, transit stops

ALL CRASHES BY YEAR



MODAL SPLIT

142
TOTAL CRASHES

139	1	2	0

3
TOTAL FATAL & SERIOUS INJURY CRASHES

0	1	2	0

139
NON-KSI

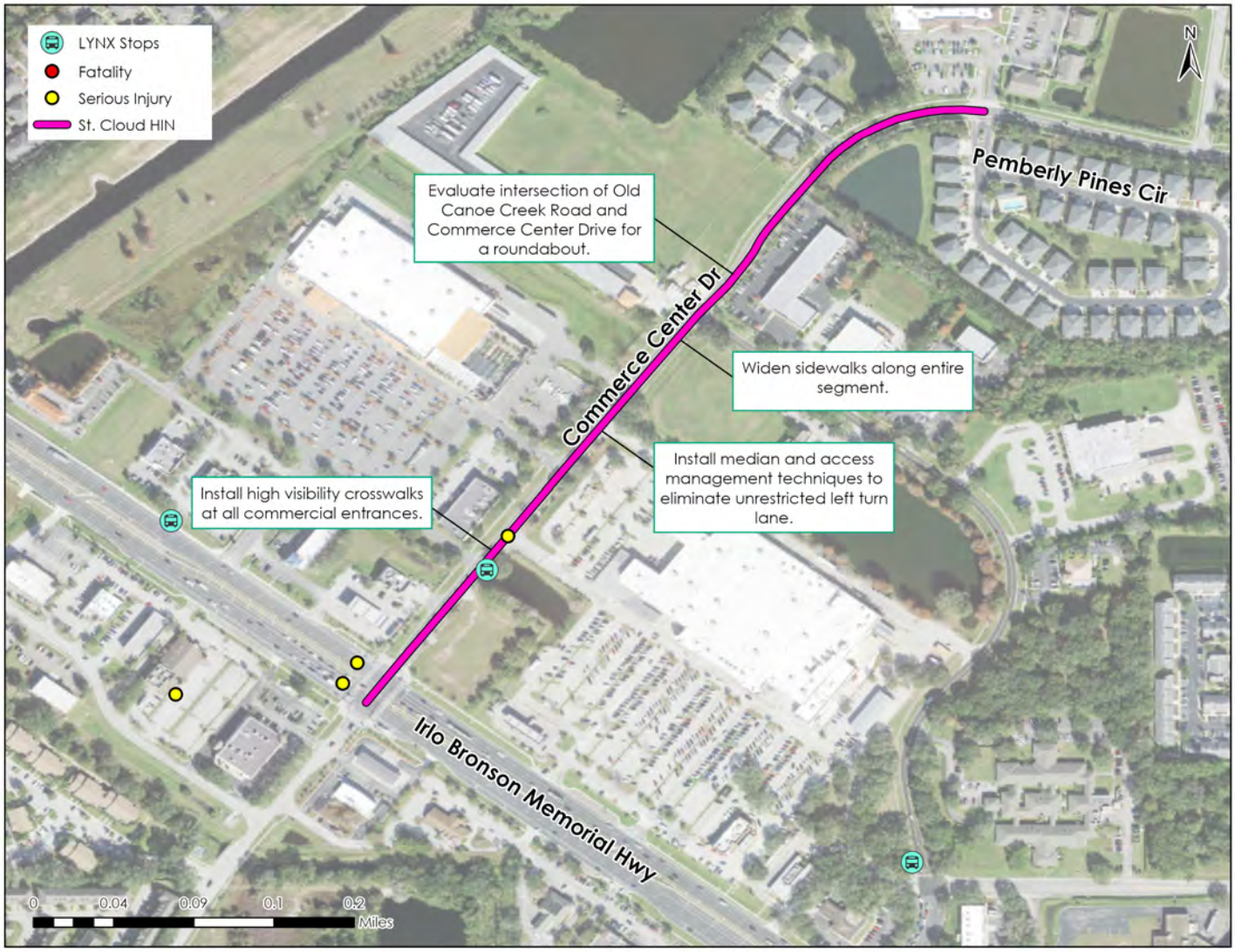
139	0	0	0

CRASH TYPES

	TOTAL FATAL & SERIOUS INJURY CRASHES	NON-FATAL OR SERIOUS INJURY CRASHES	TOTAL	% TREND
Rear End	0	72	72	51%
Left Turn / Angle	0	22	22	15%
Sideswipe	0	23	23	16%
Right Turn	0	2	2	0.01%
Pedestrian	2	0	2	0.01%
Bicycle	1	0	1	0.01%
Run off the Road	0	2	2	0.01%
Rollover	0	2	2	0.01%
Head On	0	3	3	0.02%
Other	0	9	9	0.06%

CONTRIBUTING FACTORS

	2018	2019	2020	2021	2022	TOTAL	% TREND
Aggressive Driving	0	3	0	1	1	5	0.04%
Alcohol/Drugs	0	2	1	0	3	6	0.04%
Distracted Driving	7	5	9	3	4	28	20%
Intersection	8	8	6	5	5	32	23%
Aging Driver	4	6	6	3	4	23	16%
Teen Driver	0	3	6	6	6	21	15%
Signal Controlled	12	16	13	11	12	64	45%
Dark Conditions	5	5	6	7	8	31	22%



Prioritization Score: 53.75

Planning Level Cost Estimate: $924,875

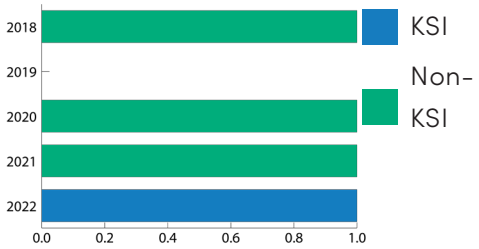
SEGMENT 5

6th Avenue

From Illinois Avenue to Wyoming Avenue

JURISDICTION	City of St. Cloud
TRAVEL LANES	2-lane / Undivided
LENGTH	0.34 miles
POSTED SPEED	25 mph
MULTIMODAL FACILITIES?	No sidewalks, no transit

ALL CRASHES BY YEAR



MODAL SPLIT

4
TOTAL CRASHES

2	0	1	1

1
TOTAL FATAL & SERIOUS INJURY CRASHES

0	0	0	1

2
NON-KSI

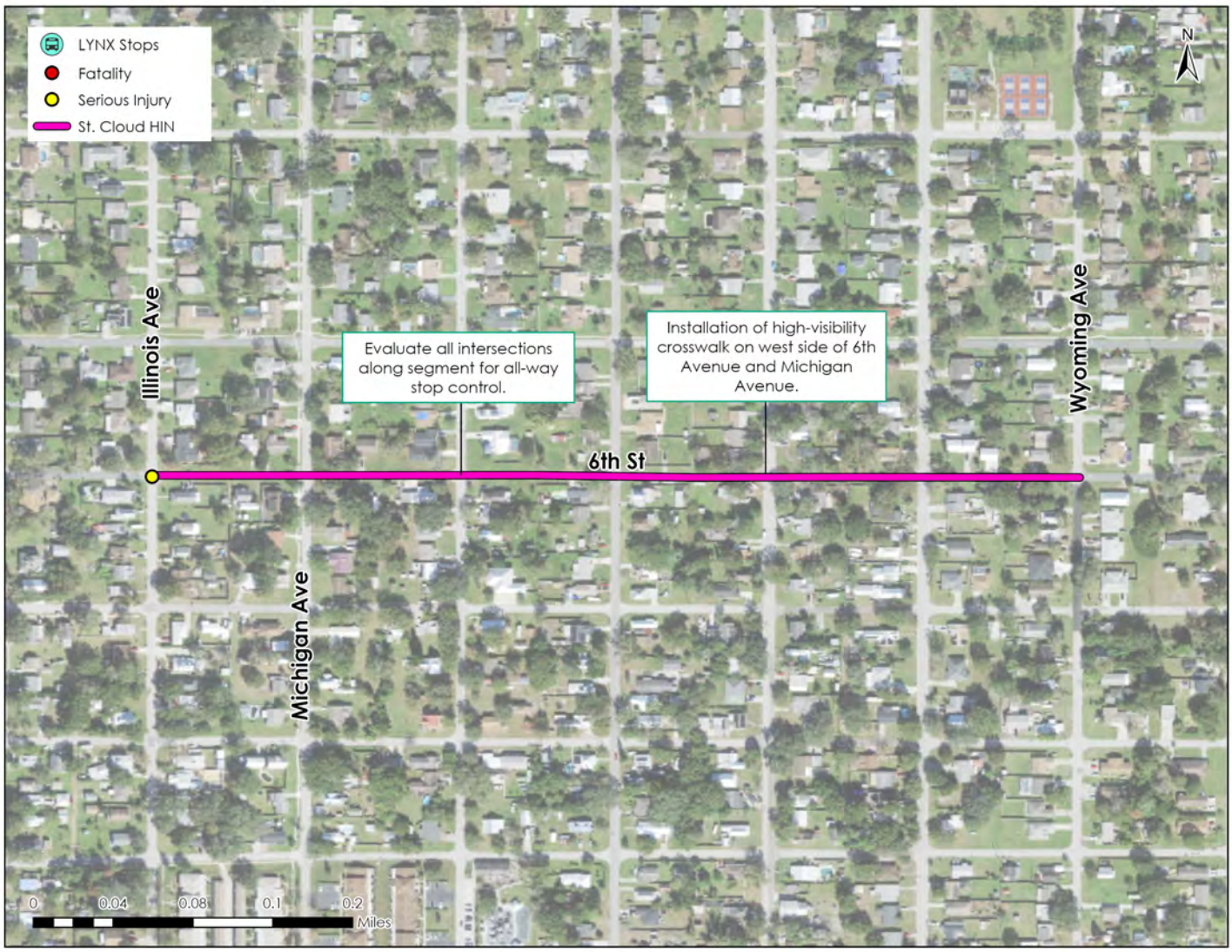
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CRASH TYPES

	TOTAL FATAL & SERIOUS INJURY CRASHES	NON-FATAL OR SERIOUS INJURY CRASHES	TOTAL	% TREND
Rear End	0	0	0	0%
Left Turn / Angle	1	1	2	50%
Sideswipe	0	0	0	0%
Right Turn	0	0	0	0%
Pedestrian	0	0	0	0%
Bicycle	0	0	0	0%
Run off the Road	0	0	0	0%
Head On	0	0	0	0%
Other	0	2	2	50%

CONTRIBUTING FACTORS

	2018	2019	2020	2021	2022	TOTAL	% TREND
Aggressive Driving	0	0	0	0	0	0	0%
Alcohol/Drugs	0	0	0	0	0	0	0%
Distracted Driving	0	0	0	1	0	1	25%
Intersection	0	0	0	1	0	1	25%
Aging Driver	0	0	0	0	0	0	0%
Teen Driver	0	0	0	1	0	1	25%
Signal Controlled	0	0	0	0	0	0	0%
Dark Conditions	1	0	0	0	0	1	25%



Prioritization Score: 47.5

Planning Level Cost Estimate: $490,000

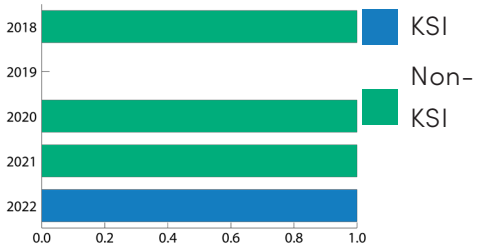
SEGMENT 6

Illinois Avenue

From 7th Street to 3rd Street

JURISDICTION	City of St. Cloud
TRAVEL LANES	2-lane / Undivided
LENGTH	0.41 miles
POSTED SPEED	25 mph
MULTIMODAL FACILITIES?	No sidewalks, no transit

ALL CRASHES BY YEAR



MODAL SPLIT

3
TOTAL CRASHES

2	0	0	1

1
TOTAL FATAL & SERIOUS INJURY CRASHES

0	0	0	1

2
NON-KSI

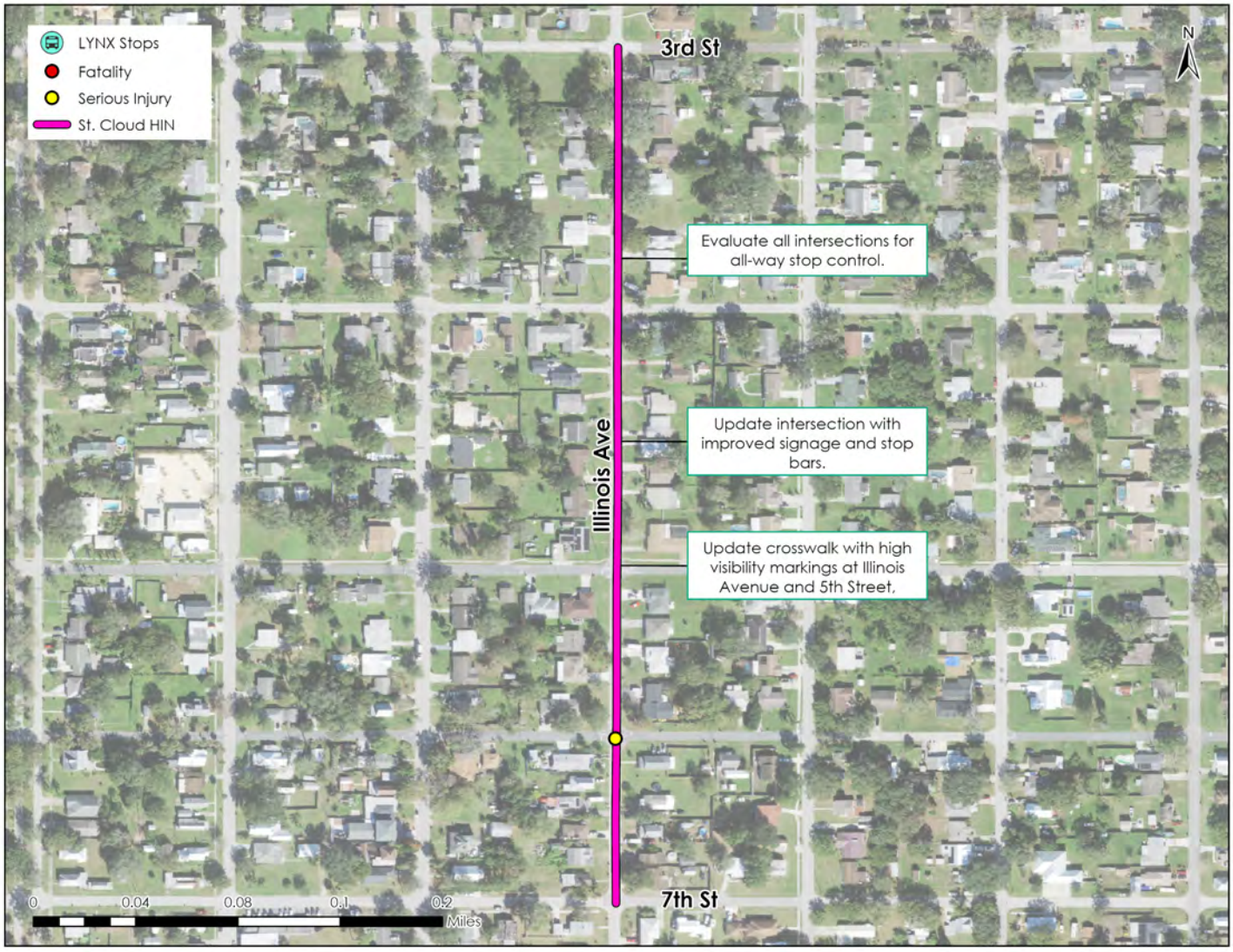
2	0	0	0

CRASH TYPES

	TOTAL FATAL & SERIOUS INJURY CRASHES	NON-FATAL OR SERIOUS INJURY CRASHES	TOTAL	% TREND
Rear End	0	0	0	-
Left Turn / Angle	1	1	2	66%
Sideswipe	0	0	0	-
Right Turn	0	0	0	-
Pedestrian	0	0	0	-
Bicycle	0	0	0	-
Run off the Road	0	0	0	-
Head On	0	0	0	-
Other	0	1	1	33%

CONTRIBUTING FACTORS

	2018	2019	2020	2021	2022	TOTAL	% TREND
Aggressive Driving	0	0	0	0	0	0	0%
Alcohol/Drugs	0	0	0	0	0	0	0%
Distracted Driving	0	0	0	1	0	1	33%
Intersection	0	0	0	0	0	0	0%
Aging Driver	0	0	0	0	0	0	0%
Teen Driver	0	0	0	0	1	1	33%
Signal Controlled	0	0	0	0	0	0	0%
Dark Conditions	1	0	0	0	0	1	33%



Prioritization Score: 47.5

Planning Level Cost Estimate: $455,000

Osceola County Vision Zero Action Plan Projects

As part of the regional Vision Zero initiative, Osceola County also developed their own Vision Zero Action Plan. Development of this Action Plan was consistent with the process and methodology utilized for St. Cloud's Vision Zero Action Plan.

Similar to St. Cloud, two HINs were developed for Osceola County - an All Roads HIN and a County HIN which only includes roadways maintained by Osceola County. Based on an analysis of the County Roads HIN crash trends and context, a list of projects was developed and prioritized. This County's prioritized project list is included below for reference, including projects located with the St. Cloud city limits. To the extent possible, the City will look for opportunities to partner with Osceola County to support the goals of both the City and County Action Plans and collaborate on future improvements where feasible.

The complete Osceola County Vision Zero Action Plan which includes information on the County's All Roads and County Roads HINs and project development process can be found on the County's website.

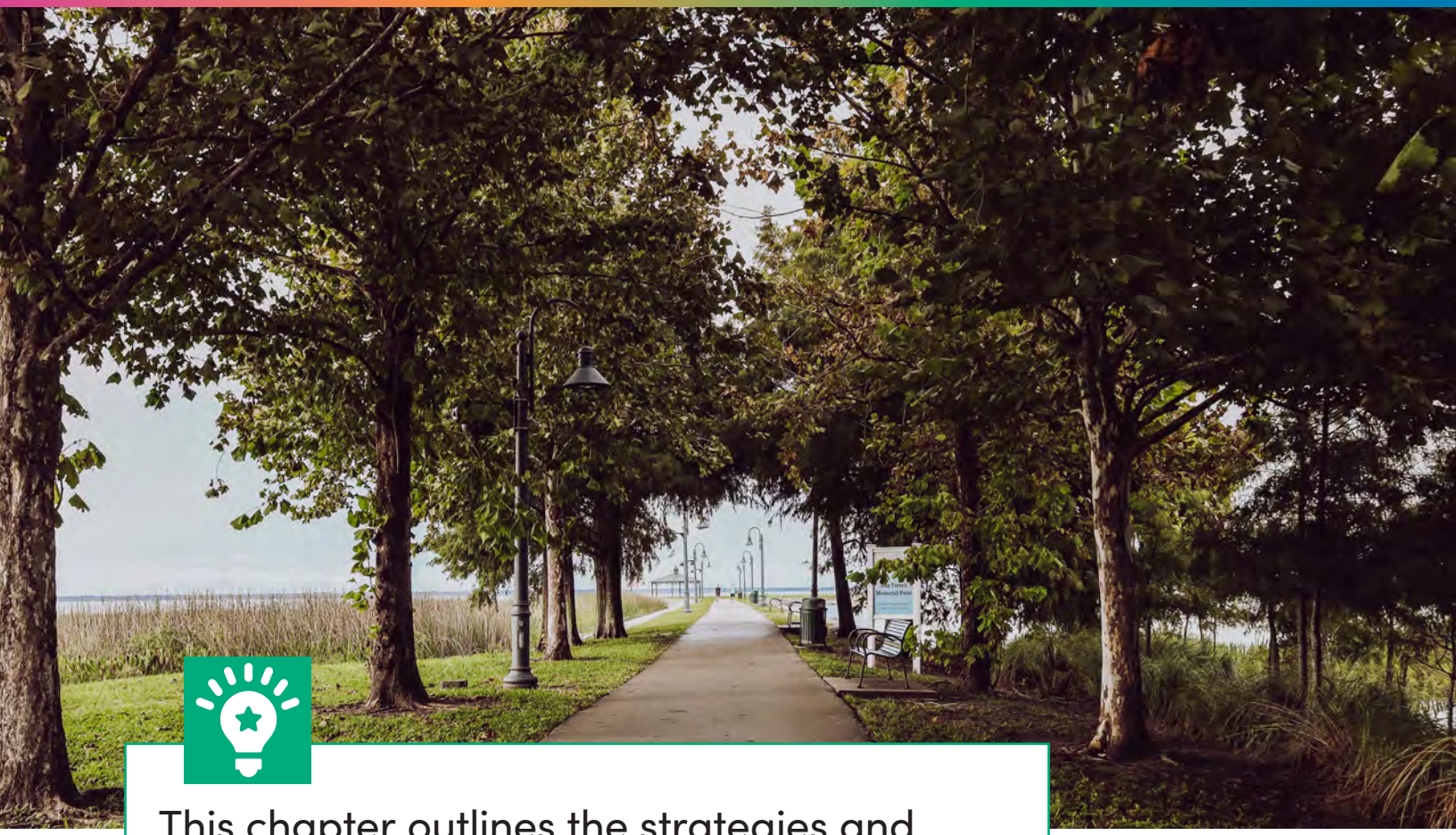
Osceola County Priority Projects

- N. Poinciana Blvd. (Siesta Lago Dr. to US 192)
- Clay St. (Dawes Ave. to S. Thacker Ave.)
- E. Osceola Pkwy. (US 17/441 to Coralwood Cir./Plumwood Cir.)
- E. Carroll St. (US 17/441 to Michigan Ave.)
- Buenaventura Blvd. (Simpson Rd. to County Line)
- S. Poinciana Blvd. (Eagles Trl. To Woodmont Blvd./Red Blossom Ln.)
- Pleasant Hill Rd. (Eagle Rock Ln. to Knowles Blvd.)
- E. Osceola Pkwy. (W. of Buenaventura Blvd to Sandalwood Dr.)
- N. Doverplum Ave. (Country Club Rd./Towne Center Dr. to Koa St.)
- Koa St. (Marigold Ave. to San Remo Rd.)
- S. Narcoosee Rd. (Lillian Black Rd. to Jack Brack Rd.)*
- Nolte Rd. (W. of Michigan Ave. to Southern Vista Loop)*
- S. Narcoosee Rd. (US 192 to Lillian Lee Rd.)*
- Pleasant Hill Rd. (Old Pleasant Hill Rd. to Spinning Reel Ln./Wilderness Trl.)
- Canoe Creek Rd. (Indian Lakes Blvd. W to N. of Hyleigh Way)*

**Project limits located within the City of St. Cloud*

CHAPTER 6

Plan of Action



This chapter outlines the strategies and actions that St. Cloud will take to reach zero traffic fatalities and severe injuries by 2050.

The City of St. Cloud Vision Zero Action Plan's priorities, strategies and actions were developed based on the data collection, stakeholder coordination, and community engagement efforts undertaken during the Vision Zero Plan process.

The Community Development and Public Works Department will serve as lead for initial implementation and coordination of the respective action items and will partner with the appropriate departments and/or agencies to determine the path forward, such as the St. Cloud Police Department and St. Cloud Fire Rescue Department.

It is recognized that the implementation of some of the action items will be contingent upon the availability of resources. St. Cloud and its partners will seek to implement these actions to the fullest extent possible in order to advance Vision Zero in the City.

Partner agencies and departments and timelines were identified for the strategies and action items. The initial time frame for implementation was identified for three time periods, assuming actions in the plan would be implemented over a 5-year period:

IMMEDIATE

NEAR-TERM
These are actions that may require additional resources and collaboration with other agencies.

LONGER-TERM
These longer-term actions may be contingent on the completion of prior actions, require additional staffing and other resources, and require significant collaboration with other agencies. Depending on the progress of immediate and near-term actions, some longer-term actions could be accomplished earlier.

The key priorities outlined in Table 9 were developed with input from City staff to address findings from the safety analysis and integrate Vision Zero into city programs. By focusing efforts on these priority actions, the City of St. Cloud aims to make significant strides towards creating safer roadways for all its residents and visitors. The actions are structured with the core elements of Vision Zero.

Table 9. Key Priority Actions

VZ Core Element	Priority	Key Action	Timeline	Performance Measure
Leadership and commitment	Inter-Department Collaboration	Establish a Vision Zero Action Committee to integrate the planning, engineering, education, and enforcement elements of implementing Vision Zero.	Upon Plan Adoption	Establishing a Vision Zero Action Committee.
Data, transparency, and accountability	Inter-Agency Collaboration	Create a recurring systematic review of fatal and serious injury crashes in the city.	Upon Plan Adoption	Participate in the Regional Vision Zero efforts and develop a city-wide framework.
Safe roads and safe speeds	Education Campaigns	Develop a targeted education strategy, including a safety campaign, at drivers 65 years of age or older.	Near-term	Number of expanded traffic safety campaigns deployed; Reduction in KSIs targeted by safety campaign.
Safe roads and safe speeds	Safe Routes to School Program	Establish a citywide Safe Routes to School (SRTS) program. Establish a pilot SRTS implementation project, focusing on schools adjacent to the HIN.	Near-term to Longer-term	Safe Routes to School projects, safety campaigns, events, etc.
Safe roads and safe speeds	Master Plan and Land Code Updates	Adopt a Complete Streets policy. Incorporate Complete Streets design guidelines and pro-safety policies throughout City code. Integrate the Vision Zero Action Plan recommendations and improvements into the Transportation Master Plan Update.	Near-term to Longer-term	Complete Streets policy. Update City code. Transportation Master Plan Update.
Safe roads and safe speeds	Capital Improvement Plan	Dedicate a portion of Capital Improvement Plan funding to safety-focused efforts, with particular attention to the Osceola County/St. Cloud Joint Planning Area. Integrate safety improvements and countermeasures into existing and planned Capital Improvement Plan projects, for reconstruction, quick-build, and low-cost, high-impact improvements.	Near-term to Longer-term	Capital Improvement Plan update, projects, and programs.
Safe roads and safe speeds	Street Maintenance	Develop a toolbox of quick-build or interim capital improvements that can be installed during road maintenance or resurfacing.	Near-term to Longer-term	Interim capital improvements projects.

The St. Cloud Vision Zero Action Plan associated strategies and action items are guided by the USDOT Safe System Approach principles:



SAFER PEOPLE:

Address the safety of all road users, including those who walk, bike, roll, take transit, or drive.



SAFER ROADS:

Design streets so that human error does not result in the loss of human life or a life-altering injury.



SAFER VEHICLES:

Promote vehicles that are designed and regulated to minimize the occurrence and severity of crashes using safety measures that incorporate the latest technology.



SAFER SPEEDS:

Set speed limits, design roadways for safer speeds, and implement policies that decrease speed to save lives and reduce the likelihood of a life-altering injury.



POST-CRASH CARE:

Prioritize data collection to enable first responders to quickly locate crashes, stabilize injuries, and expedite access to emergency medical care, as well as to inform preventative measures so that crashes are less frequent and less severe.

Strategies and Action Items

The Actions are centered around the Safe System Approach principles that aligns with the action noted as well. The actions are primarily shaped by the outcomes of the policy benchmarking assessment (Appendix D) and coordination with the Working Group. Each action includes potential partners, a timeline, and performance metrics to track progress.

Safe System Approach Principle: Safer People

Strategy: Educate every road user.

STEP 1. Create a targeted safety education campaign for specific behaviors identified by the crash analysis along the HIN, including aggressive driving.

PARTNERS: Community Development, Public Works, FDOT, Osceola County Sheriff's Office, Osceola County Fire Rescue & EMS, Public Works and the City of Kissimmee.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of expanded traffic safety campaigns deployed; Reduction in KSIs targeted by safety campaign.

STEP 2. Create a targeted safety campaign for elderly drivers, including offering workshops to educate older drivers on technology and how to adjust their driving to compensate for age-related changes in perception and reaction.

PARTNERS: Community Development, Public Works, St. Cloud Police Department, FDOT, Florida Highway Patrol, Osceola County Sheriff's Office, and the City of Kissimmee.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of expanded traffic safety campaigns deployed; Reduction in KSIs targeted by safety campaign.

STEP 3. Continue and expand the Teen Driver Challenge. Create a targeted safety campaign for teen drivers, focusing on hazard perception and the risks of driving. Partner with the Teen Driver Safety program.

PARTNERS: Community Development, Public Works, St. Cloud Police Department, St. Cloud Fire Rescue Department, Osceola County Sheriff's Office.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of campaigns and events. Reduction in KSIs related to new targeted safety campaign.

STEP 4. Leverage FDOT safety subgrant funding for the targeted safety campaigns.

PARTNERS: Community Development, FDOT, St. Cloud Police Department, Osceola County Sheriff's Office.

TIMELINE: Immediate to Near-term 

PERFORMANCE MEASURE: Number of dollars awarded; number of safety projects implemented.

STEP 5. Work with Osceola County, Kissimmee, MetroPlan Orlando, and FDOT to conduct combined safety initiatives to share consistent messages of roadway safety goals.

PARTNERS: Community Development, FDOT, St. Cloud Police Department, FDOT, Osceola County, City of Kissimmee.

TIMELINE: Immediate to Near-term 

PERFORMANCE MEASURE: Number of simultaneously deployed campaigns; number of people reached.

STEP 6. Conduct a workshop for media professionals and law enforcement public information officers on best communication practices related to traffic crashes and roadway safety, for example, avoiding the use of the term "accident" to describe traffic crashes.

PARTNERS: Community Development, Public Works, St. Cloud Police Department, St. Cloud Fire Rescue Department.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of workshops and presentation citywide; Number of participating departments, number of participating staff; number of local crash and traffic segments mentioning Vision Zero.

STEP 7. Develop a campaign led by the Police Department and Fire Rescue Department to promote safe biking through education and provide safety equipment such as lights and helmets to the community.

PARTNERS: Community Development, Public Works, Bike/Walk Central Florida.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of safety items distributed; number of events with safety item distribution; attendance of community safety programs.

STEP 8. Conduct High-Visibility Enforcement actions to target specific behaviors, including left-turn crashes, bicycle and pedestrian safety, and teen drivers' graduated driver's license restrictions.

PARTNERS: Community Development, Public Works, Bike/Walk Central Florida.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Increase enforcement on known speeding corridors, HIN segments and intersections.

STEP 9. Partner with LYNX to offer free or subsidized transit fares during holidays, festivals, or other days with high impaired driving rates.

PARTNERS: Community Development, Public Works, Bike/Walk Central Florida.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of subsidized-fare days; ridership numbers on subsidized days.

Strategy: Develop a citywide Safe Routes to School (SRTS) program.

STEP 1. Develop a City-wide SRTS plan, including an audit (Road Safety Audit) of schools and school zones that have the highest crash rates and/or crosswalks with low yielding rates. Create safety recommendations, including quick-build improvements and long-term opportunities.

PARTNERS: Community Development, Public Works, St. Cloud Police Department, Osceola County Schools, Bike/Walk Central Florida, Osceola County Transportation & Transit Department, FDOT.

TIMELINE: Near-term

STEP 2. Performance Measure: SRTS plan development; funding opportunities identified for high-priority recommendations. Pilot SRTS implementation at Michigan Ave Elementary School, St. Cloud Middle School, and St. Cloud High School, which have school zones or walksheds which are adjacent to or cross US 192, which is identified as part of the MetroPlan Orlando HIN.

PARTNERS: Community Development, Public Works, St. Cloud Police Department, FDOT, Osceola County Schools, Osceola County Transportation & Transit Department, Bike/Walk Central Florida.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Countermeasures implemented; number of survey respondents; change in number of students walking and cycling to school.

STEP 3. Using information based on the school zone road safety audits, apply for STRS or Transportation Alternatives (TA) funding through FDOT to implement safety improvements at high priority schools.

PARTNERS: Community Development, Public Works, FDOT, Osceola County Schools.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Grant applications; Dollars awarded; number of schools implemented.

STEP 4. Create and implement a safe walking and biking curriculum for elementary and middle school students.

PARTNERS: Community Development, Public Works, St. Cloud Police Department, Osceola County Schools.

TIMELINE: Near-term 

PERFORMANCE MEASURE: number of schools involved; number of programs implemented; number of events.

STEP 5. Create recommended route maps for each school to identify preferred biking and walking routes to help prioritize future capital investments and support communication with school communities.

PARTNERS: Osceola County Schools, Community Development, Public Works, St. Cloud Police Department.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Number of students walking and cycling to school; number of walking school buses; number of survey respondents.

Safe System Approach Principle: Safer Roads

Strategy: Prioritize safety improvements for vulnerable road users, including pedestrians, bicyclists, and motorcyclists.

STEP 1. Identify crosswalks with low yielding rates and prioritize quick-build improvements, such as RRFBs, curb extensions, refuge islands made of non-permanent materials, and traffic calming such as speed cushions or speed humps.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Creation of prioritized list of crosswalks; number of implemented countermeasures.

STEP 2. Adopt a pedestrian crossing policy with standard operating procedures to improve safety of pedestrians at crossings.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department, St. Cloud Police Department.

TIMELINE: Immediate to Near-term 

PERFORMANCE MEASURE: Adoption of pedestrian crossing policy with guidance for all functional classes.

STEP 3. Identify and designate Pedestrian Priority Zones (PPZ).

PARTNERS: Community Development, Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term to Longer-term 

PERFORMANCE MEASURE: Creation of pedestrian priority zones and identify characteristics for future zones.

STEP 4. Improve safe access to transit by auditing bus stops along transit routes with high pedestrian crash rates to identify quick-build and long-term improvements needed.

PARTNERS: Community Development, Public Works, FDOT, Osceola County Transportation & Transit Department, LYNX, and SunRail.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Establishing meeting with transit agencies; Inventorying infrastructure near transit for compliance; Number of access to transit projects programmed and implemented; number of upgraded bus stops and last-mile active transportation infrastructure.

STEP 5. Partner with LYNX to identify opportunities for bus stop relocations in cases where pedestrian-involved crashes have occurred at midblock crossings or near bus stops.

PARTNERS: Community Development, Public Works, LYNX, FDOT.

TIMELINE: Near-term 

PERFORMANCE MEASURE: Establishing meeting with transit agencies; Inventorying infrastructure near transit for compliance; Number of access to transit projects programmed and implemented.

STEP 6. Evaluate roadways with high levels of motorcycle crashes and implement targeted countermeasures such as increased road friction, signal upgrades, access management, and alternative intersections.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term to Longer-term 

PERFORMANCE MEASURE: Projects implemented, reduction of motorcycle KSI crashes.

Strategy: Prioritize safety improvements on the HIN.

STEP 1. Prioritize and implement safety treatments along the HIN, both along the corridors and at intersections within the network. Improvements should correspond to the crash data and can include improved illumination, alternative intersections, intersection treatments, roadway geometric or surface improvements, lane repurposing, improved pedestrian crossing treatments (including RRFB, PHB, and refuge islands), or streetscape elements such as curb extensions, medians, bikeways, etc., which slow traffic.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department and MetroPlan Orlando.

TIMELINE: Immediate to longer-term (quick-build and demonstration implementations) Near-term to Longer-term (reconstruction). 

PERFORMANCE MEASURE: Number of HIN miles upgraded; number of projects; reduction in KSIs on HIN.

STEP 2. Prioritize and implement signal and operational improvements, including flashing yellow arrow, protected left turns, Leading Pedestrian Intervals, longer pedestrian phases, and exclusive pedestrian phases.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department

TIMELINE: Immediate to Near-term 

PERFORMANCE MEASURES: Number of HIN intersections improved; reduction in bicycle and pedestrian KSIs; increased foot traffic at improved intersections.

STEP 3. Diversify funding sources for long-term funding availability and maximize efficient use of existing funding opportunities. This includes SS4A, RAISE grants, and HSIP funding.

PARTNERS: Community Development, Public Works, MetroPlan Orlando, FDOT, Osceola County Transportation & Transit Department, LYNX.

TIMELINE: Near-term to Longer-term 

PERFORMANCE MEASURE: Number of countermeasures funded; number of funding sources.

STEP 4. Establish dedicated funding for maintenance to implement quick-build or low-cost improvements to the HIN as part of ongoing maintenance activities, such as roadway resurfacing, roadway restriping, and sidewalk repair.

PARTNERS: Public Works

TIMELINE: Near-term 

PERFORMANCE MEASURES: Stable yearly budget for maintenance projects; number of maintenance projects delivered within budget.

Strategy: Implement targeted countermeasures on 2-lane undivided roads with high levels of angle crashes.

STEP 1. Implement targeted improvements on 2-lane roads, such as speed reduction techniques, roundabouts, raised intersections, turn lanes, intersection conflict warning systems, increasing pavement friction, and enhanced visibility of traffic control devices.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term to Longer-term 

PERFORMANCE MEASURE: Miles of segments improvement; KSI reductions.

Strategy: Update roadway design standards and other local codes to prioritize safety.

STEP 1. Adopt a Complete Streets policy and develop a Complete Streets implementation strategy.

PARTNERS: Public Works, Community Development, City Manager, City Council.

TIMELINE: Near-term 

PERFORMANCE MEASURES: Adoption of Complete Streets policy; Creation of prioritized list of Complete Street projects.

STEP 2. Adopt a Vision Zero quick-build policy to help expedite project delivery.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term 

PERFORMANCE MEASURES: Adoption of quick-build policy; number of grants applied for quick-build projects; number of quick-build projects implemented.

STEP 3. Update design standards and traffic operations procedures to create flexibility and encourage innovation. Integrate the MetroPlan Orlando Complete Streets policy into updated standards.

PARTNERS: Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Updated design standards to require key complete street elements according to street context and budget.

STEP 4. Adopt the NACTO Urban Street Design Guide and similar Complete Streets guidance documents as a guiding roadway design document to incorporate the latest design practices for multimodal street design.

PARTNERS: Public Works, City Manager.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Update Design Guide to adhere to NACTO guidance.

STEP 5. Update pavement marking and signage standards to incorporate changes that accommodate older drivers, including larger sign lettering, improved advance signage, wider pavement markings. Refer to guides such as Safe Mobility for Life for other suggested countermeasures.

PARTNERS: Public Works.

TIMELINE: Immediate to near-term. 

PERFORMANCE MEASURES: Update Design Guide based on Safe Mobility for Life.

STEP 6. Implement an internal design and engineering training program for staff to stay updates on best practices in Complete Streets and roadway safety countermeasures.

PARTNERS: Public Works.

TIMELINE: Near-term. 

PERFORMANCE MEASURES: Conduct workshop on design best practices; number of attendees; survey participants pre- and post- workshop to measure staff understanding.

STEP 7. Implement a transportation demand management (TDM) program to maximize travel choices, mitigate traffic congestion, and influence people's behavior on how to use existing infrastructure.

PARTNERS: Public Works, LYNX.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Volume of traffic at peak hours; Congestion delays; Single-occupancy vehicle commuting mode share; Transit ridership.

STEP 8. Update the St. Cloud CRA Master Plan, the Comprehensive Plan, and the Land Development Code to include safety countermeasures.

PARTNERS: Community Development, St. Cloud CRA, Public Works.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Include design guide updates into the Plans and Code.

Strategy: Continue to implement street and pedestrian-scale lighting at key locations.

STEP 1. Update lighting standards and ordinances to define a pedestrian-scale street lighting standard.

PARTNERS: Community Development, Public Works, Orlando Utilities Commission.

TIMELINE: Near-term 

PERFORMANCE MEASURES: Number of streetlights installed; miles of roadway brightened along HIN and dark roadways.

STEP 2. Prioritize adding street lighting and pedestrian-scale lighting to all midblock crossings and crosswalks along HIN roadways where existing lighting is insufficient to provide adequate visibility. Add lighting on segments with a history of nighttime crashes.

PARTNERS: Community Development, Public Works, Orlando Utilities Commission.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Number of streetlights added; Number of HIN intersection and mid-block crossings improved.

STEP 3. Add street lighting and pedestrian-scale lighting to areas where high bike or pedestrian activity is expected, including within the St. Cloud CRA, around schools, libraries, parks, and high-activity commercial or office areas.

PARTNERS: Community Development, Public Works, Orlando Utilities Commission.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Number of streetlights installed; number of key destinations with pedestrian lighting; volume of foot traffic around destinations; crime rate around lit destinations.

STEP 4. Coordinate with the Orlando Utilities Commission (OUC) to install or enhance lighting along the HIN or other areas where nighttime crashes are high.

PARTNERS: Community Development, Public Works, Orlando Utilities Commission.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Number of streetlights installed; miles of roadway brightened along HIN and dark roadways.

STEP 5. Create and implement a strategy for upgrading older light fixtures to high-quality light sources while minimizing dark sky impacts.

PARTNERS: Community Development, Public Works, Orlando Utilities Commission.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Add dark-sky light fixtures to Design Guide; include lighting in resurfacing and upgrade projects.

Safe System Approach Principle: Safer Speeds

Strategy: Reduce speed through design.

STEP 1. Update roadway design standards to include strategies for "self-enforcing" or self-explaining roads.

PARTNERS: Public Works.

TIMELINE: Near-term to longer-term 

PERFORMANCE MEASURES: Add NACTO standards to Design Guide.

STEP 2. Update the Traffic Calming Devices Policy & Procedure to raise the ADT threshold to 3,000 vehicles per day, matching best practice for neighborhood greenways (bicycle boulevards), and the maximum speed to 30 MPH to match best practice and MUTCD guidance for shared lane marking placement.

PARTNERS: Public Works.

TIMELINE: Immediate 

PERFORMANCE MEASURES: Update Traffic Calming Device policy.

STEP 3. Adjust traffic signal timing to increase pedestrian crossing time and encourage driving at a lower speed.

PARTNERS: Public Works, Osceola County Transportation & Transit Department.

TIMELINE: Immediate to near-term. 

PERFORMANCE MEASURES: Modify signal timing to reduce off-peak speeding on all feasible HIN corridors; Pedestrian crossing crashes; red-light skipping crashes.

Strategy: Improve traffic enforcement.

STEP 1. Increase use of speed feedback signs along HIN corridors and streets with documented speeding issues and ensure accuracy & maintenance of signage.

PARTNERS: Public Works.

TIMELINE: Immediate. 

PERFORMANCE MEASURES: Miles of HIN with speed feedback signs; inventory of speed signs on HIN.

STEP 2. Identify alternatives to fines for minor traffic infractions.

PARTNERS: City of St. Cloud Police, Osceola County Sheriff's Office.

TIMELINE: Near-term. 

PERFORMANCE MEASURES: Provide drivers with vouchers for free light repairs instead of tickets or warnings.

STEP 3. Consider adding red-light safety cameras at intersections along the HIN.

PARTNERS: City Attorney, City of St. Cloud Police, Public Works.

TIMELINE: Immediate to near-term. 

PERFORMANCE MEASURES: Number of red-light safety cameras implemented; number of red-light runners at intersections; KSIs at HIN intersections and along the segment.

Strategy: Update speed limit policies and implement a speed management program.

STEP 1. Identify and implement target speeds along HIN corridors to lower speed limits.

PARTNERS: Community Development, Public Works, FDOT, Osceola County Transportation & Transit Department.

TIMELINE: Near-term to longer-term. 

PERFORMANCE MEASURES: Set speeds according to land use and road context.

STEP 2. Consistent with S. 316.183, Florida Statutes, consider setting a default speed of 20 MPH for residence districts following investigation of whether such speed limit is reasonable.

PARTNERS: Public Works, City Council, St. Cloud CRA.

TIMELINE: Near-term. 

PERFORMANCE MEASURES: Analysis of 20 mph feasibility; Set residential speed limits to 20 mph.

STEP 3. Support legislative changes that allow for local control over speed limits below the defaults in S. 316.183, FS.

PARTNERS: Governmental Affairs Department, Public Works.

TIMELINE: Longer-term. 

PERFORMANCE MEASURES: Support state legislation focused on lowering speed limits.

STEP 4. Adopt an ordinance enacting Chapter 2023-176 of the Laws of Florida to permit school zone speed safety cameras within the City of St. Cloud.

PARTNERS: City Council, City Manager, Public Works, Finance Department.

TIMELINE: Immediate. 

PERFORMANCE MEASURES: Adopt school zone speed safety camera ordinance.

STEP 5. Pilot the use of school zone safety cameras at up to 5 schools located along the HIN or with school zones along arterials, and at school zones with a documented speeding issue.

PARTNERS: St. Cloud Police Department, Procurement Services, Finance Department, FDOT, Osceola County Transportation & Transit Department, Public Works.

TIMELINE: Immediate. 

PERFORMANCE MEASURES: Implementation of school zone safety cameras; reduction in school zone speeding.

STEP 6. Install school zone safety cameras at all school zones within the City of St. Cloud.

PARTNERS: St. Cloud Police Department, Public Works.

TIMELINE: Near-term. 

PERFORMANCE MEASURES: Implementation of school zone safety cameras; reduction in school zone speeding.

STEP 7. Create a process for setting appropriate target speeds.

PARTNERS: Public Works.

TIMELINE: Near-term. 

PERFORMANCE MEASURES: Set speeds according to land use and road context.

STEP 8. Move away from the 85th Percentile method of setting speed limits.

PARTNERS: Public Works.

TIMELINE: Near-term. 

PERFORMANCE MEASURES: Set speeds according to land use and road context; number of corridors with reduced speed limits; reduction in KSI on HIN.

Safe System Approach Principle: Safer Vehicles

Strategy: Advance safety technology on publicly owned fleet vehicles.

STEP 1. Equip City and other public institution vehicles with safety-related devices, designs, and other technology that record dangerous driving behaviors. This technology includes, but is not limited to, automatic emergency braking, forward collision warning systems, lane keep assist, drowsiness detection system, speed governors, and other advanced driver assistance systems.

PARTNERS: Public Works, Community Development, Procurement Services, Finance.

TIMELINE: Longer-term. 

PERFORMANCE MEASURE: Number of upgraded fleet vehicles.

Strategy: Advance Connected and Autonomous Vehicle (CAV) and safe vehicle technology.

STEP 1. Partner with technology companies to advance CAV, Vehicle-to-everything (V2X), and other safe driving technologies around the City of St. Cloud.

PARTNERS: Public Works, Osceola County Transportation & Transit Department.

TIMELINE: Longer-term. 

PERFORMANCE MEASURE: Number of vehicles retrofitted with accepted safety technology; Reduction in overall KSIs involving publicly owned fleet.

Strategy: Promote and leverage innovations in shared mobility and micromobility.

STEP 1. Expand the availability of shared mobility and micromobility vehicles (including conventional and electric bikes).

PARTNERS: Community Development, Public Works, St. Cloud CRA.

TIMELINE: Near-term. 

PERFORMANCE MEASURE: Number of available shared devices; ridership numbers of shared vehicles.

STEP 2. Explore innovative methods for micromobility parking that utilize City right-of-way while reducing obstructions of sidewalks and curb ramps.

PARTNERS: Community Development, Public Works.

TIMELINE: Immediate to near-term. 

PERFORMANCE MEASURE: Number of micromobility parking zones implemented; reduction in ROW obstructions and near-miss crashes.

STEP 3. Implement and evaluate a curb management program.

PARTNERS: Community Development, Public Works.

TIMELINE: Near-term to longer-term. 

PERFORMANCE MEASURE: Number of segments managed; revenue collected by parking; improved traffic flow.

Safe System Approach Principle: Post Crash Care

Strategy: Explore opportunities for enhanced data collection, organization, and use.

STEP 1. Coordinate with the Osceola County Sheriff's Office, St. Cloud Police Department, FDOT, and the Florida Department of Highway Safety and Motor Vehicles to improve gaps in current crash data collection and transparency.

PARTNERS: Community Development, Public Works, City of St. Cloud Police, Osceola County Sheriff's Office, Florida Department of Highway Safety and Motor Vehicles, FDOT.

TIMELINE: Immediate. 

PERFORMANCE MEASURE: Improved KSI crash data and response.

STEP 2. Expand the use of innovative methods, including AI and big data processing, to collect data on near-misses and unreported traffic-related injuries and use this data to develop countermeasures.

PARTNERS: Community Development, Public Works, MetroPlan Orlando.

TIMELINE: Immediate to near-term. 

PERFORMANCE MEASURE: Reduction in KSIs on high-crash segments and reduction in near-misses.

STEP 3. Improve use of crash data and near-miss data in project prioritization along HIN segments.

PARTNERS: Community Development, Public Works.

TIMELINE: Immediate to near-term. 

PERFORMANCE MEASURE: Reduction in KSIs on high-crash segments and reduction in near-misses.

STEP 4. Maintain, or work with regional partners to maintain, a Vision Zero Data Dashboard for increased transparency of crash data and findings.

PARTNERS: Community Development, Public Works, Information Technology Department, MetroPlan Orlando.

TIMELINE: Immediate. 

PERFORMANCE MEASURE: Frequency of data updates; number of shares to the public.

STEP 5. Update and expand the systemic safety analysis annually and as additional data metrics are available.

PARTNERS: Community Development, Public Works, MetroPlan Orlando.

TIMELINE: Immediate. 

PERFORMANCE MEASURE: Improved KSI crash data and response.

STEP 6. Develop a systemic process for collecting data on bicycle, pedestrian, micromobility, and golf cart (as applicable) crashes to understand crash rates and areas of exposure. Use this above to aid in project prioritization.

PARTNERS: Community Development, Public Works, City of St. Cloud Police, Osceola County Sheriff's Office, Florida Department of Highway Safety and Motor Vehicles.

TIMELINE: Near-term. 

PERFORMANCE MEASURE: Improved understanding of Vulnerable Road User crash risk; expanded response.

Strategy: Ensure multi-agency coordination.

STEP 1. Create and implement a multi-agency fatal crash rapid-response team that will deploy to all fatal crash locations to evaluate the site for safety enhancements, including by documenting engineering, environmental, vehicular, and behavioral factors for all crashes.

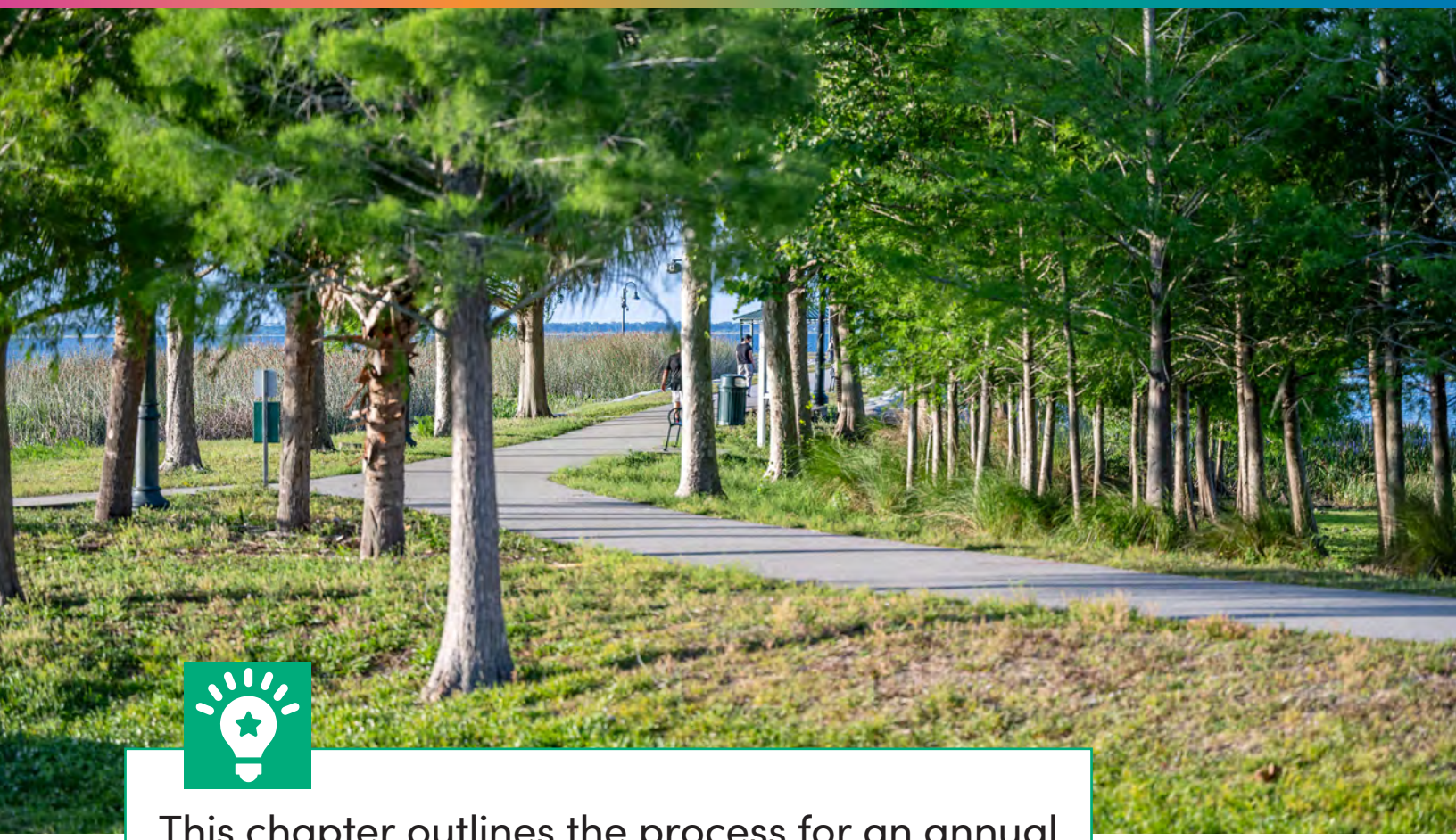
PARTNERS: Public Works, City of St. Cloud Police, Osceola County Sheriff's Office, Florida Department of Highway Safety and Motor Vehicles, FDOT.

TIMELINE: Near-term. 

PERFORMANCE MEASURE: Creation of team; Meetings in a year; Action items completed, scorecard or annual report.

CHAPTER 7

Monitoring and Implementation



This chapter outlines the process for an annual assessment of progress toward achieving zero deaths and serious injuries by 2050.

The annual assessment process serves to track progress on the proposed strategies and actions and this chapter provides a high-level overview of how the City of St. Cloud will monitor progress and performance metrics to evaluate success of action items. St. Cloud's progress monitoring will be aided by the data gathered at the regional level. The regional crash dashboard on VisionZeroCFL.gov will be updated by MetroPlan Orlando and regional and jurisdictional summaries of key information will be provided.

Implementation and Tracking

Vision Zero Action Plan (VZAP) Working Group

There are coordinated stakeholder groups operating simultaneously on three separate levels: Region, County and City/town. The City of St. Cloud VZAP Working Group was established within this hierarchy to engage key stakeholders that represent various disciplines and community interests within the City.

The City of St. Cloud VZAP Working Group was structured to provide input during plan development and to help define the framework for implementation and monitoring. To that end and consistent with the Vision Zero approach, the Working Group was comprised of individuals representing various program areas and city departments, including:

- Public Works
- Community Planning and Economic Development
- Law Enforcement
- Emergency Services
- Communications
- Management

The Working Group met four times to help shape the Action Plan with robust input, incorporating diverse local perspectives. The role of the Working Group members included providing advisory support, participating in meetings, and partnering for future implementation opportunities.

After adoption of the VZAP, and to continue citywide coordination, the City of St. Cloud is moving towards maintaining the VZAP Working Group to help implement the various action items of the plan, provide feedback, identify resources and collaborate with MetroPlan Orlando and Osceola County on coordinated efforts. The **St. Cloud VZAP Working Group** will be involved in overseeing the annual safety progress report.

Progress Monitoring

Crash data is primarily obtained from Signal 4 Analytics (Signal 4), with Signal 4 data based on data from Florida's statutory custodian of records, the Florida Department of Highway Safety and Motor Vehicles (FLHSMV). Additional data should also be incorporated into the progress monitoring, including:

- Florida Injury Surveillance System (FISS)
- Florida Department of Transportation (FDOT) Modal Office
- Emergency room and other hospital visit data from local hospitals

In July of each year, the annual monitoring process should begin with Signal 4 data for the most recent full year, and the most current data obtained from other sources. Using the data, a variety of metrics should be calculated, as presented in Table 10. In addition to the crash data, a list of safety improvements implemented in the prior calendar year should be developed.

Table 10. Annual Progress Monitoring Metrics

Performance Metric	Data Source	Responsibility
Total fatalities by jurisdiction with regional total	Signal 4	MetroPlan Orlando
Fatality rate by jurisdiction	Signal 4, U.S. Census	City of St. Cloud
Total serious injuries by jurisdiction with regional total	Signal 4	MetroPlan Orlando & City of St. Cloud
Serious injury rate by jurisdiction	Signal 4, U.S. Census	City of St. Cloud
Non-motorized fatalities and serious injuries by jurisdiction with regional total	Signal 4	MetroPlan Orlando & City of St. Cloud
Number of KSI crashes within transportation underserved areas	Signal 4, U.S. Census	MetroPlan Orlando & City of St. Cloud
Percentage change in KSI crash types	Signal 4	MetroPlan Orlando & City of St. Cloud
KSI crashes by Context Classification / Functional Classification	Signal 4, Roadway Network Data	MetroPlan Orlando
Occupant Protection Assessment (percent of people killed not wearing a helmet or seatbelt as compared to prior year)	Signal 4	MetroPlan Orlando
Impaired Driving Assessment (percent of people killed or severely injured in a DUI crash as compared to prior year)	Signal 4	MetroPlan Orlando
Non-Auto involved rail incidents	FDOT Modal Office	MetroPlan Orlando
Non-auto involved walking and bicycling crashes (including micromobility devices)	FISS, Local Hospitals	MetroPlan Orlando
Citations for Key Behaviors	Signal 4, Florida Highway Patrol, Local Law Enforcement	MetroPlan Orlando
Implemented safety improvements in prior calendar year	All jurisdictions in region	City of St. Cloud
Progress made on specific actions	Safety Action Committee, MetroPlan Orlando, All jurisdictions in region	MetroPlan Orlando & City of St. Cloud
Update Safety Dashboard	Signal 4	MetroPlan Orlando
Before/After Study Completion	Various studies	MetroPlan Orlando & City of St. Cloud
Number and outcome of Non-Engineering Countermeasures	FDOT, Best Foot Forward, and local jurisdictions	MetroPlan Orlando & City of St. Cloud

Source: MetroPlan Orlando, 2024

In conjunction with the data analysis, an assessment of progress on the actions identified in the plan will be conducted. Performance measures were identified for each Action item in Chapter 6. Progress should be evaluated against those measures for each action that was in-progress or completed in the prior year.

The evaluation process provides an opportunity to determine if actions underway should be continued, augmented, modified, or discontinued, and if completed actions should be repeated, and which actions identified for future years should be brought forward during the next year. The results of the annual progress monitoring and action plan status shall be shared with the St. Cloud VZAP Working Group for review prior to sharing with the City Council and MetroPlan Orlando.

Action Plan Updates

After plan adoption, the City of St. Cloud will evaluate and determine the appropriate timeframe for refreshing and updating the Action Plan. This timeframe will consider the schedule of the Comprehensive Plan, the Downtown Community Redevelopment Plan, Capital Improvement Plan (CIP), Strategic Plan, Transportation and Mobility Master Plan, and other applicable plans and activities so that results from the Vision Zero Action Plan can be appropriately incorporated. For example, a five-year update cycle will be considered to provide up-to-date crash data and to incorporate new safety best practices and guidelines.

Implementation

Implementing the City of St. Cloud Vision Zero Action Plan will require broad collaboration across many partners and disciplines. In addition to completing the actions noted in Chapter 6, transportation safety projects will be implemented through various efforts, including through the City's transportation planning and project development process (see Connection to other City of St. Cloud Plans on the following page), as well as being funded through grant programs.



CONNECTION TO OTHER CITY OF ST. CLOUD PLANS

City of St. Cloud Comprehensive Plan – The Comprehensive Plan is an overarching document comprised of goals and policies. In 2017, the city updated for the first time the Comprehensive Plan, based on the findings of the Evaluation and Appraisal Report (EAR) adopted in 1999. The 2017 Comprehensive Plan included safety analysis as a tool for City and state officials to prioritize future roadway needs and recommend appropriate safety measures. The Comprehensive Plan is currently in the process of being updated by the city. This presents an opportunity to align and integrate policies that adhere to Vision Zero principles.

Strategic Plan (2018- 2023) – Adopted in 2018, this plan includes recommended action items from the Envision St. Cloud Master Plan. The plan addresses all leadership responsibilities, with timeline updates and actions. As part of the infrastructure goal of providing safe and adequate infrastructure, the plan recommends advocating for the implementation of projects through regional organizations including MetroPlan Orlando.

The City provides strategic plan goal status to City Council on an annual basis.

Strategic 5-Year Financing & Implementation Plan – This plan provides a structured and proactive approach to guide to guide redevelopment for the CRA. It also outlines specific redevelopment projects and programs, associated funding sources and uses. This document identifies five different project areas, including 'Connectivity & Public Spaces' which highlights the importance of improving exiting alleyways and roads with complete street initiatives. This Strategic 5-Year Financing & Implementation Plan was approved by the CRA Board in February 2022.

Envision St. Cloud Citywide Master Plan (2017) – This is a large-scale visioning and planning effort for the City of St. Cloud as well as the unincorporated Joint Planning Area. The plan guides the development of the City for the next 25 years. The key drivers of this effort are to improve citywide systems such as roads, parks, trails, and land use; attracting employment and growing jobs; and enhancing overall community character. The plan also identifies key actions to advance the vision, such as coordinating with Osceola County to adopt interim standards and draft and adopt a Complete Streets policy.

Transportation and Mobility Master Plan (2024) - The City is currently updating the 2019 Master Plan to reflect current transportation priorities. The final plan will include projects and strategies that integrate existing projects and goals, address gaps and key connections, incorporate community concerns. City staff is coordinating to include safety countermeasures as part of project scopes, as well as align strategies with the Vision Zero Action Plan.

Funding Opportunities

It will take a combination of sources to fund the range of safety improvements identified in this Action Plan. Consistent with actions identified in Chapter 6, the City of St. Cloud will identify and seek funding for safety projects. This includes allocating CIP funding, potentially integrating safety improvements into maintenance & repaving projects, and pursuing grant funding for longer term projects.

Some of the local, regional, and state sources include:

- MetroPlan Orlando's Complete Streets Construction Funds
- FDOT's Urban Corridor Improvement program
- Highway Safety Improvement Program (HSIP)
- Local Option Sales Tax Fund
- Mobility Fee Fund
- Gas Tax Fund
- Police Impact Fee Fund
- Community Redevelopment Area (CRA) Fund
- Recreation Impact Fee Fund
- One Percent Surcharge Fund
- Capital Projects Funds

Table 11 provides a summary of potential federal funding sources related to transportation safety.

Table 11. Federal Funding Sources

Potential Funding Source	Additional Information
Safe Streets and Roads for All (SS4A)	The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. The Fiscal Year (FY) 2024 Notice of Funding Opportunity (NOFO) for the SS4A grants offers funding for two distinct types of grants: 1. Planning and Demonstration Grants: These grants allocate federal funds to develop, complete, or enhance an Action Plan. Demonstration activities are temporary safety improvements that inform comprehensive safety action plans (referred to as "Action Plans") by testing proposed project and strategy approaches to determine future benefits and future scope. 2. Implementation Grants: These grants provide federal funds to execute projects and strategies outlined in an Action Plan, specifically aimed at addressing roadway safety issues. Eligible projects and strategies may encompass infrastructure, behavioral, and operational activities.
Rebuilding American Infrastructure with Sustainability & Equity (RAISE) Discretionary Grant Program	The program funds multimodal, multi-jurisdiction projects that have significant local or regional impact but are more difficult to support through traditional DOT programs.
Transportation Alternatives Program (TAP)	Provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

Potential Funding Source	Additional Information
Carbon Reduction Program (CRP)	Provides funds for projects designed to reduce transportation emissions, defined as carbon dioxide (CO2) emissions from on-road highway sources.
Infrastructure for Rebuilding America Discretionary Grant Program (INFRA)	Funds available for multimodal freight and highway projects of national or regional significance to improve the safety, efficiency, and reliability of the movement of freight and people in and across rural and urban areas.
Reconnecting Communities Pilot Program (RCP)	Planning grants and capital construction grants, as well as technical assistance, to restore community connectivity through the removal, retrofit, mitigation, or replacement of eligible transportation infrastructure facilities.
Federal Transit Administration Capital Funds (FTA)	Funds transit capital investments, including heavy rail, commuter rail, light rail, streetcars, and bus rapid transit.
Areas of Persistent Poverty Program (AoPP)	Funds projects that provide access to transit in disadvantaged communities, including safety improvements.
Congestion Mitigation and Air Quality Improvement Program (CMAQ)	Provides funds to States for transportation projects designed to reduce traffic congestion and improve air quality, particularly in areas of the country that do not attain national air quality standards.
Highway Safety Improvement Program (HSIP)	A core Federal-aid program with the purpose of achieving a significant reduction in traffic fatalities and serious injuries on all public roads, including non-State-owned roads and roads on tribal land. The HSIP requires a data-driven, strategic approach to improving highway safety on all public roads with a focus on performance.
Railway-Highway Crossings (Section 130) Program (RHCP)	Provides funds for the elimination of hazards at railway-highway crossings.
National Highway Performance Program (NHPP)	Provides support for the condition and performance of the National Highway System (NHS), for the construction of new facilities on the NHS, and to ensure that investments of Federal-aid funds in highway construction are directed to support progress toward the achievement of performance targets established in a state's asset management plan for the NHS.
Promoting Resilient Operations for Transformative, Efficient, and Cost Saving Transportation (PROTECT)	Used to help make surface transportation more resilient to natural hazards, including climate change, sea level rise, flooding, extreme weather events, and other natural disasters through support of planning activities, resilience improvements, community resilience and evacuation routes, and at-risk coastal infrastructure.
Surface Transportation Block Grant Program (STBG)	Provides flexible funding that may be used by States and localities for projects to preserve and improve the conditions and performance on any Federal-aid highway, bridge and tunnel projects on any public road, pedestrian and bicycle infrastructure, and transit capital projects, including intercity bus terminals.
Safe Routes to School Program (SRTS)	Projects that improve safety for students going to school.

Source: MetroPlan Orlando, 2024

Appendix

- Appendix A: HIN Development
- Appendix B: Crash Analysis
- Appendix C: Public Engagement Plan
- Appendix D: Policy Benchmarking
- Appendix E: Strategies and Action Items
- Appendix F: SS4A Action Plan Component Checklist

Appendix A

HIN Development

High Injury Network

As part of MetroPlan Orlando's regional effort, High Injury Networks (HIN) were developed at the regional, county, and municipal levels to identify roadways where a disproportionate number of collisions resulted in someone being killed or severely injured (KSI). This appendix includes the Vision Zero Central Florida – Regional High Injury Network memorandum which defines the overarching methodology that was used for HIN identification. In addition, the Preliminary High Injury Network for St. Cloud memorandum is included to illustrate the preliminary HIN.

The final St. Cloud HIN corridors (defined in Chapter 2) began with the preliminary HIN from the regional effort and was confirmed through review and input from the Working Group, an internal online mapping application, and other information.

Draft Memorandum

Date: September 13, 2023

To: Vision Zero Central Florida Partners

From: Mighk Wilson, MetroPlan Orlando
Kathrin Tellez, Fehr & Peers

Subject: Vision Zero Central Florida – Regional High Injury Network

Introduction

The MetroPlan Orlando metropolitan area has the unfortunate distinction of having the one of the highest pedestrian fatality rates in the country, with transportation safety affecting all roadway users as the region has an overall fatal crash rate 15 percent higher than the national average and 10 percent higher than the statewide average. To understand where and why crashes that result in fatalities and serious injuries are most likely to occur and how to reduce the severity and frequency of these crashes, MetroPlan Orlando is preparing a Regional Vision Zero Action Plan, rooted in the core elements of Vision Zero and the Safe System approach. The overall purpose of the Action Plan is to identify projects, programs and strategies that will eliminate fatalities and serious injuries on the regions roadways by taking advantage of implementation funding through the Safe Streets for All (SS4A) grant program. The SS4A program is also funding the preparation of County and Local Vision Zero action plans in the region.

This memo summarizes the methodology to analyze collision trends and develop a high-injury network (HIN) for the MetroPlan Orlando region, with a focus on the non-access-controlled Federal Aid (MPO) network. The HIN is a collection of streets where a disproportionate number of collisions that result in someone being killed or severely injured (KSI) occur. Together, these collision types are referred to as KSI collisions throughout this memo. In addition to identifying corridors where a disproportionate number of KSI crashes occur, top KSI crash intersections are also identified.

This work will culminate in the preparation of a Safety Action Plan for the region. Additionally, separate HINs will be prepared for each County and each local jurisdiction that reflects:

1. All roadways within the jurisdiction regardless of ownership
2. All roadways maintained by the jurisdiction

Based on the preliminary data analysis, about 47 percent of KSI crashes occur on about 4 percent of centerline miles of non-access-controlled roadways in Orange, Osceola, and Seminole County, and about 13 percent of the Federal Aid System centerline miles.

The following describes the data sources that were used and explains the methodology employed by Fehr & Peers to develop the HIN.

Data Inputs

Roadway Network

The roadway network that served as the basis for this analysis was obtained from the xGeographic Wave database, which is a land use, transportation, environmental and demographic mapping database, usable across GIS mapping platforms, that has been built for the Orlando Metropolitan Area. For the purposes of developing the high injury network, limited access, and toll facilities (e.g., I-4 and the Turnpike) and their corresponding on/off ramps were removed from the network prior to the HIN analysis. Ramp terminal intersections were included in the analysis, including the ramp influence area of 100 feet. Preparation of the initial HIN included all non-limited access facilities in the network with non-Federal Aid roadways removed from the final HIN for the regional HIN. This process identified the primary roadways where a disproportionate number of crashes that result in a KSI occur in the region on roadways where MetroPlan Orlando can provide funding for safety improvements through the Metropolitan Transportation Plan (MTP) process as well as support regional grant applications for implementation funding through future SS4A applications.

Collision Severity Weighting

The goal of Vision Zero within the Safe System approach is to eliminate all serious and fatal injury crashes on roadways within the MetroPlan Orlando region, recognizing that while it is not feasible to prevent all crashes, implementation of safe system strategies can reduce the severity of crashes. To prioritize efforts at locations where crashes result in a fatality or severe injury, KSI crashes where assigned a weight factor. As presented in **Table 1**, collision weights are derived from comprehensive crash costs from the 2023 FDOT Design Manual, with the Highway Safety Manual (HSM) Equivalent Property Damage Only (EPDO) weighting applied.

Comprehensive crash costs include both economic costs and monetized pain and suffering costs. Economic costs are monetary costs associated with emergency services deployment, medical services, productivity loss due to victim injury, insurance, and legal costs, cost associated congestion impacts because of the collision, and property damage costs. Monetized pain and suffering costs are an assumption of the costs associated with lost quality-of-life (or Quality-Adjusted Life Years), accounting for reductions in life expectancy and quality of life changes because of a crash.

Application of the EPDO weighting (dividing the cost of each crash type by the cost of a property damage only crash) approach results in different crash types receiving a different weight factor. As shown in Table 1, application of the EPDO weight results in fatal crashes receiving a significantly higher weight which could skew the HIN. In many instances, a crash that results in a severe injury could have been a fatality under slightly different circumstances, such as a victim with underlying health issues. Conversely, a fatal crash involving someone not wearing a seatbelt could have been injury only if the victim was wearing a seatbelt. Additionally, only fatalities that occur within 30 days are reported in the crash dataset. If a serious injury crash resulted in a fatality more than 30 days after the crash, it would not be reflected in this analysis as a fatality. Consequently, a modified EPDO method was used that groups fatal and serious injury crashes together and groups non-incapacitating injuries together. This approach has been used by agencies across the county. The approach to develop the regional HIN also includes all crashes – given the low weight applied to

property damage only crashes, only locations where there is high frequency of crashes would affect the HIN.

Table 1: Crash Costs[1] and EPDO Weight Factors

Severity	Crash Cost	EPDO Weight	Modified EPDO Weight[2]
Fatal (K)	$10,890,000	1,414	317
Incapacitating Injury (A)	$888,030	115	
Non-Incapacitating Injury (B)	$180,180	23	17
Possibly Injury (C)	$103,950	14	
No Injury (0)	$7,700	1	1

1. Source: FDOT Design Manual, Table 122.6.2 FDOT KABCO Crash Costs
2. Based on an average weighted KA crash cost in Orange, Osceola and Seminole Counties of $2,438,850 for 2018 – 2022 and an average weighted BC crash cost in Orange, Osceola and Seminole Counties of $129,725.

Collision Mode Weighting

In addition to applying a weight factor based on the severity of a crash, a weight factor was developed and applied based on the travel mode of crash victims. Review of the data indicates that people walking, bicycling, and riding motorcycles are disproportionately represented in crashes that result in a KSI. People outside of vehicles are involved in about 3.7 percent of all reported crashes but represent 54 percent of all fatalities, 31 percent of all KSI crashes and 10 percent of all injury crashes. For the region, the resulting weight factor, based on the proportion of overall crashes involving someone outside a vehicle to crashes that resulted in an injury, is 3. **All crashes involving a person walking, bicycling, or riding a motorcycle were weighed by a factor of 3** in the development of the Regional HIN for the MetroPlan Orlando region. The factor, while based on local data, is in-line with weight factors used by other jurisdictions in the development of their HINs.

HIN Development

Sliding Window Approach

The HIN analysis was conducted using a sliding window approach, which uses overlapping windows to account for errors in collision location reporting. For a specific window length, performance measures are calculated for that window along a corridor (e.g., the number of fatal or serious injury collisions). The window is shifted along the corridor for a given offset distance and the analysis is repeated for the shifted window. Using this approach, a single location would be evaluated in several different windows, so any inaccuracies inherent within collision location reporting can be accounted for. Windows with the highest values for the segment or facility are identified as candidate HIN locations.

Sliding Window Parameters

A 1-mile window length with a 0.2-mile offset distance was chosen for the regional HIN analysis. Analyses prepared for a smaller geography should consider a smaller scale, such as a 0.5-mile window and 0.1-mile offset for a city boundary. Any segment less than 1-mile in length was treated as a single segment without any offset shifting.

Collision Summary for Each Window

Collisions were summarized for each window using a 100-ft search radius. This radius was chosen by inspecting collision locations relative to the centerline network at various locations throughout the network. The collision summary for each window consisted of summing all weighted collision values within the search radius. For example, a window with 15 property-damage only, 10 minor injury collisions and 5 KSI collisions within 100 feet would receive a weighted score of 1,770 (15*1+10*17+ 5*317), presuming no pedestrians, bicyclists or motorcyclists were involved. For that same window, if a pedestrian, bicyclist, or motorcyclist was involved in 1 of the 15 property-damage only crashes, 3 of the 10 minor injury collisions and 3 of the 5 KSI collisions, that window would receive a weighted score of 3,776 (14*1+1*3*1+7*17+ 3*3*17+2*317+3*3*317).

HIN Development

After summarizing collisions all windows throughout the network, the HIN draft was built using the weighted score of each window. By visualizing the weighted score throughout the network, potential HIN corridors could be identified, as shown on **Figure 1**.

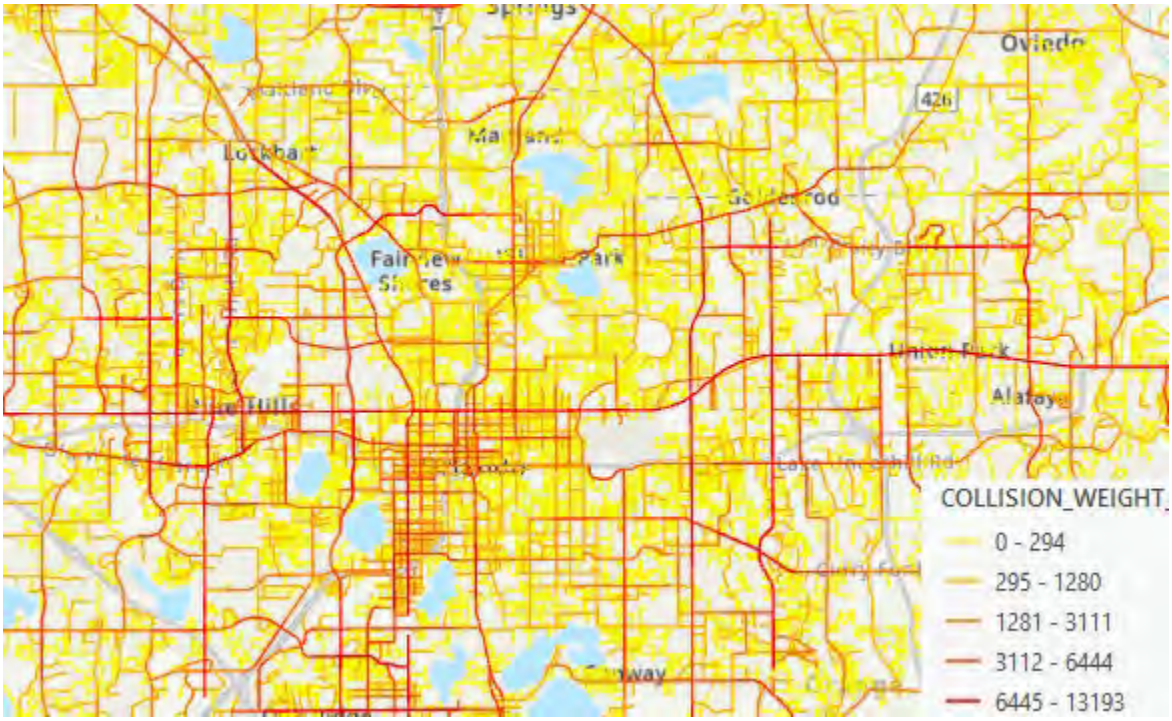


Figure 1: Initial visualization of Collision Weight Summaries Throughout Network

The HIN draft was built by using the following iterative process, with the goal of achieving a network that accounted for approximately 50 percent of the KSI collisions in the region:

1. Select/flag window segments throughout the network with collision weight values above a certain threshold.
2. Adjacent high-scoring windows (flagged in the previous step) are aggregated into longer corridor segments (greater than 1 mile in length) when appropriate.
3. Cleaning/reasonableness check:
    a. Some high scoring windows on local roads which intersect with major ones were removed from consideration if it was discovered that the collision score was being skewed by the number of collisions on the major leg of the intersection.
    b. Any small gaps (<1/2 mile) in between the aggregated corridor segments in step 2 were added to the draft HIN for continuity.

HIN and HIN Statistics

The resulting HIN can be viewed through this weblink. The MetroPlan Orlando Regional HIN contains about 260 centerline miles and includes roadway segments in all three counties, with a disproportionate number of roadways in Orange County. Crashes that occur on the HIN segments account for 47 percent of all KSI crashes in the region. 61 percent of pedestrian KSI, 50 percent of bicyclist KSI, and 44 percent of motorcyclist KSI crashes also occur on these roadways, as summarized in **Table 2**.

Table 2: MPO Network HIN Statistics

	All Roadways*	All Federal Aid Roadway*	Draft Regional HIN	HIN % All Roadways	HIN % of Federal Aid Roadways
Centerline miles	7,461	1,966	258	4%	13%
All collisions	272,500	229,280	98,987	36%	43%
KSI (All modes)	7,146	6,398	3,378	47%	53%
Ped KSI	949	854	576	61%	67%
Bike KSI	327	285	164	50%	58%
Motorcycle KSI	953	864	416	44%	48%

Source: Signal 4 Analytics, Fehr & Peers.
Notes: * Excluding Toll facilities and access-controlled facilities

The 10 corridors on the HIN that received the highest weighted score on a per mile basis is summarized in **Table 3,** with the full list provided as an attachment.

Table 3: Top 10 HIN Corridors

Roadway Name	From	To	Location	Total Weighted Score per Mile
1. John Young Parkway	SR 50	Orange Center Blvd.	Orlando	17,478
2. Sand Lake Road/ McCoy Road	Turkey Lake Rd.	Universal Blvd.	Orlando	17,104
3. Chickasaw Trail	Frontage Rd.	Lake Underhill Rd.	Orange County	14,589
4. Hiawassee Road	SR 438/Silver Star Rd.	SR 50	Orange County	14,547
5. Oakridge Road	Millenia Blvd.	S. Orange Blossom Trail	Orlando	14,296
6. Kirkman Road (SR 435)	SR 50	Raleigh St.	Orange County	14,130
7. Goldenrod Road (SR 551)	SR 50	Lake Underhill Rd.	Orange County	14,129
8. Semoran Boulevard (SR 436)	Lee Vista Rd.	TG Lee Blvd.	Orlando	14,088
9. Pine Hills Road	SR 50	Old Winter Garden Rd.	Orange County	13,941
10. Alafaya Trail	SR 50	Lake Underhill Rd.	Orange County	13,564

Source: Signal 4 Analytics, Fehr & Peers.
Notes: * Excluding Toll facilities and access-controlled facilities

Top Intersections

In addition to developing a HIN, the intersections with the highest weighted crash were also identified based on a similar process as the HIN development. For this analysis, any crash that was within 250 feet of an intersection was considered as attributed to that intersection, except for crashes in downtown areas where short blocks reduce the intersection influence area. For crashes in those contexts, crashes within 50 feet of an intersection were considered. The top 30 intersections are also shown on the HIN network, with a summary in **Table 4**. Of the top 30 intersections, none are off the HIN. Intersections where a disproportionate share of the KSI crashes involved a person outside a vehicle are noted in ***bold italics***.

Table 4: Top 30 HIN Intersections[1]

Intersection	Total Weight	Intersection	Total Weight
1. John Young Parkway at Sand Lake Road[2]	10,140	16. Colonial Drive at Econlockhatchee Trail	6,480
2. Alafaya Trail at Colonial Drive	***10,103***	17. Powers Drive at Silver Star Road	6,415
3. Orange Blossom Trail at Holden Avenue	***10,055***	18. Orange Blossom Trail at Conroy Road/Americana Boulevard	6,401
4. Hiawassee Road at Silver Star Road	***9,630***	***19. Old Cheney Highway/Tucker Avenue at Colonial Drive***	***6,386***
5. N Poinciana Boulevard at Irlo Bronson Memorial Highway	***9,399***	20. Goldenrod Road at University Boulevard	6,224
6. Pine Hills Road at Silver Star Road	8,673	21. Alafaya Trail at Lokanotosa Trail	5,905
7. Semoran Boulevard at Old Cheney Hwy	***8,509***	22. Semoran Boulevard at Curry Ford Road	5,504
8. W Colonial Drive at N Kirkman Road	7,097	23. S French Street at W 25th Street	5,459
9. Goldenrod Road at Colonial Drive	7,040	24. Hastings Street at Silver Star Road	5,368
10. Simpson Road at Irlo Bronson Memorial Highway	6,946	25. Orange Blossom Trail at Orlando Central Parkway	5,160
11. Orange Blossom Trail at Gore Street	***6,769***	26. Orange Blossom Trail at Michigan Street	4,924
12. N Kirkman Road at Old Winter Garden Road	6,724	***27. Irlo Bronson Memorial Highway at Club Sevilla***	***4,812***
13. Goldenrod Road at Curry Ford Road	6,715	28. Forsyth Road at University Boulevard	4,722
14. John Young Parkway at Conroy Road	6,699	29. N French Avenue at W 1st Street (US 17/92)	4,294
15. Pine Hills Road at North Lane	6,651	30. Orange Blossom Trail at Premier Row	3,919

Source: Signal 4 Analytics, Fehr & Peers.
Note: 1. Intersections where a disproportionate share of the KSI crashes involved a person outside a vehicle are noted in ***bold italics***.
2. At the intersection of John Young Parkway at Sand Lake Road, improvements were completed in late 2019/early 2020 to convert an at-grade intersection to a single-point urban interchange (SPUI). The number of KSI crashes per year has reduced from approximately 9 per year (2018/2019) to an average of 3 per year (2020-2022). This intersection could be a candidate for more detailed analysis as part of the County plan to document the safety benefit associated with the SPUI and potentially identify additional countermeasures that could be implemented at the intersection.

Next Steps

Using the same process that was used to identify the Regional HIN, County and Local HINs will be developed, which will include:

- County (all roadways included in the analysis) – this will identify the roadways in each county where a disproportionate number of fatal and serve injury crashes are reported. This will likely overlap with the regional HIN, but this map will provide focus locations for each county and the respective local jurisdiction(s). A secondary HIN of only roadways within the County jurisdiction will also be prepared.
- Jurisdictional – this will identify the roadways in each jurisdiction regardless of ownership where a disproportionate number of fatal and serve injury crashes are reported. For example, for the City of Kissimmee, an initial HIN may include roadways such as John Young Parkway and Vine Street which are maintained by the County. A secondary HIN of only roadways within the city jurisdiction will be prepared.
- Top Intersections – this will identify the intersections in each jurisdiction where a disproportionate number of fatal and serve injury crashes are reported.

If you have questions, please contact Mighk Wilson at mighk.wilson@metroplanorlando.gov.

Attachments: Roadways in HIN

Central Florida Vision Zero
Regional HIN Segments
September 2023

Corridor Number	Road Name	Location	Total Weighted Score per Mile	From	To
1	John Young Parkway	Orlando	17,478	SR 50	Orange Center Blvd.
2	Sand Lake Road/McCoy Road	Orlando	17,104	Turkey Lake Rd.	University Blvd.
3	Chickasaw Trail	Orange County	14,589	Frontage Rd.	Lake Underhill Rd.
4	Hiawassee Road	Orange County	14,547	SR 438/Silver Star Rd.	SR 50
5	Oakridge Road	Orlando	14,296	Millenia Blvd.	S. Orange Blossom Trail
6	Kirkman Road (SR 435)	Orange County	14,130	SR 50	Raleigh St.
7	Goldenrod Road (SR 551)	Orange County	14,129	SR 50	Lake Underhill Rd.
8	Semoran Boulevard (SR 436)	Orlando	14,088	Lee Vista Rd.	TG Lee Blvd.
9	Pine Hills Road	Orange County	13,941	SR 50	Old Winter Garden Rd.
10	Alafaya Trail	Orange County	13,564	SR 50	Lake Underhill Rd.
11	Kirkman Road (SR 435)	Orlando	13,466	LB Mcleod Rd.	Major Blvd.
12	Colonial Drive	Orlando	13,415	Orange Blossom Trail N.	N Bumby Ave.
13	North Lane	Orange County	12,946	Westgate Rd.	N Pine Hills Rd.
14	Hiawassee Rd	Orange County	12,344	SR 50	Old Winter Garden Rd.
15	SR 434	Orange County	12,284	McCulloch Rd.	SR 50
16	Oak Ridge Road (CR 506)	Orange County	12,054	S. Orange Blossom Trail	Orange Ave S.
17	John Young Parkway	Orange County	11,972	N. Orange Blossom Trail	N. Wymore Rd.
18	University Blvd.	Orange County	11,938	Semoran Boulevard (SR 43	Lake Mirage Blvd.
19	Rosalind Ave	Orlando	11,526	E. Livingston St.	S. Lucerne Cir.
20	Semoran Boulevard	Orlando	11,419	Lake Underhill Rd.	Lake Margaret Dr.
21	US 192/Vine St	Osceola County	11,347	Celebration Ave.	Four Winds Blvd.
22	Goldenroad Road	Orange County	11,182	Lake Underhill Rd.	Beatty Dr.
23	N Ronald Regan Blvd	Seminole County	10,951	Eldersprings Cir.	Jones Ave.
24	W First Street (US 17/92)	Sanford	10,856	N. Persimmon Ave.	N. Frence Ave.
25	Edgewater Dr/Highland Ave	Orange County	10,652	Clarcona Ocoee Rd.	Lee Rd.
26	Conway Road	Orlando	10,570	Curry Ford Rd.	E. Michigan St.
27	Pershing Ave.	Orlando	10,554	Woodgate Blvd.	Goldenrod Rd. S.
28	John Young Pkwy	Orange County	10,510	SR 528 Ramps	Lazio Ln.
29	East Lake Mary Blvd	Seminole County	10,477	North of Celery Ave.	SR 46
30	Poinciana Blvd	Osceola County	10,431	US 192	Siesta Lago Dr.
31	Holden Ave	Orange County	10,402	Rio Grande Ave. S.	Lake Holden Hills Dr.
32	S Orange Blossom Trail	Kissimmee	10,376	E. Osceola Pkwy.	Ridgewood Ave.
33	US-192/Vine St	Kissimmee	10,356	South of Four Winds Blvd.	N. John Young Pkwy.
34	CR 435/Apopka Vineland Rd	Orange County	10,310	Balboa Dr.	SR 50
35	Texas Ave	Orange County	10,255	Americana Blvd.	W. Oak Ridge Rd.
36	Vineland Road	Orange County	10,156	I-4	South of LBV Factory Shores Dr.
37	Orange Avenue	Orlando	10,131	S. Lucerne Cir.	Gatlin Ave.
38	Orange Blossom Trail	Orange County	9,988	Overland Rd.	Rosamond Dr.
39	Ivey Ln	Orlando	9,944	Edgemoor St.	Raleigh St.
40	Orange Blossom Trail	Apopka	9,928	Drage Dr.	S. McGee Ave.
41	Orange Blossom Trail	Orlando	9,902	Lee Rd.	Shader Rd.
42	Lancaster Road	Orange County	9,900	S. Orange Blossom Trail	Orange Ave. S.
43	Goldenroad Road	Orange County	9,875	North of Dwell Well Way	SR 50
44	John Young Pkwy.	Orlando	9,873	LB McLeod Rd.	W. Sand Lake Rd.
45	US-17/92/Orlando Ave	Seminole County	9,853	South St.	Spartan Dr.
46	S Orange Blossom Trail	Kissimmee	9,546	Ridgewood Ave.	Neptune Rd.
47	Conroy Rd/Americana	Orlando	9,495	West of President Barack Obama Pkwy.	S. Orange Blossom Trail
48	John Young Pkwy	Orange County	9,488	Deerfield Blvd.	South of Town Loop Blvd.
49	University Blvd.	Orange County	9,410	Bibb Ln.	Rouse Rd.

Central Florida Vision Zero
Regional HIN Segments
September 2023

Corridor Number	Road Name	Location	Total Weighted Score per Mile	From	To
50	W Colonial Dr/Martin Luther King B	Orange County	9,406	Economic Ct.	Good Homes Rd.
51	Westmoreland Drive	Orlando	9,377	SR 526/Washington Street	W. Gore St.
52	West 25th Street	Sanford	9,328	Club Rd.	S. Mellonville Ave.
53	Osceola Pkwy	Kissimmee	9,281	N. Orange Blossom Trail	Florida's Turnpike
54	US-17/92/Orlando Ave/French Ave	Seminole County	9,122	North of Longdale Ave.	SR 434
55	E Bronson Hwy/13 St/Vine St	Osceola County	9,118	Neocity Way	Pecan St.
56	Semoran Boulevard	Altamonte Springs	9,083	Montgomery Rd.	Palm Springs Dr.
57	Silver Star Road	Orange County	9,070	Mercy Dr.	East of N. John Young Pkwy.
58	Orange Avenue	Orange County	9,055	Prince St.	Spruce Ave.
59	Orange Blossom Trail	Orange County	9,038	Consulate Dr.	Town Center Blvd.
60	Old Winter Garden Rd	Orange County	8,868	N. Hiawassee Rd.	Takoma St.
61	SR 434	Seminole County	8,843	West of E. Lake Brantley Dr.	Oak St.
62	Fairbanks Avenue	Winter Park	8,816	Clay St.	Pennsylvania Ave. S.
63	Old Winter Garden Rd	Orlando	8,698	SR 408 Exit Ramp	Orange Blossom Trail N.
64	Aloma Avenue	Orange County	8,691	West of St. Andrews Blvd.	West of Tangerine Ave.
65	SR 434	Orange County	8,672	Pembrook Dr.	Edgewater Dr.
66	Michigan Ave.	Kissimmee	8,545	E. Donegan Dr.	E. Vine St.
67	Powers Drive	Orange County	8,540	Indian Hill Rd.	SR 438
68	Semoran Boulevard	Casselberry	8,485	US 17-92	Kewannee Trl.
69	John Young Pkwy.	Orange County	8,451	Sand Lake Rd.	South of SR 528 Ramps
70	Rio Grande Avenue	Orange County	8,446	W. Gore St.	Holden Ave.
71	US-17/92/French Ave	Sanford	8,421	W. 20th St.	W. 27th St.
72	Chickasaw Trl	Orange County	8,374	SR 50	Valencia College Ln.
73	Curry Ford Rd	Orange County	8,218	West of Frederica Dr.	East of Excalibur Dr.
74	Orlando Avenue	Winter Park	8,217	Lake Ave.	W. Fairbanks Ave.
75	Buenaventura Blvd.	Osceola County	8,171	County Boundary	Simpson Rd.
76	Simpson Rd	Osceola County	8,139	Harbor Town Dr.	US 192
77	Wetherbee Rd	Orange County	8,093	Orange Blossom Trail S.	Orange Ave. S.
78	Clark Road	Ocoee	8,093	Sparrow Song Ln.	White Rd.
79	Hoffner Avenue (SR 15)	Orange County	8,083	Conway Rd.	Goldenrod Rd. S.
80	SR 434	Longwood	8,076	S. Ronald Reagan Blvd.	US 17-92
81	Semoran Boulevard	Orlando	8,053	Lake Margaret Dr.	Hoffner Ave.
82	Lake Underhill Rd	Orange County	7,611	S. Oxalis Ave.	Econlockhatchee Trl. N.
83	Conway Road	Orange County	7,501	Caitlin Ave.	Hoffner Ave.
84	Hiawassee Rd.	Orange County	7,437	Beggs Rd.	SR 438/Silver Star Rd.
85	Semoran Boulevard	Casselberry	7,388	Lake Howell Ln.	County Boundary
86	Colonial Drive	Orange County	7,358	N. Avalon Park Blvd.	SR 520
87	Robinson Street	Orlando	7,204	N. Rosalind Ave.	N. Primrose Rd.
88	John Young Pkwy	Kissimmee	7,052	West of Ham Brown Rd.	Palmetto Ave.
89	Turkey Lake Rd	Orange County	6,854	Toscana Blvd.	South of Hillenmeyer Way
90	Clarcona-Ocoee Rd.	Orange County	6,815	Apopka Vineland Rd. N.	Powers Dr. N.
91	Landstar/Fairway Wds	Orange County	6,702	Fairway Woods Blvd.	County Boundary
92	Sand Lake Rd.	Orange County	6,682	Dr. Phillips Blvd.	Turkey Lane Rd.
93	Irlo Bronson Memorial Highway	Orange County	6,653	Westside Blvd.	East of Inspiration Dr.
94	Colonial Drive	Orange County	6,645	Econlockhatchee Trl. N.	N. Avalon Park Blvd.
95	International Drive	Orange County	6,622	West of Universal Blvd.	Destination Pkwy.
96	Rock Springs Rd N	Orange County	6,606	Faye St.	Welch Rd. E.

Central Florida Vision Zero
Regional HIN Segments
September 2023

Corridor Number	Road Name	Location	Total Weighted Score per Mile	From	To
97	Semoran Boulevard	Orange County	6,531	Sheeler Ave. S.	Bear Lake Rd.
98	Boggy Creek Rd	Orlando	5,949	Tradeport Dr.	E. Wetherbee Rd.
99	Narcoossee Road	Orange County	5,777	Tavistock Lake Blvd.	County Boundary
100	Colonial Drive	Orange County	5,662	N. Bumby Ave.	Econlockhatchee Trl. N.
101	Avalon Park Blvd	Orange County	5,630	SR 50	South of Timber Springs Blvd.
102	US-17/92/Orlando Ave/French Ave	Sanford	5,568	W. 27th St.	W. Lake Mary Blvd.
103	Pleasant Hill Road (SR 531)	Osceola County	5,405	Marsh Rd.	South of Granada Blvd.
104	E Bronson Hwy/13 St/Vine St	St. Cloud	5,168	West of Florida's Turnpike	Eastern Ave.
105	Winter Garden Vineland Road	Orange County	5,147	Fiquette Rd.	Overstreet Rd.
106	Winter Garden Vineland Road	Orange County	4,590	E. Buena Vista Dr.	S. Apopka Vineland Rd.
107	Boggy Creek Rd	Osceola County	4,451	E. Osceola Parkway	Buenaventura Blvd.
108	W Colonial Drive	Orange County	4,233	Apopka Vineland Rd. N.	Orange Blossom Trail N.
109	Apopka Vineland Road	Orange County	4,003	North of Buena Vista Woods Blvd.	North of Vineland Ave.
110	Apopka Vineland Road	Orange County	3,983	Windy Ridge Rd.	Sandberry Blvd.
111	Alafaya Trail	Orange County	3,161	Golfway Blvd.	Innovation Way
112	Silver Star Road (SR 438)	Orange County	3,031	Apopka Vineland Rd. N.	Chantelle Ave.
113	Sand Lake Road	Orange County	2,646	Mandarin Dr.	Jetport Dr.
114	Orange Blossom Trail	Orlando	2,530	SR 50	Holden Ave.
115	Semoran Boulevard	Orange County	2,417	County Boundary	SR 408
116	Orange Blossom Trail	Orange County	2,315	Holden Ave.	Florida's Turnpike
117	Colonial Drive (SR 50)	Orange County	1,667	Fort Christmas Rd S.	County Boundary
118	Pine Hills Road	Orange County	1,410	Pinto Way	SR 50

Memorandum

Date: January 5, 2024

To: St. Cloud Vision Zero Action Plan Working Group

From: St. Cloud Vision Zero Action Plan Study Team

Subject: Preliminary High Injury Network for St. Cloud

As part of MetroPlan Orlando's regional effort, **high-injury networks (HIN)** were developed at the regional, county, and municipal levels to identify roadways where a disproportionate number of **collisions that result in someone being killed or severely injured (KSI)** have occurred. Additional weight was given to KSI collisions involving vulnerable users (bicyclists, pedestrians, and motorcyclists).

For each jurisdiction, two separate HINs were developed representing two levels of analysis. In addition, the top HIN intersections were identified using a similar methodology. These analyses are represented in the attached tables and maps included for your reference:

Map 1 - All Roads HIN and Top HIN Intersections

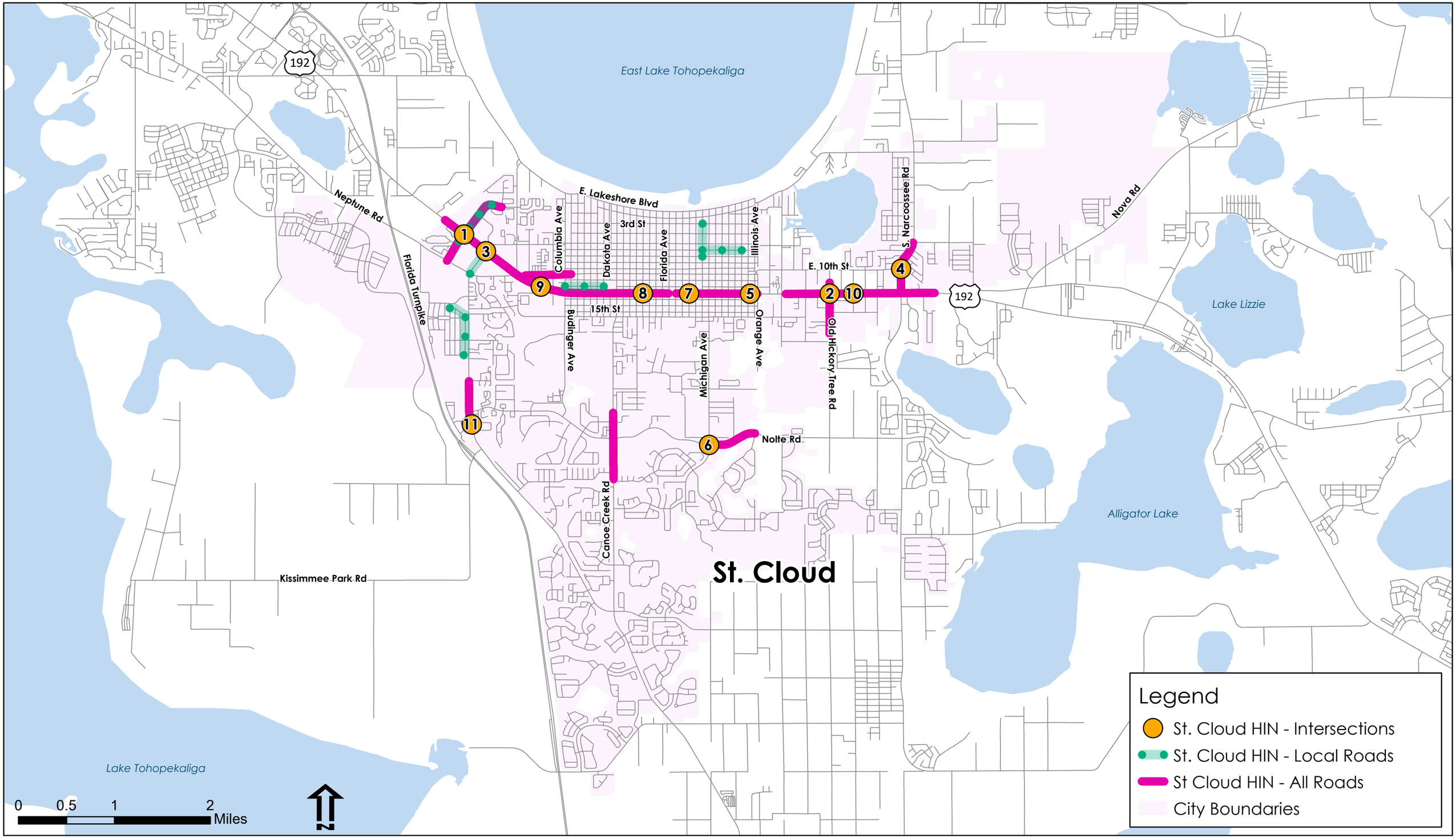
This map illustrates HIN segments on all roads within the City of St. Cloud's boundaries regardless of which agency maintains, manages, and/or owns the road. These segments collectively include roads managed by FDOT, Osceola County, and the City of St. Cloud. This is to provide a high-level understanding of the most dangerous road segments in the City regardless of ownership. The list of these segments is included in **Table 1**.

This map also illustrates the intersections in St. Cloud with the highest weighted crashes that were identified through the HIN analysis. These intersections are numbered and cross-referenced to **Table 2**.

Map 2 – City Roads HIN

This map illustrates HIN segments considering only City roads. Much of the project identification for the Action Plan will be directed toward a focus on these segments, while giving consideration to the broader context that is illustrated in Map 1. Segments in this map are cross referenced to **Table 3**.

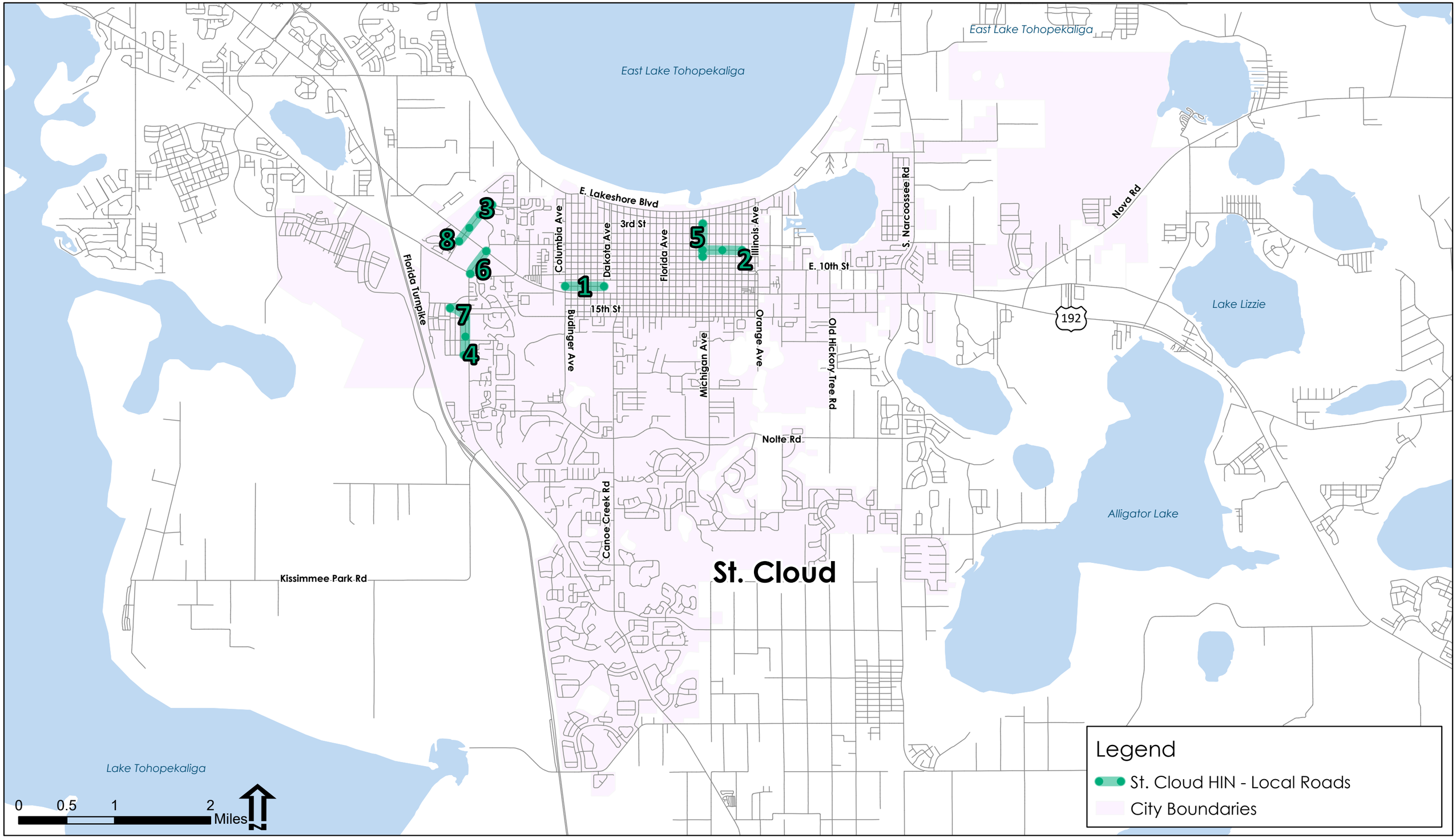
Note: The City boundary depicted on the attached maps is based on the data available at the time the initial analysis was performed. An updated boundary file has been provided by City staff and will be reflected in future materials.



Map 1. High Injury Network (HIN) - Roads + Intersections

City of St. Cloud

VISION ZERO ST. CLOUD
Counting down to zero traffic deaths



Map 2. High Injury Network (HIN) - Local Roads

City of St. Cloud

VISION ZERO
St. Cloud
Counting down to zero traffic deaths

This Public Engagement Plan was developed at the outset of the Action Plan development process to generally define the potential approach for outreach and engagement. During Action Plan development, some adjustments were made to the schedule and the number and type of activities in response to various factors influencing the most appropriate approach.

Public Engagement Plan

St. Cloud Vision Zero Action Plan

Introduction

As part of MetroPlan Orlando's Vision Zero Central Florida initiative, the City of St. Cloud is preparing a Vision Zero Action Plan consistent with the regional and countywide effort to refine the high-injury network, identify/prioritize projects, and provide opportunities for robust engagement with key stakeholders including agencies, private sector representatives, elected officials, transportation professionals, and members of the public. This Public Engagement Plan was developed to outline the approach and specific strategies at the City level. This strategy will include the development of a logo and branded materials, stakeholder engagement, and public outreach. These elements are detailed further in this plan. The public engagement phase of this project is anticipated to occur primarily between January 2024 and March 2024, culminating in a comprehensive Safety Action Plan that incorporates diverse and meaningful feedback gained through this initiative.

Public and stakeholder involvement is an integral part of the U.S Department of Transportation's Safe Streets and Roads for All (SS4A) grant program and will positively contribute to project identification and promoting buy-in among residents in St. Cloud for a goal of zero roadway serious injuries and fatalities. Funding for the St. Cloud Vision Zero Action Plan and the other regional, county, and local agency action plans in the MetroPlan Orlando region is provided by the SS4A grant program.

Core Elements of Vision Zero

The Vision Zero Network approach includes 10 core elements for communities to become a designated Vision Zero community. Three of those elements are related to public and stakeholder engagement. St. Cloud will work to incorporate these three core elements into engagement strategies and staff/elected official trainings. These elements are:

- Public, High-Level, and Ongoing Commitment
- Authentic Engagement
- Equity-focused Analysis and Program

Goals

This Public Engagement Plan is intended to achieve the following public and stakeholder engagement goals for the St. Cloud Safety Action Plan:

- **Goal 1:** Inform the public of the Central Florida Vision Zero initiative that is taking place at the regional, county, and local levels;
- **Goal 2:** Provide a variety of opportunities for stakeholders and the public to share meaningful feedback with the project team regarding Vision Zero;
- **Goal 3:** Prioritize engagement and investments in traditionally underserved communities to develop solutions and projects that promote equity within the Vision Zero context;

Table 1. All Roads HIN Analysis – Segments

These segments are not listed by score/rank but are listed in alphabetical order by road name.

Name	Segment Limits
Commerce Center Dr	US 192 to Blackberry Creek Dr
CR 534/Old Hickory Tree Rd	N. of E 19th St to N. of US 192
CR 523/Canoe Creek Rd/Partin Settlement Rd	Indian Lakes Blvd to N. of Hyleigh Rd
CR 525/Old Canoe Creek Rd	S. of Teka Ln to King Oak Cir
E. Bronson Hwy/13th St	Canal bridge to Eastern Ave
E. Bronson Hwy/13th St	E. of Orange Ave to E. of Tay Wes Dr
Narcoossee Rd	US 192 to 10th St
Narcoossee Rd	10th St to Lillian Lee Rd
Nolte Rd	W. of Michigan Ave to Southern Vista Lp
Sergeant Graham Dr	Neptune Road to US 192
10th Street	US 192 to Montana Ave

Table 2. All Roads HIN Analysis - Top HIN Intersections

Ranking in HIN	Intersection	Total Weighted Score
1	Commerce Center Dr & E. Bronson Hwy/13th St/Vine St	2307
2	CR 534/Old Hickory Tree Road & E. Bronson Hwy/13th St/Vine St	1865
3	Old Canoe Creek Rd & E. Bronson Hwy/13th St/Vine St	1813
4	Narcoossee Road & Ashton Park Blvd	1317
5	Elm St & E. Bronson Hwy/13th St/Vine St	1270
6	Nolte Rd & Michigan Ave	1097
7	Ohio Ave & E. Bronson Hwy/13th St/Vine St	1023
8	Connecticut Ave & E. Bronson Hwy/13th St/Vine St	1009

9	Arizona Ave & E. Bronson Hwy/13th St/Vine St	978
10	Murcott Dr & E. Bronson Hwy/13th St/Vine St	975
11	Teka Lane & CR 525/Old Canoe Creek Rd	975

Table 3. City Roads HIN Analysis – Segments

These segments are not listed by score/rank but are listed in alphabetical order by road name.

Map ID	Name	Segment Limits
1	12th St	Columbia Ave to California Ave
2	6th St	Illinois Ave to Wyoming Ave
3	Commerce Center Dr	Us 192 to Pemberly Pines Cir
4	Continental St	W. of curve to Capital Blvd
5	Illinois Ave	7th St to 3rd St
6	Old Canoe Creek Rd	Neptune Rd to US 192
7	Remembrance Ave	Capital Blvd to Patriot Way
8	Sergeant Graham Dr	Neptune Rd to US 192

Osceola County Top HIN Segments in St. Cloud – ALL ROADS

Name	Segment Limits
E BRONSON HWY/13 ST/VINE ST	St. Cloud Village Court to Michigan Avenue
NOVA RD	US 192 to Dumbleton Place/Thorn's Run

MetroPlan Orlando – Regional High Injury Network segments in St. Cloud

Road Name	Segment
E. BRONSON HWY/13 ST/VINE ST	WEST OF FLORIDA'S TURNPIKE TO EASTERN AVE

Appendix B

Crash Analysis

Crash Analysis

The tables included on the following pages reflect the analysis of Signal 4 Analytics crash data (2018-2022) used to identify significant crash trends in St. Cloud, their contributing factors, and associated roadway features. Factors such as crash type, behavior, time of day, emphasis area, and age-related data were considered. The analysis informed the trends and collision profiles identified in Chapter 2 of this Action Plan and was also used to identify the proposed countermeasures and other safety improvements for segments of the City's High Injury Network and systemic improvements.

Table Attachments:

- Comparison of crash data for the Central Florida region, Osceola County, Kissimmee, and St. Cloud
- Analysis of Crash Features
- Analysis of Roadway Features

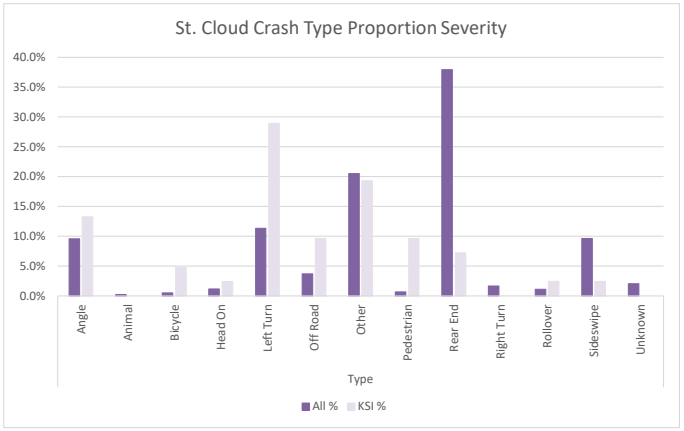
Crash Data Comparison - Central Florida, Osceola County, Kissimmee, and St. Cloud (Signal Four Analytics, 2018-2022)

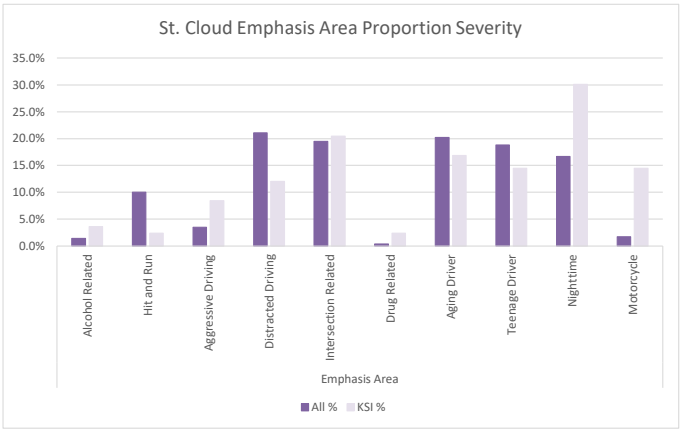
Feature	Regional				Osceola				Kissimmee				St. Cloud			
	Sum	*KSI*	*% of Total*	*% of KSI*	*Sum*	*KSI*	*% of Total*	*% of KSI*	*Sum*	*KSI*	*% of Total*	*% of KSI*	*Sum*	*KSI*	*% of Total*	*% of KSI*
2018	74,694	1,913	22.8%	21.6%	9,364	325	21.0%	28.5%	2,292	43	21.9%	26.2%	825	16	20.3%	18.8%
2019	74,881	1,732	22.9%	19.6%	9,698	228	21.8%	20.0%	2,292	31	21.9%	18.9%	887	19	21.9%	22.4%
2020	52,837	1,648	16.1%	18.6%	7,072	171	15.9%	15.0%	1,638	31	15.6%	18.9%	678	18	16.7%	21.2%
2021	62,781	1,928	19.2%	21.8%	9,069	209	20.4%	18.3%	2,086	29	19.9%	17.7%	847	18	20.9%	21.2%
2022	62,113	1,629	19.0%	18.4%	9,349	207	21.0%	18.2%	2,172	30	20.7%	18.3%	822	14	20.3%	16.5%
Total	327,306	8,850	100.0%	100.0%	44,552	1,140	100.0%	100.0%	10,480	164	100.0%	100.0%	4,059	85	100.0%	100.0%
Bicycle	2,427	341	0.7%	3.9%	304	48	0.7%	4.2%	77	10	0.7%	6.1%	21	4	0.5%	4.7%
Pedestrian	4,063	1,054	1.2%	11.9%	521	123	1.2%	10.8%	141	21	1.3%	12.8%	30	9	0.7%	10.6%
Motorcycle	4,545	1,116	1.4%	12.6%	803	191	1.8%	16.8%	182	35	1.7%	21.3%	70	12	1.7%	14.1%
Vehicular	316,271	6,339	96.6%	71.6%	42,924	778	96.3%	68.2%	10,080	98	96.2%	59.8%	3,938	60	97.0%	70.6%
Total	327,306	8,850	100.0%	100.0%	44,552	1,140	100.0%	100.0%	10,480	164	100.0%	100.0%	4,059	85	100.0%	100.0%
Vulnerable Users	11,035	2,511	3.4%	28.4%	1,628	362	3.7%	31.8%	400	66	3.8%	40.2%	121	25	3.0%	29.4%
Angle	18,543	616	5.7%	7.0%	2,840	84	6.4%	7.4%	807	11	7.7%	6.7%	392	11	9.7%	12.9%
Animal	737	9	0.2%	0.1%	195	1	0.4%	0.1%	17	0	0.2%	0.0%	9	0	0.2%	0.0%
Backed Into	9,989	23	3.1%	0.3%	1,285	0	2.9%	0.0%	196	0	1.9%	0.0%	105	0	2.6%	0.0%
Bicycle	2,427	341	0.7%	3.9%	304	48	0.7%	4.2%	77	10	0.7%	6.1%	21	4	0.5%	4.7%
Head On	3,294	304	1.0%	3.4%	508	71	1.1%	6.2%	123	2	1.2%	1.2%	48	2	1.2%	2.4%
Left Entering	19,329	982	5.9%	11.1%	3,170	153	7.1%	13.4%	764	18	7.3%	11.0%	239	18	5.9%	21.2%
Left Leaving	7,938	340	2.4%	3.8%	1,396	54	3.1%	4.7%	266	3	2.5%	1.8%	93	3	2.3%	3.5%
Left Rear	7,171	194	2.2%	2.2%	1,196	30	2.7%	2.6%	422	17	4.0%	10.4%	136	3	3.4%	3.5%
Off Road	25,439	1,237	7.8%	14.0%	2,677	148	6.0%	13.0%	270	14	2.6%	8.5%	151	8	3.7%	9.4%
Other	11,447	307	3.5%	3.5%	1,588	56	3.6%	4.9%	510	12	4.9%	7.3%	196	3	4.8%	3.5%
Parked Vehicle	17,826	156	5.4%	1.8%	1,975	6	4.4%	0.5%	305	0	2.9%	0.0%	302	0	7.4%	0.0%
Pedestrian	4,063	1,054	1.2%	11.9%	521	123	1.2%	10.8%	141	21	1.3%	12.8%	30	9	0.7%	10.6%
Rear End	129,810	1,923	39.7%	21.7%	18,303	194	41.1%	17.0%	4,305	26	41.1%	15.9%	1,515	6	37.3%	7.1%
Right/Left	796	3	0.2%	0.0%	126	1	0.3%	0.1%	28	0	0.3%	0.0%	7	0	0.2%	0.0%
Right/Through	4,835	89	1.5%	1.0%	748	8	1.7%	0.7%	125	2	1.2%	1.2%	61	0	1.5%	0.0%
Right/U-Turn	167	0	0.1%	0.0%	21	0	0.0%	0.0%	3	0	0.0%	0.0%	1	0	0.0%	0.0%
Rollover	2,126	211	0.6%	2.4%	494	34	1.1%	3.0%	137	3	1.3%	1.8%	40	2	1.0%	2.4%
Sideswipe - Same Direction	42,845	343	13.1%	3.9%	5,035	19	11.3%	1.7%	1,324	4	12.6%	2.4%	350	2	8.6%	2.4%
Sideswipe - Opposing Direction	2,234	35	0.7%	0.4%	385	10	0.9%	0.9%	55	0	0.5%	0.0%	34	0	0.8%	0.0%
Single Vehicle - Car/Truck	8,195	420	2.5%	4.7%	956	61	2.1%	5.4%	290	13	2.8%	7.9%	230	12	5.7%	14.1%
Single Vehicle - Motorcycle	545	135	0.2%	1.5%	120	26	0.3%	2.3%	31	7	0.3%	4.3%	17	2	0.4%	2.4%
Unknown	7,550	128	2.3%	1.4%	709	13	1.6%	1.1%	284	1	2.7%	0.6%	82	0	2.0%	0.0%
Total	327,306	8,850	100.0%	100.0%	44,552	1,140	100.0%	100.0%	10,480	164	100.0%	100.0%	4,059	85	100.0%	100.0%
Wet	41,558	1,031	12.7%	11.6%	4,953	120	11.1%	10.5%	1,194	15	11.4%	9.1%	437	11	10.8%	12.9%
Dark - Lighted	65,117	2,707	19.9%	30.6%	7,549	294	16.9%	25.8%	1,937	56	18.5%	34.1%	537	18	13.2%	21.2%
Dark - Not Lighted	13,266	914	4.1%	10.3%	2,908	250	6.5%	21.9%	267	13	2.5%	7.9%	135	7	3.3%	8.2%
Dark - Unknown	799	8	0.2%	0.1%	37	0	0.1%	0.0%	15	0	0.1%	0.0%	7	0	0.2%	0.0%
All Dark	79,182	3,629	24.2%	41.0%	10,494	544	23.6%	47.7%	2,219	69	21.2%	42.1%	679	25	16.7%	29.4%
Alcohol	4,821	511	1.5%	5.8%	563	85	1.3%	7.5%	131	9	1.3%	5.5%	59	3	1.5%	3.5%
Drug	1,494	298	0.5%	3.4%	225	56	0.5%	4.9%	34	3	0.3%	1.8%	17	2	0.4%	2.4%
Speeding	6,055	339	1.8%	3.8%	356	34	0.8%	3.0%	79	8	0.8%	4.9%	48	3	1.2%	3.5%
Aggressive	8,750	481	2.7%	5.4%	683	53	1.5%	4.6%	157	16	1.5%	9.8%	142	8	3.5%	9.4%
Distracted	82,976	2,538	25.4%	28.7%	13,408	436	30.1%	38.2%	2,599	33	24.8%	20.1%	860	10	21.2%	11.8%
No Seat Belt	7,357	828	2.2%	9.4%	631	135	1.4%	11.8%	117	11	1.1%	6.7%	71	10	1.7%	11.8%
No MC Helmet	2,399	433	0.7%	4.9%												
Hit and Run	45,394	783	13.9%	8.8%	4,632	72	10.4%	6.3%	1,298	14	12.4%	8.5%	410	3	10.1%	3.5%
Intx Related	82,062	2,860	25.1%	32.3%	10,815	376	24.3%	33.0%	1,526	37	14.6%	22.6%	794	17	19.6%	20.0%
Aging Driver	47,023	1,233	14.4%	13.9%	7,188	189	16.1%	16.6%	1,808	27	17.3%	16.5%	830	17	20.4%	20.0%
Teen Driver	40,931	953	12.5%	10.8%	6,087	139	13.7%	12.2%	1,282	19	12.2%	11.6%	759	11	18.7%	12.9%
Commercial Vehicle	20,377	530	6.2%	6.0%	2,261	57	5.1%	5.0%	401	5	3.8%	3.0%	169	0	4.2%	0.0%

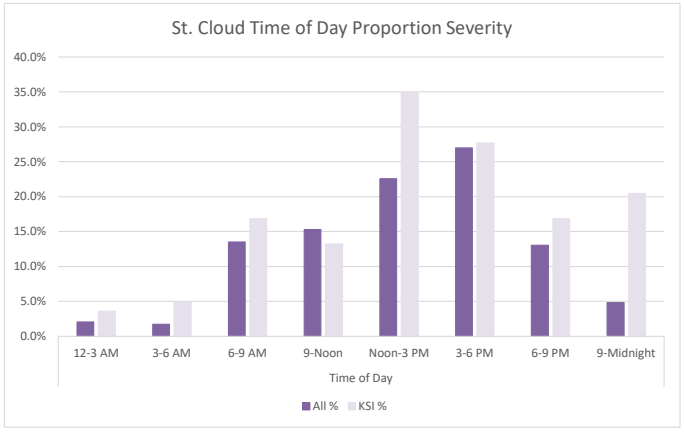
St. Cloud - Crash Features (Signal Four Analytics, 2018-2022)

		All #	All %	KSI #	KSI %	% of feature resulting in KSI
Type	Angle	397	9.6%	11	13.3%	2.8%
	Animal	9	0.2%	0	0.0%	0.0%
	Bicycle	21	0.5%	4	4.8%	19.0%
	Head On	49	1.2%	2	2.4%	4.1%
	Left Turn	470	11.3%	24	28.9%	5.1%
	Off Road	154	3.7%	8	9.6%	5.2%
	Other	851	20.5%	16	19.3%	1.9%
	Pedestrian	29	0.7%	8	9.6%	27.6%
	Rear End	1575	37.9%	6	7.2%	0.4%
	Right Turn	70	1.7%	0	0.0%	0.0%
	Rollover	45	1.1%	2	2.4%	4.4%
	Sideswipe	399	9.6%	2	2.4%	0.5%
	Unknown	84	2.0%	0	0.0%	0.0%
Emphasis Area	Alcohol Related	59	1.4%	3	3.6%	5.1%
	Hit and Run	416	10.0%	2	2.4%	0.5%
	Aggressive Driving	145	3.5%	7	8.4%	4.8%
	Distracted Driving	875	21.1%	10	12.0%	1.1%
	Intersection Related	809	19.5%	17	20.5%	2.1%
	Drug Related	17	0.4%	2	2.4%	11.8%
	Aging Driver	840	20.2%	14	16.9%	1.7%
	Teenage Driver	781	18.8%	12	14.5%	1.5%
	Nighttime	693	16.7%	25	30.1%	3.6%
	Motorcycle	72	1.7%	12	14.5%	16.7%
Day of the Week	Monday	605	14.6%	9	10.8%	1.5%
	Tuesday	686	16.5%	12	14.5%	1.7%
	Wednesday	665	16.0%	14	16.9%	2.1%
	Thursday	601	14.5%	12	14.5%	2.0%
	Friday	731	17.6%	15	18.1%	2.1%
	Saturday	524	12.6%	17	20.5%	3.2%
	Sunday	341	8.2%	4	4.8%	1.2%
Time of Day	12-3 AM	86	2.1%	3	3.6%	3.5%
	3-6 AM	71	1.7%	4	4.8%	5.6%
	6-9 AM	562	13.5%	14	16.9%	2.5%
	9-Noon	635	15.3%	11	13.3%	1.7%
	Noon-3 PM	937	22.6%	29	34.9%	3.1%
	3-6 PM	1121	27.0%	23	27.7%	2.1%
	6-9 PM	541	13.0%	14	16.9%	2.6%
	9-Midnight	200	4.8%	17	20.5%	8.5%

All	4153	crashes	83	KSI







St. Cloud - Roadway Features (Signal Four Analytics, 2018-2022)

		All #	All %	KSI #	KSI %
Number	3 Lanes or Less	2443	58.8%	43	51.8%
	4-5 Lanes	463	11.1%	9	10.8%
	6+ Lanes	1247	30.0%	31	37.3%
Turn Lanes	None	1284	30.8%	30	35.3%
	1 to 2	2358	56.6%	54	63.5%
	3+	524	12.6%	1	1.2%
Posted Speed	25 or less	1294	31.2%	20	24.1%
	30-35	497	12.0%	12	14.5%
	40-45	1763	42.5%	39	47.0%
	50-55	599	14.4%	12	14.5%
	60+	0	0.0%	0	0.0%
Roadway Classification	Principal Arterial	1379	33.1%	31	36.5%
	Minor Arterial	317	7.6%	4	4.7%
	Major Collector	1287	30.9%	28	32.9%
	Minor Collector	190	4.6%	7	8.2%
	Local	108	2.6%	4	4.7%
	None	885	21.2%	11	12.9%
AADT (2022)	< 15000	1273	38.8%	28	37.8%
	15,000-30,000	1039	31.7%	23	31.1%
	30,000+	969	29.5%	23	31.1%
Context Classification	C1	0	0.0%	0	0.0%
	C2	186	4.5%	3	3.5%
	C2T	0	0.0%	0	0.0%
	C3C	1102	26.5%	14	16.5%
	C3R	52	1.2%	1	1.2%
	C4	889	21.3%	20	23.5%
	C5	0	0.0%	0	0.0%
	C6	0	0.0%	0	0.0%
	None	1937	46.5%	47	55.3%
Bike Lane/Paved Shoulde	None	2604	62.7%	58	69.9%
	One Side	772	18.6%	7	8.4%
	Both Sides	777	18.7%	18	21.7%
Bike Slots	None	3556	85.6%	78	94.0%
	One Side	571	13.7%	3	3.6%
	Both Sides	26	0.6%	2	2.4%
Sidewalks	None	485	11.7%	12	14.5%
	One Side	754	18.2%	16	19.3%
	Both Sides	2914	70.2%	55	66.3%
Median Presence	None	1819	43.8%	33	39.8%
	Grass	1128	27.2%	18	21.7%
	Multiple	24	0.6%	2	2.4%
	Paved	1182	28.5%	30	36.1%
	Other	0	0.0%	0	0.0%

Appendix C

Public Engagement Plan

This Public Engagement Plan was developed at the outset of the Action Plan development process to generally define the potential approach for outreach and engagement. During Action Plan development, some adjustments were made to the schedule and the number and type of activities in response to various factors influencing the most appropriate approach.

Public Engagement Plan

St. Cloud Vision Zero Action Plan

Introduction

As part of MetroPlan Orlando's Vision Zero Central Florida initiative, the City of St. Cloud is preparing a Vision Zero Action Plan consistent with the regional and countywide effort to refine the high-injury network, identify/prioritize projects, and provide opportunities for robust engagement with key stakeholders including agencies, private sector representatives, elected officials, transportation professionals, and members of the public. This Public Engagement Plan was developed to outline the approach and specific strategies at the City level. This strategy will include the development of a logo and branded materials, stakeholder engagement, and public outreach. These elements are detailed further in this plan. The public engagement phase of this project is anticipated to occur primarily between January 2024 and March 2024, culminating in a comprehensive Safety Action Plan that incorporates diverse and meaningful feedback gained through this initiative.

Public and stakeholder involvement is an integral part of the U.S Department of Transportation's Safe Streets and Roads for All (SS4A) grant program and will positively contribute to project identification and promoting buy-in among residents in St. Cloud for a goal of zero roadway serious injuries and fatalities. Funding for the St. Cloud Vision Zero Action Plan and the other regional, county, and local agency action plans in the MetroPlan Orlando region is provided by the SS4A grant program.

Core Elements of Vision Zero

The Vision Zero Network approach includes 10 core elements for communities to become a designated Vision Zero community. Three of those elements are related to public and stakeholder engagement. St. Cloud will work to incorporate these three core elements into engagement strategies and staff/elected official trainings. These elements are:

- Public, High-Level, and Ongoing Commitment
- Authentic Engagement
- Equity-focused Analysis and Program

Goals

This Public Engagement Plan is intended to achieve the following public and stakeholder engagement goals for the St. Cloud Safety Action Plan:

- **Goal 1:** Inform the public of the Central Florida Vision Zero initiative that is taking place at the regional, county, and local levels;
- **Goal 2:** Provide a variety of opportunities for stakeholders and the public to share meaningful feedback with the project team regarding Vision Zero;
- **Goal 3:** Prioritize engagement and investments in traditionally underserved communities to develop solutions and projects that promote equity within the Vision Zero context;

- **Goal 4:** Develop ongoing opportunities following Action Plan adoption for the public to engage with plan implementation.

Engagement Tools

Logo and Branding

As part of the overarching Public Engagement Plan for St. Cloud's Vision Zero Action Plan, a project logo and branding package consistent with the regional vision will be developed to bring recognition to the Vision Zero program and promote this initiative beyond plan development. This initiative will communicate the collaborative nature of the Action Plan on a regional scale, but also the unique conditions and role of the City of St. Cloud in pursuing the goal of Vision Zero. This branding will include written and graphic content consistent with other St. Cloud logos and branding, adhering to the City's style and branding guide. This branding will appear on both printed and electronic project materials and in anything shared via email, the website, and social media posts.

Web Page

To share information related to the Vision Zero initiative in St. Cloud, a project web page will be created on the City's website. The URL will be https://www.stcloudfl.gov/2264/Vision-Zero, and can be found on the Public Works Department page. This page will include background information, graphics, relevant documents, project schedule, and updates regarding upcoming workshops and pop-up events. This web page is intended to provide the public with readily available information on the City's website where they may be already accustomed to finding information related to other projects. This web page will be updated regularly as information and documents are made available. This web page will be formatted consistently with other City web pages but branded using the final logo and colors identified for the St. Cloud Vision Zero Action Plan.

Online Mapping Tool

As part of the Central Florida Vision Zero regional initiative, an online interactive mapping tool has been developed for use as a public engagement tool for soliciting feedback. This tool is designed to collect and analyze place-based feedback by asking the public to identify locations where issues exist and to share the location of specific improvements they would like to see. The tool will include relevant data for crashes and intersections and segments within the regional, county, and local High Injury Networks (HIN) to support the public input. This tool will be available publicly during the focused engagement phase of this project, currently anticipated to run primarily from January 2024 through March 2024, and will be accessible via a link posted on the St. Cloud Vision Zero Action Plan webpage. Following completion of the engagement phase, the results and feedback will be compiled and integrated into the final Action Plan.

Survey Tool

A survey tool will be developed to provide an additional opportunity for virtual input with the intent of reaching members of the public who may not be able to participate in in-person pop up events or workshops. Similar to the online mapping tool, this survey is expected to be available on the St. Cloud VZAP web page for use during the public engagement phase. Following completion of the engagement phase, the results and feedback will be compiled and integrated into the final Action Plan.

Social Media

Social media will be utilized to provide project updates, share safety related information with the public, and provide notice regarding upcoming public engagement events and opportunities. Social media provides an opportunity to reach a wider segment of the population through a variety of channels and platforms. For the purposes of this plan, a schedule with proposed content was developed for publishing during the engagement phase of this project. Ideally, social media content will be published once a month with content consistent with the current project activities and tasks. Spanish content will also be provided for approval by the City's Project Manager and forwarded to the Public Information Officer (PIO) for posting on the appropriate social media accounts. The proposed posting schedule is detailed in the table below:

Post	Proposed Date	Proposed Content	Channels
Post #1	January 2024	This post will be related to project kick-off; it will describe the project, identify milestone tasks, and invite the public to learn more at the City's webpage. This will also utilize the project logo for official advertisement of branding.	X, Facebook, Instagram
Post #2	January 2024	This post will summarize any engagement that has been completed and upcoming engagement. This post will also encourage the public to review the regional, countywide, and local HIN data, check out the mapping tool, and take the survey.	
Post #3	February 2024	This post will summarize any engagement that has been completed and upcoming engagement. This post will also encourage the public to review draft collision profiles and provide input at the online mapping tool and survey.	
Post #4	February/March 2024	This post will summarize any engagement that has been completed and upcoming engagement. This post can also focus on the importance of effective safety policy. The mapping tool and survey will be promoted.	
Post #5	March/April 2024	This post will summarize any engagement that has been completed and upcoming engagement.	
Post #6	April/May 2024	This post will summarize any engagement that has been completed and upcoming engagement. This post will also encourage the public to review the draft projects list and strategies and review the Draft Plan.	
Post #7	May/June 2024	This post will encourage the public to check out the final Action Plan.	
Post #8	June 2024	This post will encourage the public to check out the final Action Plan.	

In addition to these monthly posts, social media will be utilized to advertise pop up events and public workshops up to two (2) weeks in advance of each event. Additional posts as the date approaches are also recommended to ensure that stakeholders and the public are adequately notified and reminded of upcoming opportunities for engagement and input. This effort will be coordinated by the City's Vision Zero Project Manager with the City's Public Information Office. All content for social media posts, including differing formats and visual materials, will be provided by the Consultant.

Stakeholder Engagement Techniques

Stakeholder engagement is an integral part of Action Plan development and helps to ensure broad understanding and buy-in of the Vision Zero Action Plan. Much of the strategy for engaging stakeholders is focused on intentional meetings to highlight the unique needs and interests of communities and groups throughout the City. To do this, the Consultant team is supporting St. Cloud with facilitation of a Working Group and any direct outreach to key stakeholders to ensure that they are engaged and are able to provide feedback to development of the Action Plan and its implementation moving forward.

Working Group

The Working Group is comprised of stakeholders representing various agencies and organizations. The table below summarizes members, affiliation, and their perspective.

MEMBER	AGENCY / ORGANIZATION	PERSPECTIVE
Tammy Reque	**City of St. Cloud** Planning & Zoning Division	Community Planning
Stephanie Streeter	**City of St. Cloud** Planning & Zoning Division	Community Planning
David Bridle	**City of St. Cloud** City Manager's Office	Project Management/Tracking
Andrew Sullivan	**City of St. Cloud** Strategic Communications Office	Communications
Cesar Medina	**City of St. Cloud** Human Resources Department	Organizational
Sergeant Jonathan Colley	**St. Cloud Police Department**	Law Enforcement
Captain Ed Mateo	**St. Cloud Police Department**	Law Enforcement
Nathan Irving	**St. Cloud Fire Department**	Emergency Response
Alicia Schwan	**St. Cloud Fire Department**	Emergency Response
Cameron Crandell	**City of St. Cloud** Public Works Department	Public Works/Implementation
Joshua DeVries	**Osceola County** Transportation and Transit	Intergovernmental Coordination/Transportation
Isai Chavez	**Osceola County** Transportation and Transit	Intergovernmental Coordination/Transportation

The Working Group is structured to ensure that there is a framework for continued action to hold MetroPlan Orlando and other jurisdictions responsible and accountable for the implementation and monitoring phases of the Vision Zero Action Plan. The Working Group members are expected to attend the four meetings summarized in the table below as part of this initiative.

Meeting #	Proposed Topics Type	Proposed Format	Proposed Date
Meeting 1	Project Kick-off, VZ and Safe Systems overview, scope and schedule, initial vision and goals	Hybrid (In-Person w/ Virtual Option)	November 2023
Meeting 2	Initial High Injury Network (HIN) discussion, engagement approach, goals and objectives, plan outline	Hybrid (In-Person w/ Virtual Option)	January 2023
Meeting 3	Collision profiles, hot spots, countermeasures, plan progress	Hybrid (In-Person w/ Virtual Option)	February 2024
Meeting 4	Project priorities list	Hybrid (In-Person w/ Virtual Option)	April 2024

Targeted Stakeholder Outreach

An additional opportunity for engaging different perspectives includes targeted stakeholder outreach. In the event that an individual with relevant background or expertise is not a member of the Working group, the project team will engage with them on an informal basis via Teams or a phone call to gain input from a diverse group of stakeholders as necessary. This type of outreach will likely include specific organizations and representatives that have not yet been identified.

Public Engagement Techniques

Pop-Up Events

St. Cloud's engagement approach includes up to three (3) pop-up events. These events are intended to provide informal opportunities for the project team to interact with the public and inform, educate, and receive feedback regarding this project. These events are intended to be loosely structured around milestones related to the project schedule. The table below provides an overview of how these meetings can be organized.

Meeting	Project Milestone for Info Sharing	Proposed Date Range
Pop Up 1	Introduction to the Plan / HIN	January 2024
Pop Up 2	Countermeasures / HIN	February 2024
Pop Up 3	Projects, Draft Plan	March / April 2024

At these events, action plan materials and information will be shared and available for review by the public. Opportunities for events include farmer's markets, local festivals, or downtown events. These events are anticipated to occur throughout the life of the project as they are identified. Specific tools and approaches will be selected based on the context of the event; however, these events are

intended to be more informal and will include the survey or online mapping tool to help easily solicit input from interested members of the public.

Appendix D

Policy Benchmarking

Policy Review and Benchmarking Assessment

The plan and policy review involved assessing current relevant City policy and programs against the safe system approach and Vision Zero benchmarking elements. The tables and benchmarks below were developed as part of the regional MetroPlan Vision Zero Action Plan to provide a consistent framework tool to understand the current state of safety at each local agency. Vision Zero has eight core elements: Public, High-Level, and Ongoing Commitment; Authentic Engagement; Strategic Planning; Project Delivery; Complete Streets for All; Context-Appropriate Speeds; Equity-Focused Analysis and Programs; Proactive, Systemic Planning; Responsive, Hot Spot Planning; Comprehensive Evaluation and Adjustments. The review is summarized in **Table 1**.

Table 1 Document Review Summary

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
Comprehensive Plan Transportation Element 2002	A description of the existing transportation system, the vision for a multi-modal transportation system, that is pedestrian-oriented, that promotes energy efficient development patterns and protects air quality.	Improved transit service frequencies and new routes offer a viable transportation alternative and promote transit use.	II-B1d. Map of accident locations dates from 1998-1999.	N/A	Proactive, Systemic Planning	Crash locations are out-of-date, data should be kept current through a dashboard or annual report system.
			Osceola Square Mall is the sub-regional transit hub. Link 10 serves St. Cloud. Paratransit: A+. The City uses 1/4 mile walkshed from station to define 'transit accessible'.	N/A	Proactive, Systemic Planning	The City can work with the MPO and LYNX to expand routes when deemed necessary due to the development of new traffic generators/attractors. The City will contribute to achieve increased ridership by encouraging compact development, requiring the provision of pedestrian connections,

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
						and requiring the provision of transit facilities and amenities where necessary.
DRAFT *Comprehensive Plan Transportation Element 2023*	The updated draft of the Comprehensive Plan outlines the major issues facing St Cloud, goals for improvement.	Add bicycle and pedestrian infrastructure to increase mode-shift and reduce vehicle trips. Connect residents to parks and outdoor recreation.	N/A	N/A	Strategic Planning	Explicit safety commitments should be added to this draft. Bicycle and pedestrian facilities should be required for new development, and public realm projects can be developed through identification of funding sources in the City's CIP.
		Increase transportation options, increase connectivity, to reduce congestion and single ingress-egress routes.	Sole LYNX bus route in the city is infrequent and often blocked by vehicle congestion.	N/A	Strategic Planning	Investigate the possibility of a SunRail station to reduce congestion, especially during commuter rush hour.
Comprehensive Plan Recreation and Outdoor Recreation Element 2002	Inventory of existing park and recreation facilities, analysis of existing level of service by facility type and service area. Needs identified for special groups and for future needs.	To provide adequate open space, parks, and recreation facilities to serve the needs of all St. Cloud residents. The City will review and, if necessary, update existing level of service standards every three years.	As part of the CIP process, the City shall continue to utilize the Recreation Committee for citizen input, including those procedures noted in the Monitoring and Evaluation requirements	N/A	Authentic Engagement	City can conduct a citizen survey every two (2) years to assess the use of existing facilities and recreational preferences.

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
		Objective 1.5 By 2003, all recreation and open space areas shall be evaluated as to the accessibility to all St. Cloud residents regardless of physical condition, age or economic condition as outlined in the Uniform Federal Accessibility Standards	N/A	Wheelchair and bicycle access	Complete Streets for All	The city can consider if there is a need to develop a parks and recreation "impact fee reduction/waiver card" for low-income families. Any park undergoing renovation shall incorporate wheelchair and bicycle access.
Comprehensive Plan Intergovernmental Coordination Element 2002	1.1 St Cloud Comprehensive Plan will strive to be consistent with State Comprehensive Plan, East Central Florida Regional Policy Plan, Osceola County Comprehensive Plan, and the City of Kissimmee Comprehensive Plan.	Review Osceola County and Kissimmee Comprehensive Plans annually or when major changes are made.	N/A	N/A	Strategic Planning	Participate in the Regional Policy Plan review and update process as mandated by State Statute
		City will use East Central Florida Regional Planning Council to resolve conflicts.	N/A	N/A	Public, High-Level, and Ongoing Commitment	City will continue to coordinate planning and share relevant data with Osceola County and Kissimmee to review impacts on land use compatibility, LOS, and impact on adjacent municipalities.
		1.3 Maintain regional involvement on transportation planning.	N/A	N/A	Public, High-Level, and Ongoing Commitment	Continue to participate in MetroPlan Orlando Transportation Improvement Program, MetroPlan Technical Committee, and MetroPlan Citizen Advisory Council. Coordinate with Osceola County and

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
						regional MetroPlan VZ project implementation.
Comprehensive Plan Capital Improvement Element 2002	1.1 Capital Improvement schedule will fund capital projects in transportation, stormwater management, sanitary sewer, solid waste, potable water, and parks and recreation.	Prioritization for projects that: •necessary to meet established levels of service. •increases the efficiency of existing infrastructure. •a logical extension of facilities within the urban service area. • coordinated with major projects of other agencies. •implements the policies of the Comprehensive Plan. • eliminates a public hazard. •are financially feasible.	N/A	N/A	Strategic Planning	Elimination of a safety hazard is a criterion for project prioritization, which is a positive foundation for VZ safety projects.
	1.2 The City shall use LOS to determine funding.	The threshold for roadway projects is traffic volumes at 90% of adopted LOS capacity.	N/A	N/A	Strategic Planning	Does not currently include sidewalk and multimodal facilities by default for roadway projects.
	1.3 The City shall ensure adequate funding.	Funding for transportation projects: MetroPlan committees, 70% of State revenue sharing motor fuels tax funds, Osceola County Local Option gasoline tax, 25% Osceola County Local Option sales tax for sidewalks, street lighting and bicycle ways.	N/A	N/A	Project Delivery	Opportunity to evaluate and consider funds for safety improvements.
DRAFT	The update draft of the	N/A	Divisions among St Cloud residents	N/A	Complete Streets for All	The Envision St Cloud recommendations for

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
Comprehensive Plan Update – Density and Character 2023	Comprehensive Plan outlines the major issues facing St Cloud, goals for improvement.		over low versus high density. The update makes the case for high-density developments in terms of aesthetics, housing cost, infrastructure, and traffic.			low-density development are contra-indicated for the outskirts of St Cloud.
CRA Master Plan 2009	Outlines development concepts for Downtown, Central, and West End Districts.	Recommends developing residential, office, retail and services, in close proximity or as vertical mixed-use development, to create a more active pedestrian environment. Coordinate and focus road improvements on major north-south intersections at 13th Street, such as Vermont Avenue and Michigan Avenue.	N/A	Streetscaping, lighting, furniture, buffers, etc.	Complete Streets for All	Opportunity to implement safety improvements in the downtown area in coordination with the CRA.
		Central and West End District recommendations include improved signage and focuses on cleaning up the area, making it more orderly and improving landscaping	N/A	Crosswalks, Access Management	Complete Streets for All	Lot consolidation is recommended to create larger, more usable lots to attract development and increasing connectivity between uses.
CRA Master Plan Update (2023)	The updated draft of the Comprehensive Plan outlines recommendations to align the	Extend CRA Master Plan connectivity, transportation, complete streets, and streetscape goals to the whole city.	N/A	Strengthen the entrance corridors with buildings, signage and streetscapes that define the area.	Complete Streets for All	Recommendations for downtown mobility align with Vision Zero strategies for mobility.

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
	Comprehensive Plan and CRA. Strengthen connections to activity centers and balance all modes of transportation. Develop 13th street as an extension of downtown, between Florida and Kentucky Avenues: Improve multimodal access, safety, parking, and transit options.	Promote the individual district's character to attract appropriate business and residential development.				
Envision St. Cloud 2017	A City-wide Master Plan with vision and guidance for future development of St Cloud based on 5 key elements: • Balance Community Character and Growth • Expand Employment Opportunities	Improve connectivity throughout the city.	Lack of North/South connections splits the city and community character. Lack of East/West routes places strain on US-192.	Bike lanes	Strategic Planning	Build bike lanes that connect destinations in St Cloud with destinations outside to reduce strain on roads. Work with Lynx to design new transit routes.
		Enhance downtown experience.	N/A	• Fix the street pavement and drainage. • Widen sidewalks, improve crosswalks, and plant street trees. • Install a larger,	Complete Streets for All	Concept can be changed to agree with the Comprehensive Plan and its goals.

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
	• Celebrate Parks, Lakes and Open Spaces • Improve Connectivity for all Modes of Travel • Enhance the Downtown Experience			more effective wayfinding system.		
		Preserve rural neighborhoods. New residential developments on the edges of the existing town should preserve the 'town and country' character of St Cloud.	N/A	N/A	Strategic Planning	Recommend to limit suburban expansion and concentrate on infill development. VMT cannot be reduced if suburban sprawl continues, as it makes transit less financially viable, less attractive for riders, and therefore adds more Single Occupant Vehicles to the road, increasing road danger.
		Create livable corridors	N/A	Add shared-use paths and trails.	Project Delivery	Envision St. Cloud recommendations encourage faster connections to high-speed roadways. The CRA Master Plan and Transportation Mobility Master Plan promote multimodal infrastructure, which will endure longer.
		Enhance livable suburbs. Develop new neighborhoods with a mix of density.	N/A	• Paths and trails • Retrofit bike and pedestrian connections from	Project Delivery	

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
		Consider retrofits to commercial centers to vary uses and improve linkages to surrounding neighborhoods. Position land central to this area as employment node. These measures will increase local destinations to reduce the need for long-distance Single-Occupancy Vehicle travel.		neighborhoods to a regional system.		
Strategic 5-Year Financing & Implementation Plan St. Cloud Community Redevelopment Agency (2018–2023)	St. Cloud CRA's programmed projects for the 2018-2023 period, including Capital Improvement Projects.	Conceptual design underway for 10th Street Complete Street.	N/A	N/A	Project Delivery	N/A
		Intersection additions and improvements underway on US-192 by FDOT.	N/A	Add two signalized restricted crossing U-turn (RCUT) intersections. Signals improvement. Pedestrian features upgrade to meet ADA requirements.	Project Delivery	City to design Complete Streets elements for US-192.
Transportation Mobility Master Plan 2019	A multimodal transportation plan. It should be updated every 5-7 years. to:	Safe, multimodal friendly streets for all. All new roadway construction should be	Many crashes at Neptune/Old Canoe Creek intersection also identified.	Shared marked lanes, signalization, school zones, parking, pedestrian	Complete Streets for All	Makes recommendations about specific type of facilities for the street network, taking into account *Complete*

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
	• Vision and develop a grid which includes accessibility and mobility for both St. Cloud and its Joint Planning Area with Osceola County; • Identification of a comprehensive sidewalk and crosswalk network; • Development of a safe bicycling network that accommodates local short-trip users and connects to regional bike routes for use by cycling commuters; and • Identification of transit system enhancements.	context-sensitive Complete Streets. Local roads should be constructed as an 'iron grid' with 400-660 ft blocks, with sidewalks and 25mph speed limits.		improvements (ADA Standards, sidewalks, shared-use path, pedestrian crossing signals, Bicycle Improvements (on and off-road facilities, including bike lanes and bicycle parking), Intersection Improvements, Transit Improvements.		*Streets* considerations to bridge the gap between master plan, civil design, and construction; and the completion of Safe Routes to Schools studies.
		Projects are prioritized in 3 tiers. Short term tier is from 2020-2025. This plan and prioritization should be used for City's annual budgeting process. Prioritization scoring system promotes safety. The five criteria are "Promotes safety, Ease of Implementation, Efficiency, Effectiveness, and Reduces Traffic Intrusion."	N/A	N/A	Project Delivery	No mention of coordinating with MetroPlan and Osceola County in the prioritization matrix. Federal, state, local, and private funding sources were identified and connected to potential projects.
Trails Master Plan 2017	A detailed inventory of existing trail infrastructure and	Safe connections to local destinations and through the region. Three priority projects	N/A	Shared lane markings and bike lanes.	Complete Streets for All	Physical separation upgrades to proposed routes will provide needed safety features.

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
	citywide trail system vision plan.	identified: Florida Avenue Bikeway, Lakefront Park-Chilsom Park Multi-Use Trail, and Toho Canal Multi-Use Trail. Low-volume roads will dominate the cycling system to reduce stress. Traffic calming devices should be introduced to reduce speeds.				The Plan suggests hiring a Trail Manager, and reevaluating City Parks' role in maintaining trails as the network grows. Identifies opportunities for volunteer participation. Osceola County and St Cloud Capital Improvement plans did not include funds for bicycle facilities in repaving programs. Suggests using road-widening projects, utility, and stormwater upgrades as an opportunity to install bicycle lanes.
Mobility Impact Fee (2017)	Impact fee program was developed in 2017, mobility fees were last updated in 2020.	A three-phase mobility fee schedule with economic growth discounts. Mobility fees are one component of the fees charged to developers to help the city keep up with the added growth from developments.	There were 3 phases of fees, 2017, 2018, and 2020-2024. It appears the City is preparing a mobility fee update.	N/A	Project Delivery	Mobility fees can be used to fund safe bicycle and pedestrian infrastructure, to reduce car volumes.
10th Street Corridor Study (2022)	Analysis of 10th Street from US 192 to Narcoossee Road (about 4 miles) and	Create a safe and supportive environment for walking and biking.	Includes crash assessment. 34% of injury crashes on the corridor occur at Columbia Ave/10th Street	High Visibility Signage	Responsive, Hot Spot Planning	N/A

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
	recommendations.		intersection. No fatalities.			
		Determine recommended safety and multimodal improvements.	Speed assessment had 77% of vehicles exceeding the 30mph speed limit in one segment of the corridor.	Vertical Deflection	Responsive, Hot Spot Planning	N/A
		Consider minor roadway widening, sidewalks, bike lanes, lighting, and drainage improvements.	Survey results indicate safety was the most important goal for respondents. Bicycle and pedestrian safety were top concerns along with speeding on 10th street.	On-street parking, street trees.	Authentic Engagement	Good source to reference to encourage the adoption of speeding countermeasures.
Traffic Calming Policy 2017	Process and policy for the City of St Cloud traffic calming measures.	• Reduce the negative effect of vehicles in residential neighborhoods. • Promote safe and pleasant conditions for residents, motorists, pedestrians and cyclists. • Achieve safe and efficient movement consistent with the intended function of the neighborhood street. • Provide accessibility for local traffic, discourage unsafe speeds and encourage opportunities for alternative modes.	Individual homeowners, Homeowner Associations, can apply for a traffic study. If approved, the 60% of residents must sign a petition agreeing to the installation of the recommended traffic calming devices.	Speed humps, speed tables, raised pedestrian crosswalks, traffic circles, traffic medians, chokers, chicanes and neighborhood entryway treatments.	Public, High-Level, Ongoing Commitment	Projects are prioritized based on anticipated reductions in preventable crashes, reduction in speeds and volumes. This is in line with VZ theory. Projects on the HIN could replace the requirement for agreement by petitions from residents. Policy uses the 3Es (Education, Engineering Enforcement).. This can

Document Name	Description	Safety Policies and Goals	Safety Data and Analysis	Countermeasures	VZ Core Element Link	Opportunities for Policy/Process Refinement
		• Maintain acceptable levels of service on arterial streets to reduce incentives for motorists to intrude onto local residential streets. • Encourage citizen involvement in all aspects of "The 3 E's":				be the foundation to move towards a systemic safe system approach.

Table 2 Benchmarking Assessment Tool

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
Category: Leadership and Commitment					
Public, High-Level, and Ongoing Commitment	Agency leadership has made a public commitment to the goal of eliminating traffic fatalities and serious injuries within a specific timeframe.	X			Osceola County and MetroPlan Orlando have adopted Vision Zero resolutions, St. Cloud can join.

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	Agency leadership is consistently engaged in prioritizing safety via collaborative efforts.		X		St. Cloud currently coordinates with Kissimmee and Osceola County to review land use, level of service impacts, and the East Central Florida Regional Planning Council to resolve conflicts. Safety can be coordinated there.
	Key stakeholders have made a clear, public statement in support of Vision Zero efforts and timeline.		X		There are specific stakeholders such as MetroPlan Orlando, Best Foot Forward, the City of Kissimmee, and Osceola County working towards VZ.
	An interdepartmental safety working group regularly coordinates with leadership to discuss progress.	X			This is one of the desired strategies of the steering committee.
Authentic Engagement	The agency conducts outreach to specific communities, interests, and populations.		?		
	Public meetings and workshops are hosted regularly and at times and locations convenient for the community.		X		Recreation Department has a dedicated volunteer and survey committee.
	The community, including historically disadvantaged communities, trust and feel engaged by the agency.	?			
	The stakeholder groups are representative of the community at large.		X		
	The agency engages regularly with community-based organizations and leaders.		X		

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	The agency recognizes the value of community input by providing grant opportunities made in partnership with community-based organizations and nonprofits supporting Vision Zero work.	X			
Strategic Planning	Crash data is collected regularly and used to inform decisions before plan development.		X		Crash data is not published annually, but plans have consistently studied crashes.
	The agency augments traditional crash data from police data with data from other sources, such as hospitals.	?			
	The agency has established an appropriate timeline to reach zero traffic fatalities.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency has established near-term and interim goals for achieving zero traffic fatalities.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency has delineated clear action items to achieve each goal.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	A lead department or position has been established for each action item.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The lead agency for each action item identifies partners to help complete the action.	X			Benchmark will be developed as part of the Vision Zero Action Plan.

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	The agency has determined appropriate funding needs for each action item.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency has maintained a Vision Zero website to inform the public about the initiative's progress; this could include a link to regional resources from the agency's home page.			X	The City created a section dedicated to Vision Zero on the website.
	A third-party audits Vision Zero progress and reports outcomes on the website.	X			
	Departments and staff are provided resources for safety related training and staff development.	?			
	Staff at multiple levels and in multiple departments are safety champions to ensure continuity when a safety champion departs.	X			
	Adequate policies related to equitable transportation have been formulated.	X			
	The agency has determined suitable performance measures to assess equitable transportation.	X			
	Adequate policies related to multimodal transportation have been formulated.			X	The comprehensive plan includes goals and policies that support and encourage a multimodal transportation system.
	Suitable performance measures to assess multimodal transportation have been established.	X			2019 Transportation Mobility Master Plan has a list of prioritized projects.

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	The agency has developed policies to maintain bicycle and pedestrian facilities during construction projects that affect roadway operations.		X		
	The agency has established an efficient citizen request process and a methodology for evaluating requests.		X		The Traffic Calming Policy encourages citizens' participation for safety on local roads.
Project Delivery	Adequate policies related to transportation safety have been formulated.		X		Benchmark will be developed as part of the Vision Zero Action Plan. Transportation Mobility Master Plan includes policies for road safety.
	The agency has determined suitable performance measures to assess transportation safety.		X		Transportation Mobility Master Plan includes measures for road safety.
	Transportation safety is incorporated into every Capital Improvement Project to the extent applicable.		X		
	FHWA's proven countermeasures are implemented in projects.		X		Transportation Mobility Master Plan, Trails Master Plan, US-192 Complete Streets, Envision St. Cloud, the CRA Master Plan incorporate pedestrian facilities, bikeways, and signing. Speed management and intersection design not included.

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	The agency implements NHTSA's Countermeasures that Work.		X		Transportation Mobility Master Plan, Trails Master Plan, US-192 Complete Streets, Envision St. Cloud, the CRA Master Plan incorporate pedestrian facilities, bikeways, and signing. Speed management and intersection design not included.
	The agency shares project outcomes and effectiveness with the public.		X		
	The agency provides funding for projects that reduce fatal and serious injury collisions.		X		
	There is sufficient funding allocated for future projects that may reduce fatal and serious injury collisions.		X		The City is working with different stakeholders to secure funding for safety improvements.
	The agency applies for grants to fund safety projects from traditional sources.		X		
	The agency applies for grants to fund safety projects from non-traditional sources.		X		The City is working with different stakeholders to secure funding for safety improvements.
	Projects incentivizing transit, biking, walking, and carpooling over single-occupant vehicles are prioritized and implemented.		X		Transportation Mobility Master Plan includes a prioritization metric for "Reducing Traffic Intrusion".
CATEGORY: SAFE ROADWAYS AND SAFE SPEEDS					
Complete Streets for All	The agency has allocated adequate funding for Complete Streets projects.		X		

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	The agency has a complete streets plan.	X			MetroPlan Orlando's Complete Streets Policy but no local Policy or Complete Streets Plan.
	Complete Street elements have been incorporated into planning documents.			X	Transportation Mobility Master Plan, Trails Master Plan, US-192 Complete Streets, Envision St. Cloud, the CRA Master Plan.
	Vulnerable users are prioritized in project planning and implementation.		X		
	The agency actively coordinates with neighboring member agencies and neighboring municipalities to provide connections for people walking and biking.		X		City of St. Cloud Comprehensive Plan: Intergovernmental Coordination 1.1. Coordinates with Kissimmee, Osceola County, MPOs, and FDOT. Participates in East Central Florida Regional Planning Council.
	Appropriate practices are followed to set speed limits based on context.		X		
Context Appropriate Speed	The agency suggests specific rules to set speed limits near schools and areas with a high number of vulnerable road users.			X	
	Appropriate procedures are followed to enforce speed limits.		X		

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	There are ongoing education programs/campaigns related to traffic speeds.		X		The city works with Osceola County to implement safety measures. Benchmark will be further expanded as part of the Vision Zero Action Plan.
	The agency follows proper methods to modify existing roadways to achieve safe speeds.		X		
CATEGORY: DATA DRIVEN APPROACH, TRANSPARENCY AND ACCOUNTABILITY					
Equity Focused Analysis and Programs	The agency has developed effective programs and strategies to help people without housing, and low-income individuals access jobs and services.	?			
	Equity is a factor in project prioritization.	X			
	Equity is reflected in the agency's vision and goals for safety.	X			
	Geographic inequity is considered in the agency's data analysis.	X			
	The agency reports safety outcomes demographically.	?			
	Data on distribution of stops and ticketing is analyzed demographically.	?			
	The agency has formulated effective policies to mitigate the disproportionate impact of fines for minor violations on low-income individuals.	X			

Strategy	Benchmarks	Not a Current Practice	Occasional Practice	Institutional Practice	Notes / Opportunities for Policy/Process Refinement
	Important information and education materials are provided in common languages spoken by residents whose first language is not English.		X		
	The agency uses data to identify and systematically address trends and risk factors to prevent severe collisions.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
Proactive / Systemic	Common collision patterns have been matched with adequate countermeasures.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency works to continuously improve the accuracy of crash reports.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency uses the High Injury Network (HIN) in project prioritization.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
Reactive / Hot Spot	A demographic analysis of the HIN has been conducted.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency routinely monitors and reports collision data to the public.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
Evaluation and Adjustment	Intersection design and control decisions are evaluated to reduce kinetic energy transfer to vulnerable users.		X		Currently, safety improvements are programmed in the 5-year CIP. Performance measures monitoring and evaluating the performance of these improvements should be integrated.
	Demonstration projects are used to test the strategies and get feedback from the public.	X			Benchmark will be developed as part of the Vision Zero Action Plan.
	The agency has a process to address underreporting of collisions, especially for vulnerable road users.	x			Benchmark will be developed as part of the Vision Zero Action Plan.

Appendix E

Strategies and Action Items

MEMORANDUM

To: Tammy Reque, City of St. Cloud

Through: Kimley-Horn & Associates

From: Alta Planning + Design

Date: May 13, 2024

Re: City of St. Cloud Vision Zero Action Plan: Vision, Goals, Strategies, & Objectives

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Introduction

The Central Florida region is initiating a wave of efforts to address fatalities and serious injuries on its roadways. MetroPlan Orlando was granted $3.79 million from Safe Streets for All federal funds in 2023 to develop a regional action plan, in coordination with the counties and cities. St. Cloud is developing a local Vision Zero Action Plan to address roadway safety on its local roadway network. The vision for the city of St. Cloud is to eliminate traffic deaths and serious injuries and provide a safe, equitable, and accessible transportation system for all road users in St. Cloud. To achieve this, the City needs to implement systematic changes and citywide programs to bring safety to its transportation network.

This memo summarizes the vision, goals, and objectives of the Vision Zero Action Plan, in line with the Federal Highway Administration's Safe System Approach, and in cooperation with regional Vision Zero efforts by Osceola County and MetroPlan Orlando. The City of St. Cloud will update its Transportation Master Plan Update and Land Development Code in 2024 and can integrate goals and strategies from the Vision Zero Action Plan. This memo summarizes the City's current safety actions and **recommends ways to integrate Vision Zero** thoroughly across all departments and programs. Finally, this memo presents **strategies for addressing St. Cloud's predominant crash factors**, with further detail including action items, timeline, leading agency, and relevant local and regional partners to assist in the implementation. This strategies document is written with the understanding that the implementation of action items is contingent on the availability of resources. The City of St. Cloud will seek to implement these actions to the fullest extent possible.

Vision and Goals

Safe System Approach

Vision Zero uses the Federal Highway Administration's Safe System Approach, which starts from a vision of zero deaths in the transportation system and recognizing that any death is unacceptable. This approach is guided by six core principles:

Principles

1. Death and serious injuries are unacceptable.
2. Humans make mistakes.
3. Humans are vulnerable.
4. Responsibility is shared.
5. Safety is proactive.
6. Redundancy is crucial.

Vision

Eliminate traffic deaths and serious injuries and provide a safe, equitable, and accessible transportation system for all road users in St. Cloud.

Goals

The following goals are based upon the Safe System Approach objectives, in line with the US Department of Transportation's National Roadway Safety Strategy:[1]

1. **Safer People** – Address the safety of all road users, including those who walk, bike, roll, take transit, or drive.
2. **Safer Roads** – Design streets so that human error does not result in the loss of human life or a life-altering injury.
3. **Safer Vehicles** – Promote vehicles that are designed and regulated to minimize the occurrence and severity of crashes using safety measures that incorporate the latest technology.
4. **Safer Speeds** – Set speed limits, design roadways for safer speeds, and implement policies that decrease speed to save lives and reduce the likelihood of a life-altering injury.
5. **Post-Crash Care** – Prioritize data collection to enable first responders to quickly locate crashes, stabilize injuries, and expedite access to emergency medical care, as well as to inform preventative measures so that crashes are less frequent and less severe.

Vision Zero Integration

The existing safety programs in the City of St. Cloud are primarily led by the City Public Works Department.

Highlights of Existing Policy and Programs

The City's Public Works Department has an existing **traffic calming policy**. This neighborhood-led strategy states that if 60% of the neighborhood's homeowners (and homeowners associations, if applicable) agree, and if a traffic study confirms that a street meets the criteria as laid out in the Traffic Calming Devices Application, a series of measures will be installed. These include both "non-restrictive" measures, such as radar signs, landscaping, education, and enforcement, and "restrictive" measures, such as speed tables, speed humps, turn prohibition, and traffic circles. This policy allows for measures to reduce excessive speeding on local, residential streets and low-volume collectors (less than 2,000 vehicles per day).

The **City's Land Development code** requires street trees to be planted on all roads in the parkway between the travel lane and sidewalk to calm traffic and protect pedestrians.

The City of St. Cloud has policies in place to encourage the implementation of safety improvements. The 2002 *Comprehensive Plan* Capital Improvements prioritization schedule includes a metric for "eliminating a public hazard," which includes public safety projects. The 2019 *Transportation Mobility Master Plan* includes safety criteria as part of its prioritization scoring matrix.

[1] https://www.transportation.gov/NRSS/SafeSystem

The City has set goals for safety, which will be bolstered by adoption of the Vision Zero strategies and action items. The 2009 *Community Redevelopment Agency Master Plan* includes improving safety for pedestrians as a city goal to make streets safe and welcoming. The *Transportation Mobility Master Plan* envisioned streets to include Complete Streets elements and that all new roadway construction should be context-sensitive Complete Streets.

In 2017, the City approved a **Mobility Impact Fee** program through a phased implementation. The final phase is proposed to be complete in 2024 and will be ready for an update. The *Strategic 5-Year Financing and Implementation Plan* (2021) notes that a conceptual design for the 10th Street Complete Street project is programmed.

The City, through the St. Cloud Police Department, participates in the **Best Foot Forward coalition** (in partnership with Bike/Walk Central Florida), along with other cities in Osceola County, the Osceola County School District, and the Department of Health. This coalition aims to improve crosswalk yielding through enforcement, education, and low-cost roadway improvements.

Recommendations for Vision Zero Integration

The City of St. Cloud is committed to eliminating traffic-related deaths. During the development of this plan, the consultant team developed four crash profiles highlighting the predominant factors in fatal and serious injury crashes:

- Left turn-related crashes.
- Right-angle crashes
- Pedestrian- and bicyclist-involved crashes
- Crashes involving teen drivers or older (65+ years of age) drivers.

The team also identified recommendations that focus on improving these crash profiles first, to quickly and effectively reduce deaths and serious injuries. To achieve the goal of eliminating traffic-related deaths, the City's recommended action items are linked to the department or agency. The strategies outlined below were developed with input from City staff to address findings from the safety analysis and concerns from the public.

Capital Improvement Plan
Recommendation 1: Dedicate a portion of Capital Improvement Plan funding to safety-focused efforts, with particular attention to the Osceola County/St. Cloud Joint Planning Area. This effort should consist of securing funding for safety-focused projects, particularly in existing zoned Mixed-Use Districts or areas whose future land use is mixed use, which are experiencing development and growth. These include lighting, traffic calming, and pedestrian and bicycle improvements, matching the results of the safety analysis and in line with the crash profiles determined for the city. This funding should leverage partnerships with private developers and programmed projects, as well as existing grant funding sources such as mobility fees and gas tax revenue.

Capital Improvement Plan
Recommendation 2: Integrate safety improvements and countermeasures into existing and planned Capital Improvement Plan projects, for reconstruction, quick-build,[2] and low-cost, high-impact improvements. Capital Improvement Plan projects currently in the planning or design phases can be evaluated for integrating safety countermeasures, either by modifying the design, or by implementing countermeasures as a quick build during or immediately after construction. Existing corridor plans and planning studies should also be reviewed to identify locations that would be suitable for quick-build or demonstration projects, even if the full scope of proposed improvements are not funded.

Street Maintenance
Recommendation 1: Develop a toolbox of quick-build or interim capital improvements that can be installed during road maintenance or resurfacing. The Public WorksDepartment can identify a list of safety issues within the High Injury Network (HIN) that can be implemented quickly. This includes striping (for lane repurposing or lane narrowing), high-visibility crosswalks, traffic calming, and surface friction enhancements.

Master Plan and Land Code Updates
Recommendation 1: Adopt a Complete Streets policy. The City already incorporates Complete Street elements in the development code for new developments. To demonstrate the City's commitment to city-wide Complete Streets and Vision Zero, it can adopt a Complete Streets ordinance and then implementing it with a Complete Streets policy. This will create a guiding document such as a Complete Streets design checklist that can be used at all stages of project development, including upgrades and retro-fit projects. This policy should be included in the Master Plan and the Land Code to create a comprehensive strategy.

Master Plan and Land Code Updates
Recommendation 2: Incorporate Complete Streets design guidelines and pro-safety policies throughout City code.

[2] Quick-builds, also known as demonstration projects or tactical urbanism projects, are temporary, low-cost improvements to test new changes to street design. See more information here: https://t4america.org/2024/02/13/supercharge-your-communitys-quick-build-safety-demonstration-projects-with-safe-streets-for-all/.

The City is making updates to its Land Development Code to be consistent with Osceola County's Code and to its Transportation Master Plan. While both updates are in progress, safety-oriented policies and guidelines from the recommended strategies and action items can be added. The City can seize the opportunity to incorporate practices taken by leaders in traffic safety.

Master Plan and Land Code Updates

Recommendation 3: Integrate the Vision Zero Action Plan recommendations and improvements into the Transportation Master Plan Update.

The Transportation & Mobility Master Plan process includes data collection, inventory of unfunded projects, and evaluation of potential projects, as well as considering areas in the Osceola County/St. Cloud Joint Planning Area.

The update to the Transportation Master Plan should be harmonized with the Vision Zero effort and include safety improvements identified in this plan which are listed for implementation. The strategies and action items identified in the Safer Roads section should be included at a minimum.

Safe Routes to School Program

Recommendation 1: Establish a citywide Safe Routes to School (SRTS) program.

The program should include an audit of schools and school zones that have the highest crash rates and/or crosswalks with low yielding rates. **Best Foot Forward**, which has conducted enforcement and education campaigns in school zones, should be part of the program development. The Police Department-trained crossing guards are a current example of safety efforts the School District can build on. Create safety recommendations, including quick-build improvements and long-term opportunities, such as improving lighting standards around schools.

This program should also include safety campaigns that are integrated into school curricula, in coordination with the Osceola County School District. This campaign and curriculum update should incorporate elements from the *Florida Safe Routes to School Toolkit*.[3]

The City can find inspiration from the Chester Shell School in Hawthorne, FL, which added lighting, wider sidewalks, and more visible crosswalks on a major road to provide a safe route to the elementary school. They evaluated effects of their multi-pronged program through a parent survey.

Safe Routes to School Program

Recommendation 2: Establish a pilot SRTS implementation project, focusing on schools adjacent to the HIN.

[3] https://www.fdot.gov/projects/floridasrts/resources/florida-safe-routes-to-school-tool-kit

The program should include at a minimum Michigan Avenue Elementary School, St. Cloud Middle School, and St. Cloud High School, which are near the US 192 HIN segment. In coordination with the Florida Department of Transportation (FDOT), MetroPlan Orlando, Osceola County Schools, and **Best Foot Forward**, create safety recommendations, including quick-build improvements and long-term opportunities that are implementable, and can be used at other schools within the city to expedite the rollout to all schools.

Education Campaigns

Recommendation 1: Develop a targeted education strategy, including a safety campaign, at drivers 65 years of age or older.

The program should include at a minimum, tools developed by FDOT's *Safe Mobility for Life* Program.[4] This could include a hands-on driving demonstration, education, and other materials to reinforce the changes in perception and cognition that are associated with aging road users.

Education Campaigns

Recommendation 2: Conduct a workshop for media professionals and law enforcement public information officers on best communication practices related to traffic crashes and roadway safety, for example, avoiding the use of the term "accident" to describe traffic crashes.

The National Highway Traffic Safety Administration has a dedicated marketing website, where municipalities can find guidance for local education campaigns. Language is specified for a variety of safety topics, including elderly drivers, pedestrians, and children.

Inter-Department Collaboration

Recommendation 1: Establish a Vision Zero Action Committee to integrate the planning, engineering, education, and enforcement elements of implementing Vision Zero.

To integrate the various aspects of Vision Zero, the City's transportation planners in the Community Development Department and the City's engineers in the Public Works Department must collaborate. This committee should also include members of the Police and Fire Rescue Departments to assist with the education, enforcement, and encouragement aspects of a comprehensive Vision Zero strategy.

Inter-Agency Collaboration

Recommendation 2: Create a recurring systematic review of fatal and serious injury crashes in the city.

[4] FDOT established the Safe Mobility for Life Program in the State Traffic Engineering and Operations Office. The program focuses on the safety and mobility of Florida's aging road users.
https://www.fdot.gov/traffic/trafficservices/safemobilityforlife.shtm

This effort should consist of the Public Works Department and the Police Department at a minimum, with other stakeholders including the District Nine Medical Examiner's Office, FDOT, MetroPlan Orlando, Osceola County Transportation & Transit Department, and the Florida Department of Highway Safety and Motor Vehicles (FHSMV). This effort should occur at least once a year and discuss gaps in data, design strategies, potentials for education or enforcement campaigns to address contributing behaviors, discuss information that is not always captured in crash reports, and evaluating methods to reduce fatal and serious injury crashes within the City of St. Cloud.

Workflow of Strategies

Vision Zero actions and efforts will be led by Community Development for planning, and Public Works for design and engineering, but shared with other departments and offices in the City. As shown in Figure 1, steps toward zero traffic deaths and serious injuries can be defined by the scale and timeframe for safety projects. The goal of this Vision Zero Action Plan is to strengthen existing collaborations, like Best Foot Forward's work on school safety, and encourage collaboration between the City departments, like sharing the crash data managed by Public Works.

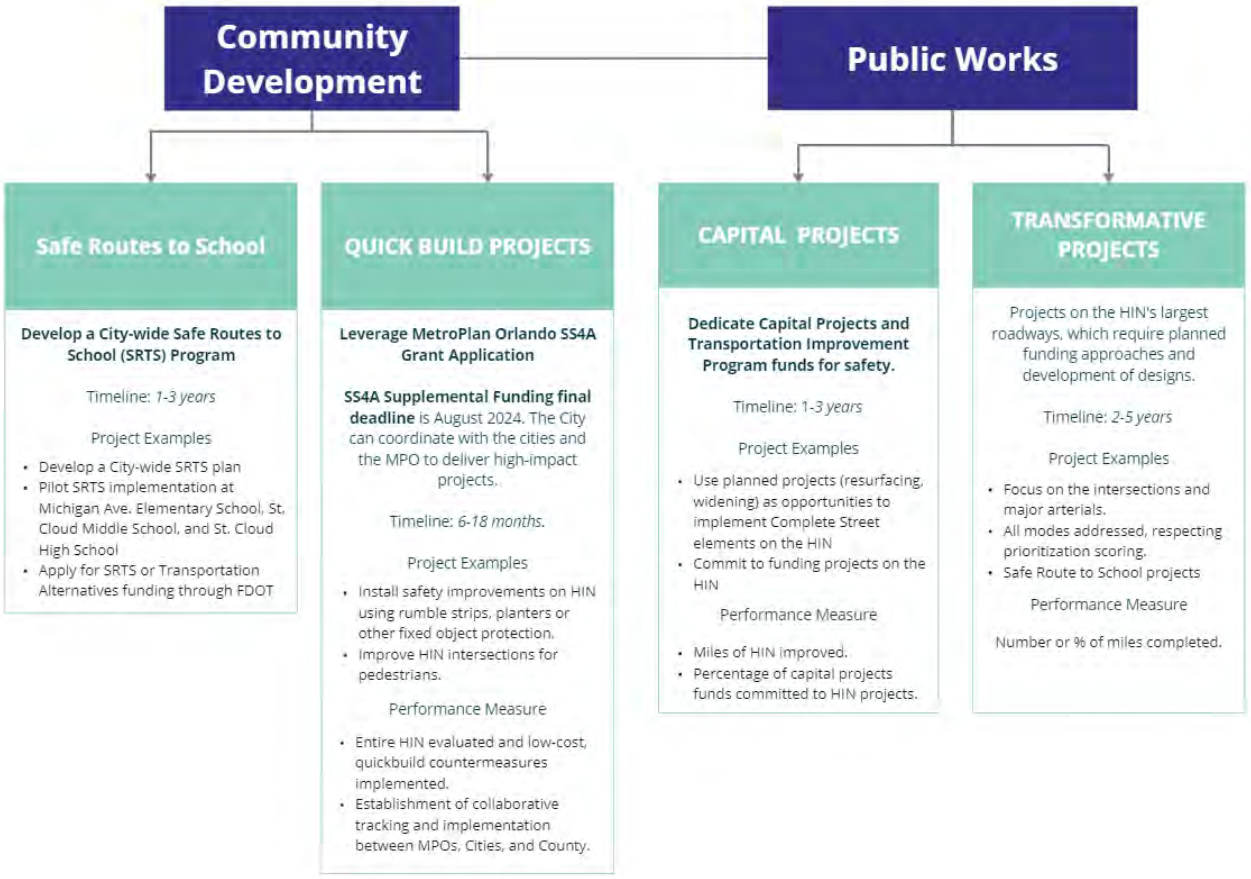


Figure 1. Scale and Timeframe of Projects

During the Vision Zero workshop, City staff identified which departments and government partners were responsible for existing programs. Based on this workshop, the departments, and collaborators responsible for new safety and Vision Zero programs were identified. An example of these collaboration opportunities is shown in Figure 2.



Figure 2. City of St. Cloud Vision Zero Integration

Strategies and Action Items

The St. Cloud Vision Zero Action Plan includes a detailed safety analysis to develop the city's HIN. As part of this analysis, the consultant team identified crash profiles, and conducted community engagement activities, these efforts served as the basis for developing a targeted set of strategies and action items. The action items and resources required to achieving Vision Zero are detailed in this section.

Partner agencies and departments and timelines were identified for the strategies and action items. The initial time frame for implementation was identified for three time periods, assuming actions in the plan would be implemented over a 5-year period:

1. **Immediate** (within one year) – Action is expected to be implemented within one year.

2. **Near-term** (within two to three years) – Action is expected to be implemented within two to three years. These are actions that may require additional resources and collaboration with other agencies.

3. **Longer-Term** (within four to five years) – These longer-term actions may be contingent on the completion of prior actions, require additional staffing and other resources, and require significant collaboration with other agencies. Depending on the progress of immediate and near-term actions, some longer-term actions could be accomplished earlier or could be moved beyond five years.

The Community Development and Public Works Department will serve as lead for initial implementation and coordination of the respective action items and will partner with the appropriate departments and/or agencies to determine the path forward.

Safer People

GOAL: Safer People				
Strategy 1: **Educate every road user.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
-- Action items	Create a targeted safety education campaign for specific behaviors identified by the crash analysis along the HIN, including aggressive driving.	Near-term	Community Development St. Cloud Police Department, St. Cloud Fire Rescue Department	Osceola County Sheriff's Office, Osceola County Fire Rescue & EMS, Public Works
	Create a targeted safety campaign for elderly drivers, including offering workshops to educate older drivers on technology and how to adjust their driving to compensate for age-related changes in perception and reaction.	Near-term	Community Development St. Cloud Police Department, St. Cloud Fire Rescue Department	Osceola County Sheriff's Office

GOAL: Safer People				
	Create a targeted safety campaign for teen drivers, focusing on hazard perception and the risks of driving. Partner with the Teen Driver Safety program.	Near-term	St. Cloud Police Department, St. Cloud Fire Rescue Department	Osceola County Sheriff's Office
	Leverage FDOT safety subgrant funding for the targeted safety campaigns.	Immediate to Near-term	Community Development St. Cloud Police Department	Osceola County Sheriff's Office
	Work with Osceola County, Kissimmee, MetroPlan Orlando, and FDOT to conduct combined safety initiatives to share consistent messages of roadway safety goals.	Immediate to Near-term	Community Development, Public Works	FDOT, Osceola County, City of Kissimmee
	Conduct a workshop for media professionals and law enforcement public information officers on best communication practices related to traffic crashes and roadway safety, for example, avoiding the use of the term "accident" to describe traffic crashes.	Near-term	Community Development, Public Works	St. Cloud Police Department, St. Cloud Fire Rescue Department
	Develop a campaign led by the Police Department and Fire Rescue Department to promote safe biking through education and provide safety equipment such as lights and helmets to the community.	Near-term	St. Cloud Police Department, St. Cloud Fire Rescue Department	Bike/Walk Central Florida, Public Works
	Conduct High-Visibility Enforcement actions to target specific behaviors, including left-turn crashes, bicycle and pedestrian safety, and teen drivers' graduated driver's license restrictions.	Near-term	St. Cloud Police Department	Florida Highway Patrol, Osceola County Sheriff's Office
	Partner with LYNX to offer free or subsidized transit fares during holidays, festivals, or other days with high impaired driving rates.	Near-term	Community Development, Public Works	LYNX

GOAL: Safer People			
Strategy 2: **Develop a citywide SRTS program.**	**Timeline (Immediate,**	**Lead Agency**	**Supporting Partners**

GOAL: Safer People				
		Near-term, Longer-term)		
Action items	Develop a City-wide SRTS plan, including an audit of schools and school zones that have the highest crash rates and/or crosswalks with low yielding rates. Create safety recommendations, including quick-build improvements and long-term opportunities.	Near-term	Community Development, Public Works	Osceola County Schools, St. Cloud Police Department, Bike/Walk Central Florida, Osceola County Transportation & Transit Department, FDOT
	Pilot SRTS implementation at Michigan Ave Elementary School, St. Cloud Middle School, and St. Cloud High School, which have school zones or walksheds which are adjacent to or cross US 192, which is identified as part of the MetroPlan Orlando HIN.	Near-term	Community Development, Public Works	FDOT, Osceola County Schools, Osceola County Transportation & Transit Department, Bike/Walk Central Florida
	Using information based on the school zone road safety audits, apply for STRS or Transportation Alternatives (TA) funding through FDOT to implement safety improvements at high priority schools.	Near-term	Community Development, Public Works	Osceola County Schools
	Create and implement a safe walking and biking curriculum for elementary and middle school students.	Near-term	Osceola County Schools	Community Development, Public Works
	Create recommended route maps for each school to identify preferred biking and walking routes to help prioritize future capital investments and support communication with school communities.	Near-term	Osceola County Schools	Community Development, Public Works St. Cloud Police Department

Safer Roads

GOAL: Safer Roads			
Strategy 1: **Prioritize safety improvements for vulnerable road users, including pedestrians, bicyclists, and motorcyclists.**	**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**

GOAL: Safer Roads				
Action items	Identify crosswalks with low yielding rates and prioritize quick-build improvements, such as RRFBs, curb extensions, refuge islands made of non-permanent materials, and traffic calming such as speed cushions or speed humps.	Near-term	Public Works	FDOT, Osceola County Transportation & Transit Department
	Adopt a pedestrian crossing policy with standard operating procedures to improve safety of pedestrians at crossings.	Immediate to Near-term	Public Works	FDOT, Osceola County Transportation & Transit Department, St. Cloud Police Department
	Identify and designate Pedestrian Priority Zones (PPZ).	Near-term to Longer-term	Community Development, Public Works	FDOT, Osceola County Transportation & Transit Department
	Improve safe access to transit by auditing bus stops along transit routes with high pedestrian crash rates to identify quick-build and long-term improvements needed.	Near-term	Public Works	LYNX, SunRail, FDOT
	Partner with LYNX to identify opportunities for bus stop relocations in cases where pedestrian-involved crashes have occurred at midblock crossings or near bus stops.	Near-term	Community Development, Public Works	LYNX, FDOT
	Evaluate roadways with high levels of motorcycle crashes and implement targeted countermeasures such as increased road friction, signal upgrades, access management, and alternative intersections.	Near-term to Longer-term	Public Works	FDOT, Osceola County Transportation & Transit Department

GOAL: Safer Roads				
Strategy 2: **Prioritize safety improvements on the HIN.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Prioritize and implement safety treatments along the HIN, both along the corridors and at intersections within the network. Improvements should correspond to the crash data and can include improved illumination,	Immediate to longer-term *(quick-build and demonstration implementations)*	Public Works	FDOT, Osceola County Transportation & Transit Department

GOAL: Safer Roads				
	alternative intersections, intersection treatments, roadway geometric or surface improvements, lane repurposing, improved pedestrian crossing treatments (including RRFB, PHB, and refuge islands), or streetscape elements such as curb extensions, medians, bikeways, etc., which slow traffic.	Near-term to Longer-term (*reconstruction*)		
	Prioritize and implement signal and operational improvements, including flashing yellow arrow, protected left turns, Leading Pedestrian Intervals, longer pedestrian phases, and exclusive pedestrian phases.	Immediate to Near-term	Public Works	FDOT, Osceola County Transportation & Transit Department
	Diversify funding sources for long-term funding availability and maximize efficient use of existing funding opportunities. This includes SS4A, RAISE grants, and HSIP funding.	Near-term to Longer-term	Community Development, Public Works	MetroPlan Orlando, FDOT, Osceola County Transportation & Transit Department, LYNX (for bus stop/transit-related safety improvements)
	Establish dedicated funding for maintenance to implement quick-build or low-cost improvements to the HIN as part of ongoing maintenance activities, such as roadway resurfacing, roadway restriping, and sidewalk repair.	Near-term	Public Works	

GOAL: Safer Roads				
Strategy 3: **Implement targeted countermeasures on 2-lane undivided roads with high levels of angle crashes.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Implement targeted improvements on 2-lane roads, such as speed reduction techniques, roundabouts, raised intersections, turn lanes, intersection conflict warning systems, increasing pavement friction, and enhanced visibility of traffic control devices.	Near-term to Longer-term	Public Works	FDOT, Osceola County Transportation & Transit Department

GOAL: Safer Roads				
Strategy 4: **Update roadway design standards and other local codes to prioritize safety.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action Items	Adopt a Complete Streets policy and develop a Complete Streets implementation strategy.	Near-term	Public Works, Community Development	City Manager, City Council
	Adopt a Vision Zero quick-build policy to help expedite project delivery.	Near-term	Public Works	FDOT, Osceola County Transportation & Transit Department
	Update design standards and traffic operations procedures to create flexibility and encourage innovation. Integrate the MetroPlan Orlando Complete Streets policy into updated standards.	Near-term to Longer-term	Public Works	FDOT, Osceola County Transportation & Transit Department
	Adopt the NACTO Urban Street Design Guide and similar Complete Streets guidance documents as a guiding roadway design document to incorporate the latest design practices for multimodal street design.	Near-term to Longer-term	Public Works	City Manager
	Update pavement marking and signage standards to incorporate changes that accommodate older drivers, including larger sign lettering, improved advance signage, wider pavement markings. Refer to guides such as *Safe Mobility for Life*[5] for other suggested countermeasures.	Immediate to Near-term	Public Works	
	Implement an internal design and engineering training program for staff to stay updates on best practices in Complete Streets and roadway safety countermeasures.	Near-term	Public Works	
	Implement a transportation demand management (TDM) program to maximize travel choices, mitigate traffic congestion, and influence people's	Near-term to Longer-term	Public Works	LYNX

[5] FDOT's Safe Mobility for Life Program https://www.safemobilityfl.com/Program.htm

GOAL: Safer Roads				
	behavior on how to use existing infrastructure.			
	Update the St. Cloud CRA Master Plan, the Comprehensive Plan, and the Land Development Code to include safety countermeasures.	Near-term to Longer-term	Community Development, St. Cloud CRA	Public Works

GOAL: Safer Roads				
Strategy 5: **Continue to implement street and pedestrian-scale lighting at key locations.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Update lighting standards and ordinances to define a pedestrian-scale street lighting standard.	Near-term	Community Development, Public Works	Orlando Utilities Commission (OUC)
	Prioritize adding street lighting and pedestrian-scale lighting to all midblock crossings and crosswalks along HIN roadways where existing lighting is insufficient to provide adequate visibility. Add lighting on segments with a history of nighttime crashes.	Near-term to Longer-term	Community Development, Public Works	OUC
	Add street lighting and pedestrian-scale lighting to areas where high bike or pedestrian activity is expected, including within the St. Cloud CRA, around schools, libraries, parks, and high-activity commercial or office areas.	Near-term to Longer-term	Community Development, Public Works	OUC
	Coordinate with the Orlando Utilities Commission (OUC) to install or enhance lighting along the HIN or other areas where nighttime crashes are high.	Near-term to Longer-term	Community Development, Public Works	OUC
	Create and implement a strategy for upgrading older light fixtures to high-quality light sources while minimizing dark sky impacts.	Near-term to Longer-term	Community Development, Public Works	OUC

Safer Vehicles

GOAL: Safer Vehicles

Strategy 1: Advance safety technology on publicly owned fleet vehicles.		Timeline (Immediate, Near-term, Long-term)	Lead Agency	Supporting Partners
Action items	Equip City and other public institution vehicles with safety-related devices, designs, and other technology that record dangerous driving behaviors. This technology includes, but is not limited to, automatic emergency braking, forward collision warning systems, lane keep assist, drowsiness detection system, speed governors, and other advanced driver assistance systems.	Near-term to Long-term	Public Works, Community Development	Procurement Services, Finance

GOAL: Safer Vehicles				
Strategy 2: Advance Connected and Autonomous Vehicle (CAV) and safe vehicle technology.		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Partner with technology companies to advance CAV, Vehicle-to-everything (V2X), and other safe driving technologies around the City of St. Cloud.	Longer-term	Public Works	Osceola County Transportation & Transit Department

GOAL: Safer Vehicles				
Strategy 3: Promote and leverage innovations in shared mobility and micromobility.		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Expand the availability of shared mobility and micromobility vehicles (including conventional and electric bikes).	Near-term	Community Development, Public Works	St. Cloud CRA
	Explore innovative methods for micromobility parking that utilize City right-of-way while reducing obstructions of sidewalks and curb ramps.	Immediate to Near-term	Community Development, Public Works	

	Implement and evaluate a curb management program.	Near-term to Longer-term	Community Development, Public Works	

Safer Speeds

GOAL: Safer Speeds				
Strategy 1: **Reduce speed through design.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Update roadway design standards to include strategies for "self-enforcing" or self-explaining roads.	Near-term to Longer-term	Public Works	
	Update the Traffic Calming Devices Policy & Procedure to raise the ADT threshold to 3,000 vehicles per day, matching best practice for neighborhood greenways (bicycle boulevards), and the maximum speed to 30 MPH to match best practice and MUTCD guidance for shared lane marking placement.	Immediate	Public Works	
	Adjust traffic signal timing to increase pedestrian crossing time and encourage driving at a lower speed.	Immediate to Near-term	Public Works	Osceola County Transportation & Transit Department

GOAL: Safer Speeds				
Strategy 2: **Improve traffic enforcement**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Increase use of speed feedback signs along HIN corridors and streets with documented speeding issues and ensure accuracy & maintenance of signage.	Immediate	Public Works	
	Identify alternatives to fines for minor traffic infractions.	Near-term	City of St. Cloud Police	Osceola County Sheriff's Office

	Consider adding red-light safety cameras at intersections along the HIN.	Immediate to Near-term	City Attorney, St. Cloud Police Department	Public Works

GOAL: Safer Speeds				
Strategy 3: **Update speed limit policies and implement a speed management program.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Identify and implement target speeds along HIN corridors to lower speed limits.	Near-term to Longer-term	Community Development, Public Works	FDOT, Osceola County Transportation & Transit Department
	Consistent with S. 316.183, Florida Statutes, consider setting a default speed of 20 MPH for residence districts following investigation of whether such speed limit is reasonable.	Near-term	Public Works	City Council, St. Cloud CRA
	Support legislative changes that allow for local control over speed limits below the defaults in S. 316.183, FS.	Longer-term	Governmental Affairs Department	Public Works
	Adopt an ordinance enacting Chapter 2023-176[6] of the Laws of Florida to permit school zone speed safety cameras within the City of St. Cloud.	Immediate	City Council, City Manager	Public Works, Finance Department
	Pilot the use of school zone safety cameras at up to 5 schools located along the HIN or with school zones along arterials, and at school zones with a documented speeding issue.	Immediate	St. Cloud Police Department , Procurement Services, Finance Department	, FDOT, Osceola County Transportation & Transit Department Public Works
	Install school zone safety cameras at all school zones within the City of St. Cloud.	Near-term	St. Cloud Police Department	Public Works
	Create a process for setting appropriate target speeds.	Immediate	Public Works	
	Move away from the 85th Percentile method of setting speed limits.	Near-term	Public Works	

[6] House Bill No. 657 https://laws.flrules.org/2023/174

Post-Crash Care

GOAL: Post-Crash Care				
Strategy 1: **Explore opportunities for enhanced data collection, organization, and use.**		**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**
Action items	Coordinate with the Osceola County Sheriff's Office, St. Cloud Police Department, FDOT, and the Florida Department of Highway Safety and Motor Vehicles to improve gaps in current crash data collection and transparency.	Immediate	Community Development, Public Works	City of St. Cloud Police, Osceola County Sheriff's Office, Florida Department of Highway Safety and Motor Vehicles, FDOT
	Expand the use of innovative methods, including AI and big data processing, to collect data on near-misses and unreported traffic-related injuries and use this data to develop countermeasures.	Immediate to Near-term	Community Development, Public Works	
	Improve use of crash data and near-miss data in project prioritization along HIN segments.	Immediate to Near-term	Community Development, Public Works	
	Maintain, or work with regional partners to maintain, a Vision Zero Data Dashboard for increased transparency of crash data and findings.	Immediate	Community Development, Public Works	Information Technology Department, MetroPlan Orlando
	Update and expand the systemic safety analysis annually and as additional data metrics are available.	Immediate	Community Development, Public Works	MetroPlan Orlando
	Develop a systemic process for collecting data on bicycle, pedestrian, micromobility, and golf cart (as applicable) crashes to understand crash rates and areas of exposure. Use this above to aid in project prioritization.	Near-term	Community Development, Public Works	City of St. Cloud Police, Osceola County Sheriff's Office, Florida Department of Highway Safety and Motor Vehicles

GOAL: Post-Crash Care			
Strategy 2: **Ensure multi-agency coordination**	**Timeline (Immediate, Near-term, Longer-term)**	**Lead Agency**	**Supporting Partners**

Action items	Create and implement a multi-agency fatal crash rapid-response team that will deploy to all fatal crash locations to evaluate the site for safety enhancements, including by documenting engineering, environmental, vehicular, and behavioral factors for all crashes.	Near-term	Public Works	City of St. Cloud Police, Osceola County Sheriff's Office, Florida Department of Highway Safety and Motor Vehicles, FDOT

Appendix

Strategies Visioning Workshop Summary

City of St. Cloud Strategies Visioning Workshop Summary

On March 27th, 2024, the Alta team lead a 1-hour workshop with City of St. Cloud staff to brainstorm strategies and action items for the Vision Zero Action Plan. The City also shared their departments' current safety efforts and collaboration process.

Attendees

The meeting was attended by 1 member of City staff, MetroPlan Orlando Metropolitan Planning Organization (MPO) staff, as well as members of the consultant team from Alta Planning + Design and Kimley-Horn. The full list of attendees is below.

- Tammy Reque, MPA, AICP, City of St. Cloud Principal Planner.
- Adriana Rodriguez, P.E., MetroPlan Orlando MPO, Professional Engineer.
- Slade Downs, MetroPlan Orlando MPO, Transportation Planner.
- Alia Awwad, P.E., Alta Planning + Design, Principal.
- Stephanie Garcia, Alta Planning + Design, Planning Associate.
- Audrey Cabay, Alta Planning + Design, Planner.
- Mike Vaudo, AICP, Kimley-Horn, Urban Planner.
- Lindsay Slautterback, AICP, Kimley-Horn, Transportation Planner.

Meeting Structure

The meeting began with introductions and a presentation from the Alta team to update City staff on the Vision Zero mission, St. Cloud's local vision, and the current status of the Action Plan. The vision for the City of St. Cloud's Vision Zero Plan is: Eliminate Traffic Deaths and Serious Injuries and Provide a Safe, Equitable, and Accessible Transportation System for All Road Users in St. Cloud. Our guiding principles are: 1) Death and Serious Injuries are Unacceptable, 2) Humans Make Mistakes, 3) Humans are Vulnerable, 4) Responsibility is Shared, 5) Safety is Proactive, 6) Redundancy is Crucial. Then, visioning activities began with the introduction of the 4 common crash profiles in St. Cloud and some sample strategies supplied by the consultant team, before City staff joined in suggesting potential strategies for the different crash profiles. After twenty minutes, we advanced to the 'Integrating Strategies Into the Organization' activity.

Meeting Highlights

Strategies and Action Item Visioning

The 4 crash profiles were: pedestrian and cyclist crashes, left-turn related crashes, angle crashes, and crashes involving teenage or aging drivers. See *Figure 1* for full board of strategies development.

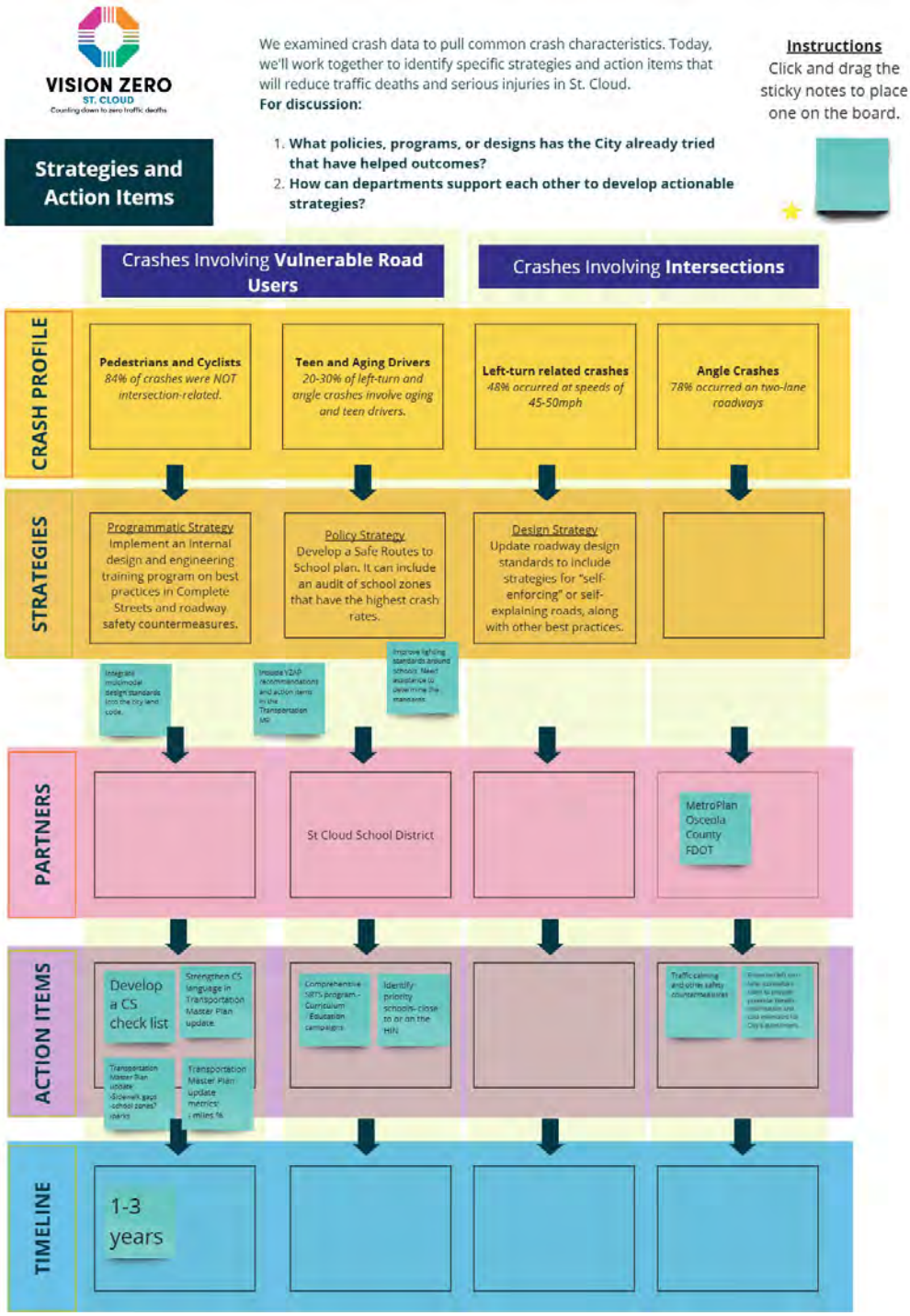


Figure 1. Strategy and Action Item Development Board

Through discussion, City staff added:

- Design strategies:
  - Improve lighting standards around schools. The City will need assistance in determining these standards.
  - Traffic calming on two-lane roadways.
  - Protected left-turn lanes. The City will need documentation with build scenarios' potential benefits and cost estimates.
  - Develop a Complete Streets design checklist.
- Program strategies:
  - Institute a comprehensive SRTS program, with a set curriculum and defined campaigns.
  - Prioritize improvements for schools on and around the HIN.
- Policy strategies:
  - Integrate multimodal design standards into the City's Land Development Code.
  - Include Vision Zero Action Plan items (i.e., sidewalk gaps, school zone infrastructure) and metrics for self-evaluation in the Transportation Master Plan update.
  - Strengthen Complete Streets language in Transportation Master Plan update.

Integrating Strategies Into the Organization

Strategies are categorized into three types: policy, design, and programmatic. The three types are intended to address the full gamut of traffic dangers and improve road safety. In order to implement each of these strategies, it is critical to have a clear agent who will be responsible for executing, and tracking progress on, a specific action item. St. Cloud's Principal Planner and the MPO's Planners were able to provide examples of current and past efforts, strategies, or campaigns, that directly or indirectly affected roadway safety.

The City Planner mentioned that multiple policy updates are coinciding with the development of the Vision Zero Action Plan: **The City's Land Development Code is being updated** to align with Osceola County's road guidelines; **the City's Transportation Master Plan is being updated**. This presents a special opportunity to enact policy improvements, discussed further below.

Successful inter-departmental cooperative processes and agency partnerships were identified. See *Figure 2* for full board.

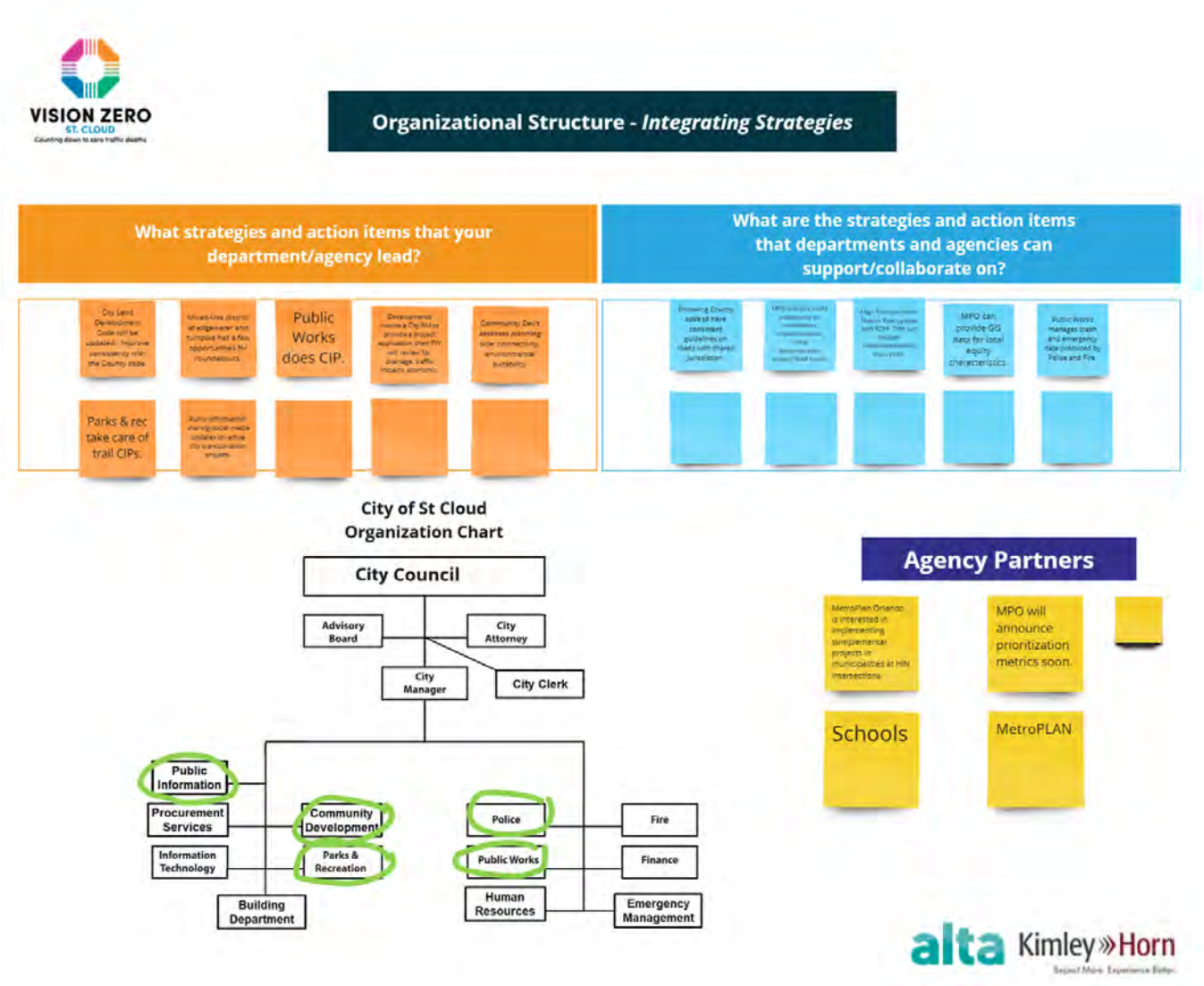


Figure 2. Organizational Chart and Partnership Opportunities Board

Design

- Mixed-Use district near Edgewater and the Turnpike has a few opportunities for roundabout implementation.

Policy

- City Land Development Code is being updated, in part to improve consistency with the County's Land Code.

Programmatic

- Capital Improvement Projects (CIPs) are undertaken by:
  - Park and Recreation Department takes care of trail CIPs.

    - Public Works
- Public Information Department takes care of social media updates on current and active transportation projects in the city.
- Public Works manages crash and emergency data produced by Police and Fire.
- Development projects involve:
    - City PM to provide a project application, which,
    - Public Works reviews for drainage, traffic, and economic impacts, before,
    - Community Development assesses planning considerations: street connectivity and environmental suitability.

Opportunities for Collaboration

Osceola County:

- By integrating and following the County's code, roads with shared jurisdiction can be maintained more easily.

MetroPlan Orlando MPO:

- The MPO is prepared to collaborate with the City. The City can prepare grant applications for demonstration projects at HIN intersection, for the MPO's SS4A supplementary funding application.
- In order to identify specific locations for project implementation, the City can lean on the MPO and the County for technical and grant writing support.
- MPO will announce its project prioritization metrics soon.
- MPO has municipal-level GIS data for equity characteristics in St. Cloud that they can share.

Inter-departmental City collaboration:

- Although not formalized, Capital Improvement Projects go through a review process in front of a committee. This committee could be an opportunity for more collaboration, and the opening channel for communication between Planners, Engineers, Development project managers, and other members of city staff.

Next steps

After concluding activities, there was time for questions and an explanation of the next steps for the project's timeline. The project team encouraged participants to contact the team with further ideas, questions, and requests for individual departmental meetings.

The next steps for the project are the further development of strategies and action items, and production of a draft deliverable.

Appendix F

SS4A Action Plan Component Checklist

Safe Streets for All 2024 ***ACTION PLAN COMPONENT CHECKLIST:***

#	DESCRIPTION	HOW THE PLAN ACHIEVES IT
1	Governing body in the jurisdiction publicly committed to an eventual goal of zero road fatalities and serious injuries.	Resolution adopted on September 12, 2024 and is included on pages viii-x of the Action Plan.
	Set targets to achieve significant declines in road fatalities and serious injuries.	Regional target set for 2050, as noted in the resolution and on page xii of the Action Plan
2	To develop the Action Plan, a committee, task force, implementation group, or similar body established and charged with the plan's development, implementation, and monitoring.	See Chapter 3 for overview of engagement activities and Chapter 7 for implementation and monitoring actions.
3	Analysis of existing conditions and historical trends to baseline the level of crashes involving fatalities and serious injuries across a jurisdiction, locality, Tribe, or region.	See Chapter 2, Appendix A, and Appendix B.
	Analysis of systemic and specific safety needs is performed as needed (e.g., high risk).	See Chapter 2, Appendix A, and Appendix B.
	Analysis of the location where there are crashes, the severity, as well as contributing factors and crash types.	See Chapter 2, Appendix A, and Appendix B.
	A geospatial identification (geographic or locational data using maps) of higher risk locations.	See Chapter 2 and Appendix A.
4	Engagement with the public and relevant stakeholders, including the private sector and community groups.	See Chapter 3 for overview of engagement activities.
	Incorporation of information received from the engagement and collaboration into the plan.	See Chapter 3 for overview of engagement activities and how feedback was incorporated into the Action Plan.
	Coordination that included inter- and intra-governmental cooperation and collaboration, as appropriate.	See Chapter 3 for overview of level of intergovernmental collaboration.
	Considerations of equity using inclusive and representative processes.	See Chapters 2, 3, 5, 6 and 7 for descriptions of how equity was incorporated into analysis and process.

#	DESCRIPTION	HOW THE PLAN ACHIEVES IT
5	Identified underserved communities through data.	See Chapter 2 for description of how underserved communities were identified and incorporated into the analysis.
	Equity analysis in collaboration with appropriate partners, focused on initial equity impact.	See Chapters 2 and 3 for equity analysis and collaboration.
6	The plan development included an assessment of current policies, plans, guidelines, and/or standards to identify opportunities to improve how processes prioritize safety.	See Chapter 6 and Appendix D.
	The plan discusses implementation through the adoption of revised or new policies, guidelines, and/or standards. See Chapter 6 and technical analysis for policy benchmarking and Action Plan Elements.	See Chapter 6 and Appendix D.
7	The plan identifies a comprehensive set of projects and strategies to address the safety problems in the Action Plan, time ranges when projects and strategies will be deployed, and explain project prioritization criteria.	See Chapters 5, 6, and Appendix E.
8	A description of how progress will be measured over time that includes, at a minimum, outcome data.	See Chapter 7 and Technical Appendix.
	The plan is posted publicly online.	Plan available at: St. Cloud Vision Zero Action Plan - (https://www.stcloudfl.gov/2264/St-Cloud-Vision-Zero-Action-Plan/)
9	The plan was finalized and/or last updated between 2018 and 2024.	Plan was finalized and adopted in 2024.

RESOLUTION NO. 2026-060R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE GRANT APPLICATION BY CITY OF ST. CLOUD UNDER THE SAFE STREETS AND ROADS FOR ALL FY2026 (SS4A) GRANT PROGRAM FROM THE U.S. DEPARTMENT OF TRANSPORTATION FOR SAFE STREETS FOR ST. CLOUD: HIGH INJURY NETWORK SAFETY IMPROVEMENTS AND AUTHORIZING THE GRANTS DIVISION OR DESIGNEE TO SUBMIT THE APPLICATION, AND THE CITY MANAGER TO EXECUTE THE APPLICATION AND ALL OTHER DOCUMENTS ASSOCIATED WITH THE IMPLEMENTATION AND EXECUTION OF THE GRANT.

WHEREAS, the Safe Streets and Roads for All (SS4A) grant program was established through the Infrastructure Investment and Jobs Act (IIJA) and has appropriated funding over five (5) years, 2022-2026 to prevent roadway fatalities and serious injuries; and

WHERAS, the City of St. Cloud has determined that it is in the best interest of the citizens to promote safety to prevent fatal and serious injuries on public roadways; and

WHEREAS, the City of St. Cloud would like to submit an application for the Safe Streets and Roads For all FY2026 (SS4A) grant program for Safe Streets for St. Cloud: High Injury Network Safety Improvements; and

WHEREAS, the City of St. Cloud is eligible to submit a Safe Streets and Roads For all FY2026 (SS4A) grant application to request $3,609,900.00 in grant funding for the project Safe Streets for St. Cloud: High Injury Network Safety Improvements.

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

SECTION I: Safe Streets and Roads for All FY2026 (SS4A) Grant Program grant application is hereby authorized.

SECTION II: The City Manager or designee is authorized to submit the Safe Streets and Roads for All FY2026 (SS4A) Grant Program grant application and City Manager or designee is authorized to execute all documents associated with the implementation and execution of the grant on behalf of the City of St. Cloud.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 14th day of May 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

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-064R FD Medical Director Amendment

Procurement Agenda Item:
Resolution No. 2026-064R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated May 17, 2024, between the City of St. Cloud and Distinctive Care MD, LLC for Medical Director Services, and providing an effective date.
COST: up to $43,992.00 annually
This item is to approve an Amendment to the Agreement with Distinctive Care MD, LLC for medical director services.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Jason Miller, Fire Chief, due to the increase in personnel within the Fire Rescue Department, the workload and demand placed on the Medical Director to meet our needs has increased significantly. These demands include global department level and individual training, protocol updating and rollout, call review, and paramedic clearances.

Legal Authority:
Agreement dated May 17, 2024

Budget and Recommendation:
Budgeted $43,992.00.00 /Actual Cost up to $43,992.00
001-6520-526.31-01
Staff recommends **APPROVAL** of this request

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

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
05/14/2026 - Final Action

Attachments:

1. Resolution No. 2026-064R
2. Distinctive_Care
3. Resolution No. 2024-067R Distinctive Care MD
4. First Amendment

RESOLUTION NO. 2026-064R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN AMENDMENT TO THE AGREEMENT DATED MAY 17, 2024, BETWEEN THE CITY OF ST. CLOUD AND DISTINCTIVE CARE MD, LLC FOR MEDICAL DIRECTOR SERVICES, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a contract, dated May 17, 2024, with Distinctive Care MD, LLC for Medical Director Services with a not-to-exceed amount of $30,504.00 annually in the aggregate of all purchase orders; and

WHEREAS, the City anticipates the need to exceed $30,504.00 annually in the aggregate of all purchase orders.

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 to increase the maximum aggregate of purchase orders to Distinctive Care MD, LLC to exceed $30,504.00 annually.

SECTION II. Once approved by the Council, the City Manager, or Designee, shall have the authority to execute 1) agreement renewals which do not increase the annual not to exceed amount and 2) contract amendments which do not increase the not to exceed amount of the contract or the scope of services as approved by the Council.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 14th day of May 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

Medical Director Fees- St. Cloud Fire

In conjunction with the renewal of the Medical Director agreement and annual budget, I'm confirming a compensation of $37,392 effective July 1, 2026 with an adjustment to $43,992 October 1, 2026 given the expansion of system coverage and operational growth afforded with the Safer Grant award. To assist with future budget year planning, I have included an example Exhibit B that may serve as an addendum to the existing contract, pending the CITY's legal review and expertise.

Please let me know if any additional information is needed.

Regards,

AYANNA WALKER, MD



Chief Medical Officer/System Medical Director

ORIGINAL

RESOLUTION NUMBER NO.: 2024-067R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, EXERCISING THE CITY'S RIGHT TO TERMINATE WITHOUT CAUSE THE INTERLOCAL AGREEMENT BETWEEN OSCEOLA COUNTY AND THE CITY OF ST. CLOUD FOR JOINT MEDICAL DIRECTOR SERVICES; APPROVING AN AGREEMENT WITH DISTINCTIVE CARE MD, LLC FOR MEDICAL DIRECTOR SERVICES; AUTHORIZING THE CITY MANAGER TO PROVIDE NOTICE OF TERMINATION AS SET FORTH IN THE INTERLOCAL AND TO EXECUTE THE AGREEMENT WITH DISTINCTIVE CARE MD, LLC AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I. The City Council of the City of St. Cloud, Florida, hereby approves the termination of the Interlocal Agreement with Osceola County dated April 10, 2017 as amended and directs and authorizes the City Manager to provide notice of said termination as set forth in the Interlocal Agreement.

SECTION II. The City Council of the City of St. Cloud, Florida, hereby approves an agreement with Distinctive Care, MD for the provision of Medical Director Services by Dr. Ayanna Walker for TWO THOUSAND FIVE HUNDRED AND FORTY-TWO DOLLARS ($2,542.00) per month and directs and authorizes the City Manager to execute the agreement attached hereto and incorporated herein as Exhibit "A".

SECTION III. The Mayor and/or City Manager are specifically authorized to withhold or withdraw any authorization hereunder upon determination of any matter or factor, hereafter coming to his or 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, at a public meeting, for review and direction.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 9th day of May, 2024.

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CITY OF ST. CLOUD

Nathan Blackwell

Mayor, Nathan Blackwell

ATTEST:

Ivy Lauro, City Clerk

Approved as to form and legal if adopted,
deBeaubien, Simmons, Knight, Mantzaris & Neal LLP

City Attorney, Daniel F. Mantzaris

CITY OF ST. CLOUD
MEDICAL DIRECTOR SERVICES AGREEMENT

THIS MEDICAL DIRECTOR SERVICES AGREEMENT (hereinafter "Contract" or "Agreement") made and entered into by and between the **CITY OF ST. CLOUD**, a Florida municipal corporation, whose address is 1300 Ninth St., St. Cloud, Florida 32769 (hereinafter referred to as "CITY"), and **DISTINCTIVE CARE MD, LLC.**, whose principal address is 2423 S. Orange Ave suite 328 Orlando, Fl 32806 (hereinafter referred to as "CONSULTANT").

RECITALS

WHEREAS, CITY operates the Emergency & Health Operations Program of the St. Cloud Fire- Rescue Department as a State of Florida licensed Advanced Life Support (ALS) Agency pursuant to Chapter 401, Florida Statutes and Department of Health Rule 64 J, and CITY has been granted a Certificate of Public Convenience and Necessity (COPCN) by Osceola County to provide ALS Patient Transport services: and

WHEREAS, Chapter 401, Florida Statutes and Department of Health Rule 64 J, mandate ALS agencies to employ or contract with a licensed physician to perform as Medical Director (the "Medical Director").

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

SECTION 1 GENERAL PROVISIONS

1.1 Engagement. With the execution of this agreement, CITY engages the services of DISTINCTIVE CARE MD LLC. to provide the services of DR. AYANNA WALKER M.D. as Medical Director during the fiscal year 2024. The CONSULTANT may provide an Associate Medical Director to assist the Medical Director with duties and responsibilities as set forth in this Agreement. Provided, however, any Associated Medical Director shall be pre-approved by CITY and at the sole expense of CONSULTANT.

12 For services hereunder CITY agrees to pay CONSULTANT the amount of TWO THOUSAND FIVE HUNDRED FORTY-TWO DOLLARS ($2,542.00) per month or portion thereof. CITY further agrees to observe and comply with the most recent statutes, rules and regulations of the State of Florida respecting approved EMT I Paramedic Practice Parameters, protocols, drug lists, and all other medically authorized procedures in the supervision of its employees.

13 Competency. CONSULTANT hereby represents and warrants to CITY that it is competent to perform the Services described in this Agreement. CONSULTANT shall perform any and all Services assigned in a timely, efficient and cost-effective manner that comports with professional industry standards, and applicable federal, state and local laws and regulations.

1.4 Authority. CITY hereby recognizes the authority of the Medical Director in registering all practicing EMT/Paramedic personnel and in conducting periodic review and inspections of patient care performance. The Medical Director shall maintain the ultimate authority to permit or prohibit any St. Cloud Fire-Rescue Department Paramedic from performing Basic Life Support (BLS) or Advanced Life Support (ALS) procedures or any Emergency Medical Technician (EMT) from performing BLS procedures or continuing performance of any other duties in their respective role.

This authority extends to medical performance only and is not to be construed as extending to any other personnel policies or general management practices of CITY.

1.4 Effective Date. The Effective Date of this Agreement shall be July 14, 2024 or such date as may be agreed upon by CONSULTANT and the City Manager of the CITY.

1.5 Contract Period. The initial Contract Period shall be from the Effective Date through July 1, 2025 and shall automatically renew thereafter for successive one (1) year periods unless terminated as provided herein.

1.6 CONSULTANT represents and warrants to the CITY that each of the following statements are presently true and correct:

(a) CONSULTANT has been organized and validly exists, under the laws of the State of Florida, and has been qualified to conduct business in the State of Florida, as having all requisite power and authority in Florida to carry on its business as now conducted, to own or hold or otherwise its properties, and to enter into and perform its obligations under this Agreement and under each instrument described herein to which it is or will be a party.

(b) This Agreement has been duly authorized by all necessary actions on the part of, and has been duly executed and delivered by, CONSULTANT, and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof at the time such action is required (i) requires the approval and consent of any other party, except such as have been duly obtained, certified copies thereof having been delivered to the Authority, (ii) contravenes any existing law, judgment, governmental rule, regulation, or order applicable to or binding on CONSULTANT, or (iii) the corporate charter or bylaws of CONSULTANT or any other agreement or instrument in existence on the date of this Agreement to which CONSULTANT is a party.

(c) This Agreement constitutes a legal, valid, and binding obligation of CONSULTANT enforceable against CONSULTANT in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency, or similar laws, from time to time in effect, which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

(d) There are no pending, or to the knowledge of CONSULTANT, threatened actions or proceedings before any court or administrative agency to which CONSULTANT is a party, questioning the validity of this Agreement of any document or action contemplated hereunder, or which are likely, in any case or in the aggregate, to materially adversely affect the consummation of the transactions contemplated hereunder.

(e) CONSULTANT is fully capable financially, and otherwise, of performing its obligations hereunder.

(f) CONSULTANT acknowledges it is fully prepared and will comply with its ongoing duty to faithfully observe applicable federal, state and local laws, regulations and requirements, including but not limited to the Health Insurance Portability and Accountability Act of 1996, Pub. Law 104-191(August 21, 1996), as amended, and regulations promulgated thereunder ("HIPAA"), the Health Information Technology for Economic and Clinical Health Act - Division A, Title XIII, and Division B, Title IV, of the American Recovery and Reinvestment Act of 2009 ("ARRA"), Pub. Law 111-5, 123 Stat. 115 (Feb. 17, 2009), and regulations promulgated thereunder ("HITECH"), the Medicare and Medicaid Patient Protection Act of 1987, as amended, 42 U.S.C. §1320a-7b and regulations promulgated thereunder (the "Anti-kickback Statute"), and 42 U.S.C. §1395nn and regulations promulgated thereunder (the "Stark Act").

SECTION 2 RESPONSIBILITIES OF CONSULTANT

2.1 The rights and remedies of CITY provided for under this Contract are in addition to any other

rights and remedies provided by law.

2.2 The provisions detailed on **Addendum "A"** are included for purposes of complying with the Security Standards for the Protection of Electronic Protected Health Information and the Standards for Privacy of Individually Identifiable Health Information (collectively the "HIPAA Standards"), 45 CFR parts 160 and 164, and apply with respect to all Protected Health Information ("PHI"), as defined in 45 CFR § 164.501, created, received, maintained, or transmitted by Physician ("CONSULTANT") in performing her duties under this Agreement.

2.3 Public Records Laws. CITY is a Florida municipal corporation subject to Chapter 119, Florida Statutes, the Public Records Act. While in the possession and control of CONSULTANT, at CONSULTANT's expense, all public records shall be secured, maintained, preserved, and retained in the manner specified and pursuant to the Public Records Act. CONSULTANT affirmatively agrees to comply with all "CONSULTANT" provisions of Section 119.0701(2), Florida Statutes. CONSULTANT shall allow inspection and copying of such records in accordance with the Public Records Act. CONSULTANT shall provide public records in its possession and control to CITY upon completion of the Services as required by the Public Records Act. This provision shall survive expiration and termination of this Agreement.

IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: City Clerk, 1300 9th Street, St. Cloud, Florida 32789; ivy.llauro@stcloudfl.gov; Telephone: (407)957-7300.

2.4 CONSULTANT shall not engage in any action that would create a conflict of interest in the performance of the actions of any CITY official, officer, employee, or other person during the course of performance of, or otherwise related to, this Agreement or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government. CONSULTANT hereby certifies that no officer, agent, or employee of CITY has any material interest (as defined in Section 112.312 (15), Florida Statutes), as over five percent (5%) either directly or indirectly, in the business of CONSULTANT to be conducted here, and that no such person shall have any such interest at any time during the term of this Agreement.

2.5 CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONSULTANT to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONSULTANT, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, CITY shall have the right to terminate this Agreement without liability.

2.6 CONSULTANT agrees to observe and comply with the most recent statutes, rules, and regulations of the State of Florida with respect to the duties and responsibilities of a Medical Director of an ALS agency. These responsibilities include, without limitation:

(a) Developing and participating in the credentialing program for EMS clinicians
(b) Developing standing protocols for emergency medical functions
(c) Performing annual reviews of existing protocols to ensure conformity with the latest, evidence based, best practices for providing prehospital emergency medical care and services and issue updated protocols as needed
(d) Directing a Patient Care Quality Improvement program, which includes reviews of EMS run reports and evaluation of EMS providers' performance on an ongoing basis. The Medical

Director retains the right to limit the scope of practice of any EMS provider as well as a plan for remediation or

(e) additional training as appropriate. Written notification of scope of practice limitations will be given to the provider and their agency head. Termination or other disciplinary actions of an EMS provider is the ultimate responsibility of the FD. The Medical Director will be responsible for directing emergency services delivered and any restrictions to an EMS scope of practice will be in this capacity.

(f) Overseeing the EMS training program to ensure verification of personnel knowledge and skill base

(g) Participating in field response for medical oversight

(h) Medical consulting for policy review and equipment purchases

(i) Medical control onboarding and review for quality radio coverage by the physicians/physician group/hospital contracted by the City to provide online medical control services

(j) Maintaining a collaborative relationship with local authorities, healthcare providers, and other stakeholders to Identify opportunities for joint training, resource sharing, and coordination of care

(k) authorizing, reviewing, and updating EMS Practice Parameters.

(l) observing field performance of Emergency Medical Technicians and Paramedics

2.7 The responsibilities of the Medical Director are applicable only to those certified personnel who are employed by the St. Cloud Fire-Rescue Department. The responsibilities of the Medical Director are not applicable to, or on behalf of, Paramedics and EMTs while performing off duty employment or other activities not under the direct authority and supervision of CITY.

SECTION 3 RESPONSIBILITIES OF CITY

3.1 CITY maintains Public Officials and General Liability insurance through the Preferred Governmental Insurance Trust and will provide coverage for DR. WALKER in her capacity as the City of St. Cloud Medical Director.

3.2 The Medical Director shall provide professional liability insurance in the amounts of at least one million dollars ($1,000,000) per occurrence, three million dollars ($3,000,000) aggregate for negligent acts or omissions. CONSULTANT will provide evidence of this insurance by submitting a Memorandum of Coverage to the City at the time the contract is commenced.

3.3 The Medical Director will be added as an additional insured under the City's excess liability policy in respect to services provided under this Contract. The coverage is an excess of underlying professional liability coverage provided by the CONSULTANT as required by the above.

3.4 CITY agrees to support the Medical Director by designating an administrative liaison. The administrative liaison shall provide documentation relating to activities under the Medical Director's purview. The administrative liaison shall complete such supportive tasks as the CONSULTANT deems necessary in the performance of Medical Director duties.

SECTION 4 PAYMENTS TO CONSULTANT

4.1 In accordance with Part VII, Chapter 218, Florida Statutes (Local Government Prompt Payment Act), invoices shall be paid by CITY to CONSULTANT within forty-five (45) calendar days of CITY's receipt of a proper invoice(s) ("Payment Period"), unless CITY within ten (10) days after the improper payment request or invoice is received, notifies CONSULTANT in writing that the payment request or invoice is improper and indicates what corrective action on the part of CONSULTANT is needed to make the payment request or invoice proper.

4.2 Local Government Prompt Payment Act (Disputed Invoices) If a dispute arises between CITY and CONSULTANT concerning payment of a payment request or proper invoice, the dispute shall be conclusively determined by the local governmental entity pursuant to administrative dispute resolution procedures, which shall be commenced within forty-five (45) days after CITY received the disputed payment request or proper invoice and concluded by final decision of CITY within sixty (60) days after CITY received such. Such dispute resolution procedures shall be those procedures as may be currently established by resolution or ordinance of CITY, or, if no such procedures have been established, the dispute shall be reviewed by the City Manager or his/her designee, who shall endeavor to meet with CONSULTANT to discuss the nature of the dispute and attempt to reach a resolution of the dispute within the time allotted by law. If no resolution amenable to the parties can be reached, the City Manager or designee shall issue a final decision in writing to CONSULTANT within sixty (60) days as required by statute

SECTION 5 TERMINATION

5.1 Termination. This Agreement may be terminated at any time by CITY or CONSULTANT by delivering a written notice to the other party at least SIXTY (60) days prior to the intended termination date. In the event of the termination of this Agreement, CONSULTANT shall be paid for Services completed prior to and on the date of termination

SECTION 6 NOTICES

All notices denominated as such by this Agreement, or the City Code, or Florida law, required to be given to CONSULTANT hereunder shall be in writing, and shall be delivered via email, hand-delivery or United States mail, postage prepaid, addressed to

Distinctive Care MD, LLC
Attention: Dr. Ayanna Walker
2423 S. Orange Ave. # 328
ORLANDO, FL 32806

All notices required to be given to CITY shall be in writing, and shall be delivered via email, hand-delivery or United States mail, postage prepaid, to the City Manager, at.

City of St. Cloud
Attention: CITY MANAGER
1300 NINTH ST
ST. CLOUD, FL 34769

Either party may change its address, for the purposes of this subsection, by written notice to the other party given in accordance with the provisions of this subsection

SECTION 7 MISCELLANEOUS PROVISIONS

7.1 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the same instrument

7.2 Local, State, and Federal Regulations

(a) Discrimination. CONSULTANT, for itself, its delegates, successors-in-interest, and its assigns, and as a part of the consideration hereof, does hereby covenant and agree that, 1) in the furnishing of Services to CITY hereunder, no person shall be excluded from participation in, denied

be benefits of, or otherwise subjected to discrimination in regard to this Agreement on the grounds of such person's race, color, creed, national origin, disability, marital status, religion or sex; and 2) CONSULTANT shall comply with all existing requirements concerning discrimination imposed by any and all applicable local, state, and federal rules, regulations, or guidelines, and as such rules, regulations, or guidelines may be from time to time amended. In the event of a breach of any of the nondiscrimination covenants described in this subsection, CITY shall have the right to terminate this Agreement.

(b) Compliance with Law. CONSULTANT and its employees shall promptly observe, comply with, and execute the provision of any and all present and future federal, state, and local laws, rules, regulations, requirements, ordinances, and orders which may pertain or apply to the Services that may be rendered hereto, or to the wages paid by CONSULTANT to its employees. CONSULTANT shall also require, by contract, that all sub-consultants and subcontractors comply with the provisions of this subsection.

(c) Licenses. CONSULTANT shall, during the life of this Agreement, procure and keep in full force, effect, and good standing all necessary licenses, registrations, certificates, permits, and other authorizations as are required by local, state, or federal law, in order for CONSULTANT to render its Services or Work as described herein. CONSULTANT shall also require all sub-consultants and subcontractors to comply by contract with the provisions of this subsection.

(d) Compliance with New Regulations. CONSULTANT agrees that at such time as the local, state, or federal agencies modify their grant procedures in order for CITY or CONSULTANT to qualify for local, state, or federal funding for the Services to the rendered by CONSULTANT, then CONSULTANT shall consent to and make such modifications or amendments in a timely manner. If CONSULTANT is unable to comply with applicable local, state, or federal laws and regulations governing the grant of such funds for Services to be rendered herein, then CITY shall have the right, by written notice to CONSULTANT, to terminate this Agreement. Furthermore, if CONSULTANT's compliance with such laws, regulations, rules, or procedures causes a material change to a term or condition of this Agreement, or to any Services Authorization, then CITY agrees, upon sufficient proof of material changes as may be presented to it by CONSULTANT, to amend all related CITY/CONSULTANT contractual obligations, and to revise such Project budgets accordingly.

7.3 Assignment and Delegation. CITY and CONSULTANT bind themselves and their partners, successors, executors, administrators, and assigns, to the other party of this Agreement in respect to all duties, rights, responsibilities, obligations, provisions, conditions, and covenants of this Agreement, except that CONSULTANT shall not assign, transfer, or delegate its rights or duties, or both of these things, in this Agreement without the prior written consent of CITY. CITY has the absolute right to withhold such consent at its convenience, and, furthermore, if CONSULTANT attempts to assign, transfer, or delegate its rights or duties in violation of these provisions without CITY's consent, then CITY may terminate this Agreement as a breach of contract by CONSULTANT and a failure by CONSULTANT to substantially perform its obligations hereunder, and any such assignment shall be null, void, and of no legal effect. CITY shall have the right to assign its rights, or any part of them, or to delegate its duties and obligations, or any part of them, to another entity that shall be bound by all applicable terms and conditions as provided in this Agreement.

7.4 Entire Agreement. This Agreement constitutes the entire Agreement between the parties and shall supersede and replace all prior agreements or understandings, written or oral, relating to the matters set forth therein, and that specifically related to the execution of this document.

7.5 Validity. The validity, interpretation, construction, and effect of this Agreement shall be in accordance with and governed by the laws of the State of Florida, only. In the event any provision hereof is determined to be unenforceable or invalid, such unenforceability or invalidity shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect. To that

extent this Agreement is deemed severable

7.6 Public Entity Crime Any Person or affiliate, as defined in 287.133 of the Florida Statutes, shall not be allowed to contract with CITY, nor be allowed to enter into a subcontract for work on this Agreement, if such a person or affiliate has been convicted of a public entity crime within three (3) years of the date this Agreement was advertised for proposals, or if such person or affiliate was listed on the State's convicted vendor list within three (3) years of the date this Agreement was advertised, whichever time period is greater. A public entity crime means a violation of any state or federal law with respect to and directly related to the transaction of business with any public entity or agency (federal, state or local), involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, forgery, falsification of records, receiving stolen property or material misrepresentation. Any Agreement with CITY obtained in violation of this Section shall be subject to termination for cause. A sub-consultant or subcontractor who obtains a subcontract in violation of this Section shall be removed from the Project and promptly replaced by a sub-consultant or subcontractor acceptable to CITY.

7.7 Dispute Resolution and Exclusive Venue. The parties shall attempt to resolve any controversy, claim, problem or dispute arising out of, or related to, this Agreement through good faith consultation in the ordinary course of business. In the event that the parties do not resolve a dispute, both parties shall be entitled to fully pursue their claim through the courts. The sole and exclusive venue for any litigation arising out of or relating to this Agreement or the Services shall be in Osceola County, Florida before the County Court or Circuit Court of the Ninth Judicial Circuit, in and for Osceola County, Florida.

7.8 No Waiver of Sovereign Immunity. Nothing contained in this Agreement shall be considered or deemed a waiver of CITY's sovereign immunity protections or of any other immunity, defense or privilege afforded to CITY or its officials, officers, employees and agents under law.

IN WITNESS WHEREOF, this Agreement has been fully executed on behalf of the parties hereto by their duly authorized representatives as of the dates listed below.

DISTINCTIVE CARE MD, LLC

By: _____
Dr. Ayanna D. Walker, Manager

5/3/24
Date

CITY OF ST. CLOUD,
a Florida municipal corporation

By: _____
Veronica Miller, City Manager

05-17-2024
Date

ADDENDUM A

CONSULTANT ADDENDUM

This Addendum (the "Addendum") to the Medical Director Agreement (the "Agreement") between The City of St. Cloud Florida (CITY) and Dr. Ayanna D. Walker M.D. ("CONSULTANT") is incorporated into and made part of the Agreement for purposes of complying with the Privacy, ~~Security, Breach Notification~~, and Enforcement regulations ~~at 45 CFR~~ parts 160 and 164 (collectively the "HIPAA Standards"). The provisions of this Addendum apply with respect to all Protected Health Information ("PHI"), as defined in 45 CFR § 160.103, created, received, maintained or transmitted by CONSULTANT in its representation of CITY.

TERMS

In consideration of the mutual covenants contained herein, CONSULTANT and CITYagree as follows:

1. Obligations of CONSULTANT

(a) CONSULTNT will not use or disclose PHI other than as permitted or required by this Addendum or as required by law.

(b) CONSULTANT will implement administrative, physical, and technical safeguards that reasonably and appropriately protect the confidentiality, integrity, and availability of the electronic PHI that it creates, receives, maintains, or transmits on behalf of CITY as required by the HIPAA Standards, and to prevent use or disclosure of PHI other than as provided for by this Addendum. CONSULTANT will comply with Subpart C of 45 CFR Part 164 with respect to electronic PHI.

(c) CONSULTANT will mitigate, to the extent practicable, any harmful effect that is known to CONSULTANT of a use or disclosure of PHI by CONSULTANT in violation of the requirements of this Addendum.

(d) To the extent the CONSULTANT is to carry out one or more of Covered Entity's obligations under Subpart E of 45 CFR Part 164, CONSULTANT will comply with the requirements of 45 CFR Part 164, Subpart E that apply to CITY in the performance of such obligations.

(e) CONSULTANT will report to CITY (i) any use or disclosure of PHI not provided for by this Addendum of which CONSULTANT becomes aware, and (ii) any security incident (as defined in 45 CFR § 164.304) of which it becomes aware. CONSULTANT will notify CITY of any breach of unsecured PHI, as defined in 45 CFR

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§ 164.402, without unreasonable delay and in no case later than 10 calendar days after CONSULTANT discovers the breach.

(f) CONSULTANT will ensure that any agent, including a subcontractor, that receives PHI from CONSULTANT, or creates, receives, maintains, or transmits PHI on behalf of CONSULTANT, agrees to the same restrictions, conditions and requirements that apply to CONSULTANT with respect to such PHI, and agrees to implement reasonable and appropriate safeguards to protect the security and privacy of such PHI, by entering into an agreement with CONSULTANT that meets the applicable requirements of the HIPAA Standards.

(g) CONSULTANT will make books and records relating to the use and disclosure of PHI available to the Secretary of Health and Human Services ("Secretary") or the Secretary's designee, in a time and manner designated by the Secretary, for purposes of the Secretary determining Covered Entity's compliance with the HIPAA Standards.

(h) At Covered Entity's request, CONSULTANT will make available PHI in Business Associate's possession to enable CITY to respond to a request by an individual for access to PHI in accordance with 45 CFR § 164.524.

(i) At Covered Entity's request, CONSULTANT will make available PHI in Business Associate's possession for amendment, and will incorporate any amendments to PHI, in accordance with 42 CFR § 164.526.

(j) CONSULTANT will maintain and will provide to CITY on request such documentation of disclosures of PHI as would be required for CITY to respond to a request by an individual for an accounting of disclosures of PHI in accordance with 45 CFR § 164.528. Upon receipt of a request for an accounting directly from an individual, CONSULTANT will provide to the individual an accounting of disclosures made by CONSULTANT containing the information described in 42 CFR § 164.528.

2. Uses and Disclosures by CONSULTANT.

(a) CONSULTANT may use or disclose PHI to perform services for or on behalf of CITY, provided that such use or disclosure would not violate the HIPAA Standards if made by CITY.

(b) CONSULTANT may use PHI for the proper management and administration of CONSULTANT or to carry out the legal responsibilities of CONSULTANT.

(c) CONSULTANT may disclose PHI for the proper management and administration of CONSULTANT or to carry out the legal responsibilities of CONSULTANT, if (1) the disclosure is required by law, or (2) CONSULTANT obtains reasonable assurances from the person to whom the information is disclosed that it will be held

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confidentially and used or further disclosed only as required by law or for the purpose for which it was disclosed to the person, and the person notifies CONSULTANT of any instances of which it is aware in which the confidentiality of the information has been breached.

3. Remedies for Breach. Upon Covered Entity's knowledge of a material breach of this Addendum by CONSULTANT, CITY may either (i) provide an opportunity for CONSULTANT to cure the breach or end the violation, and terminate this Addendum if CONSULTANT does not cure the breach or end the violation within the time specified by CITY; (ii) immediately terminate this Addendum if CONSULTANT has breached a material term of this Addendum and cure is not possible; or (iii) if neither termination nor cure is feasible, report the violation to the Secretary.

4. Return or Destruction of PHI Upon Termination. Upon termination of this Agreement, for any reason, CONSULTANT will return or destroy all PHI received from CITY, or created or received by CONSULTANT on behalf of CITY, if feasible. In the event that CONSULTANT determines that returning or destroying the PHI is infeasible, CONSULTANT will extend the protections of this Agreement to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction infeasible, for so long as CONSULTANT maintains such PHI.

CITY OF ST. CLOUD FLORIDA _____

By: Veronica Miller, City Manager
[Name, Title]

CONSULTANT _____

By: Ayanna P. Walkes, MD medical director
[Name, Title]

FIRST AMENDMENT TO AGREEMENT BETWEEN THE CITY OF ST. CLOUD, FLORIDA AND DISTINCTIVE CARE MD, LLC FOR MEDICAL DIRECTOR SERVICES

This Amendment is by and between the City of St. Cloud, Florida (hereinafter referred to as "CITY") whose address is 1300 9th Street, St. Cloud, Florida 34769 and Distinctive Care MD, LLC (hereinafter referred to as "CONSULTANT"), whose principle address is 2423 South Orange Ave, Suite 328, Orlando, Florida 32806, and is to that certain Agreement between CITY and CONSULTANT dated May 17, 2024, 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 Amendment expressly modifies the Agreement and in the event of a conflict, the terms and conditions of this Amendment shall prevail.

2. Section 1.2 of the Agreement, is hereby amended to provide that for services hereunder, CITY agrees to pay the CONSULTANT the amount of THREE THOUSAND ONE HUNDRED SIXTEEN DOLLARS ($3,116.00) per month or portion thereof effective July 1, 2026, and increasing the amount to THREE THOUSAND SIX HUNDRED SIXTY-SIX DOLLARS ($3,666.00) per month or portion thereof effective October 1, 2026.

3. Section 7.4 of the Agreement is hereby amended to add the underlined language below:

   7.4 Entire Agreement. This Agreement constitutes the entire Agreement between the parties and shall supersede and replace all prior agreements or understandings, written or oral, relating to the matters set forth therein, and specifically related to the execution of this document. <u>Any amendments or revisions to this Agreement shall be made in writing and signed by all Parties to be effective.</u>

4. 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

By:

_____
Veronica Miller, City Manager

Date:_____

ATTEST:

_____
Ivy Llauro, City Clerk

Date:_____

DISTINCTIVE CARE MD, LLC

By:

_____

_____
(Print Name/Title)

Date:_____

ATTEST:

_____

_____
(Print Name/Title)

Date:_____

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-065R - US Department of Homeland Security 287(g) Program

Procurement Agenda Item:
Resolution No. 2026-065R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into an agreement between the City of St. Cloud and the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for expense reimbursement for assistance services provided by the St. Cloud Police Department in accordance with Florida Statute Section 908.104 and providing an effective date.
COST: No cost associated as costs will be reimbursed.
This item is to authorize an agreement between the City of St. Cloud and the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for expense reimbursement for assistance services provided by the Police Department.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Doug Goerke, Police Chief, the Task Force Model (TFM) of the U.S. Immigration and Customs Enforcement 287(g) Program includes a reimbursement structure intended to offset costs incurred by participating local law enforcement agencies. Through a formal Memorandum of Agreement (MOA) with ICE, agencies may assign trained Task Force Officers (TFOs) to work in coordination with federal officials while receiving financial support for associated expenses.
Under the Task Force Model reimbursement plan, participating agencies may be eligible for funding in several categories. This includes up to $7,500 per trained TFO for equipment, and up to $100,000 per MOA for the purchase of new vehicles. In addition, the program provides reimbursement for each trained TFO's salary and benefits, as well as overtime expenses up to 25 percent of the officer’s salary.
These reimbursements are intended to reduce the fiscal burden of dedicating personnel and resources to the program while supporting coordination between local and federal law enforcement efforts.

Legal Authority:
Section 287(g) of the Immigration and Nationality Act (8 USCS § 1357)

Budget and Recommendation:
Staff recommends APPROVAL of this request.

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

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
05/14/2026 - Final Action

Attachments:
1. Resolution 2026-065R 287(g) expense reimbursement agmt
2. Agreement with Attachments

RESOLUTION NO. 2026-065R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT FOR EXPENSE REIMBURSEMENT FOR ASSISTANCE SERVICES PROVIDED BY THE ST. CLOUD POLICE DEPARTMENT IN ACCORDANCE WITH FLORIDA STATUTE SECTION 908.104 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 908.104, *Florida Statutes,* requires local law enforcement agencies, officials supervising those agencies and employees of the agencies to cooperate with Federal immigration authorities;

WHEREAS, In accordance with Section 287(g) of the Immigration and Nationality Act (8 USCS § 1357) the St. Cloud Police Department is and has been available to assist with enforcement of federal immigration law;

WHEREAS, Upon execution of a required agreement a local enforcement agency is eligible to receive reimbursement from the Federal Government for services the agency is or has provided consistent with Section 908.104, *Florida Statutes* and Section 287(g) of the Immigration and Nationality Act; and

WHEREAS, the City Council of the City of St. Cloud determines that it is in the best interest of the City to obtain reimbursement for the cost of resources provided by the City Police Department for the purposes set forth above.

NOW BE IT RESOLVED by the City Council of the City of St. Cloud, Florida that:

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with the United States Department of Homeland Security U.S. Immigration and Customs Enforcement for reimbursement of costs incurred by the City.

SECTION II. The City Manager is authorized and directed to execute the Agreement as set forth in Exhibit "A" and the City Manager, or designee. is authorized to take any and all action necessary and consistent with this Resolution. The City Manager is further specifically authorized to withhold the formal written agreement and completion of the transaction upon determination of any matter or factor, hereafter coming to the City Manager's attention which may indicate such action is not in the City's best interest, provided that upon such withholding, the City Manager, with reasonable dispatch, shall present the issue to the City council, in session, for review and direction.

SECTION III. This resolution shall take effect immediately upon its adoption.
PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 14th day of May 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

287(g) SERVICE AGREEMENT

BETWEEN THE
UNITED STATES DEPARTMENT OF HOMELAND SECURITY
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT
AND
(INSERT SERVICE PROVIDER ENTITY, STATE ACRONYM)

This Service Agreement (**"agreement"**) is entered into between United States (US) Department of Homeland Security (**"DHS"**), Immigration and Customs Enforcement ("**ICE**"), and **(INSERT SERVICE PROVIDER ENTITY, STATE ACRONYM, and SAM.gov UNIQUE ENTITY IDENTIFIER (UEI))** ("**service provider")** for the purpose of receiving stipends, incentives, and/or reimbursable costs incurred by the service provider in providing resources to operations pursuant to the Task Force Model (TFM) Memorandum of Agreement (TFM MOA) or Jail Enforcement Model (JEM) MOA (JEM MOA). The term "parties" is used in this agreement to refer jointly to ICE and the service provider.

When performing services subject to the TFM MOA or JEM MOA and this agreement, service provider will perform Immigration Enforcement Activities (IEAs) that have been approved by Enforcement and Removal Operations (ERO) in advance of the enforcement actions. TFM service provider will also undertake any case specifically designated by ICE and approved by ERO that was previously in Office of Refugee Resettlement (ORR) custody, subsequently released, and unaccounted for.

The agreement will remain in effect for a period not to exceed 36 months unless extended by bilateral modification or terminated in writing by either party. Either party may terminate this agreement by providing written notice of intention to terminate the agreement, a minimum of 60 calendar days in advance of the effective date of termination, or the parties may agree to a shorter period. If this agreement is terminated by either party under this article, ICE will be under no financial obligation for any allowable costs after the date of termination. The service provider will only be paid for services provided to ICE up to and including the day of termination.

The period of performance for this agreement will be specified on Optional Form 347 (OF347).

The following documents constitute the complete agreement and are hereby incorporated directly or by reference:

- A. Optional Form (OF) 347
- B. 287(g) Service Agreement (This document)

Attachments

- Attachment 1 – Title 29, Part 4 Labor Standards for Federal Service Contracts
- Attachment 2 – Wage Determination Number (to be specified on OF347)
- Attachment 3 – Combatting Trafficking in Persons
- Attachment 4 – ICE Privacy, Records Management, and Safeguarding of Sensitive

Information

IN WITNESS WHEREOF, the undersigned, duly authorized officers, have subscribed their names on behalf of the (Name of Service Provider, State Acronym) and the DHS, U.S. ICE. Only the service provider is authorized as a signatory for this agreement with full authority to sign and bind the service provider regarding this agreement. The authorized signatory must be a bona fide representative of the service provider.

ACCEPTED:	**ACCEPTED:**
U.S. Immigration and Customs Enforcement	**(Service Provider Organization)**
	(Name)
Contracting Officer (CO)	(Title)
Signature: _____	Signature: _____
Date: _____	Date: _____

Definitions

- Law Enforcement Agency (LEA) - Any agency with an active 287(g) TFM MOA or JEM MOA signed by the ICE director or designee.

- Task Force Officer (TFO) - Any officer, in good standing, employed by a LEA with an active TFM MOA who satisfactorily completed the required initial and any mandated subsequent refresher training and is in possession of valid TFM credentials (temporary or permanent).

- Designated Immigration Officer (DIO) - Any officer, in good standing, employed by a LEA with an active JEM MOA who satisfactorily completed the required initial and any mandated subsequent refresher training and is in possession of valid JEM credentials (temporary or permanent).

- Immigration Enforcement Activity (IEA) - any immigration enforcement activity conducted during the course of normal duties, and/or work in concert with local ICE/ERO officers, pursuant to the TFM MOA or JEM MOA.

- Unaccompanied Alien Children (UAC) Case - any case specifically designated by ICE that was previously in ORR custody, subsequently released, and unaccounted for.

- 287(g) Service Provider Report – a digital document provided by ERO to service providers from time to time, that records Incentive and/or Reimbursement-related data for IEAs under the TFM MOA or JEM MOA and this Service Agreement.

- Stipend – a one-time payment that may be requested by a TFM or JEM service provider, based on funding availability, for their engagement in purposeful and intentional IEAs, when their operational date is established by ICE. Stipend amounts are established, and may be modified from time to time, by ICE and communicated to LEA partners.

- Incentive – a payment that may be awarded quarterly to a TFM service provider, based on funding availability, for continued engagement in purposeful and intentional IEAs. Incentive amounts are established, and may be modified from time to time, by ICE and communicated to LEA partners.

- Reimbursement – TFO salary, overtime, and benefit payments that may be requested by TFM service providers for IEAs, inclusive of UAC Cases.

- Operational Date – the (1) first date upon which a service provider makes a qualifying apprehension under the direction and supervision of ICE pursuant to the TFM MOA, as determined by ICE, or the (2) first date of a service provider's documented encounter with a foreign-born national within their facility that is processed in the designated ICE system pursuant to the JEM MOA, as determined by ICE.

Article 1. Purpose

A. Purpose: The purpose of this Service Agreement is to establish an agreement between ICE and the service provider for specific IEAs as directed by ICE under the authority of Section 287(g) of the Immigration and Nationality Act (INA), codified at 8 U.S.C. § 1357(g), as amended by the Homeland Security Act of 2002, Public Law 107-296. Participation in the ICE/ERO 287(g) program for payment of items listed in this agreement applies to participation and operational enforcement conducted within ICE TFM or JEM.

   a. To qualify for reimbursement under this agreement, the service provider must sign a TFM MOA, sign this Service Agreement, and have an operational date established by ICE/ERO. A service provider will be reimbursed for TFO time spent conducting purposeful and intentional IEAs on or after the service provider's operational date. These activities may occur during the course of their normal duties and/or at the direction of ICE.
   b. To qualify for a stipend or incentive under this agreement, the service provider must sign a TFM MOA or JEM MOA, sign this service agreement, have an operational date established by ICE/ERO, and be engaged in purposeful and intentional IEAs.

B. Responsibilities: This agreement sets forth the responsibilities of ICE and the service provider.

   a. ICE

      i. ERO shall provide the service provider with access to the Federal Law Enforcement Training Center (FLETC) course curriculum required for service provider candidates to become credentialed TFOs or DIOs upon successful completion.

      ii. ERO shall provide TFM service providers with a "287(g) Service Provider Report" template. This template must be completed by the service provider monthly to detail TFO payroll (salary and overtime), and benefits related to IEAs performed on behalf of ICE.

      iii. An ERO designee shall verify and validate TFM service provider salary, overtime, and benefits data for requested Reimbursements.

      iv. An ERO designee shall verify and validate the TFM service provider's IEA accomplishments for requested quarterly incentives. Quarterly Incentive distributions are determined by the evaluation of continuous engagement in purposeful and intentional IEAs as determined by the ERO 287(g) PMO. Quarterly Incentive disbursements will be made following the conclusion of the quarter.

   b. In the case where a service provider is receiving incentives/stipends from alternate state/local sources, it is the responsibility of the service provider to

resolve any concerns they may have about the appropriateness of receiving duplicate payments for the same IEAs.

i. The service provider shall provide all personnel, management, equipment, supplies, and services necessary for performance of all IEAs addressed in this agreement. The service provider will comply with the TFM MOA or JEM MOA, as applicable, between the service provider and ICE.

ii. The TFM service provider shall provide ERO with salary, overtime, and benefits package data for each TFO for whom Reimbursement is being sought.

iii. The service provider shall attest to the truthfulness and accuracy of any and all salary, overtime, benefits, and operational information provided to ICE in all submitted materials.

iv. The service provider shall provide ERO with subjects of interest located through immigration enforcement activities and illegal alien disposition (arrest, transfer of custody to ICE, transfer of custody to CBP, or other).

v. The TFM service provider shall provide ERO with hours spent performing ICE enforcement activities for adult and UAC for each credentialed TFO assigned to the apprehension.

vi. On all invoices, the TFM service provider shall identify TFO participants by their ICE designated credential identification number (generated after the successful completion of ICE FLETC training).

C. Rates: All reimbursement rates are specified in the OF347. This is a fixed rate agreement, subject to the availability of funds.

D. Order of Precedence: In instances where other policies conflict with ICE policy or standards, this agreement and/or the TFM MOA or JEM MOA, as applicable, between the provider and ICE will be the guiding document. Int

Article 2. Participation Verification

A. Points of Contact (POC)

The service provider shall provide a POC to the ERO field office with local operational control of the 287(g) program for participation notification purposes. The POC information shall include a name, title, office phone number, and official email address.

The ERO field office with local operational control of the 287(g) program shall provide a POC to the service provider for participation verification purposes. The local ERO office POC will provide the service provider POC with a name, title, office phone number, and official email

address, or other electronic means of communication, for communicating and documenting participation activities.

B. TFM Reimbursement Process

TFM service providers will only be eligible for Reimbursement for purposeful and intentional work on IEA and UAC cases. TFOs will record all enforcement actions on the approved 287(g) Service Provider Report, on which they will specify whether the case is IEA or UAC. TFOs will provide the 287(g) Service Provider report to their LEA POC at the end of their shift.

The TFM service provider will create a process to save and track all TFO 287(g) Service Provider Reports.

An ERO designee will reconcile the list of TFO IEAs against events recorded in ICE systems of record. Any unmatched records will be reviewed by the ERO designee to identify a cause and resolution. If a case cannot be resolved, then the ERO designee will notify the TFM service provider POC that the case has been rejected. If the TFM service provider POC submits correct information and the case is located, then credit will be granted.

If the TFM service provider has indicated they will participate in locating UACs within their jurisdiction, all work performed must be in accordance with the UAC Safety Verification Initiative Workflow, Incentives Program Info Sheet, UAC Safety Verification Initiative FAQs, and UAC Verification Reporting Form. These four documents are available upon request. The four documents will be incorporated into the agreement once participation is verified.

Disputes of reimbursement participation verification will be handled between ERO and TFM service provider management.

Article 3. Employment Screening Requirements

General. The service provider shall certify to the Contracting Officer (CO) and CO Representative (COR) that any service provider employees who have access to ICE detainees have successfully completed employment screening that includes at a minimum a criminal history records check, employment reference checks and a citizenship check.

Employment Eligibility. Each service provider employee performing under this agreement shall successfully pass the DHS Employment Eligibility Verification (E-Verify) program operated by the United States Citizenship and Immigration Services (USCIS) to establish work authorization.

> The E-Verify system is an Internet-based system operated by DHS USCIS, in partnership with the Social Security Administration (SSA) that allows participating employers to electronically verify the employment eligibility of their newly hired employees.
>
> Each employee performing under this Agreement shall have a Social Security Card issued by the SSA. The service provider shall be responsible for acts and omissions of his own employees and for any subcontractor(s) and their employees.

Subject to existing law, regulations and/or other provisions of this contract, illegal or undocumented aliens shall not be employed by the service provider under this Agreement. The service provider shall ensure that this provision is expressly incorporated into any subcontracts or agreements issued in support of this Agreement.

Security Management. The service provider shall appoint a senior official to act as the Corporate Security Officer. The individual will interface with Office of Professional Responsibility (OPR) Personnel Security Division (PSD) through the COR on all security matters, to include physical, personnel, and protection of all Government information and data accessed by the service provider.

The COR and OPR shall have the right to inspect the procedures, methods, and facilities utilized by the service provider in complying with the security requirements under this contract. Should the COR determine that the service provider is not complying with the security requirements of this contract, the service provider will be informed in writing by the CO of the proper action to be taken to effect compliance with such requirements.

Article 4. Incident Reporting

The COR and ERO287g@ice.dhs.gov shall be immediately notified in the event of all serious incidents. The COR will provide any additional contact information for outside working hours to the service provider at the time of the award.

Article 5. Administration

A. Commencement of Services: ICE is under no obligation to utilize the services identified herein until the need for services has been identified, and funding has been identified and made available.

B. Funding: The obligation of ICE to make payments to the service provider is contingent upon the availability of Federal funds. ICE will not direct the performance of any other services until ICE has appropriate funding. Service agreements will be established when specific requirements have been identified and funding obligated. Performance under this agreement starts on the date that the service provider becomes operational as determined by ERO. Payments under this agreement are not authorized until the CO issues a specific service agreement to the designated service provider in writing. In the event of a Federal lapse of funding the service provider should consult with the CO.

C. Consistent with Law: This agreement is permitted under applicable statutes, regulations, policies, and judicial mandates. Any provision of this agreement contrary to applicable statutes, regulation, policies, or judicial mandates is null and void and shall not necessarily affect the balance of the agreement.

Article 6. Adjusting the Agreement Rates

A. ICE will reimburse the TFM service provider at the rates shown in the OF347, subject to the availability of funds, except as provided in Article 11. No rate adjustments are permitted under this service agreement unless initiated by ICE subject to the availability of funds.

Article 7. Modifications and Disputes

A. Modifications: Actions, other than those designated in this agreement, will not bind or incur liability on behalf of either party. Either party may request a modification to this agreement by submitting a written request to the other party. A modification will become a part of this agreement only after the CO has approved the modification in writing.

B. Disputes: In regard to this service agreement, the CO and the authorized signatory of the service provider will settle disputes, questions, and concerns arising from this agreement. Settlement of disputes will be memorialized in a written modification between the ICE CO and authorized signatory of the service provider. In the event that a dispute cannot be resolved between the service provider and the ICE CO, the ICE CO will make the final decision. If the service provider does not agree with the final decision, the matter may be appealed to the ICE Head of Contracting Activity (HCA) for resolution. The ICE HCA may employ all methods available to resolve the dispute including alternative dispute resolution techniques. The service provider shall proceed diligently with performance of this agreement pending final resolution of any dispute.

Article 8. Enrollment, Invoicing, and Payment

A. Enrollment in Electronic Funds Transfer: All payments by the Government under this contract shall be made by electronic funds transfer (EFT). The Government shall make payment to the service provider using the EFT information contained in the System for Award Management (SAM). In the event that the EFT information changes, the service provider shall be responsible for providing the updated information to SAM. If the service provider's EFT information in SAM is incorrect, then the Government need not make payment to the service provider under this agreement until correct EFT information is entered into SAM; and any invoice shall be deemed not to be a proper invoice for the purpose of prompt payment under this agreement.

B. SAM Registration: The service provider shall maintain an active registration in SAM at the time of award and throughout the life of this agreement. The service provider shall be registered to receive "All Awards" in their SAM registration. The SAM website can be found at www.sam.gov.

C. Payment Requests:
   a. Initial Stipend (TFM and JEM): Service providers shall submit Initial Stipend requests on a 287(g) Service Provider Report to ERO287g@ice.dhs.gov as soon as practicable after ICE notifies the service provider of having established an operational date.

b. Monthly Salary/Overtime/Benefits (TFM): Service providers shall submit pre-invoices on a 287(g) Service Provider Report for salary, overtime, and benefits to ERORPA-287g-TFM@ice.dhs.gov by the 10th day of the subsequent month after the immigration enforcement action is performed.
c. Quarterly Incentives (TFM): Service providers shall submit quarterly incentive requests on a 287(g) Service Provider Report to ERO287g@ice.dhs.gov during the last month of that fiscal quarter (e.g., for the quarter April 1 – June 30, the request should be submitted between June 1 and June 30).

D. Consolidated Invoicing:
a. Initial Stipend (TFM and JEM): Initial Stipend invoices shall be submitted to Invoice Consolidation once the contract is signed by an ICE Contracting Officer, and at the instruction of the 287gInvoicing@ice.dhs.gov team.
b. Monthly Salary/Overtime/Benefits (TFM): Service providers shall submit invoices spreadsheets to Invoice Consolidation for salary, overtime, and benefits at the instruction of the ERORPA-287g-TFM@ice.dhs.gov team.
c. Quarterly Incentives (TFM): Service providers shall submit invoices to Invoice Consolidation for Quarterly Incentive payments at the instruction of the 287gInvoicing@ice.dhs.gov team.
d. Please reference the OF347 for full procedures for submission to Invoice Consolidation.

Article 9. Hold Harmless Provisions

Unless specifically addressed by the terms of this agreement, the parties agree to be responsible for the negligent or wrongful acts or omissions of their respective employees to the extent authorized under the applicable law.

A. Service Provider Held Harmless: ICE liability for any injury, damage or loss to persons or property caused by the negligent or tortuous conduct of its own officers, employees, and other persons provided coverage pursuant to Federal law is governed by the Federal Tort Claims Act, 28 USC 2691 *et seq.* (FTCA). Compensation for work related injuries for ICE's officers, employees and covered persons is governed by the Federal Employees Compensation Act (FECA). The service provider shall promptly notify ICE of any claims or lawsuits filed against any ICE employees of which the service provider is notified.

B. Federal Government Held Harmless: Service provider liability for any injury, damage or loss to persons or property arising out of the performance of this agreement and caused by the negligence of its own officers, employees, agents and representatives is governed by the applicable State and/or local law. ICE will promptly notify the service provider of any claims filed against any of the service provider's employees of which ICE is notified. The Federal Government will be held harmless for any injury, damage or loss to persons or property caused by a service provider employee arising in the performance of this agreement.

C. Defense of Suit: In the event an ICE detained alien files suit against the service provider contesting the legality of the alien's ICE detention under this agreement and/or immigration/citizenship status, or an alien files suit as a result of an administrative error or omission of the Federal Government, ICE will request that the United States Department of Justice (DOJ), as appropriate, move either to have the service provider dismissed from such suit; to have ICE substituted as the proper party defendant; or to have the case removed to a court of proper jurisdiction. Regardless of the decision on any such motion, ICE will request that DOJ be responsible for the defense of any suit on these grounds. Nothing in this agreement limits the discretion of DOJ on any litigation matters.

D. ICE Recovery Right: The service provider shall do nothing to prejudice ICE's right to recover against third parties for any loss, destruction of, or damage to U.S. Government property. Upon request from the CO, the service provider shall furnish to ICE all reasonable assistance and cooperation, including assistance in the prosecution of suit and execution of the instruments of assignment in favor of ICE in obtaining recovery.

Article 10. Financial Records

A. Retention of Records: All supporting documents, arrest sheets, and other records pertinent to service agreements or subordinate agreements under this agreement shall be retained by the service provider in accordance with the NARA records schedule for purposes of federal examinations and audit. The retention period begins at the end of the first year of completion of service under the agreement. If any litigation, claim, negotiation, audit, or other action involving the records has been started before the expiration of the retention period, the records must be retained until completion of the action and resolution of all issues which arise from it or until the end of the regular NARA record retention period, whichever is later. Retention of records requirements can be found in Attachment 4.

B. Access to Records: ICE and the Comptroller General of the United States, or any of their authorized representatives, have the right of access to any pertinent books, documents, papers or other records of the service provider or its subcontractors, which are pertinent to the award, to make audits, examinations, excerpts, and transcripts. The rights of access must not be limited to the required retention period but shall last as long as the records are retained.

Article 11. Labor Standards and Wage Determination – TFM Reimbursement

A. The Service Contract Act, 41 U.S.C. 351 et seq., Title 29, Part 4 Labor Standards for Federal Service Contracts, is hereby incorporated as Attachment 1. These standards and provisions are included in every contract and service agreement entered by the United States or the District of Columbia, in excess of $2,500, or in an indefinite amount, the principal purpose of which is to furnish services through the use of service employees.

B. Wage Determination: Each service employee employed in the performance of this agreement shall be paid not less than the minimum prevailing wages in the locality where the work is being performed and shall be furnished fringe benefits in accordance with the wages and fringe benefits determined by the Secretary of Labor or authorized representative, as specified in any wage determination applicable under this agreement. The wage determination, issued under the Service Contract Labor Standards statute, by the Administrator, Wage and Hour Division, U.S. Department of Labor, will be updated on the annual anniversary of the service agreement with the most recent applicable wage determination.

C. The TFM service provider shall notify the CO of any increase claimed within 30 calendar days after receiving a new wage determination unless this notification period is extended in writing by the CO. Requested increases shall only include the TFM service provider's actual increase in applicable wages and fringe benefits to the extent the increase is made to comply with the new wage determination. Any adjustment will be limited to increases or decreases in wages and fringe benefits, and the accompanying increases or decreases in social security and unemployment taxes and workers' compensation insurance but shall not otherwise include any amount for general and administrative costs, overhead, or profit.

Article 12. Notification and Public Disclosures

A. Information obtained or developed because of this agreement is under the control of ICE and is subject to public disclosure only pursuant to the provisions of applicable Federal laws (such as FOIA), regulations, and Executive Orders or as ordered by a Court. The service provider is prohibited from disclosing any information relating to ICE aliens pursuant to 8 C.F.R § 236.6. If the service provider receives a request for such information through, for example, relevant State sunshine laws or another mechanism, the service provider shall promptly notify the ICE FOIA Officer at ICE-FOIA@ice.dhs.govand inform the requester to submit a FOIA request directly to the ICE FOIA Office. To the extent the service provider intends to release the agreement or any information relating to, or exchanged under, this agreement, the service provider agrees to coordinate with the ICE FOIA Officer prior to such release. The service provider may, at its discretion, communicate the substance of this agreement when requested. ICE understands that this agreement will become a public document when presented to the service provider's governing body for approval.

B. The service provider shall notify the ICE Office of Congressional Relations at CongressToICE@ice.dhs.gov when a member of the United States Congress requests information, or the CO and ERO287(g) program office and the ICE Office of Congressional Relations when he/she makes a request to visit the facility. The service provider shall coordinate all public information related issues pertaining to ICE aliens with ICE. The service provider shall promptly make public announcements stating the facts of unusual or newsworthy incidents to local media. Examples of such events include, but are not limited to deaths, escapes from custody, and facility emergencies. All

press statements and releases shall be cleared, in advance, with the ICE Office of Public Affairs at ICEMedia@ice.dhs.gov.

C. With respect to public announcements and press statements, the service provider shall ensure employees agree to use appropriate disclaimers clearly stating the employees' opinions do not reflect the position of the United States government in any public presentations they make or articles they write that relate to any aspect of performance or the facility operations.

Article 13. Privacy

A. The service provider shall comply with the Privacy Act of 1974 ("the Act") and the agency rules and regulations issued under the Act in the design, development, or operation of any system of records on individuals to accomplish an agency function when the agreement specifically identifies (i) the systems of records; and (ii) the design, development, or operation work that the service provider is to perform. The service provider shall also include the Privacy Act into all subcontracts when the work statement in the proposed subcontract requires the redesign, development, or operation of a system of records on individuals that is subject to the Act; and

B. In the event of violations of the act, a civil action may be brought against the agency involved when the violation concerns the design, development, or operation of a system of records on individuals to accomplish an agency function, and criminal penalties may be imposed upon the officers or employees of the agency when the violation concerns the operation of a system of records on individuals to accomplish an agency function. For the purposes of the act, when the agreement is for the operation of a system of records on individuals to accomplish an agency function, the service provider is considered to be an employee of the Agency.

1. "Operation of a system of records," as used in this article, means performance of any of the activities associated with maintaining the system of records, including the collection, use, and dissemination of records.

2. "Record," as used in this article, means any item, collection, or grouping of information about an individual that is maintained by an agency, including, but not limited to, education, financial transactions, medical history, and criminal or employment history and that contains the person's name, or the identifying number, symbol, or other identifying particular assigned to the individual, such as a fingerprint or voiceprint or a photograph.

3. "System of records on individuals," as used in this article, means a group of any records under the control of any agency from which information is retrieved by the name of the individual or by some identifying number, symbol, or other identifying particular assigned to the individual.

Article 14. Quality Control

The service provider is responsible for management and quality control actions, including the actions of credentialed TFOs and/or DIOs, necessary to meet the quality standards set forth in the agreement.

TITLE 29—LABOR

This attachment is updated as of June 2022. The standards for Title 29, Part 4, Subpart A can be found at https://www.ecfr.gov/current/title-29/subtitle-A/part-4/subpart-A.

PART 4 LABOR STANDARDS FOR FEDERAL SERVICE CONTRACTS

Subpart A Service Contract Labor Standards Provisions and Procedures

Sec. 4.6 Labor standards clauses for Federal service contracts exceeding $2,500.

The clauses set forth in the following paragraphs shall be included in full by the contracting agency in every contract entered into by the United States or the District of Columbia, in excess of $2,500, or in an indefinite amount, the principal purpose of which is to furnish services through the use of service employees:

(a) Service Contract Act of 1965, as amended: This contract is subject to the Service Contract Act of 1965, as amended (41 U.S.C. 351 et seq.) and is subject to the following provisions and to all other applicable provisions of the Act and regulations of the Secretary of Labor issued thereunder (29 CFR part 4).

(b)

(1) Each service employee employed in the performance of this contract by the contractor or any subcontractor shall be paid not less than the minimum monetary wages and shall be furnished fringe benefits in accordance with the wages and fringe benefits determined by the Secretary of Labor or authorized representative, as specified in any wage determination attached to this contract.

(2)

(i) If there is such a wage determination attached to this contract, the contracting officer shall require that any class of service employee which is not listed therein and which is to be employed under the contract (i.e., the work to be performed is not performed by any classification listed in the wage determination), be classified by the contractor so as to provide a reasonable relationship (i.e., appropriate level of skill comparison) between such unlisted classifications and the classifications listed in the wage determination. Such conformed class of employees shall be paid the monetary wages and furnished the fringe benefits as are determined pursuant to the procedures in this section.

(ii) Such conforming procedure shall be initiated by the contractor prior to the performance of contract work by such unlisted class of employee. A written report of the proposed conforming action, including information regarding the agreement or disagreement of the authorized representative of the employees involved or, where there is no authorized representative, the employees themselves, shall be submitted by the contractor to the contracting officer no later than 30 days after

such unlisted class of employees performs any contract work. The contracting officer shall review the proposed action and promptly submit a report of the action, together with the agency's recommendation and all pertinent information including the position of the contractor and the employees, to the Wage and Hour Division, U.S. Department of Labor, for review. The Wage and Hour Division will approve, modify, or disapprove the action or render a final determination in the event of disagreement within 30 days of receipt or will notify the contracting officer within 30 days of receipt that additional time is necessary.

(iii) The final determination of the conformance action by the Wage and Hour Division shall be transmitted to the contracting officer who shall promptly notify the contractor of the action taken. Each affected employee shall be furnished by the contractor with a written copy of such determination or it shall be posted as a part of the wage determination.

(iv)

(A) The process of establishing wage and fringe benefit rates that bear a reasonable relationship to those listed in a wage determination cannot be reduced to any single formula. The approach used may vary from wage determination to wage determination depending on the circumstances. Standard wage and salary administration practices which rank various job classifications by pay grade pursuant to point schemes or other job factors may, for example, be relied upon. Guidance may also be obtained from the way different jobs are rated under Federal pay systems (Federal Wage Board Pay System and the General Schedule) or from other wage determinations issued in the same locality. Basic to the establishment of any conformable wage rate(s) is the concept that a pay relationship should be maintained between job classifications based on the skill required and the duties performed.

(B) In the case of a contract modification, an exercise of an option or extension of an existing contract, or in any other case where a contractor succeeds a contract under which the classification in question was previously conformed pursuant to this section, a new conformed wage rate and fringe benefits may be assigned to such conformed classification by indexing (i.e., adjusting) the previous conformed rate and fringe benefits by an amount equal to the average (mean) percentage increase (or decrease, where appropriate) between the wages and fringe benefits specified for all classifications to be used on the contract which are listed in the current wage determination, and those specified for the corresponding classifications in the previously applicable wage determination. Where conforming actions are accomplished in accordance with this paragraph prior to the performance of contract work by the unlisted class of employees, the contractor shall advise the contracting officer of the action taken but the other procedures in paragraph (b)(2)(ii) of this section need not be followed.

(C) No employee engaged in performing work on this contract shall in any event be paid less than the currently applicable minimum wage specified under section 6(a)(1) of the Fair Labor Standards Act of 1938, as amended.

(v) The wage rate and fringe benefits finally determined pursuant to paragraphs (b)(2)(i) and (ii) of this section shall be paid to all employees performing in the classification from the first day on which contract work is performed by them in the classification. Failure to pay such unlisted employees the compensation agreed upon by the interested parties and/or finally determined by the Wage and Hour Division retroactive to the date such class of employees commenced contract work shall be a violation of the Act and this contract.

(vi) Upon discovery of failure to comply with paragraphs (b)(2)(i) through (v) of this section, the Wage and Hour Division shall make a final determination of conformed classification, wage rate, and/or fringe benefits which shall be retroactive to the date such class of employees commenced contract work.

(3) If, as authorized pursuant to section 4(d) of the Service Contract Act of 1965 as amended, the term of this contract is more than 1 year, the minimum monetary wages and fringe benefits required to be paid or furnished thereunder to service employees shall be subject to adjustment after 1 year and not less often than once every 2 years, pursuant to wage determinations to be issued by the Wage and Hour Division of the Department of Labor as provided in such Act.

(c) The contractor or subcontractor may discharge the obligation to furnish fringe benefits specified in the attachment or determined conformably thereto by furnishing any equivalent combinations of bona fide fringe benefits, or by making equivalent or differential payments in cash in accordance with the applicable rules set forth in subpart D of 29 CFR part 4, and not otherwise.

(d)

(1) In the absence of a minimum wage attachment for this contract, neither the contractor nor any subcontractor under this contract shall pay any person performing work under the contract (regardless of whether they are service employees) less than the minimum wage specified by section 6(a)(1) of the Fair Labor Standards Act of 1938. Nothing in this provision shall relieve the contractor or any subcontractor of any other obligation under law or contract for the payment of a higher wage to any employee.

(2) If this contract succeeds a contract, subject to the Service Contract Act of 1965 as amended, under which substantially the same services were furnished in the same locality and service employees were paid wages and fringe benefits provided for in a collective bargaining agreement, in the absence of the minimum wage attachment for this contract setting forth such collectively bargained wage rates and fringe benefits, neither the contractor nor any subcontractor under this contract shall pay any service employee performing any of the contract work (regardless of whether or not such employee was employed under the predecessor contract), less than the wages and

fringe benefits provided for in such collective bargaining agreements, to which such employee would have been entitled if employed under the predecessor contract, including accrued wages and fringe benefits and any prospective increases in wages and fringe benefits provided for under such agreement. No contractor or subcontractor under this contract may be relieved of the foregoing obligation unless the limitations of § 4.1b(b) of 29 CFR part 4 apply or unless the Secretary of Labor or his authorized representative finds, after a hearing as provided in § 4.10 of 29 CFR part 4 that the wages and/or fringe benefits provided for in such agreement are substantially at variance with those which prevail for services of a character similar in the locality, or determines, as provided in § 4.11 of 29 CFR part 4, that the collective bargaining agreement applicable to service employees employed under the predecessor contract was not entered into as a result of arm's-length negotiations. Where it is found in accordance with the review procedures provided in 29 CFR 4.10 and/or 4.11 and parts 6 and 8 that some or all of the wages and/or fringe benefits contained in a predecessor contractor's collective bargaining agreement are substantially at variance with those which prevail for services of a character similar in the locality, and/or that the collective bargaining agreement applicable to service employees employed under the predecessor contract was not entered into as a result of arm's-length negotiations, the Department will issue a new or revised wage determination setting forth the applicable wage rates and fringe benefits. Such determination shall be made part of the contract or subcontract, in accordance with the decision of the Administrator, the Administrative Law Judge, or the Administrative Review Board, as the case may be, irrespective of whether such issuance occurs prior to or after the award of a contract or subcontract. 53 Comp. Gen. 401 (1973). In the case of a wage determination issued solely as a result of a finding of substantial variance, such determination shall be effective as of the date of the final administrative decision.

(e) The contractor and any subcontractor under this contract shall notify each service employee commencing work on this contract of the minimum monetary wage and any fringe benefits required to be paid pursuant to this contract, or shall post the wage determination attached to this contract. The poster provided by the Department of Labor (Publication WH 1313) shall be posted in a prominent and accessible place at the worksite. Failure to comply with this requirement is a violation of section 2(a)(4) of the Act and of this contract.

(f) The contractor or subcontractor shall not permit any part of the services called for by this contract to be performed in buildings or surroundings or under working conditions provided by or under the control or supervision of the contractor or subcontractor which are unsanitary or hazardous or dangerous to the health or safety of service employees engaged to furnish these services, and the contractor or subcontractor shall comply with the safety and health standards applied under 29 CFR part 1925.

(g)

(1) The contractor and each subcontractor performing work subject to the Act shall make and maintain for 3 years from the completion of the work records containing the

information specified in paragraphs (g)(1)(i) through (vi) of this section for each employee subject to the Act and shall make them available for inspection and transcription by authorized representatives of the Wage and Hour Division of the U.S. Department of Labor:

(i) Name and address and social security number of each employee.
(ii) The correct work classification or classifications, rate or rates of monetary wages paid and fringe benefits provided, rate or rates of fringe benefit payments in lieu thereof, and total daily and weekly compensation of each employee.
(iii) The number of daily and weekly hours so worked by each employee.
(iv) Any deductions, rebates, or refunds from the total daily or weekly compensation of each employee.
(v) A list of monetary wages and fringe benefits for those classes of service employees not included in the wage determination attached to this contract but for which such wage rates or fringe benefits have been determined by the interested parties or by the Administrator or authorized representative pursuant to the labor standards clause in paragraph (b) of this section. A copy of the report required by the clause in paragraph (b)(2)(ii) of this section shall be deemed to be such a list.
(vi) Any list of the predecessor contractor's employees which had been furnished to the contractor pursuant to § 4.6(l)(2).

(2) The contractor shall also make available a copy of this contract for inspection or transcription by authorized representatives of the Wage and Hour Division.

(3) Failure to make and maintain or to make available such records for inspection and transcription shall be a violation of the regulations and this contract, and in the case of failure to produce such records, the contracting officer, upon direction of the Department of Labor and notification of the contractor, shall take action to cause suspension of any further payment or advance of funds until such violation ceases.

(4) The contractor shall permit authorized representatives of the Wage and Hour Division to conduct interviews with employees at the worksite during normal working hours.

(h) The contractor shall unconditionally pay to each employee subject to the Act all wages due free and clear and without subsequent deduction (except as otherwise provided by law or Regulations, 29 CFR part 4), rebate, or kickback on any account. Such payments shall be made no later than one pay period following the end of the regular pay period in which such wages were earned or accrued. A pay period under this Act may not be of any duration longer than semi-monthly.

(i) The contracting officer shall withhold or cause to be withheld from the Government prime contractor under this or any other Government contract with the prime contractor such sums as an appropriate official of the Department of Labor requests or such sums as the contracting officer decides may be necessary to pay underpaid employees employed by the contractor or subcontractor. In the event of failure to pay any employees subject to the Act all or part of the wages or fringe benefits due under the Act, the agency may, after authorization or by direction of the Department of Labor and written notification to the

contractor, take action to cause suspension of any further payment or advance of funds until such violations have ceased. Additionally, any failure to comply with the requirements of these clauses relating to the Service Contract Act of 1965, may be grounds for termination of the right to proceed with the contract work. In such event, the Government may enter into other contracts or arrangements for completion of the work, charging the contractor in default with any additional cost.

(j) The contractor agrees to insert these clauses in this section relating to the Service Contract Act of 1965 in all subcontracts subject to the Act. The term contractor as used in these clauses in any subcontract, shall be deemed to refer to the subcontractor, except in the term Government prime contractor.

(k)

(1) As used in these clauses, the term service employee means any person engaged in the performance of this contract other than any person employed in a bona fide executive, administrative, or professional capacity, as those terms are defined in part 541 of title 29, Code of Federal Regulations, as of July 30, 1976, and any subsequent revision of those regulations. The term service employee includes all such persons regardless of any contractual relationship that may be alleged to exist between a contractor or subcontractor and such persons.

(2) The following statement is included in contracts pursuant to section 2(a)(5) of the Act and is for informational purposes only:

The following classes of service employees expected to be employed under the contract with the Government would be subject, if employed by the contracting agency, to the provisions of 5 U.S.C. 5341 or 5 U.S.C. 5332 and would, if so employed, be paid not less than the following rates of wages and fringe benefits:

Employee Class	Monetary wage-fringe benefit

(l)

(1) If wages to be paid or fringe benefits to be furnished any service employees employed by the Government prime contractor or any subcontractor under the contract are provided for in a collective bargaining agreement which is or will be effective during any period in which the contract is being performed, the Government prime

contractor shall report such fact to the contracting officer, together with full information as to the application and accrual of such wages and fringe benefits, including any prospective increases, to service employees engaged in work on the contract, and a copy of the collective bargaining agreement. Such report shall be made upon commencing performance of the contract, in the case of collective bargaining agreements effective at such time, and in the case of such agreements or provisions or amendments thereof effective at a later time during the period of contract performance, such agreements shall be reported promptly after negotiation thereof.

(2) Not less than 10 days prior to completion of any contract being performed at a Federal facility where service employees may be retained in the performance of the succeeding contract and subject to a wage determination which contains vacation or other benefit provisions based upon length of service with a contractor (predecessor) or successor (§ 4.173 of Regulations, 29 CFR part 4), the incumbent prime contractor shall furnish to the contracting officer a certified list of the names of all service employees on the contractor's or subcontractor's payroll during the last month of contract performance. Such list shall also contain anniversary dates of employment on the contract either with the current or predecessor contractors of each such service employee. The contracting officer shall turn over such list to the successor contractor at the commencement of the succeeding contract.

(m) Rulings and interpretations of the Service Contract Act of 1965, as amended, are contained in Regulations, 29 CFR part 4.

(n)

(1) By entering into this contract, the contractor (and officials thereof) certifies that neither it (nor he or she) nor any person or firm who has a substantial interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of the sanctions imposed pursuant to section 5 of the Act.

(2) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract pursuant to section 5 of the Act.

(3) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

(o) Notwithstanding any of the clauses in paragraphs (b) through (m) of this section relating to the Service Contract Act of 1965, the following employees may be employed in accordance with the following variations, tolerances, and exemptions, which the Secretary of Labor, pursuant to section 4(b) of the Act prior to its amendment by Public Law 92-473, found to be necessary and proper in the public interest or to avoid serious impairment of the conduct of Government business:

(1) Apprentices, student-learners, and workers whose earning capacity is impaired by age, physical, or mental deficiency or injury may be employed at wages lower than

the minimum wages otherwise required by section 2(a)(1) or 2(b)(1) of the Service Contract Act without diminishing any fringe benefits or cash payments in lieu thereof required under section 2(a)(2) of that Act, in accordance with the conditions and procedures prescribed for the employment of apprentices, student-learners, handicapped persons, and handicapped clients of sheltered workshops under section 14 of the Fair Labor Standards Act of 1938, in the regulations issued by the Administrator (29 CFR parts 520, 521, 524, and 525).

(2) The Administrator will issue certificates under the Service Contract Act for the employment of apprentices, student-learners, handicapped persons, or handicapped clients of sheltered workshops not subject to the Fair Labor Standards Act of 1938, or subject to different minimum rates of pay under the two acts, authorizing appropriate rates of minimum wages (but without changing requirements concerning fringe benefits or supplementary cash payments in lieu thereof), applying procedures prescribed by the applicable regulations issued under the Fair Labor Standards Act of 1938 (29 CFR parts 520, 521, 524, and 525).

(3) The Administrator will also withdraw, annul, or cancel such certificates in accordance with the regulations in parts 525 and 528 of title 29 of the Code of Federal Regulations.

(p) Apprentices will be permitted to work at less than the predetermined rate for the work they perform when they are employed and individually registered in a bona fide apprenticeship program registered with a State Apprenticeship Agency which is recognized by the U.S. Department of Labor, or if no such recognized agency exists in a State, under a program registered with the Bureau of Apprenticeship and Training, Employment and Training Administration, U.S. Department of Labor. Any employee who is not registered as an apprentice in an approved program shall be paid the wage rate and fringe benefits contained in the applicable wage determination for the journeyman classification of work actually performed. The wage rates paid apprentices shall not be less than the wage rate for their level of progress set forth in the registered program, expressed as the appropriate percentage of the journeyman's rate contained in the applicable wage determination. The allowable ratio of apprentices to journeymen employed on the contract work in any craft classification shall not be greater than the ratio permitted to the contractor as to his entire work force under the registered program.

(q) Where an employee engaged in an occupation in which he or she customarily and regularly receives more than $30 a month in tips, the amount of tips received by the employee may be credited by the employer against the minimum wage required by Section 2(a)(1) or 2(b)(1) of the Act to the extent permitted by section 3(m) of the Fair Labor Standards Act and Regulations, 29 CFR part 531. To utilize this proviso:

(1) The employer must inform tipped employees about this tip credit allowance before the credit is utilized;

(2) The employees must be allowed to retain all tips (individually or through a pooling arrangement and regardless of whether the employer elects to take a credit for tips received);

(3) The employer must be able to show by records that the employee receives at least the applicable Service Contract Act minimum wage through the combination of direct wages and tip credit;

(4) The use of such tip credit must have been permitted under any predecessor collective bargaining agreement applicable by virtue of section 4(c) of the Act.

(r) Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 4, 6, and 8. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

Paragraph	OMB Control No.
(b)(2)(iv)-(iv)	1235-0007
(e)	1235-0007
(g)(1)(i)-(iv)	1235-0007
	1235-0018
(g)(1)(v)-(vi)	1235-0007
(l)(1),(2)	1235-0007
(q)(3)	1235-0007

[48 FR 49762, Oct. 27, 1983; 48 FR 50529, Nov. 2, 1983, as amended at 61 FR 68663, Dec. 30, 1996; 82 FR 2224, Jan. 9, 2017]

Combating Trafficking in Persons

(a) *Definitions*. As used in this clause-

Agent means any individual, including a director, an officer, an employee, or an independent contractor, authorized to act on behalf of the organization.

Coercion means-

(1) Threats of serious harm to or physical restraint against any person;

(2) Any scheme, plan, or pattern intended to cause a person to believe that failure to perform an act would result in serious harm to or physical restraint against any person; or

(3) The abuse or threatened abuse of the legal process.

Commercial sex act means any sex act on account of which anything of value is given to or received by any person.

Commercially available off-the-shelf (COTS) item —

(1) Means any item of supply (including construction material) that is—

(i) A commercial product (as defined in paragraph (1) of the definition of "commercial product" at Federal Acquisition Regulation (FAR) 2.101;

(ii) Sold in substantial quantities in the commercial marketplace; and

(iii) Offered to the Government, under a contract or subcontract at any tier, without modification, in the same form in which it is sold in the commercial marketplace; and

(2) Does not include bulk cargo, as defined in 46 U.S.C. 40102(4), such as agricultural products and petroleum products.

Debt bondage means the status or condition of a debtor arising from a pledge by the debtor of his or her personal services or of those of a person under his or her control as a security for debt, if the value of those services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of those services are not respectively limited and defined.

Employee means an employee of the Contractor directly engaged in the performance of work under the contract who has other than a minimal impact or involvement in contract performance.

Forced Labor means knowingly providing or obtaining the labor or services of a person-

(1) By threats of serious harm to, or physical restraint against, that person or another person;

(2) By means of any scheme, plan, or pattern intended to cause the person to believe that, if the person did not perform such labor or services, that person or another person would suffer serious harm or physical restraint; or

(3) By means of the abuse or threatened abuse of law or the legal process.

Involuntary servitude includes a condition of servitude induced by means of-

(1) Any scheme, plan, or pattern intended to cause a person to believe that, if the person did not enter into or continue in such conditions, that person or another person would suffer serious harm or physical restraint; or

(2) The abuse or threatened abuse of the legal process.

Recruitment fees means fees of any type, including charges, costs, assessments, or other financial obligations, that are associated with the recruiting process, regardless of the time, manner, or location of imposition or collection of the fee.

(1) Recruitment fees include, but are not limited to, the following fees (when they are associated with the recruiting process) for-

(i) Soliciting, identifying, considering, interviewing, referring, retaining, transferring, selecting, training, providing orientation to, skills testing, recommending, or placing employees or potential employees;

(ii) Advertising;

(iii) Obtaining permanent or temporary labor certification, including any associated fees;

(iv) Processing applications and petitions;

(v) Acquiring visas, including any associated fees;

(vi) Acquiring photographs and identity or immigration documents, such as passports, including any associated fees;

(vii) Accessing the job opportunity, including required medical examinations and immunizations; background, reference, and security clearance checks and examinations; and additional certifications;

(viii) An employer's recruiters, agents or attorneys, or other notary or legal fees;

(ix) Language interpretation or translation, arranging for or accompanying on travel, or providing other advice to employees or potential employees;

(x) Government-mandated fees, such as border crossing fees, levies, or worker welfare funds;

(xi) Transportation and subsistence costs-

(A) While in transit, including, but not limited to, airfare or costs of other modes of transportation, terminal fees, and travel taxes associated with travel from the country of origin to the country of performance and the return journey upon the end of employment; and

(B) From the airport or disembarkation point to the worksite;

(xii) Security deposits, bonds, and insurance; and

(xiii) Equipment charges.

(2) A recruitment fee, as described in the introductory text of this definition, is a recruitment fee, regardless of whether the payment is-

(i) Paid in property or money;

(ii) Deducted from wages;

(iii) Paid back in wage or benefit concessions;

(iv) Paid back as a kickback, bribe, in-kind payment, free labor, tip, or tribute; or

(v) Collected by an employer or a third party, whether licensed or unlicensed, including, but not limited to-

(A) Agents;

(B) Labor brokers;

(C) Recruiters;

(D) Staffing firms (including private employment and placement firms);

(E) Subsidiaries/affiliates of the employer;

(F) Any agent or employee of such entities; and

(G) Subcontractors at all tiers.

Severe forms of trafficking in persons means-

(1) Sex trafficking in which a commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age; or

(2) The recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

Sex trafficking means the recruitment, harboring, transportation, provision, or obtaining of a person for the purpose of a commercial sex act.

Subcontract means any contract entered into by a subcontractor to furnish supplies or services for performance of a prime contract or a subcontract.

Subcontractor means any supplier, distributor, vendor, or firm that furnishes supplies or services to or for a prime contractor or another subcontractor.

United States means the 50 States, the District of Columbia, and outlying areas.

(b) *Policy.* The United States Government has adopted a policy prohibiting trafficking in persons including the trafficking-related activities of this clause. Contractors, contractor employees, and their agents must not—

(1) Engage in severe forms of trafficking in persons during the period of performance of the contract;

(2) Procure commercial sex acts during the period of performance of the contract;

(3) Use forced labor in the performance of the contract;

(4) Destroy, conceal, confiscate, or otherwise deny access by an employee to the employee's identity or immigration documents, such as passports or drivers' licenses, regardless of issuing authority;

(5)

(i) Use misleading or fraudulent practices during the recruitment of employees or offering of employment, such as failing to disclose, in a format and language understood by the employee or potential employee, basic information or making material misrepresentations during the recruitment of employees regarding the key terms and conditions of employment, including wages and fringe benefits, the location of work, the living conditions, housing and associated costs (if employer or agent provided or arranged), any significant costs to be charged to the employee or potential employee, and, if applicable, the hazardous nature of the work;

(ii) Use recruiters that do not comply with local labor laws of the country in which the recruiting takes place;

(6) Charge employees or potential employees recruitment fees;

(7)

(i) Fail to provide return transportation or pay for the cost of return transportation upon the end of employment-

(A) For an employee who is not a national of the country in which the work is taking place and who was brought into that country for the purpose of working on a U.S. Government contract or subcontract (for portions of contracts performed outside the United States); or

(B) For an employee who is not a United States national and who was brought into the United States for the purpose of working on a U.S. Government contract or subcontract, if the payment of such costs is required under existing temporary worker programs or pursuant to a written agreement with the employee (for portions of contracts performed inside the United States); except that—

(ii) The requirements of paragraphs (b)(7)(i) of this clause must not apply to an employee who is—

(A) Legally permitted to remain in the country of employment and who chooses to do so; or

(B) Exempted by an authorized official of the contracting agency from the requirement to provide return transportation or pay for the cost of return transportation;

(iii) The requirements of paragraph (b)(7)(i) of this clause are modified for a victim of trafficking in persons who is seeking victim services or legal redress in the country of employment, or for a witness in an enforcement action related to trafficking in persons. The contractor must provide the return transportation or pay the cost of return transportation in a way that does not obstruct the victim services, legal redress, or witness activity. For example, the contractor must not only offer return transportation to a witness at a time when the witness is still needed to testify. This paragraph does not apply when the exemptions at paragraph (b)(7)(ii) of this clause apply.

(8) Provide or arrange housing that fails to meet the host country housing and safety standards; or

(9) If required by law or contract, fail to provide an employment contract, recruitment agreement, or other required work document in writing. Such written work document must be in a language the employee understands. If the employee must relocate to perform the work, the work document must be provided to the employee at least five days prior to the employee relocating. The employee's work document must include, but is not limited to, details about work description, wages, prohibition on charging recruitment fees, work location(s), living accommodations and associated costs, time off, roundtrip transportation arrangements, grievance process, and the content of applicable laws and regulations that prohibit trafficking in persons.

(c) *Contractor requirements*. The Contractor must-

(1) Notify its employees and agents of-

(i) The United States Government's policy prohibiting trafficking in persons, described in paragraph (b) of this clause; and

(ii) The actions that will be taken against employees or agents for violations of this policy. Such actions for employees may include, but are not limited to, removal from the contract, reduction in benefits, or termination of employment; and

(2) Take appropriate action, up to and including termination, against employees, agents, or subcontractors that violate the policy in paragraph (b) of this clause.

(d) *Notification.*

(1) The Contractor must inform the Contracting Officer and the agency Inspector General immediately of—

(i) Any credible information it receives from any source (including host country law enforcement) that alleges a Contractor employee, subcontractor, subcontractor employee, or their agent has engaged in conduct that violates the policy in paragraph (b) of this clause (see also 18 U.S.C. 1351, Fraud in Foreign Labor Contracting, and 52.203-

13(b)(3)(i)(A), if that clause is included in the solicitation or contract, which requires disclosure to the agency Office of the Inspector General when the Contractor has credible evidence of fraud); and

(ii) Any actions taken against a Contractor employee, subcontractor, subcontractor employee, or their agent pursuant to this clause.

(2) If the allegation may be associated with more than one contract, the Contractor must inform the contracting officer for the contract with the highest dollar value.

(e) *Remedies.* In addition to other remedies available to the Government, the Contractor's failure to comply with the requirements of paragraphs (c), (d), (g), (h), or (i) of this clause may result in—

(1) Requiring the Contractor to remove a Contractor employee or employees from the performance of the contract;

(2) Requiring the Contractor to terminate a subcontract;

(3) Suspension of contract payments until the Contractor has taken appropriate remedial action;

(4) Loss of award fee, consistent with the award fee plan, for the performance period in which the Government determined Contractor non-compliance;

(5) Declining to exercise available options under the contract;

(6) Termination of the contract for default or cause, in accordance with the termination clause of this contract; or

(7) Suspension or debarment.

(f) *Mitigating and aggravating factors.* When determining remedies, the Contracting Officer may consider the following:

(1) *Mitigating factors*. The Contractor had a Trafficking in Persons compliance plan or an awareness program at the time of the violation, was in compliance with the plan, and has taken appropriate remedial actions for the violation, that may include reparation to victims for such violations.

(2) *Aggravating factors*. The Contractor failed to abate an alleged violation or enforce the requirements of a compliance plan, when directed by the Contracting Officer to do so.

(g) *Full cooperation*.

(1) The Contractor must, at a minimum—

(i) Disclose to the agency Inspector General information sufficient to identify the nature and extent of an offense and the individuals responsible for the conduct;

(ii) Provide timely and complete responses to Government auditors' and investigators' requests for documents;

(iii) Cooperate fully in providing reasonable access to its facilities and staff (both inside and outside the U.S.) to allow contracting agencies and other responsible Federal agencies to conduct audits, investigations, or other actions to

ascertain compliance with the Trafficking Victims Protection Act of 2000 (22 U.S.C. chapter 78), E.O. 13627, or any other applicable law or regulation establishing restrictions on trafficking in persons, the procurement of commercial sex acts, or the use of forced labor; and

(iv) Protect all employees suspected of being victims of or witnesses to prohibited activities, prior to returning to the country from which the employee was recruited, and must not prevent or hinder the ability of these employees from cooperating fully with Government authorities.

(2) The requirement for full cooperation does not foreclose any Contractor rights arising in law, the FAR, or the terms of the contract. It does not-

(i) Require the Contractor to waive its attorney-client privilege or the protections afforded by the attorney work product doctrine;

(ii) Require any officer, director, owner, employee, or agent of the Contractor, including a sole proprietor, to waive his or her attorney client privilege or Fifth Amendment rights; or

(iii) Restrict the Contractor from—

(A) Conducting an internal investigation; or

(B) Defending a proceeding or dispute arising under the contract or related to a potential or disclosed violation.

(h) *Compliance plan*.

(1) This paragraph (h) applies to any portion of the contract that—

(i) Is for supplies, other than commercially available off-the-shelf items, acquired outside the United States, or services to be performed outside the United States; and

(ii) Has an estimated value that exceeds $700,000.

(2) The Contractor must maintain a compliance plan during the performance of the contract that is appropriate—

(i) To the size and complexity of the contract; and

(ii) To the nature and scope of the activities to be performed for the Government, including the number of non-United States citizens expected to be employed and the risk that the contract or subcontract will involve services or supplies susceptible to trafficking in persons.

(3) *Minimum requirements*. The compliance plan must include, at a minimum, the following:

(i) An awareness program to inform contractor employees about the Government’s policy prohibiting trafficking-related activities described in paragraph (b) of this clause, the activities prohibited, and the actions that will be taken against the employee for violations. Additional information about Trafficking in Persons and examples of awareness programs can be found at the Web site for the Department of State’s Office to Monitor and Combat Trafficking in Persons at http://www.state.gov/j/tip/.

(ii) A process for employees to report, without fear of retaliation, activity inconsistent with the policy prohibiting trafficking in persons, including a means to make available to all employees the hotline phone number of the Global Human Trafficking Hotline at 1-844-888-FREE and its email address at help@befree.org.

(iii) A recruitment and wage plan that only permits the use of recruitment companies with trained employees, prohibits charging recruitment fees to the employee or potential employee, and ensures that wages meet applicable host-country legal requirements or explains any variance.

(iv) A housing plan, if the Contractor or subcontractor intends to provide or arrange housing, that ensures that the housing meets host-country housing and safety standards.

(v) Procedures to prevent agents and subcontractors at any tier and at any dollar value from engaging in trafficking in persons (including activities in paragraph (b) of this clause) and to monitor, detect, and terminate any agents, subcontracts, or subcontractor employees that have engaged in such activities.

(4) *Posting*.

(i) The Contractor must post the relevant contents of the compliance plan, no later than the initiation of contract performance, at the workplace (unless the work is to be performed in the field or not in a fixed location) and on the Contractor's Web site (if one is maintained). If posting at the workplace or on the Web site is impracticable, the Contractor must provide the relevant contents of the compliance plan to each worker in writing.

(ii) The Contractor must provide the compliance plan to the Contracting Officer upon request.

(5) *Certification*. Annually after receiving an award, the Contractor must submit a certification to the Contracting Officer that—

(i) It has implemented a compliance plan to prevent any prohibited activities identified at paragraph (b) of this clause and to monitor, detect, and terminate any agent, subcontract or subcontractor employee engaging in prohibited activities; and

(ii) After having conducted due diligence, either—

(A) To the best of the Contractor's knowledge and belief, neither it nor any of its agents, subcontractors, or their agents is engaged in any such activities; or

(B) If abuses relating to any of the prohibited activities identified in paragraph (b) of this clause have been found, the Contractor or subcontractor has taken the appropriate remedial and referral actions.

(i) *Subcontracts*.

(1) The Contractor must include the substance of this clause, including this paragraph (i), in all subcontracts and in all contracts with agents. The requirements in paragraph (h) of this clause apply only to any portion of the subcontract that—

(i) Is for supplies, other than commercially available off-the-shelf items, acquired outside the United States, or services to be performed outside the United States; and

(ii) Has an estimated value that exceeds $700,000.

(2) If any subcontractor is required by this clause to submit a certification, the Contractor must require submission prior to the award of the subcontract and annually thereafter. The certification must cover the items in paragraph (h)(5) of this clause.

A. Information Governance and Privacy

PRIVACY REQUIREMENTS FOR CONTRACTOR AND PERSONNEL

In addition to FAR 52.224-1 Privacy Act Notification (APR 1984), 52.224-2 Privacy Act (APR 1984), 52.224-3 Privacy Training – Alternate I (DEVIATION), and HSAR Clauses, the following instructions must be included in their entirety in all contracts.

Limiting Access to Privacy Act and Other Sensitive Information
In accordance with FAR 52.224-1 Privacy Act Notification (APR 1984), and FAR 52.224-2 Privacy Act (APR 1984), if this contract requires contractor personnel to have access to information protected by the Privacy Act of 1974, the contractor is advised that the relevant DHS system of records notices (SORNs) applicable to this Privacy Act information may be found at https://www.dhs.gov/system-records-notices-sorns. Applicable SORNS of other agencies may be accessed through the agencies' websites or by searching GovInfo, available at https://www.govinfo.gov that replaced the FDsys website in December 2018. SORNs may be updated at any time.

Prohibition on Performing Work Outside a Government Facility/Network/Equipment
The Contractor shall perform all tasks on authorized Government networks, using Government-furnished IT and other equipment and/or Workplace as a Service (WaaS) if WaaS is authorized by the statement of work. Government information shall remain within the confines of authorized Government networks at all times. Except where telework is specifically authorized within this contract, the Contractor shall perform all tasks described in this document at authorized Government facilities; the Contractor is prohibited from performing these tasks at or removing Government-furnished information to any other facility; and Government information shall remain within the confines of authorized Government facilities at all times. Contractors may only access classified materials on government furnished equipment in authorized government owned facilities regardless of telework authorizations.

Prior Approval Required to Hire Subcontractors
The Contractor is required to obtain the Contracting Officer's approval prior to engaging in any contractual relationship (Subcontractor) in support of this contract requiring the disclosure of information, documentary material and/or records generated under or relating to this contract. The Contractor (and any Subcontractor) is required to abide by Government and Agency guidance for protecting sensitive and proprietary information.

Separation Checklist for Contractor Employees
Contractor shall complete a separation checklist before any employee or Subcontractor employee terminates working on the contract. The separation checklist must verify: (1) return of any Government-furnished equipment; (2) return or proper disposal of sensitive personally identifiable information (PII), in paper or electronic form, in the custody of the employee or Subcontractor employee including the sanitization of data on any computer systems or media as appropriate; and (3) termination of any technological access to the Contractor's facilities or systems that would permit the terminated employee's access to sensitive PII.
In the event of adverse job actions resulting in the dismissal of an employee or Subcontractor employee, the Contractor shall notify the Contracting Officer's Representative (COR) within 24

hours. For normal separations, the Contractor shall submit the checklist on the last day of employment or work on the contract.

As requested, contractors shall assist the ICE Point of Contact (ICE/POC), Contracting Officer, or COR with completing ICE Form 50-005/Contractor Employee Separation Clearance Checklist by returning all Government-furnished property including but not limited to computer equipment, media, credentials and passports, smart cards, mobile devices, PIV cards, calling cards, and keys and terminating access to all user accounts and systems.

Contractor's Commercial License Agreement and Government Electronic Information Rights

Except as stated in the Performance Work Statement and, where applicable, the Contractor's Commercial License Agreement, the Government Agency owns the rights to all electronic information (electronic data, electronic information systems or electronic databases) and all supporting documentation and associated metadata created as part of this contract. All deliverables (including all data and records) under the contract are the property of the U.S. Government and are considered federal records, for which the Agency shall have unlimited rights to use, dispose of, or disclose such data contained therein. The Contractor must deliver sufficient technical documentation with all data deliverables to permit the agency to use the data.

Privacy Lead Requirements

If the contract involves an IT system build or substantial development or changes to an IT system that may require privacy documentation, the Contractor shall assign or procure a Privacy Lead, to be listed under the SOW or PWS's required Contractor Personnel section. The Privacy Lead shall be responsible for providing adequate support to DHS to ensure DHS can complete any required PTA, PIA, SORN, or other supporting documentation to support privacy compliance. The Privacy Lead shall work with personnel from the program office, the ICE Privacy Unit, the Office of the Chief Information Officer, and the Records and Data Management Unit to ensure that the privacy documentation is kept on schedule, that the answers to questions in the PIA are thorough and complete, and that questions asked by the ICE Privacy Unit and other offices are answered in a timely fashion.

The Privacy Lead:

- Must have excellent writing skills, the ability to explain technology clearly for a non-technical audience, and the ability to synthesize information from a variety of sources.
- Must have excellent verbal communication and organizational skills.
- Must have experience writing PIAs. Ideally the candidate would have experience writing PIAs for DHS.
- Must be knowledgeable about the Privacy Act of 1974 and the E-Government Act of 2002.
- Must be able to work well with others.

If a Privacy Lead is already in place with the program office and the contract involves IT system builds or substantial changes that may require privacy documentation, the requirement for a separate Private Lead specifically assigned under this contract may be waived provided the Contractor agrees to have the existing Privacy Lead coordinate with and support the ICE Privacy

POC to ensure privacy concerns are proactively reviewed and so ICE can complete any required PTA, PIA, SORN, or other supporting documentation to support privacy compliance if required. The Contractor shall work with personnel from the program office, the ICE Office of Information Governance and Privacy, and the Office of the Chief Information Officer to ensure that the privacy documentation is kept on schedule, that the answers to questions in any privacy documents are thorough and complete, that all records management requirements are met, and that questions asked by the ICE Privacy Unit and other offices are answered in a timely fashion.

B. Data Ownership

1. Accessibility of Government-owned Data

All stored program data associated with this acquisition shall be owned by the Government. As such, it shall be made accessible to the Government in accordance with the Minimum Data Access Capability described below. This accessibility is required to allow full data transparency, flexibility in performing data analytics, and integration with data from other government programs.

In addition to the Minimum Data Access Capability, the Government prefers, but does not require, that program data be accessible via Enhanced Access Capabilities as described below.

Definition of **"program data"**: Program Data refers to any data resulting from ICE and DHS organizational activity. Examples of such data include but are not limited to administrative data resulting from human resource, management, and financial actions, as well as operational data resulting from performance of the ICE mission.

Definition of "**associated with this acquisition"**: Program Data is associated with an acquisition if it is created by DHS organizational activity that is facilitated by the contractor. Examples of how a contractor might facilitate organizational activity follow:

- Program data is stored by contractor personnel
- Program data is stored by software that is managed, developed, or used by the contractor
- Program data is stored in a repository that is managed, developed, or used by the contractor

2. Minimum Data Access Capability

- The current version of all Program Data is accessible to the Government within 24 hours of request, as well as on any pre-defined schedule as required by the Government.

  Data access can occur by various means, provided that Government security requirements are met, and data is accessible in a format that is acceptable to the Government. Examples include but are not limited to APIs that are consumable by the Government, files made available for Government download (e.g., Excel Spreadsheets), or direct database query by federal or contractor personnel.

- The contractor shall format program data accessed by the Government to anticipate the maximum file size of any data to be accessed. File size shall be small enough to assure rapid

processing by government applications.

- The contractor shall provide the means for the Government to interpret accessible Program Data as follows:

  - Data elements and groupings of data elements shall be clearly identifiable by labels embedded in the data itself, or by a separate schema or file layout which allows such elements and groupings to be identified.
    In the case of a relational database schema defined through Data Definition Language (DDL), data elements would be represented as columns, and groupings of data would be represented as tables. In addition, relationships between tables would be described as foreign key relations.
  - Labels or names used to identify data elements and groupings of data elements shall be approved by the Government. In addition, each label or name shall be associated with a government approved definition which describes the content of data held therein.
  - Program data delivered to the Government shall conform to the Government approved definition for each data element and grouping of data elements.
  - All data accessible by the Government shall be both machine readable and human-readable in plain text.
  - All reference data associated with Program Data also needs to be accessible to the Government. Such reference data is required to provide complete understanding of a record.

    Reference Data Example: Program data may include a city code which uniquely identifies a city. Reference data associated with a city code may include its name, geographic boundaries, population, median income, etc. This example is provided for clarification of the meaning of reference data and may or may not apply to this specific acquisition. Examples of other reference data codes would include codes representing eye color, gender, country of origin, etc.

3. Enhanced Access Capabilities

The Government prefers that sharing of program data take place via an Application Programming Interface (API) or multiple APIs. APIs allow the Government to efficiently consume data via a widely recognized standard where the data has been completely abstracted from the technology platform that produces it.

In addition, the Government prefers that sharing of program data take place using techniques that enhance efficiency, such as Change Data Capture (CDC). CDC enhances efficiency of data transfer by providing only incremental updates to program data as opposed to providing all program data each time data is shared.

C. Records Management

REC: 1.1: Required DHS Basic Records Management Training: The contractor shall provide DHS basic records management training for all Government contractor employees and Subcontractors at the outset of their work on the contract and every year thereafter. A hardcopy of

the training will be provided as vendors will not have access to ICE systems The contractor shall maintain copies of certificates as a record of compliance. The contractor must submit an annual e-mail notification to the Contracting Officer's Representative that the required training has been completed for all the contractor's employees and Subcontractors.

REC 1.2: Federal Records are the Property of the U.S. Government: The contractor shall treat all federal records (as defined in 44 U.S.C. § 3301) under the contract as the property of the U.S. Government for which the Agency shall have unlimited rights to use, dispose of, or disclose such data contained therein. Any records containing information regarding detainees are considered Federal records and the contractor shall comply with 8 C.F.R. §236.6. The contractor shall not retain, use, sell, or disseminate copies of any deliverable without the expressed permission of the Contracting Officer or Contracting Officer's Representative. As consistent with Federal records schedules and the terms of this contract, the contractor shall certify in writing the destruction or return of all Government data at the conclusion of the contract or at a time otherwise specified in the contract. Prior to any destruction, the contractor shall consult with the Contracting Officer or Contracting Officer's Representative to ensure any such destruction follows the governing National Archives and Records Administration (NARA) records control schedule. The Agency owns the rights to all information and records produced as part of this contract.

REC 1.3: Contractor Shall Not Create or Maintain Unauthorized Records: The contractor shall not create or maintain any records that are not specifically tied to or authorized by the contract using Government IT equipment and/or Government records. The contractor shall not create or maintain any records containing any Government agency data that are not specifically tied to or authorized by the contract.

REC 1.4: Agency Owns Rights to Electronic Information: The Government Agency owns the rights to all electronic information (electronic data, electronic information systems or electronic databases) and all supporting documentation created as part of this contract. The contractor must deliver sufficient technical documentation with all data deliverables to permit the Agency to use the data.

REC 1.5: Comply With All Records Management Requirements: The contractor agrees to comply with Federal records management laws, regulations, and Agency policies, including those associated with the safeguarding of records covered by the Privacy Act of 1974, 44 U.S. Code Chapter 31 (Records Management By Federal Agencies), and CFR Title 36 Chapter XII Subchapter B (Records Management). These include the preservation of all records created or received regardless of format, mode of transmission, or state of completion.

REC 1.6: No Disposition of Documents without Prior Written Consent: No disposition of documents will be allowed without the prior written consent of the Contracting Officer. The Agency and its contractors are responsible for preventing the alienation or unauthorized destruction of records, including all forms of mutilation. Willful and unlawful destruction, damage or alienation of Federal records is subject to the fines and penalties imposed by 18 U.S.C. 2701. Records may not be removed from the legal custody of the Agency or destroyed without regard to the provisions of the governing NARA records control schedules. The contractor must report any unlawful or accidental removal, defacing, alteration, or destruction of records to the COR immediately upon discovery.

REC 1.7: Return of all Federal and Agency Records: Upon termination or expiration of the contract, the Contractor must return all Federal and Agency records created or maintained as part of the contract. These records must be returned to the Contracting Officer, Contracting Officer's Representative, or other Designated Agency Representative in a format that ensures they are accessible to the Agency without the use of proprietary software that requires the Agency to engage in additional acquisition or procurement actions.

REC 1.8: Submission of a Records Plan: Prior to the start of the contract, the contractor must submit a Records Plan outlining how it will maintain ICE records throughout the duration of the contract period. The plan must include the following items:

a. A statement acknowledging awareness of relevant General Records Schedules (GRS); DHS records schedules; and ICE records schedules and their intent to comply with the applicable retention requirements. (ICE records schedules can be found at the following link: Records Control Schedules | National Archives)
b. A summary of recordkeeping activities it plans to undertake to ensure all records are properly maintained during the entire records lifecycle (e.g., creation, disposition, etc.). This summary must include where and how ICE records will be stored in an acceptable climate-controlled environment.
c. A summary of electronic recordkeeping activities it plans to undertake to ensure compliance with electronic records management (ERM) practices that are currently underway in ICE (e.g., cloud storage, metadata management, etc.). The plan must include details regarding any video/audio records it creates or uses and how they will be stored during lengthy periods of time.
d. A point of contact for addressing recordkeeping issues and rectifying any discrepancies noted during a records assessment and/or inspection.

The Records Plan must be approved by the ICE Records Officer no sooner 30 days before the start of the contract period.

D. Compliance with DHS Security Policy Terms and Conditions:

All hardware, software, and services provided under this task order must be compliant with DHS 4300A DHS Sensitive System Program 4300A version 13.3 Feb. 13, 2023 and attachments.

E. Security Review Terms and Conditions

The Government may elect to conduct periodic reviews to ensure that the security requirements contained in this contract are being implemented and enforced. The Contractor shall afford ICE, including the organization of ICE Office of the Chief Information Officer, the Office of the Inspector General, authorized Contracting Officer Representative (COR), and other government oversight organizations, access to the Contractor's facilities, installations, operations, documentation, databases and personnel used in the performance of this contract. The Contractor will contact ICE Chief Information Security Officer to coordinate and participate in the review and inspection activity of government oversight organizations external to ICE. Access shall be provided to the extent necessary for the government to carry out a program of inspection, investigation, and audit to safeguard against threats and hazards to the

integrity, availability, and confidentiality of ICE data or the function of computer system operated on behalf of ICE, and to preserve evidence of computer crime.

F. Privacy Expectations

Government contractor employees do not have a right, nor should they have an expectation, of privacy while using Government provided devices at any time, including accessing the Internet and using e-mail and voice communications. To the extent that employees wish that their private activities remain private, they should avoid using the Government provided device for limited personal use. By acceptance of the government provided device, employees imply their consent to disclosing and/or monitoring of device usage, including the contents of any files or information maintained or passed -through that device.

G. Mobile Information Technology Device Usage

Users who conduct official DHS ICE business on a mobile IT device must:

a) Sign the Remote Access and Mobile IT Device User Agreement Form.
b) Operate the device in compliance with this policy, all applicable federal requirements, and the DHS ICE Remote Access and Mobile Information Technology Guide.
c) Not process or access Classified information on the device.
d) Use only approved and authorized DHS ICE owned devices to physically attach to DHS ICE IT systems.
e) Store only the minimum amount, if any, of Personally Identifiable Information (PII) and electronic Protected Health Information (ePHI) necessary to do one's work, and immediately delete the PII or ePHI when no longer needed. Users shall receive written approval from their supervisor before accessing, processing, transmitting, or storing DHS ICE Sensitive Information such as PII or ePHI.
f) Exercise extra care to preclude the compromise, loss, or theft of the device, especially during travel.
g) Immediately contact the DHS ICE Service Desk and their immediate supervisor if the IT device is lost, stolen, damaged, destroyed, compromised, or non-functional.
h) Abide by all federal and local laws for using the device while operating a motor vehicle (e.g. users are banned from text messaging while driving federally owned vehicles, and text messaging to conduct DHS ICE business while driving non-government vehicles).

Users who are issued a DHS ICE owned mobile IT device must also:

a. Comply with DHS DHS Policy Directive 4300A Attachment Q.
b. Not disable or alter security features on the device.
c. Only use the DHS ICE owned device for official government use and limited personal use.

d. Reimburse the OCIO for any personal charges incurred that are above the established fixed cost for the Agency's use of the device (e.g. roaming charges incurred for personal calls).
e. Be required to reimburse DHS ICE if the mobile IT device is lost, stolen, damaged or destroyed as a result of negligence, improper use, or willful action on the employee's part and if determined by ICE.

H. Contractor Employee Access (July 2023)

(a) *Controlled Unclassified Information (CUI)* is any information the Government creates or possesses, or an entity creates or possesses for or on behalf of the Government (other than classified information) that a law, regulation, or Governmentwide policy requires or permits an agency to handle using safeguarding or dissemination controls. This definition includes the following CUI categories and subcategories of information:

(1) Chemical-terrorism Vulnerability Information (CVI) as defined in 6 CFR part 27, "Chemical Facility Anti-Terrorism Standards," and as further described in supplementary guidance issued by an authorized official of the Department of Homeland Security (including the Revised Procedural Manual "Safeguarding Information Designated as Chemical-Terrorism Vulnerability Information" dated September 2008);

(2) Protected Critical Infrastructure Information (PCII) as set out in the Critical Infrastructure Information Act of 2002 (title XXII, subtitle B of the Homeland Security Act of 2002 as amended through Pub. L. 116–283), PCII's implementing regulations (6 CFR part 29), the PCII Program Procedures Manual, and any supplementary guidance officially communicated by an authorized official of the Department of Homeland Security, the PCII Program Manager, or a PCII Program Manager Designee;

(3) Sensitive Security Information (SSI) as defined in 49 CFR part 1520, "Protection of Sensitive Security Information," as amended, and any supplementary guidance officially communicated by an authorized official of the Department of Homeland Security (including the Assistant Secretary for the Transportation Security Administration or designee), including Department of Homeland Security MD 11056.1, "Sensitive Security Information (SSI)" and, within the Transportation Security Administration, TSA MD 2810.1, "SSI Program";

(4) Homeland Security Agreement Information means information the Department of Homeland Security receives pursuant to an agreement with State, local, Tribal, territorial, or private sector partners that is required to be protected by that agreement. The Department receives this information in furtherance of the missions of the Department, including, but not limited to, support of the Fusion Center Initiative and activities for cyber information sharing consistent with the Cybersecurity Information Sharing Act of 2015;

(5) Homeland Security Enforcement Information means unclassified information of a sensitive nature lawfully created, possessed, or transmitted by the Department of Homeland Security in furtherance of its immigration, customs, and other civil and criminal

enforcement missions, the unauthorized disclosure of which could adversely impact the mission of the Department;

(6) International Agreement Information means information the Department of Homeland Security receives that is required to be protected by an information sharing agreement or arrangement with a foreign government, an international organization of governments or any element thereof, an international or foreign public or judicial body, or an international or foreign private or non-governmental organization;

(7) Information Systems Vulnerability Information (ISVI) means:

(i) Department of Homeland Security information technology (IT) systems data revealing infrastructure used for servers, desktops, and networks; applications name, version, and release; switching, router, and gateway information; interconnections and access methods; and mission or business use/need. Examples of ISVI are systems inventories and enterprise architecture models. Information pertaining to national security systems and eligible for classification under Executive Order 13526 will be classified as appropriate; and/or

(ii) Information regarding developing or current technology, the release of which could hinder the objectives of the Department, compromise a technological advantage or countermeasure, cause a denial of service, or provide an adversary with sufficient information to clone, counterfeit, or circumvent a process or system;

(8) Operations Security Information means Department of Homeland Security information that could be collected, analyzed, and exploited by a foreign adversary to identify intentions, capabilities, operations, and vulnerabilities that threaten operational security for the missions of the Department;

(9) Personnel Security Information means information that could result in physical risk to Department of Homeland Security personnel or other individuals whom the Department is responsible for protecting;

(10) Physical Security Information means reviews or reports illustrating or disclosing facility infrastructure or security vulnerabilities related to the protection of Federal buildings, grounds, or property. For example, threat assessments, system security plans, contingency plans, risk management plans, business impact analysis studies, and certification and accreditation documentation;

(11) Privacy Information includes both Personally Identifiable Information (PII) and Sensitive Personally Identifiable Information (SPII). PII refers to information that can be used to distinguish or trace an individual's identity, either alone, or when combined with other information that is linked or linkable to a specific individual; and SPII is a subset of PII that if lost, compromised, or disclosed without authorization could result in substantial harm, embarrassment, inconvenience, or unfairness to an individual. To determine whether information is PII, DHS will perform an assessment of the specific risk that an individual can be identified using the information with other information that is linked or linkable to

the individual. In performing this assessment, it is important to recognize that information that is not PII can become PII whenever additional information becomes available, in any medium or from any source, that would make it possible to identify an individual. Certain data elements are particularly sensitive and may alone present an increased risk of harm to the individual.

(i) Examples of stand-alone PII that are particularly sensitive include: Social Security numbers (SSNs), driver's license or State identification numbers, Alien Registration Numbers (A-numbers), financial account numbers, and biometric identifiers.

(ii) Multiple pieces of information may present an increased risk of harm to the individual when combined, posing an increased risk of harm to the individual. SPII may also consist of any grouping of information that contains an individual's name or other unique identifier plus one or more of the following elements:

(A) Truncated SSN (such as last 4 digits);
(B) Date of birth (month, day, and year);
(C) Citizenship or immigration status;
(D) Ethnic or religious affiliation;
(E) Sexual orientation;
(F) Criminal history;
(G) Medical information; and
(H) System authentication information, such as mother's birth name, account passwords, or personal identification numbers (PINs).

(iii) Other PII that may present an increased risk of harm to the individual depending on its context, such as a list of employees and their performance ratings or an unlisted home address or phone number. The context includes the purpose for which the PII was collected, maintained, and used. This assessment is critical because the same information in different contexts can reveal additional information about the impacted individual.

(b) *Information Resources* means information and related resources, such as personnel, equipment, funds, and information technology.

(c) Contractor employees working on this contract must complete such forms as may be necessary for security or other reasons, including the conduct of background investigations to determine suitability. Completed forms shall be submitted as directed by the Contracting Officer. Upon the Contracting Officer's request, the Contractor's employees shall be fingerprinted or subject to other investigations as required. All Contractor employees requiring recurring access to government facilities or access to CUI or information resources are required to have a favorably adjudicated background investigation prior to commencing work on this contract unless this requirement is waived under Departmental procedures.

(d) The Contracting Officer may require the Contractor to prohibit individuals from working on the contract if the Government deems their initial or continued employment contrary to

the public interest for any reason, including, but not limited to, carelessness, insubordination, incompetence, or security concerns.

(e) Work under this contract may involve access to CUI. The Contractor shall access and use CUI only for the purpose of furnishing advice or assistance directly to the Government in support of the Government's activities, and shall not disclose, orally or in writing, CUI for any other purpose to any person unless authorized in writing by the Contracting Officer. For those Contractor employees authorized to access CUI, the Contractor shall ensure that these persons receive initial and refresher training concerning the protection and disclosure of CUI. Initial training shall be completed within 60 days of contract award and refresher training shall be completed every 2 years thereafter.

(f) The Contractor shall include this clause in all subcontracts at any tier where the subcontractor may have access to government facilities, CUI, or information resources.

Alternate II (JULY 2023)

When the Department has determined contract employee access to controlled unclassified information or Government facilities must be limited to U.S. citizens and lawful permanent residents, but the contract will not require access to information resources, add the following paragraphs:

(g) Each individual employed under the contract shall be a citizen of the United States of America, or an alien who has been lawfully admitted for permanent residence as evidenced by a Permanent Resident Card (USCIS I-551). Any exceptions must be approved by the Department's Chief Security Officer or designee.

(h) Contractors shall identify in their proposals, the names and citizenship of all non-U.S. citizens proposed to work under the contract. Any additions or deletions of non-U.S. citizens after contract award shall also be reported to the Contracting Officer.

I. Safeguarding of Controlled Unclassified Information (July 2023)

(a) *Definitions*. As used in this clause—

Adequate Security means security protections commensurate with the risk resulting from the unauthorized access, use, disclosure, disruption, modification, or destruction of information. This includes ensuring that information hosted on behalf of an agency and information systems and applications used by the agency operate effectively and provide appropriate confidentiality, integrity, and availability protections through the application of cost-effective security controls.

Controlled Unclassified Information (CUI) is any information the Government creates or possesses, or an entity creates or possesses for or on behalf of the Government (other than classified information) that a law, regulation, or Governmentwide policy requires or permits an agency to handle using safeguarding or dissemination controls. This definition includes the following CUI categories and subcategories of information:

(1) Chemical-terrorism Vulnerability Information (CVI) as defined in 6 CFR part 27,

"Chemical Facility Anti-Terrorism Standards," and as further described in supplementary guidance issued by an authorized official of the Department of Homeland Security (including the Revised Procedural Manual "Safeguarding Information Designated as Chemical-Terrorism Vulnerability Information" dated September 2008);

(2) Protected Critical Infrastructure Information (PCII) as set out in the Critical Infrastructure Information Act of 2002 (title XXII, subtitle B of the Homeland Security Act of 2002 as amended through Pub. L. 116–283), PCII's implementing regulations (6 CFR part 29), the PCII Program Procedures Manual, and any supplementary guidance officially communicated by an authorized official of the Department of Homeland Security, the PCII Program Manager, or a PCII Program Manager Designee;

(3) Sensitive Security Information (SSI) as defined in 49 CFR part 1520, "Protection of Sensitive Security Information," as amended, and any supplementary guidance officially communicated by an authorized official of the Department of Homeland Security (including the Assistant Secretary for the Transportation Security Administration or designee), including Department of Homeland Security MD 11056.1, "Sensitive Security Information (SSI)" and, within the Transportation Security Administration, TSA MD 2810.1, "SSI Program";

(4) Homeland Security Agreement Information means information the Department of Homeland Security receives pursuant to an agreement with State, local, Tribal, territorial, or private sector partners that is required to be protected by that agreement. The Department receives this information in furtherance of the missions of the Department, including, but not limited to, support of the Fusion Center Initiative and activities for cyber information sharing consistent with the Cybersecurity Information Sharing Act of 2015;

(5) Homeland Security Enforcement Information means unclassified information of a sensitive nature lawfully created, possessed, or transmitted by the Department of Homeland Security in furtherance of its immigration, customs, and other civil and criminal enforcement missions, the unauthorized disclosure of which could adversely impact the mission of the Department;

(6) International Agreement Information means information the Department of Homeland Security receives that is required to be protected by an information sharing agreement or arrangement with a foreign government, an international organization of governments or any element thereof, an international or foreign public or judicial body, or an international or foreign private or non-governmental organization;

(7) Information Systems Vulnerability Information (ISVI) means:

(i) Department of Homeland Security information technology (IT) systems data revealing infrastructure used for servers, desktops, and networks; applications name, version, and release; switching, router, and gateway information; interconnections and access methods; and mission or business use/need. Examples of ISVI are systems inventories and enterprise architecture models. Information pertaining to national security systems and eligible for classification under Executive Order

13526 will be classified as appropriate; and/or

(ii) Information regarding developing or current technology, the release of which could hinder the objectives of the Department, compromise a technological advantage or countermeasure, cause a denial of service, or provide an adversary with sufficient information to clone, counterfeit, or circumvent a process or system;

(8) Operations Security Information means Department of Homeland Security information that could be collected, analyzed, and exploited by a foreign adversary to identify intentions, capabilities, operations, and vulnerabilities that threaten operational security for the missions of the Department;

(9) Personnel Security Information means information that could result in physical risk to Department of Homeland Security personnel or other individuals whom the Department is responsible for protecting;

(10) Physical Security Information means reviews or reports illustrating or disclosing facility infrastructure or security vulnerabilities related to the protection of Federal buildings, grounds, or property. For example, threat assessments, system security plans, contingency plans, risk management plans, business impact analysis studies, and certification and accreditation documentation;

(11) Privacy Information includes both Personally Identifiable Information (PII) and Sensitive Personally Identifiable Information (SPII). PII refers to information that can be used to distinguish or trace an individual's identity, either alone, or when combined with other information that is linked or linkable to a specific individual; and SPII is a subset of PII that if lost, compromised, or disclosed without authorization could result in substantial harm, embarrassment, inconvenience, or unfairness to an individual. To determine whether information is PII, the DHS will perform an assessment of the specific risk that an individual can be identified using the information with other information that is linked or linkable to the individual. In performing this assessment, it is important to recognize that information that is not PII can become PII whenever additional information becomes available, in any medium or from any source, that would make it possible to identify an individual. Certain data elements are particularly sensitive and may alone present an increased risk of harm to the individual.

(i) Examples of stand-alone PII that are particularly sensitive include: Social Security numbers (SSNs), driver's license or State identification numbers, Alien Registration Numbers (A-numbers), financial account numbers, and biometric identifiers.

(ii) Multiple pieces of information may present an increased risk of harm to the individual when combined, posing an increased risk of harm to the individual. SPII may also consist of any grouping of information that contains an individual's name or other unique identifier plus one or more of the following elements:

(A) Truncated SSN (such as last 4 digits);

(B) Date of birth (month, day, and year);
(C) Citizenship or immigration status;
(D) Ethnic or religious affiliation;
(E) Sexual orientation;
(F) Criminal history;
(G) Medical information; and
(H) System authentication information, such as mother's birth name, account passwords, or personal identification numbers (PINs).

(iii) Other PII that may present an increased risk of harm to the individual depending on its context, such as a list of employees and their performance ratings or an unlisted home address or phone number. The context includes the purpose for which the PII was collected, maintained, and used. This assessment is critical because the same information in different contexts can reveal additional information about the impacted individual.

Federal information means information created, collected, processed, maintained, disseminated, disclosed, or disposed of by or for the Federal Government, in any medium or form.

Federal information system means an information system used or operated by an agency or by a Contractor of an agency or by another organization on behalf of an agency.

Handling means any use of controlled unclassified information, including but not limited to marking, safeguarding, transporting, disseminating, re-using, storing, capturing, and disposing of the information.

Incident means an occurrence that—

(1) Actually or imminently jeopardizes, without lawful authority, the integrity, confidentiality, or availability of information or an information system; or

(2) Constitutes a violation or imminent threat of violation of law, security policies, security procedures, or acceptable use policies.

Information Resources means information and related resources, such as personnel, equipment, funds, and information technology.

Information Security means protecting information and information systems from unauthorized access, use, disclosure, disruption, modification, or destruction in order to provide—

(1) Integrity, which means guarding against improper information modification or destruction, and includes ensuring information nonrepudiation and authenticity;

(2) Confidentiality, which means preserving authorized restrictions on access and disclosure, including means for protecting personal privacy and proprietary information; and

(3) Availability, which means ensuring timely and reliable access to and use of information.

Information System means a discrete set of information resources organized for the collection, processing, maintenance, use, sharing, dissemination, or disposition of information.

(b) *Handling of Controlled Unclassified Information.*

(1) Contractors and subcontractors must provide adequate security to protect CUI from unauthorized access and disclosure. Adequate security includes compliance with DHS policies and procedures in effect at the time of contract award. These policies and procedures are accessible at *https://www.dhs.gov/dhs-security-and-training-requirements-contractors*.

(2) The Contractor shall not use or redistribute any CUI handled, collected, processed, stored, or transmitted by the Contractor except as specified in the contract.

(3) The Contractor shall not maintain SPII in its invoicing, billing, and other recordkeeping systems maintained to support financial or other administrative functions. It is acceptable to maintain in these systems the names, titles, and contact information for the Contracting Officer's Representative (COR) or other government personnel associated with the administration of the contract, as needed.

(4) Any government data provided, developed, or obtained under the contract, or otherwise under the control of the Contractor, shall not become part of the bankruptcy estate in the event a Contractor and/or subcontractor enters bankruptcy proceedings.

(c) *Incident Reporting Requirements.*

(1) Contractors and subcontractors shall report all known or suspected incidents to the Component Security Operations Center (SOC) in accordance with Attachment F, *Incident Response*, to DHS Policy Directive 4300A *Information Technology System Security Program, Sensitive Systems*. If the Component SOC is not available, the Contractor shall report to the DHS Enterprise SOC. Contact information for the DHS Enterprise SOC is accessible at *https://www.dhs.gov/dhs-security-and-training-requirements-contractors.* Subcontractors are required to notify the prime Contractor that it has reported a known or suspected incident to the Department. Lower tier subcontractors are required to likewise notify their higher tier subcontractor, until the prime contractor is reached. The Contractor shall also notify the Contracting Officer and COR using the contact information identified in the contract. If the report is made by phone, or the email address for the Contracting Officer or COR is not immediately available, the Contractor shall contact the Contracting Officer and COR immediately after reporting to the Component or DHS Enterprise SOC.

(2) All known or suspected incidents involving PII or SPII shall be reported within 1 hour of discovery. All other incidents shall be reported within 8 hours of discovery.

(3) CUI transmitted via email shall be protected by encryption or transmitted within secure communications systems. CUI shall be transmitted using a *FIPS 140-2/140-3 Security Requirements for Cryptographic Modules* validated cryptographic module identified on *https://csrc.nist.gov/projects/cryptographic-module-validation-program/validated-modules*. When this is impractical or unavailable, for Federal information systems only, CUI may be transmitted over regular email channels. When using regular email channels, Contractors and subcontractors shall not include any CUI in the subject or body of any email. The CUI shall be included as a password-protected attachment with the password provided under separate cover, including as a separate email. Recipients of CUI information will comply with any email restrictions imposed by the originator.

(4) An incident shall not, by itself, be interpreted as evidence that the Contractor or Subcontractor has failed to provide adequate information security safeguards for CUI or has otherwise failed to meet the requirements of the contract.

(5) If an incident involves PII or SPII, in addition to the incident reporting guidelines in Attachment F, *Incident Response*, to DHS Policy Directive 4300A *Information Technology System Security Program, Sensitive Systems*, Contractors shall also provide as many of the following data elements that are available at the time the incident is reported, with any remaining data elements provided within 24 hours of submission of the initial incident report:

(i) Unique Entity Identifier (UEI);
(ii) Contract numbers affected unless all contracts by the company are affected;
(iii) Facility CAGE code if the location of the event is different than the prime Contractor location;
(iv) Point of contact (POC) if different than the POC recorded in the System for Award Management (address, position, telephone, and email);
(v) Contracting Officer POC (address, telephone, and email);
(vi) Contract clearance level;
(vii) Name of subcontractor and CAGE code if this was an incident on a subcontractor network;
(viii) Government programs, platforms, or systems involved;
(ix) Location(s) of incident;
(x) Date and time the incident was discovered;
(xi) Server names where CUI resided at the time of the incident, both at the Contractor and subcontractor level;
(xii) Description of the government PII or SPII contained within the system; and
(xiii) Any additional information relevant to the incident.

(d) *Incident Response Requirements.*

(1) All determinations by the Department related to incidents, including response activities, will be made in writing by the Contracting Officer.

(2) The Contractor shall provide full access and cooperation for all activities determined by the Government to be required to ensure an effective incident response, including providing all requested images, log files, and event information to facilitate rapid resolution of incidents.

(3) Incident response activities determined to be required by the Government may include, but are not limited to, the following:

(i) Inspections;
(ii) Investigations;
(iii) Forensic reviews;
(iv) Data analyses and processing; and
(v) Revocation of the Authority to Operate (ATO), if applicable.

(4) The Contractor shall immediately preserve and protect images of known affected information systems and all available monitoring/packet capture data. The monitoring/packet capture data shall be retained for at least 180 days from submission of the incident report to allow DHS to request the media or decline interest.

(5) The Government, at its sole discretion, may obtain assistance from other Federal agencies and/or third-party firms to aid in incident response activities.

(e) *Certificate of Sanitization of Government and Government-Activity-Related Files and Information.* Upon the conclusion of the contract by expiration, termination, cancellation, or as otherwise indicated in the contract, the Contractor shall return all CUI to DHS and/or destroy it physically and/or logically as identified in the contract unless the contract states that return and/or destruction of CUI is not required. Destruction shall conform to the guidelines for media sanitization contained in NIST SP 800–88, *Guidelines for Media Sanitization*. The Contractor shall certify and confirm the sanitization of all government and government-activity related files and information. The Contractor shall submit the certification to the COR and Contracting Officer following the template provided in NIST SP 800–88, *Guidelines for Media Sanitization*, Appendix G.

(f) *Other Reporting Requirements.* Incident reporting required by this clause in no way rescinds the Contractor's responsibility for other incident reporting pertaining to its unclassified information systems under other clauses that may apply to its contract(s), or as a result of other applicable statutory or regulatory requirements, or other U.S. Government requirements.

(g) *Subcontracts.* The Contractor shall insert this clause in all subcontracts and require subcontractors to include this clause in all lower tier subcontracts when subcontractor employees will have access to CUI; CUI will be collected or maintained on behalf of the agency by a

subcontractor; or a subcontractor information system(s) will be used to process, store, or transmit CUI.

(End of clause)

ALTERNATE I (JULY 2023)

(h) *Authority to Operate*. The Contractor shall not collect, process, store, or transmit CUI within a Federal information system until an ATO has been granted by the Component or Headquarters CIO, or designee. Once the ATO has been granted by the Government, the Contracting Officer shall incorporate the ATO into the contract as a compliance document. Unless otherwise specified in the ATO letter, the ATO is valid for 3 years. An ATO is granted at the sole discretion of the Government and can be revoked at any time. Contractor receipt of an ATO does not create any contractual right of access or entitlement. The Government's grant of an ATO does not alleviate the Contractor's responsibility to ensure the information system controls are implemented and operating effectively.

(1) *Complete the Security Authorization process.* The Security Authorization (SA) process shall proceed according to DHS Policy Directive 4300A *Information Technology System Security Program, Sensitive Systems* (Version 13.3, February 13, 2023), or any successor publication; and the *Security Authorization Process Guide*, including templates. These policies and templates are accessible at *https://www.dhs.gov/dhs-security-and-training-requirements-contractors*.

(i) *Security Authorization Package*. The SA package shall be developed using the government-provided Security Requirements Traceability Matrix and SA templates. The SA package consists of the following: Security Plan, Contingency Plan, Contingency Plan Test Results, Configuration Management Plan, Security Assessment Plan, Security Assessment Report, and Authorization to Operate Letter. Additional documents that may be required include a Plan(s) of Action and Milestones and Interconnection Security Agreement(s). The Contractor shall submit a signed copy of the SA package, validated by an independent third party, to the COR for review and approval by the Component or Headquarters CIO, or designee, at least 30 days prior to the date of operation of the information system. The Government is the final authority on the compliance of the SA package and may limit the number of resubmissions of modified documents.

(ii) *Independent Assessment*. Contractors shall have an independent third party validate the security and privacy controls in place for the information system(s). The independent third party shall review and analyze the SA package, and report on technical, operational, and management level deficiencies as outlined in NIST SP 800–53, *Security and Privacy Controls for Information Systems and Organizations*, or successor publication, accessible at *https://csrc.nist.gov/publications/sp*. The Contractor shall address all deficiencies before submitting the SA package to the COR for review.

(2) *Renewal of ATO.* Unless otherwise specified in the ATO letter, the Contractor shall renew the ATO every 3 years. The Contractor is required to update its SA package as part

of the ATO renewal process for review and verification of security controls. Review and verification of security controls is independent of the system production date and may include onsite visits that involve physical or logical inspection of the Contractor environment to ensure controls are in place. The updated SA package shall be submitted for review and approval by the Component or Headquarters CIO, or designee, at least 90 days before the ATO expiration date. The Contractor shall update its SA package by one of the following methods:

(i) Updating the SA package in the DHS Information Assurance Compliance System; or

(ii) Submitting the updated SA package directly to the COR.

(3) *Security Review.* The Government may elect to conduct periodic reviews to ensure that the security requirements contained in the contract are being implemented and enforced. The Government, at its sole discretion, may obtain assistance from other Federal agencies and/or third-party firms to aid in security review activities. The Contractor shall afford DHS, the Office of the Inspector General, other government organizations, and Contractors working in support of the Government access to the Contractor's facilities, installations, operations, documentation, databases, networks, systems, and personnel used in the performance of this contract. The Contractor shall, through the Contracting Officer and COR, contact the Component or Headquarters CIO, or designee, to coordinate and participate in review and inspection activity by government organizations external to DHS. Access shall be provided, to the extent necessary as determined by the Government (including providing all requested images), for the Government to carry out a program of inspection, investigation, and audit to safeguard against threats and hazards to the integrity, availability, and confidentiality of government data or the function of computer systems used in performance of this contract and to preserve evidence of computer crime.

(4) *Federal Reporting and Continuous Monitoring Requirements.* Contractors operating information systems on behalf of the Government shall comply with Federal reporting and information system continuous monitoring requirements. Reporting requirements are determined by the Government and are defined in the Fiscal Year 2015 DHS Information Security Performance Plan, or successor publication, accessible at *https://www.dhs.gov/dhs-security-and-training-requirements-contractors*. The plan is updated on an annual basis. Annual, quarterly, and monthly data collection will be coordinated by the Government. The Contractor shall provide the Government with all information to fully satisfy Federal reporting requirements for information systems. The Contractor shall provide the COR with requested information within 3 business days of receipt of the request. Unless otherwise specified in the contract, monthly continuous monitoring data shall be stored at the Contractor's location for a period not less than 1 year from the date the data are created. The Government may elect to perform information system continuous monitoring and IT security scanning of information systems from government tools and infrastructure.

(End of clause)

Notification of Credit Monitoring Requirements for Personally Identifiable Information Incidents (July 2023)

(a) *Definitions.* Privacy Information includes both Personally Identifiable Information (PII) and Sensitive Personally Identifiable Information (SPII). PII refers to information that can be used to distinguish or trace an individual's identity, either alone, or when combined with other information that is linked or linkable to a specific individual; and SPII is a subset of PII that if lost, compromised, or disclosed without authorization could result in substantial harm, embarrassment, inconvenience, or unfairness to an individual. To determine whether information is PII, the DHS will perform an assessment of the specific risk that an individual can be identified using the information with other information that is linked or linkable to the individual. In performing this assessment, it is important to recognize that information that is not PII can become PII whenever additional information becomes available, in any medium or from any source, that would make it possible to identify an individual. Certain data elements are particularly sensitive and may alone present an increased risk of harm to the individual.

(1) Examples of stand-alone PII that are particularly sensitive include: Social Security numbers (SSNs), driver's license or State identification numbers, Alien Registration Numbers (A-numbers), financial account numbers, and biometric identifiers.

(2) Multiple pieces of information may present an increased risk of harm to the individual when combined, posing an increased risk of harm to the individual. SPII may also consist of any grouping of information that contains an individual's name or other unique identifier plus one or more of the following elements:

(i) Truncated SSN (such as last 4 digits);
(ii) Date of birth (month, day, and year);
(iii) Citizenship or immigration status;
(iv) Ethnic or religious affiliation;
(v)Sexual orientation;
(vi) Criminal history;
(vii) Medical information; and
(viii) System authentication information, such as mother's birth name, account passwords, or personal identification numbers (PINs).

(3) Other PII that may present an increased risk of harm to the individual depending on its context, such as a list of employees and their performance ratings or an unlisted home address or phone number. The context includes the purpose for which the PII was collected, maintained, and used. This assessment is critical because the same information in different contexts can reveal additional information about the impacted individual.

(b) *PII and SPII Notification Requirements.*

(1) No later than 5 business days after being directed by the Contracting Officer, or as otherwise required by applicable law, the Contractor shall notify any individual whose PII or SPII was either under the control of the Contractor or resided in an information

system under control of the Contractor at the time the incident occurred. The method and content of any notification by the Contractor shall be coordinated with, and subject to prior written approval by, the Contracting Officer. The Contractor shall not proceed with notification unless directed in writing by the Contracting Officer.

(2) All determinations by the Department related to notifications to affected individuals and/or Federal agencies and related services (e.g., credit monitoring) will be made in writing by the Contracting Officer.

(3) Subject to government analysis of the incident and direction to the Contractor regarding any resulting notification, the notification method may consist of letters to affected individuals sent by first-class mail, electronic means, or general public notice, as approved by the Government. Notification may require the Contractor's use of address verification and/or address location services. At a minimum, the notification shall include:

(i) A brief description of the incident;
(ii) A description of the types of PII or SPII involved;
(iii) A statement as to whether the PII or SPII was encrypted or protected by other means;
(iv) Steps individuals may take to protect themselves;
(v) What the Contractor and/or the Government are doing to investigate the incident, mitigate the incident, and protect against any future incidents; and
(vi) Information identifying who individuals may contact for additional information.

(c) *Credit Monitoring Requirements.* The Contracting Officer may direct the Contractor to:

(1) Provide notification to affected individuals as described in paragraph (b).

(2) Provide credit monitoring services to individuals whose PII or SPII was under the control of the Contractor or resided in the information system at the time of the incident for a period beginning the date of the incident and extending not less than 18 months from the date the individual is notified. Credit monitoring services shall be provided from a company with which the Contractor has no affiliation. At a minimum, credit monitoring services shall include:

(i) Triple credit bureau monitoring;
(ii) Daily customer service;
(iii) Alerts provided to the individual for changes and fraud; and
(iv) Assistance to the individual with enrollment in the services and the use of fraud alerts.

(3) Establish a dedicated call center. Call center services shall include:

(i) A dedicated telephone number to contact customer service within a fixed period;
(ii) Information necessary for registrants/enrollees to access credit reports and credit scores;
(iii) Weekly reports on call center volume, issue escalation (i.e., those calls that cannot be handled by call center staff and must be resolved by call center management or DHS, as

appropriate), and other key metrics;
(iv) Escalation of calls that cannot be handled by call center staff to call center management or DHS, as appropriate;
(v) Customized Frequently Asked Questions, approved in writing by the Contracting Officer in coordination with the Component or Headquarters Privacy Officer; and
(vi) Information for registrants to contact customer service representatives and fraud resolution representatives for credit monitoring assistance.

(End of clause)

Information Technology Security Awareness Training (July 2023)

(a) *Applicability.* This clause applies to the Contractor, its subcontractors, and Contractor employees (hereafter referred to collectively as "Contractor"). The Contractor shall insert the substance of this clause in all subcontracts.

(b) *Security Training Requirements*.

(1) All users of Federal information systems are required by Title 5, Code of Federal Regulations, Part 930.301, Subpart C, as amended, to be exposed to security awareness materials annually or whenever system security changes occur, or when the user's responsibilities change. The Department of Homeland Security (DHS) requires that Contractor employees take an annual Information Technology Security Awareness Training course before accessing sensitive information under the contract. Unless otherwise specified, the training shall be completed within thirty (30) days of contract award and be completed on an annual basis thereafter not later than October 31st of each year. Any new Contractor employees assigned to the contract shall complete the training before accessing sensitive information under the contract. The training is accessible at http://www.dhs.gov/dhs-security-and-training-requirements-contractors. The Contractor shall maintain copies of training certificates for all Contractor and subcontractor employees as a record of compliance. Unless otherwise specified, initial training certificates for each Contractor and subcontractor employee shall be provided to the Contracting Officer's Representative (COR) not later than thirty (30) days after contract award. Subsequent training certificates to satisfy the annual training requirement shall be submitted to the COR via e-mail notification not later than October 31st of each year. The e-mail notification shall state the required training has been completed for all Contractor and subcontractor employees.

(2) The DHS Rules of Behavior apply to every DHS employee, Contractor and subcontractor that will have access to DHS systems and sensitive information. The DHS Rules of Behavior shall be signed before accessing DHS systems and sensitive information. The DHS Rules of Behavior is a document that informs users of their responsibilities when accessing DHS systems and holds users accountable for actions taken while accessing DHS systems and using DHS Information Technology resources capable of inputting, storing, processing, outputting, and/or transmitting sensitive information. The DHS Rules of Behavior is accessible at http://www.dhs.gov/dhs-security-and-training-requirements-contractors. Unless otherwise specified, the DHS Rules of Behavior shall be signed within thirty (30) days of contract award. Any new Contractor employees assigned to the contract shall also sign the DHS Rules of Behavior before accessing DHS systems and sensitive information. The Contractor shall maintain signed copies of the DHS Rules of Behavior for all Contractor and subcontractor employees as a record of compliance. Unless otherwise specified, the Contractor shall e-mail copies of the signed DHS Rules of Behavior to the COR not later than thirty (30) days after contract award for each employee. The DHS Rules of Behavior will be reviewed annually, and the COR will provide notification when a review is required.

(End of clause)

Privacy Training – Alternate I (DEVIATION)

(a) *Definition.* As used in this clause, personally identifiable information means information that can be used to distinguish or trace an individual's identity, either alone or when combined with other information that is linked or linkable to a specific individual. (See Office of Management and Budget (OMB) Circular A–130, Managing Federal Information as a Strategic Resource).

(b) The Contractor shall ensure that initial privacy training, and annual privacy training thereafter, is completed by contractor employees who—

(1) Have access to a system of records;
(2) Create, collect, use, process, store, maintain, disseminate, disclose, dispose, or otherwise handle personally identifiable information on behalf of an agency; or
(3) Design, develop, maintain, or operate a system of records (see also FAR subpart 24.3).

(c) The contracting agency will provide initial privacy training, and annual privacy training thereafter, to Contractor employees for the duration of this contract. Contractor employees shall satisfy this requirement by completing *Privacy at DHS: Protecting Personal Information* accessible at *http://www.dhs.gov/dhs-security-and-training-requirements-contractors*. Training shall be completed within 30 days of contract award and be completed on an annual basis thereafter not later than October 31st of each year.

(d) The Contractor shall maintain and, upon request, provide documentation of completion of privacy training to the Contracting Officer.

(e) The Contractor shall not allow any employee access to a system of records, or permit any employee to create, collect, use, process, store, maintain, disseminate, disclose, dispose or otherwise handle personally identifiable information, or to design, develop, maintain, or operate a system of records unless the employee has completed privacy training, as required by this clause.

(f) The substance of this clause, including this paragraph (f), shall be included in all subcontracts under this contract, when subcontractor employees will—

(1) Have access to a system of records;
(2) Create, collect, use, process, store, maintain, disseminate, disclose, dispose, or otherwise handle personally identifiable information; or
(3) Design, develop, maintain, or operate a system of records.

J. DHS Use of Artificial Intelligence (AI) Tools

(a) *Compliance with Federal AI Laws and Policies; AI Use Limitations.* The Contractor shall ensure that any AI system or service provided complies with all applicable federal, DHS, and ICE AI Policies, Directives, and Memos. The AI solution must align with the U.S. Constitution and all relevant laws and regulations; including privacy, civil rights, and civil liberties. Specifically:

(1) The Contractor must stay current and comply with any updates or new AI policy requirements issued during the contract term.

(2) AI used to support law enforcement decisions or civil actions must include technical and operational safeguards to.

i. Establish human-in-the loop oversight.
ii. Document or lable AI-generated content.

(3) For AI used in determinations impacting individuals (e.g., risk assessments, identity verification), the Contractor must cooperate with federal, DHS, and ICE procedures for notice and appeal, providing explanations or adjusting outputs upon error findings.

(4) The contract prohibits use of AI that violates DHS policy, including.

i. Using AI outputs as sole evidence for punitive or enforcement actions.
ii. Utilize AI to make or support decisions on improper bases (e.g. predicting future behavior or emotional state leading to discriminatory or unlawful actions).

(5) The Contractor must follow AI Use Case approval and Security Authorization processes before developing, piloting, testing, or deploying AI in ICE environments or using ICE data.

(6) The Contractor is responsible for complying with AI Security Control Baseline requirements.

(b) *Transparency, Auditability and Explainability.* The Contractor shall design, build, document, and operate the AI system or service to be explainable, auditable, and transparent. At a minimum, the Contractor shall:

(1) Document the provenance of data used for AI training, fine-tuning, or operation.

(2) Ensure data used for AI training, fine-tuning, or operation was lawfully obtained and processed.

(3) Document the provenance of any third-party AI models used (source, version, etc.).

(4) Provide comprehensive system diagrams and inventories that map the AI systems' API and system connections, data flows, and technical components.

(5) Provide comprehensive documentation explaining how the AI system works, including any models and algorithms.

(6) Ensure the AI system, where applicable, provides clear explanations or reasoning for its decisions or predictions.

(7) Ensure AI outputs are traceable; auditable; meet evidentiary standards; and are explainable to non-technical users. Additionally, ensure GenAI inputs and their outputs are logged and preserved in line with federal, DHS, and ICE retention policies.

(c) *Data Rights and Solution Ownership.* The contract shall clearly delineate data and intellectual property rights to protect ICE's interests in the AI solution and associated data. Specifically:

(1) All data provided by the Government or generated through the AI system belongs to the Government. The contractor is prohibited from:

i. Using nonpublic agency data and outputted results to train publicly or commercially available AI algorithms, or any non-ICE systems outside the contract's scope without ICE's authorization.

ii. Using Government-furnished data or AI-generated data for purposes outside the contract without ICE authorization.

iii. Sharing, disclosing, or transferring Government data, AI models, or AI-outputs with third parties without ICE's authorization.

(2) The Contractor must grant the Government appropriate license rights in any custom-developed AI models, software, or deliverables. IP rights will be negotiated consistent with federal law and the agency's mission needs, aiming to avoid vendor lock-in. The Government may require broad or unlimited rights to certain deliverables (including source code or trained model files) for long-term use, maintenance, or integration of the AI solution.

(3) ICE maintains ownership over and the Contactor must provide ICE access to:

i. Any derivative outputs of AI developed under the Contract, including data processed using AI.

ii. Any models trained, fine-tuned, or otherwise developed using ICE data.

(d) *Prevention Against Vendor Lock-In.* To promote a competitive marketplace and long-term sustainability of ICE's AI capabilities, the Contractor shall:

(1) Utilize industry-standards, APIs, and protocols wherever possible to ensure interoperability and combatibility within and between ICE and DHS systems.

(2) Ensure inputs and outputs of the AI system are exportable in a non-proprietary, machine-readable format to facilitate integration or transfer of functions to other systems.

(3) Where custom components are developed, deliver sufficient technical documentation and access to components (including source code, model weights, or other foundational code) to enable ICE's long-term use of the AI system.

(4) In the case of transitioning the AI system to another Contractor or in-house provider, the Contractor must support knowledge transfer and provide all necessary documentation, models, data, and software to enable sustained system use.

i. The Contract must also document estimated costs and related steps that will be required to exit the Contract.

(e) *Security, Testing & Evaluation, and Continuous Monitoring:* The Contractor shall implement rigorous security and risk management measures for the AI solution, per federal standards, ICE procedures, and OMB guidance on AI risks. Key requirements include:

(1) If designated as a *High Impact AI system,* complying with all required AI Risk Management practices (per OMB, DHS, and ICE policy), unless officially granted a waiver.

(2) *Before deploying the AI system:* The Contractor must provide testing and evaluation artifacts and support (including providing requisite access to enable) ICE independent test and evaluation processes to evaluate factors such as, but not limited to:

i. AI system performance, including accuracy and reliability.
ii. Compliance with DHS AI Security Controls.
iii. Resiliency against AI cybersecurity and operational threats, including system misuse/abuse.
iv. Completion of an AI impact assessment and/or other risk assessment procedures, in line with federal, DHS, and ICE policy and practices.
v. Fulfillment of functional, business, and technical requirements.

(3) *While operating the AI system:* The Contractor must re-test system performance, security, and resiliency before deploying new models; against misuse/abuse before deploying new AI models; fine-tuned models; or changes to AI systems that require Change Requests.

(4) *Audit and Logging:* Ensure compliance with DHS and ICE *AI auditing and logging requirements,* including, but not limited to audit and logging the access, usage, and modification of:
i. AI Guardrails deployed in GenAI systems.
ii. Models, including parameters and weights.
iii. AI system inputs and outputs (including prompts).

(f) *Continuous Monitoring:* The Contractor shall implement continuous monitoring mechanisms to detect and respond to anomalies, biases, or performance degradation in AI systems. Additionally:
i. The Contractor shall establish protocols for the timely remediation of identified issues, including the potential suspension of AI system operations if necessary.
ii. The Contractor shall comply with all continuous monitoring requirements, per federal, DHS, and ICE policy.

K. ICE Artificial Intelligence Language

1. **Compliance with Federal Laws and Policies; AI Use Limitations.** The Contractor shall ensure any AI system or service provided complies with all applicable federal, Department of Homeland Security (DHS), and U.S. Immigration and Customs Enforcement (ICE) AI Policies, Directives, and Memos, as well as ICE AI governance requirements. The AI solution must align with the U.S. Constitution and all relevant laws and regulations, including privacy, civil rights, and civil liberties. Specifically:

    a. The Contractor must stay current and comply with any updates or new AI policy and AI governance requirements issued during the contract term.
    b. AI used to support law enforcement decisions or civil actions must include technical and operational safeguards to:
        i. Establish human-in-the loop oversight.
        ii. Document or label AI-generated content.
    c. For AI used in determinations impacting individuals (e.g., risk assessments, identity verification), the Contractor must cooperate with federal, DHS, and ICE procedures for notice and appeal, providing explanations or adjusting outputs upon error findings.
    d. The contract prohibits use of AI that violates DHS policy, including:
        i. Using AI outputs as sole evidence for punitive or enforcement actions.
        ii. Utilizing AI to make or support decisions on improper bases (e.g., predicting future behavior or emotional state leading to discriminatory or unlawful actions).

e. The Contractor must follow AI Use Case approval, Security Authorization, and ICE AI governance and AI risk management processes and requirements before developing, piloting, testing, or deploying AI in ICE environments or using ICE data.
f. The Contractor is responsible for complying with AI Security Control Baseline requirements.

2. **Traceability, Auditability, and Transparency.** The Contractor shall design, build, document, and operate the AI system or service to be explainable, auditable, and transparent. At a minimum, the Contractor shall:
    a. Document the provenance of data used for AI training, fine-tuning, or operation.
    b. Ensure data used for AI training, fine tuning, or operation was lawfully obtained and processed.
    c. Document the provenance of any third-party AI models used (source, version, etc.).
    d. Provide comprehensive system diagrams and inventories that map the AI systems' API and system connections, data flows, and technical components.
    e. Provide comprehensive documentation explaining how the AI system works, including any models and algorithms.
    f. Ensure the AI system, where applicable, provides clear explanations or reasoning for its decisions or predictions.
    g. Ensure AI outputs are traceable, auditable, meet evidentiary standards, and are explainable to non-technical users. Additionally:
        i. Ensure GenAI inputs and their outputs are logged and preserved in line with federal, DHS, and ICE retention policies.

3. **Data Rights and Solution Ownership.** The contract shall clearly delineate data and intellectual property rights to protect ICE's interests in the AI solution and associated data. Specifically:
    a. All data provided by the Government or generated through the AI system belongs to the Government. The Contractor is prohibited from:
        i. Using nonpublic agency data and outputted results to train publicly or commercially available AI algorithms, or any non-ICE systems outside the contract's scope without ICE's authorization.
        ii. Using Government-furnished data or AI-generated data for purposes outside the contract without ICE authorization.
        iii. Sharing, disclosing, or transferring Government data, AI models, or AI-outputs with third parties without ICE's authorization.
    b. The Contractor must grant the Government appropriate license rights in any custom-developed AI models, software, or deliverables. Intellectual Property (IP) rights will be negotiated consistent with federal law and the agency's mission needs, aiming to avoid vendor lock-in. The Government may require broad or unlimited rights to certain deliverables (including source code or trained model files) for long-term use, maintenance, or integration of the AI solution.
    c. ICE maintains ownership over and the Contractor must provide ICE access to:
        i. Any derivative outputs of AI developed under the Contract, including data processed using AI.
        ii. Any models trained, fine-tuned, or otherwise developed using ICE data.

4. **Prevention Against Vendor Lock-In:** To promote a competitive marketplace and long-term sustainability of ICE's AI capabilities, the Contractor shall:

a. Utilize industry-standards, Application Programming Interfaces (APIs), and protocols wherever possible to ensure interoperability and combability within and between ICE and DHS systems.
b. Ensure inputs and outputs of the AI system are exportable in a non-proprietary, machine-readable format to facilitate integration or transfer of functions to other systems.
c. Where custom components are developed, deliver sufficient technical documentation and access to components (including source code, model weights, or other foundational code) to enable ICE's long-term use of the AI system.
d. In the case of transitioning the AI system to another contractor or in-house provider, the Contractor must support knowledge transfer and provide all necessary documentation, models, data, derivative outputs, and software to enable sustained system use.
    i. The Contract must also document estimated costs and related steps that will be required to exit the Contract.

5. **Security, Testing & Evaluation, and Continuous Monitoring:** The Contractor shall implement rigorous security and risk management measures for the AI solution, per federal standards, ICE procedures, and Office of Management and Budget (OMB) guidance on AI risks. Key requirements include:
    a. If designated as a **High Impact AI system**, complying with all required AI Risk Management practices (per OMB, DHS, and ICE policy), unless officially granted a waiver.
    b. **Before deploying the AI system:** The Contractor must provide testing and evaluation artifacts and support (including providing requisite access) to enable ICE independent test and evaluation processes to evaluate factors such as, but not limited to:
        i. AI system performance, including accuracy and reliability.
        ii. Compliance with DHS AI Security Controls.
        iii. Resiliency against AI cybersecurity and operational threats, including system misuse/abuse.
        iv. Completion of an AI impact assessment and/or other risk assessment procedures, in line with federal, DHS, and ICE policy and practices.
        v. Fulfillment of functional, business, and technical requirements.

    c. **While operating the AI system:** The Contractor must re-test system performance, security, resiliency, and abuse/mis-use vulnerabilities before deploying new AI models, fine-tuned models, or other changes to AI systems that require Change Requests.

    d. **Audit and Logging:** Ensure compliance with DHS and ICE **AI auditing and logging requirements**, including, but not limited to audit and logging the access, usage, and modification of:
        i. AI Guardrails deployed in GenAI systems.
        ii. Models, including parameters and weights.
        iii. AI system inputs and outputs (including prompts).
        iv. Additional requirements as determined by federal, DHS, and ICE policy.

    e. **Continuous Monitoring:** The Contractor shall implement continuous monitoring mechanisms to detect and respond to anomalies, biases, or performance degradation in AI systems. Additionally:
        i. The Contractor shall establish protocols for the timely remediation of identified issues, including the potential suspension of AI system operations if necessary.

ii. The Contractor shall comply with all continuous monitoring requirements, per federal, DHS, and ICE policy.

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-066R - FDLE FY 25-26 Immigration Grant Program Amendment

Procurement Agenda Item:
Resolution No. 2026-066R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing a request to amend the FDLE Local Law Enforcement Immigration Grant to include Axon Assistant Software and authorizing the Grants Division or designee to submit the Amendment, and the City Manager to execute the Amendment and all other documents associated with the implementation and execution of the grant.
COST: up to $171,033.60 (Project total $171,033.60- Year 1- $42,758.40, Year 2 - $42,758.40, Year 3 - $42,758.40, Year 4 - $42,758.40 - Federal Share Total $171,033.60/ City Match Total $0)
This item is to authorize a request to amend the FDLE Local Law Enforcement Immigration Grant to add Axion AI Assistant for the St. Cloud Police Department.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Douglas Goerke, Chief of Police, the St. Cloud Police Department requests authorization to amend its existing FDLE Local Law Enforcement Immigration Grant Program Rapid ID award to include the Axon AI Assistant, an advanced, voice-enabled tool integrated with Axon Body 4 cameras that enhances real-time communication, operational efficiency, and officer safety. This technology provides immediate language translation in more than 50 languages, directly addressing communication barriers commonly encountered during immigration-related enforcement activities and supporting a clear immigration nexus by enabling officers to effectively communicate with individuals of limited English proficiency. Additionally, the system offers hands-free access to information and guidance in the field, improving decision-making without diverting officer attention. The proposed cost is $42,758.40 annually, for a total of approximately $171,033.60 over the remaining four years of the Department's existing agreement with Axon. Approval of this amendment will maximize the use of available funding through the FDLE Local Law Enforcement Grant Program, leverage an established contract, and strengthen the Department's ability to safely and effectively carry out its public safety and immigration enforcement responsibilities.

Legal Authority:
Grants/Appropriations/Loans Policy Manual; G.A.L Policy, pages 2-4.

Budget and Recommendation:
Actual Cost: up to $171,033.60 (Project total $171,033.60- Year 1- $42,758.40, Year 2 - $42,758.40, Year 3 - $42,758.40, Year 4 - $42,758.40 - Federal Share Total $171,033.60/ City Match Total $0)

Staff recommends **APPROVAL** of this request.

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

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
05/14/2026 - Final Action

Attachments:
1. Resolution No. 2025-066R
2. St.CloudPoliceDept.-FL-DraftOne(100)-02

RESOLUTION NO. 2026-066R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING A REQUEST TO AMEND THE FDLE LOCAL LAW ENFORCEMENT IMMIGRATION GRANT TO INCLUDE AXON ASSISTANT SOFTWARE AND AUTHORIZING THE GRANTS DIVISION OR DESIGNEE TO SUBMIT THE AMENDMENT, AND THE CITY MANAGER TO EXECUTE THE AMENDMENT AND ALL OTHER DOCUMENTS ASSOCIATED WITH THE IMPLEMENTATION AND EXECUTION OF THE GRANT.

WHEREAS, Local Law Enforcement Immigration Grant Program (IGP) is a state-funded initiative administered by the State Board of Immigration Enforcement (SBIE) through the Florida Department of Law Enforcement (FDLE) to be used for fostering cooperation and coordination with federal agencies to enforce federal immigration laws; and

WHEREAS, the City of St. Cloud has been awarded funds from FDLE for the Local Law Enforcement Immigration Grant Program to purchase Rapid ID Devices. FDLE has grant funds remaining; and

WHEREAS, the City of St. Cloud would like to amend the award for the FDLE Local Law Enforcement Immigration Grant Program to include Axon AI Assistant for the St. Cloud Police Department; and

WHEREAS, the City of St. Cloud is eligible to submit an Amendment to request $171,033.60 in grant funding for the FDLE Local Law Enforcement Immigration Grant Program to purchase Axon AI Assistant for the St. Cloud Police Department.

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

SECTION I: Florida Department of Law Enforcement (FDLE) Local Law Enforcement Immigration Grant Program grant Amendment is hereby authorized.

SECTION II: The City Manager or designee is authorized to submit the Florida Department of Law Enforcement (FDLE) Local Law Enforcement Immigration Grant Program Amendment and City Manager or designee is authorized to execute all documents associated with the implementation and execution of the grant on behalf of the City of St. Cloud.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 14th day of May 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

BUDGETARY QUOTE

Axon Enterprise, Inc.
17800 N 85th Street, Scottsdale, Arizona 85255 United States
Domestic: (800) 978-2737 | International: +1.800.978.2737
VAT: 86-0741227

Issued: **03/31/2026**
Quote Expiration: **--**

Account Number: **185357**
Deal Type: **Coterm**
Currency: **USD**

Customer Details

CUSTOMER SHIP TO	CUSTOMER BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
St. Cloud Police Dept. - FL	**St. Cloud Police Dept. - FL**	**Johnathan Dugas**	**Dave Pierson**
4700 Neptune Rd,	1300 9th St,	8134980208	407-891-6771
Saint Cloud, FL, 34769-7002	Saint Cloud, FL, 34769-3339	jdugas@axon.com	dave.pierson@stcloudfl.gov
USA	USA		

Quote Summary

Deal Type	**Coterm**	Estimated Total Cost	**$171,033.60**
Program Length	**40 months**	Estimated Sales Tax	**$0.00**
Quote Start Date	**10/15/2026**	Estimated FAET Tax	**$0.00**
Quote End Date	**02/14/2030**	Estimated Total Cost w/ Taxes	**$171,033.60**

Cost and Discount Summary

Software Cost	**$171,033.60**	Quote Unbundled Price	**$171,033.60**
		Quote List Price	**$171,033.60**
		Average Savings Per Year	**$0.00**
		Total Savings	**$0.00**

Bundle Summary

Bundle Name	SKU	Quantity	Unbundled Price	Net Total

No bundles have been added.

Bundle Details

A la Carte

Product	Category	SKU	Quantity	Net Total
AXON AI ASSISTANT	(none)	102011	136	$171,033.60

Billing Schedule

Time Period	Final Price without Tax	Tax	Final Price with Tax
Year 1	$42,758.40	$0.00	$42,758.40
Year 2	$42,758.40	$0.00	$42,758.40
Year 3	$42,758.40	$0.00	$42,758.40
Year 4	$42,758.40	$0.00	$42,758.40
4 Year Plan	**$171,033.60**	**$0.00**	**$171,033.60**

Non-Binding Budgetary Estimate

- This Rough Order of Magnitude estimate is being provided for budgetary and planning purposes only. It is non-binding and is not considered a contractible offer for sale of Axon goods or services.

- Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-067R Agreement with A-Ultimate Airboat & ECO Tours, LLC, d/b/a Marsh Landing Adventures, LLC

Park & Recreation Agenda Item:
Resolution No. 2026-067R. a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement for airboat concession between the City of St. Cloud and A-Ultimate Airboat & ECO Tours, LLC d/b/a Marsh Landing Adventures, LLC, for commercial ecotourism services at Parting Triangle Park; authorizing the Mayor to execute said agreement; and providing for an effective date.
COST: No cost associated with this item.
This item establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:

On October 1, 2025, the City of St. Cloud assumed ownership and operational responsibility of Partin Triangle Park from Osceola County. As part of the transition, the City absorbed an existing airboat concession agreement previously held by the County.

The County's agreement included two (2) airboat operators under a single contract. As part of the City's effort to improve contract administration, accountability, and operational clarity, the City is separating the existing arrangement into individual agreements with each operator. This approach establishes a direct contractual relationship between each airboat company and the City of St. Cloud.

The attached agreement formalizes one of those individual contracts with A-Ultimate Airboat & Eco Tours, LLC (d/b/a Marsh Landing Adventures, LLC), allowing the continuation of ecotourism services at Partin Triangle Park under updated City standards and oversight. The Agreement calls for the contractor to pay an annual fee of $36,006 plus $2.00 per passenger to the city.

Legal Authority:
City Code Chapter 30-6 and 30-7

Budget and Recommendation:
N/A

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/2026-Final Action

Attachments:
1. 2026-067R - A-Ultimate Airboat -staff report
2. 2026-067R - Resolution A-Ultimate Airboats
3. AIRBOA~1

MEMORANDUM REPORT
FOR CITY COUNCIL
May 14, 2026

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Resolution No. 2026-067R

Date: May 5, 2026

REQUEST:
Staff is requesting approval of Resolution No. 2026-067R. Approval of an Agreement for Airboat Concession between the City of St. Cloud and A-Ultimate Airboat & ECO Tours, LLC, for the provision of commercial ecotourism services at Partin Triangle Park.

BACKGROUND:
On October 1, 2025, the City of St. Cloud assumed ownership and operational responsibility of Partin Triangle Park from Osceola County. As part of the transition, the City absorbed an existing airboat concession agreement previously held by the County.

The County's agreement included two (2) airboat operators under a single contract. As part of the City's effort to improve contract administration, accountability, and operational clarity, the City is separating the existing arrangement into individual agreements with each operator. This approach establishes a direct contractual relationship between each airboat company and the City of St. Cloud.

The attached agreement formalizes one of those individual contracts with A-Ultimate Airboat & Eco Tours, LLC (d/b/a Marsh Landing Adventures, LLC), allowing the continuation of ecotourism services at Partin Triangle Park under updated City standards and oversight.

OVERVIEW:

The Agreement establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

- **Term:** Initial five-year term from June 1, 2026 through May 31, 2031, with one optional five-year renewal
- **Services:** Provision of commercial ecotourism services, including airboat tours and related activities, consistent with environmental protection and public use of the park
- **Fees:**
  - Annual base fee of $36,006, paid monthly(subject to annual CPI adjustments)
  - Additional $2.00 per passenger fee paid monthly
- **Operations:** Contractor responsible for all staffing, equipment, maintenance, and compliance with federal, state, and local regulations
- **Environmental & Safety Requirements:** Includes noise limits, GPS tracking, approved travel routes, and environmental protection
- **Reporting:** Monthly operational reports and annual economic impact reporting to the City
- **Termination:** Agreement may be terminated with or without cause per outlined provisions

This agreement ensures continued public access to the park while regulating commercial activity to protect natural resources and maintain compatibility with recreational use.

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

- **Effective Community Safety –** Strong collaborations and partnerships with the community.

COST: No Cost

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of Resolution No. 2026-067R
Attachment: Resolution No. 2026-067R

RESOLUTION NUMBER 2026-067R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN AGREEMENT FOR AIRBOAT CONCESSION BETWEEN THE CITY OF ST. CLOUD AND A-ULTIMATE AIRBOAT & ECO TOURS, LLC D/B/A MARSH LANDING ADVENTURES, LLC, FOR COMMERCIAL ECOTOURISM SERVICES AT PARTIN TRIANGLE PARK; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I. The City Council of the City of St. Cloud approves the Agreement for Airboat Concession with A-Ultimate Airboat & Eco Tours, LLC d/b/a Marsh Landing Adventures, LLC for the operation of commercial ecotourism services at Partin Triangle Park and authorizes the Mayor to execute the Agreement as set forth in Exhibit "A" attached hereto.

SECTION II. The Mayor and/or City Manager are specifically authorized to withhold or withdraw any authorization to proceed upon determination of any matter or factor, hereafter coming to his attention which may indicate such action in 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, for review and direction.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 14th day of May 2026.

CITY OF ST. CLOUD

ATTEST:

_____
Christian B. Robertson, Mayor

_____
Ivy Llauro, City Clerk,

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

_____
Daniel F. Mantzaris, City Attorney

AGREEMENT FOR AIRBOAT CONCESSION

THIS AGREEMENT is made by and between CITY OF ST. CLOUD, a Florida Municipal Corporation, 1300 Ninth Street, St. Cloud, FL 34769, hereinafter referred to as the "CITY", and Spirit Of The Swamp, LLC, 4266 Sasha Trail, St. Cloud, FL 34744, hereinafter referred to as the "CONTRACTOR".

NOW, THEREFORE, in consideration of the mutual covenants, terms, and provisions contained herein, the parties agree as follows:

SECTION 1. TERM.

A. The initial term of this Agreement shall begin on June 1, 2026 and continue through May 31, 2031.

B. CONTRACTOR shall have the option to renew the term of this Agreement for one (1) five-year term after the expiration of the initial term. The renewal option contained herein shall be subject to the following:

(1) At least ninety (90) days prior to the expiration of the initial term, CONTRACTOR shall provide CITY written notice of CONTRACTOR'S intent to exercise the renewal option;

(2) CONTRACTOR, as of the date or expiration of the initial term and for the period of one (1) year prior thereto, is not or was not in default of any of the terms and conditions of this Agreement; and

(3) The CITY and the CONTRACTOR agree on the amount of fees to be paid by CONTRACTOR to CITY during the renewal term.

(4) In the event the CONTRACTOR fails to meet any of the above conditions, the Agreement shall terminate as of the expiration of the initial term.

SECTION 2. SCOPE OF SERVICES.

A. The CONTRACTOR has been selected for the safe provision of commercial ecotourism services from the Partin Triangle Boat Launching Facility that enhance and encompass the full breadth and scope of Osceola CITY's and CITY's tourism industry. The primary objective of this Agreement is to outline standards for operation that are compatible with the authorized public use of the park and/or boat ramp facility, as well as to preserve and promote the lake's shoreline and natural amenities.

B. The CONTRACTOR will provide at its sole expense all necessary labor, materials, and equipment to complete the services set forth herein, including Exhibits A , B, C and "D" which are attached hereto and incorporated herein. It is understood that the services in Exhibit "A" may not be all-inclusive and may be modified by written request of the CONTRACTOR and as approved by the City Manager of CITY, in writing.

SECTION 3. OBLIGATIONS OF THE CONTRACTOR.

Obligations of the CONTRACTOR shall include, but not be limited to, the following:

A. CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which are necessary to fully complete and deliver the services contemplated and authorized hereunder and shall not have the authority to create, or cause to be filed, any liens for labor and/or materials on, or against, the CITY, or any property owned by the CITY. In the event that any such lien, attachment, or encumbrance is filed against CITY or any property owned by CITY, CONTRACTOR shall be in default of this Agreement and shall immediately act to satisfy or release the lien, attachment or encumbrance. In the event that the lien, attachment or encumbrance is not satisfied or released within fifteen (15) days of the date of notice from CITY, the CITY shall have the right to terminate this agreement for default.

B. The CONTRACTOR will ensure that all of its employees, agents, subcontractors, representatives, volunteers, invitees, customers and the like, fully comply with all of the terms and conditions set forth herein, when providing or receiving the services contemplated herein.

C. The CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences, safety programs, and procedures necessary to properly and fully complete the work set forth in this Agreement.

D. The CONTRACTOR will maintain an adequate and competent staff, and remain authorized to do business within the State of Florida. All vessel operators shall have a minimum of two (2) years of experience in the ecotourism business (Ecotourism as used herein is defined as responsible travel to natural areas that conserves the environment and improves the well-being of local people). The CONTRACTOR shall not subcontract any of the services contemplated herein, without the prior written approval of the City Manager of CITY. In the event of any such approved subcontract by CITY, the CONTRACTOR shall remain fully responsible for the satisfactory completion of all subcontracted work.

E. The CONTRACTOR must not have any actual or potential conflicts of interest with, or adversarial litigation against the CITY or any of its officers or employees. The CITY retains sole discretion to determine whether actual or potential conflicts of interest exist related to the CONTRACTOR.

F. Maintenance Requirements

(1) Routine maintenance and replacement of equipment and improvements in the designated area shall be the sole responsibility of the CONTRACTOR. An aerial view location map of the Partin Triangle Park of the premise boundary (designated area) from where the services are to be provided is attached hereto and incorporated herein as Exhibit "B".

(2) At a minimum and at all times material to this Agreement, CONTRACTOR shall at its sole expense comply with the maintenance responsibilities as set forth in Exhibit “C” attached hereto and incorporated herein. A list of the minimum maintenance responsibilities is set forth in Exhibit "C" which is attached hereto and incorporated herein.

(3) At least once per month, or any time as directed by the City Manager of CITY, the CONTRACTOR shall conduct a boat ramp inspection to ensure the boat ramp and improvements are in a condition that is consistent with all applicable laws and ordinances sand is safe for the use of the general public. Nothing herein, shall preclude CITY from conducting its own inspection of any of the boat ramp or improvements which CONTRACTOR is authorized to use.

G. Vessels. All vessels authorized for use hereunder shall meet the following minimum requirements:

(1) Strictly comply with all U.S. Coast Guard regulations, however, the overall maximum size of the vessel shall not exceed 9' X 23'. The number of passengers each vessel can carry shall be determined and certified by US Coast Guard (USCG) regulations. The number of passengers so certified for each vessel will be provided to CITY prior to use of the vessel by CONTRACTOR and on USCG documents, unedited by 'the CONTRACTOR. The CITY may request documentation directly from the USCG. Under no circumstances shall the number of passengers on any vessel exceed the passenger limit as certified by the USCG.

(2) Have the approved business name and vessel number (as assigned for reporting purposes) clearly marked on both sides of the rudder, or the upper one third (1/3) of the cage area of the vessel, so as to be plainly visible from the port or starboard side of the vessel; with the vessel number no less than twelve inch (12") high block lettering of contrasting color and the business name no less than five and one-half inch (5 h") high block lettering of contrasting color;

(3) Mufflers and carbon fiber ground adjustable propellers shall be installed on each airboat to reduce noise levels. The maximum noise level of the commercial airboat operations is ninety (90) decibels (measured at fifty (50) feet from the vessel) or the level allowed by law, whichever is more stringent; and

(4) Have Global Positioning Systems (GPS) tracking units capable of recording and storing all travel route data, including at a minimum, Revolutions Per Minute (RPM), location coordinates. Access to GPS software shall be provided to the CITY for review and real time monitoring prior to starting operations. The GPS units and associated monitoring system shall be submitted to the CITY for review and approval prior to installation. The approved GPS tracking units and associated monitoring system shall be maintained during the entire length of this Agreement, including any Agreement extensions.

(5) If it is determined by the CITY that at any time, any of the vessels operated by the CONTRACTOR fail to comply with an of the above-requirements, rights granted hereunder to CONTRACTOR shall be immediately suspended and all operations by the CONTRACTOR on the boat ramp will immediately cease upon notification from CITY. Nothing herein, shall prohibit the CITY from declaring this Agreement in default and terminating the Agreement as provided below.

H. Reporting

(1) The CONTRACTOR will maintain records of each and every vessel launched from the SUBJECT PROPERTY, including the number of passengers on the vessel for each launch (excluding captain of the vessel), and the name of the captain. The CONTRACTOR shall submit a summary report of the above information to the designated CITY representative monthly on the first of each month. The report shall include at a minimum the following statistical data:

(a) Number of trips

(b) Number of passengers for each boat

(c) Activity summary for allowed uses.

(2) Annually starting September 1st 2026, the CONTRACTOR will provide to the CITY a report, in such detail as the City Manager of CITY may direct, demonstrating the economic impact to the CITY as a result of operating the ecotourism services from the Partin Triangle Park Boat Launching Facility.

(3) At the conclusion of each boat ramp inspection as provided above, the CONTRACTOR shall complete a Boat Ramp Inspection Report and provide the written report to the CITY within seventy-two hours of the date of inspection. The Boat Ramp Inspection Report shall be substantially in the form set forth in Exhibit "D" attached hereto and incorporated herein.

I. Submittals

(1) Vessel Approval Submittals. At least TEN (10) calendar days prior to the use of any vessel hereunder, the CONTRACTOR shall:

(a) Provide CITY photographs with complete manufacturer's specifications for all vessels to be utilized, including a listing outlining any modifications or changes to the manufacturer's specifications [i.e. seating capacity, flotation, et cetera].

(b) Provide CITY copies of license and registrations for all vessels.

(c) Have each vessel tested by a certified testing facility, acceptable to CITY, to ensure performance within required regulations and provide the test results to CITY. During the term of this Agreement, the CONTRACTOR shall have each vessel re-tested by a certified testing facility, acceptable to CITY, annually as of the date of the initial testing and provide the test results to the CITY. The CITY may request additional tests periodically if necessary to ensure compliance.

(d) Under no circumstances shall the CONTRACTOR use any vessel for the operations contemplated in in this Agreement unless approved in advance by the City Manager of CITY.

J. Travel Routes

(1) All proposed tour travel routes shall be submitted to the CITY in writing for approval prior to commencement. The CONTRACTOR shall not deviate from the approved routes. Necessary modifications or route deviations shall be reviewed and approved by the City Manager of CITY prior to modification or route deviation implementation.

(2) The CONTRACTOR shall be required to obtain updated snail kite nesting data from the Florida Fish & Wildlife Conservation Commission's Snail Kite Coordinator no less than once per month (as released by the Snail Kite Coordinator). In the event the updated report identifies a potential issue with the travel routes currently in use, the CONTRACTOR shall immediately notify the CITY to coordinate a revision to approved travel routes to accommodate sensitive habitat areas. Additionally, in the event during the term of this Agreement additional environmental areas of concern are identified by any Federal, State, CITY or City Agency or Department, any preapproved travel routes shall be modified to accommodate and protect the identified areas.

K. Business Plan

The CONTRACTOR shall maintain a business plan (including at a minimum the personnel and operations to meet the requirements of this Agreement, environmental education overview program for the off-site, on-site and tour operations, as well as rescue, fuel spillage, containment, noise reduction, and storage plans for the vessels) for commercial ecotourism activities/services.

A copy of the business plan shall be submitted to the CITY for approval prior to the service operations contemplated and authorized herein and shall be updated and resubmitted annually prior to January 1 of each year.

L. The CONTRACTOR shall use the CITY'S name and/or brand in all advertisement and literature concerning their operations at the Partin Triangle Park. The use thereof, shall be subject to prior review and approval in writing by the City Manager of CITY. The CITY retains the sole right to instruct the CONTRACTOR to discontinue its use of the CITY's name and/or brand, for any reason. Additionally, the City Manager of the CITY, shall have the right at any time to require CONTRACTOR to revise any of its advertisement and literature utilized by CONTRACTOR concerning the operations at the Partin Triangle Park.

SECTION 4. STANDARD OF CARE.

A. The CONTRACTOR has represented to the CITY, upon which representation the CITY has relied, that it possesses a level of knowledge, experience, and expertise that is commensurate with companies that provide the services contemplated herein and the operations authorized hereunder. By executing this Agreement, the CONTRACTOR agrees that the CONTRACTOR will exercise that of care, knowledge, skill, and ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise within the local area, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner, consistent with the terms of tis Agreement, the CITY's stated requirements and expectations and all applicable industry standards.

B. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, shall be bound by the same standards of conduct as stated above.

SECTION 5. CONTRACTOR'S FEES.

A. Beginning on the Effective Date, for the right to use the CITY public park facilities to provide the ecotourism services provided herein, the CONTRACTOR shall pay to the CITY the sum of thirty six thousand six Dollars and 00/100 Cents ($36,006) annually, to be paid in twelve equal monthly installments. The first payment shall be due on the first day of the first month that this Agreement is effective and shall continue on the first day of each month thereafter. In addition, the CONTRACTOR shall pay when due any and all other applicable taxes, including but not limited to any sales tax, tourist development tax or property tax attributable to CONTRACTOR's use of the CITY public park and the operation of the ecotourism services provided herein.

B. Annually as of the anniversary of the Effective Date the annual amount set forth above shall be increased by the published Consumer Price Index Rate but no less than 2% and no greater than 4%.

C. Throughout the entire term of this Agreement in addition to the other considerations herein, the CONTRACTOR shall pay to the CITY the sum of Two Dollars and 00/100 Cents ($2.00) for each and every passenger using the CONTRACTOR's services from the SUBJECT PROPERTY, to be paid monthly on the first day of each month with the Effective Date and in addition to the amount set forth above. .

D. All payments required in this Section shall be transferred or paid to CITY through Electronic Funds Transfer (EFT). As a condition precedent to this Agreement becoming effective and immediately upon the Effective Date, CONTRACTOR shall make make arrangemenst with the Finance Departmet for CITY to set up the EFT payments. In the event the funds are not received as set forth above, CONTRACTOR will have five (5) business days to pay the CITY all amounts due and owing. If CONTRACTOR fails to remit same, the CITY may terminate this Agreement in accordance with Section 6 herein. In the event that CITY elects not to immediately terminate the Agreement, CONTRACTOR shall pay to CITY as a late fee ONE HUNDRED DOLLARS ($100.00) for each day the applicable monthly payment is late beyond the first day of the month.

SECTION 6. NON-PERFORMANCE / TERMINATION.

A. This Agreement may be terminated by either party, without cause, upon ninety (90) calendar days written prior notice to the other party, in accordance with the notice provision of this Agreement.

B. This Agreement may be terminated by either party, with cause, given fifteen (15) calendar days written notice to the other party, in accordance with the Notice provision of this Agreement, except as specifically set forth herein for termination related to non-payment of fees, in which case the termination will be effective with the expiration of the three-day payment period after notification of failure to pay. Upon termination of this Agreement, the CONTRACTOR shall remove, or cause to be removed, any and all property not accepted and owned by the CITY. Failure to abide by any terms of this agreement shall be considered cause.

C. Due to the specific operational requirements with respect to assigned routes, speed of vessels and noise generated near residential neighborhoods, and parking or storage on the SUBJECT PROPERTY, the CITY deems it imperative to require strict compliance with the operational commitments included in this Agreement, as well as with applicable rules and regulations. As a result, documented instances of non-compliance with the locations, RPM, and noise generated by the CONTRACTOR, as well as parking or storage of vehicles or trailers not in compliance with this Agreement or creating impediments to public parking of passenger vehicles or boat trailers, shall result in an automatic $1,000 payment to the CITY by the CONTRACTOR. Payment shall be made no later than fifteen (15) calendar days of notice from the CITY, including documentation of non-compliance. Should the CONTRACTOR dispute the instance of non-compliance, a letter with all applicable grounds for dispute shall be provided to the City Manager of CITY within ten (10) calendar days of notice from CITY, after which the City Manager shall stay the payment until a decision is made by the City Manager on the disputed instance. Should the City Manager uphold the instance as being in non-compliance, a notice shall be sent to the CONTRACTOR with the decision and requirement for payment, within fifteen (15) calendar days for payment from the date of Notice. Notice shall have been deemed to have been received on the date it is postmarked by the Post Office for delivery or signed received by the CONTRACTOR, if hand delivered. A pattern or frequency of non-compliance, as well as failure to timely pay the required payment, shall be considered cause for termination of this Agreement.

D. Upon termination or expiration of this Agreement, the CONTRACTOR shall vacate and surrender the property to the CITY as of the effective date of the termination or expiration. As of the date of Notice of Termination or the agreement expiration date, all buildings,

structural improvements, and fixtures erected or placed on the property by the CONTRACTOR shall become the absolute property of the CITY. When all charged and damage claims due to the CITY have been paid in full, the CONTRACTOR shall be permitted, within a reasonable period, but not to exceed thirty (30) days from the date of full payment, to enter upon the property and remove any and all personal property located thereon. Failure to remove said property within the time period set forth above shall result in the forfeiture of any such remaining property for the CITY to dispose of as it deems appropriate.

E. Upon termination. if after the expiration of any applicable notice period, the CONTRACTOR has not vacated property, the CONTRACTOR agrees to the immediate entry of a judgment of possession and waives any and all defenses to same. The CONTRACTOR further agrees to pay any and all fees and costs associated with removal of the CONTRACTOR from the property, including reasonable clean up, disposal and attorney's fees.

SECTION 7. OWNERSHIP OF THE PREMISES.

The provisions of this Agreement do not in any way grant to the CONTRACTOR an ownership right, title or interest, in the SUBJECT PROPERTY, nor shall the CONTRACTOR have the authority to create, or cause to be filed, any liens for labor and/or materials on or against any part of the property. Title to all permanent improvements erected, repaired or otherwise furnished by the CONTRACTOR shall immediately vest to the CITY upon acceptance by the CITY.

SECTION 8. ENTRY AND INSPECTION.

During the entire term of the Agreement, or any extension hereof, the CITY shall have the right to enter upon and inspect any and all premises and vessels used for the performance of this Agreement, for any purpose, at any reasonable time, so long as twenty-four hours notice is provided to the CONTRACTOR. If the CITY has to enter into any of the off-site facilities or vehicles/vessels, the CITY shall enter only with the approval of the CONTRACTOR and in the presence of the CONTRACTOR's representative.

SECTION 9. INSURANCE.

Throughout the term of this Agreement and any extensions or renewals thereto, the CONTRACTOR shall maintain insurance coverage in the amounts and in accordance with the terms set forth below. CONTRACTOR shall provide proof of same to the CITY, in the form of a Certificate of Insurance as set forth below prior to the start of the provision of any services hereunder, annually as of the anniversary of the Effective Date and at such other times as requested by CITY:

A. GENERAL LIABILITY: $2,000,000 each occurrence;

B. GENERAL AGGREGATE: $3,000,000;

C. EXCESS COVERAGE: $1,000,000.

D. WATERCRAFT LIABILITY: $2,000,000 each occurrence.

F. WORKERS' COMPENSATION: Employers' liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than $1,000,000.00 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. The CONTRACTOR understands and acknowledges that it shall be solely responsible for any and all medical and liability costs associated with an injury to itself and/or to its employees, sub-contractors, volunteers, and the like, including the costs to defend the CITY in the event of litigation against same;

G. All policies required hereunder shall be issued by insurance companies acceptable to CITY. The CONTRACTOR shall name the "City of St. Cloud" as a certificate holder and/or as additional insured, to the extent of the services to be provided hereunder, on all required insurance policies, and provide the CITY with proof of same.

H. As proof of insurance required hereunder, CONTRACTOR shall provide CITY with a Certificate of Insurance evidencing all required coverages. The Certificate of Insurance shall be dated and shall contain the following:

(1) The name of the insured CONTRACTOR,
(2) The Contract Name: “Agreement for Airboat Concession”,
(3) The name and address of the insurer,
(4) The policy number,
(5) The effective date of coverage,
(6) The termination date, if any
(7) A statement that the insurer will mail notice to the CITY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy,

I. The CONTRACTOR shall ensure that any sub-contractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the CONTRACTOR shall maintain proof of same on file and made readily available upon request by the CITY.

SECTION 11 CITY COOPERATION

At the CONTRACTOR's request, the CITY agrees to provide, at no cost, all reasonable pertinent information that the CITY has and retains to assist the CONTRACTOR in providing and performing the required services. This provisions shall not be interpreted to require CITY to conduct any studies or surveys, including, but not limited to any market research.

SECTION 12. ENTIRE AGREEMENT.

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or effect whatsoever on this Agreement.

SECTION 13. APPLICABLE LAW VENUE JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Osceola CITY, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

SECTION 14. PUBLIC RECORDS.

CONTRACTOR expressly understands records associated with this project are public records and agrees to comply with Florida's Public Records law, to include, to:

A. Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.

B. Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in this Florida's Public Records law or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

D. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

E. Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CITY in a format that is compatible with the information technology systems of the CITY.

(F) IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR SHALL CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT CITY CLERK'S OFFICE, (407) 957-7300.

SECTION 15. INDEPENDENT CONTRACTOR.

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the CONTRACTOR, its employees, sub-contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution

Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder.

SECTION 16. APPLICABLE LICENSING.

The CONTRACTOR, at its sole expense, shall obtain and keep current all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth herein. Licenses shall include, but not be limited to the following:

A. Commercial Vessel Registration
B. U.S. Coast Guard Captain's License
C. Osceola CITY and City of St. Cloud Local Business Tax Receipt
D. All vessel operators shall individually possess currently valid applicable federal, U. S. Coast Guard, state and local licensing.
E. Any other applicable licenses or certifications that may be required for CONTRACTOR to perform the services contemplated herein.

SECTION 17. COMPLIANCE WITH ALL LAWS.

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, CITY, and municipal governments (including but not limited to, the City of St. Cloud, Osceola CITY, Florida Wish & Wildlife Conservation Commission, Florida Department of Environmental Protection, South Florida Water Management District, United States Army Corps of Engineers, United States Department of Environmental Protection, and the United States Fish & Wildlife Service), as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

SECTION 18. INDEMNIFICATION.

To the greatest extent applicable, the CONTRACTOR agrees to be fully liable for any and all damages, losses, and expenses incurred by the CITY caused by the acts and/or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. The CONTRACTOR agrees to indemnify, defend and hold the CITY harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees atall levels, including appeal, arising from any and all acts and/or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. Said indemnification, defense, and hold harmless actions shall not be limited by any insurance amounts required hereunder.

SECTION 19. SOVEREIGN IMMUNITY

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

SECTION 20. BANKRUPTCY OR INSOLVENCY.

If the CONTRACTOR shall file a Petition in Bankruptcy, or if the same shall be adjudged bankrupt or insolvent by any Court, or if a receiver of the property of the CONTRACTOR shall be appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR shall make an assignment for the benefit of creditors, or proceedings shall be commenced on or against the CONTRACTOR's operations of the premises, the CITY may terminate this Agreement immediately notwithstanding the notice requirements of Section 6 hereof.

SECTION 21. BINDING EFFECT.

This Agreement and the services provided for herein shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and/or assigns.

SECTION 22. ASSIGNMENT.

This Agreement shall only be assignable by the CONTRACTOR upon the express prior written consent of the CITY, which CITY may determine in its sole discretion and for any reason.

SECTION 23. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, terrn, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

SECTION 24. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement, or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but same shall remain in full force and effect.

SECTION 25. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and the CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CITY and the CONTRACTOR shall be in writing and given by way of hand delivery, or by way of the United States Postal Service, first class mail, postage prepaid, addressed to:

CITY	CONTRACTOR
City of St. Cloud City Manager 1300 Ninth Street St. Cloud, FL 34769	A-Ultimate Airboat & Eco-Tours, LLC d/b/a/ Marsh Landing Adventures, LLC 1495 Riviera Drive Kissimmee, FL 34744

SECTION 26. MODIFICATION.

The covenants, terms, and provisions of this Agreement may only be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 27. HEADINGS.

All headings of the sections, exhibits, and attachments contained in this Agreement are for the purpose of convenience only and shall not be deemed to expand, limit or change the provisions contained in such sections, exhibits, and attachments.

SECTION 29. CONFLICT OF INTEREST.

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this Paragraph, the CITY shall have the right to terminate this Agreement immediately, without liability and without regard to the notice requirements of Section 6 hereof.

SECTION 30. PUBLIC ENTITY CRIMES.

As required by section 287.133, Florida Statutes, the CONTRACTOR warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty six (36) months. The CONTRACTOR further warrants that it will neither utilize the services of, nor contract with, any supplier, sub-contractor, or consultant in connection with this Agreement for a period of thirty six (36) months from the date of being placed on the convicted contractor list.

SECTION 31. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 32. EOUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 33. AUDITING RECORDS AND INSPECTION.

In the performance of this Agreement, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY, and shall be retained by the CONTRACTOR for a period of three (3) years after termination or completion of the Agreement, or until any full CITY audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the three-year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 1 19, Florida Statutes. The CITY also has the right to conduct an audit at any time during the term of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this Agreement based upon its findings in this audit without regard to the termination provision set forth herein.

SECTION 34. E-VERIFY: As a condition precedent to the performance of any of the services hereunder, and in accordance with *Florida Statutes* Section 448.095 the CONTRACTOR must register with and use the E-Verify system to verify the work authorization status of all new employees of the CONTRACTOR.

SECTION 35. PROJECT MANAGERS.

The CITY and the CONTRACTOR have identified individuals as Project Managers, listed below, who shall have the responsibility for managing the services provided under this Agreement. The person or individual identified by the CONTRACTOR to serve as its Project Manager for this Agreement, or any replacement thereof, is subject to prior written approval and acceptance of the CITY. If the CITY or CONTRACTOR replace their current Project Manager with another individual, an amendment to this agreement shall not be required. The CITY will notify the CONTRACTOR, in writing, if the current CITY Project Manager is replaced by another individual.

A. The CITY Project Manager's contact information is as follows:
   Parks & Recreation Director
   St. Cloud, Florida 34769
   Phone: 407-957-7246
   Email: sholtkamp@stcloudfl.gov

B. The CONTRACTOR Project Manager's contact information is as follows:
Jim Passmore
1495 Riviera Drive
Kissimmee, Florida 34744
Phone: 407-572-5937
Email: rose091150@gmail..com

SECTION 36. EFFECTIVE DATE. This Agreement shall take effect on June 1, 2026, which for purposes herein shall be the "Effective Date".

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement for the purposes herein expressed on the date first above written.

CITY OF ST. CLOUD	**CONTRACTOR**
BY:_____ Christian B. Robertson, Mayor	BY: _____ _____ (Print Name/Title)
Date: _____	Date: _____
ATTEST: _____ Ivy Llauro, City Clerk	ATTEST: _____ _____ (Print Name/Title)

Exhibit "A"
Scope of Services

A. General Project Description.

The CONTRACTOR has been selected for the safe provision of commercial ecotourism services from the Partin Triangle Boat Launching Facility that enhance and encompass the full breadth and scope of Osceola County's and the City of St. Cloud's tourism industry. The primary objective of this Agreement is to outline standards for operation that are compatible with the authorized public use of the park and/or boat ramp facility, as well as to preserve and promote the lake's shoreline and natural amenities.

Public access to the boat ramp, docking and park facilities and amenities shall not in any manner be impeded or restricted by any activities of CONTRACTOR. The CONTRACTOR will have exclusive commercial rights for the use of the ramp; with the exception of commercial fishing guides properly licensed and authorized by the CITY. An aerial view location map of the Partin Triangle Park (SUBJECT PROPERTY) of the premise boundary from where the services are to be provided has been included in Exhibit "B" which is attached hereto and incorporated herein.

l . Hours of Operation

Services may be provided seven (7) days a week. Operating hours shall be from 8:00 A.M. to 7:00 P.M. For clarification, operating hours shall be the time period during which a boat may be in the water. No boat may be launched prior to the starting time period in the morning and all boats must be out of the water or at the ramp ready to be removed prior to the ending time period each day.

2. Location of Operations

The CONTRACTOR shall be responsible for and coordinate customers, sales, staging and initial education and marketing requirements of the proposed services. The CONTRACTOR shall provide the location of any on-site and/or the off-site facility to the CITY for approval prior to commencement of operations and shall make the facility(jes) available for inspection.

The CONTRACTOR may only use the SUBJECT PROPERTY for staging or parking passenger vehicles if the staging or parking does not interfere with the public enjoyment or use of the park and there is adequate parking available for the general public at all times.

Trucks and trailers used for transporting the airboats providing service from the SUBJECT PROPERTY shall not, at any time, be parked or stored in the existing designated trailer parking, which area is reserved for public use and enjoyment. If trucks and trailers are intended to be stored on the Subject Property, then the CONTRACTOR shall provide a plan for a storage area, including required improvements to the SUBJECT PROPERTY, to the CITY for approval. Any improvements shall be installed consistent with the requirements for capital improvements herein. Any trucks and trailers approved by the CITY to be parked or stored onsite shall be properly marked as approved by the

CITY, shall only be parked or stored in the areas approved by the CITY and shall not be parked or stored during non-business hours.

CONTRACTOR's customers and passengers shall check-in with CONTRACTOR's Dock Attendant who will obtain their reservation or voucher information, prepare them for their tours, and direct them to their assigned boat.

All Standard Operations Procedures for CONTRACTOR's provision of services hereunder, shall be described in the required Business Plan for approval by the CITY.

3. Allowable Uses

a. The CITY will allow the CONTRACTOR to perform the following services: boat (including airboat) tours, kayak and/or canoe rental and tours, and fishing guide services, on the SUBJECT PROPERTY.

b. Any proposed use or services not specifically authorized by this Agreement shall be submitted to the designated CITY representative for review and approval, in the CITY's sole discretion, prior to initiating service. Any approvals for service modifications shall be in writing.

4. Restrictions

a. The CONTRACTOR shall not replenish or fill, or attempt to replenish or fill any vessel with a petroleum product on the CITY premises.

b. CONTRACTOR will retain and maintain the natural topography of the park, and tour activities will be located away from the core park facilities already in place.

5. Environmental Educational Overview

Prior to every ecotourism tour, the CONTRACTOR will conduct an environmental. education overview at its off-site facility, including providing its patrons/passengers a brochure and or informational video; with the subject educational material and its contents to be coordinated and agreed upon between the CONTRACTOR and the designated CITY representative prior to implementation.

B. Vessel Operation

1. The CONTRACTOR shall be responsible for passenger embarking and disembarking plan and for any infrastructure needed for safe loading and unloading of passengers.

2. The CONTRACTOR shall have rescue, fuel spillage, containment, noise reduction, and storage plans in place. The CONTRACTOR agrees that no more than twenty-four (24) airboat tours/trips each day shall embark from the property in providing the services under this Agreement.

3. CONTRACTOR'S dock attendants will be at the SUBJECT PROPERTY to greet customers, obtain reservations or voucher information, prepare them for their tours, direct them to their assigned boat and assist them as they leave. The dock attendant will manage the embarking and disembarking of the guests on the boats in an orderly manner. The dock attendant will also make sure all guests wait in the staging area prior to the start of their tour.

4. The dock attendants will assist with the docking and undocking of vessels and the safe embarking and disembarking of passengers.

5. The following activities are prohibited on the SUBJECT PROPERTY:

a. Fueling of vessels.

b. Mechanical, engine or hull repair of vessels.

c. Storage of equipment during non-business hours.

d. Storage of vessels during non-business hours.

6. In the event that any of CONTRACTOR's vessels is disabled, the captain operating the vessel will immediately notify the dispatcher via cell phone and will ensure that any passengers are transferred safely to the SUBJECT PROPERTY and the disabled vessel shall be towed safely for repairs to a location off the SUBJECT PROPERTY. Any fuel spillage shall be contained and removed/treated appropriately.

7. In the event of an emergency, the CONTRACTOR shall notify the U. S. Coast Guard, local law enforcement, Fire Department, Emergency Medical Services Rescue, Florida Fish & Wildlife Conservation Commission, Osceola CITY Sheriffs Department, and Sea Tow to take proper action.

8. At all times hereunder, CONTRACTOR shall maintain rescue, fuel spillage containment in the form of at least one petroleum absorbent boom of sufficient length to surround the largest vessel, noise reduction mechanisms and storage at the CONTRACTOR'S facility at Partin Triangle Park.

9. CONTRACTOR shall notify CITY immediately in the event of an oil or petroleum spill of any or any other hazardous material falls into the lake.

C. Personnel, Project Supervision and Management Plan

1. The CONTRACTOR shall supervise and direct all work, using his/her best skills and attention. The CONTRACTOR shall be solely responsible for all methods, techniques, sequences, procedures, and for coordinating all portions of the work as a result of this Agreement. CONTRACTOR shall not use any subcontractor or independent contractor without CITY's prior written approval.

2. The CONTRACTOR shall be responsible to the CITY for any and all acts of omissions by the CONTRACTOR's employees, sub-contractors and their agents and employees, third party resources, and any other persons performing any work and/or duties with the consent and/or under the direction of the CONTRACTOR.

3. The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel to the highest applicable professional standards. The CITY may require at any time and by written notice to CONTRACTOR that the CONTRACTOR immediately discontinue and prohibit the provision of services under the Agreement, any employee, sub-contractor and their agents and employees, third party resources and any other persons performing work and/or duties that the CITY in its sole discretion deems objectionable and/or not in the best interest of CITY.

4. The CONTRACTOR shall immediately notify the CITY in writing the removal, addition, and/or exchange of any subcontractor or independent contractor previously approved by CITY.

5. The CONTRACTOR at its sole expense, shall be solely responsible for ensuring all its employees and or sub-contractors obtain and maintain all necessary and required certifications, licensing and Florida Department of Law Enforcement (FDLE) background checks., copies of all of which shall be provided to the CITY.

6. CONTRACTOR shall ensure that all on-site and off-site facilities shall be maintained as a Drug free environment.

7. Background Checks: The CONTRACTOR shall, at its sole expense, conduct a Level II background check on any staff member, including employees, subcontractors, independent contractors and/or volunteers prior to assignment by CONTRACTOR to perform any services authorized under this Agreement. All background checks shall be accomplished and submitted to the designated CITY representative a minimum of five (5) working days prior to the anticipated start date for the staff member. The CITY shall have the absolute and final right to deny any staff member's assignment by the CONTRACTOR for any reason based on the Background check. Background checks shall be re-performed on all staff members annually and submitted to CITY as set forth above. If a staff member has not worked for CONTRACTOR at Parin Triangle Park for a period of ninety (90) days a new background check will be required and submitted to CITY prior to assignment by CONTRACTOR. It is the responsibility of the CONTRACTOR to track the assignments at the SUBJECT PROPERTY for each of their staff members to ensure compliance with this requirement. The cost of all the background checks shall be borne by the CONTRACTOR.

The Level Il background check shall include the following information from the past five (5) years:

a. Identification Verification
b. Selective Services Status (registered/unregistered)
c. Florida Department of Law Enforcement (FDLE) Automated Criminal Record
d. Clerk of Courts by County of Residence
e. State Attorney's Office
f. Employment Verification
g. Department of Motor Vehicles (DMV) by State of Residence
h. Military Service Verification o Professional License and Certification Check

The Level Il background check shall also include the following from the past (10) years:

a. Fingerprint Check
b. Credit/Fraud Check

8. Drug Screenings: The CONTRACTOR shall conduct drug screenings on any staff employee, subcontractor or volunteer being assigned and prior to assignment. All drug screenings shall be completed and submitted to the designated CITY representative within forty-eight (48) hours of CITY's request. Drug screens shall be re-performed on

any employee, subcontractor or volunteer who has not worked for the CONTRACTOR at the SUBJECT PROPERTY for more than ninety (90) days. It is the responsibility of the CONTRACTOR to track the assignments at the SUBJECT PROPERTY for each of their employees, subcontractor or volunteers to ensure compliance with this requirement. Any employee, subcontractor or volunteer that receives a positive drug screening or refuses to be screened shall not be assigned under any circumstance. The cost of the drug screenings shall be borne by the CONTRACTOR.

The Five (5) Panel Drug Screening test shall include testing for the following:

a. Amphetamines
b. Cocaine Metabolites
c. Marijuana Metabolites
d. Opiate Metabolites
e. Phencyclidine

The CITY shall have the right to examine, at the CONTRACTOR's office and at any time, the CONTRACTOR's licenses and any personnel file of staff members assigned to the SUBJECT PROPERTY.

9. Dress Code: All assigned personnel shall dress in a professional manner consistent with the ecotourism profession. Professional and clean attire, suitable for the services being provided shall be worn at all times during business hours. Appropriate footwear shall be worn at all times during business hours.

10. The CITY shall have the right to approve and refuse any assigned personnel at any time. In the instance of an unsatisfactory person being assigned, that person may be dismissed from his or her duties immediately and if deemed necessary, escorted from the SUBJECT PROPERTY.

D. Patrons - Marketing Plan, Crowd Control. Parking and Idle Time Management

1. The CONTRACTOR shall implement and maintain a Marketing Plan to attract patrons to the facility. The Marketing Plan, shall include but not be limited to:

a. The CONTRACTOR shall promote the City of St. Cloud in all its materials for the proposed operations. The CITY shall provide information and materials for this purpose.

b. Include repeat customers, independent customer review sites, and guest referrals as a core part of the CONTRACTOR's marketing strategy.

c. The CONTRACTOR shall establish and maintain wholesale marketing agreements and ticket sales through a variety of national and international channels.

2. The CONTRACTOR shall implement a Crowd Control and Parking Plan to ensure the safety of its patrons and the general public and to ensure the park is at all times accessible to the general public for its use. The Crowd Control and Parking Plan shall include, but not be limited to:

a. A buffer zone, or passive space, between airboat tour activities and the main area of the park in order to keep the park easily accessible and available to the public, demonstrating a commitment to keeping Partin Triangle Park available for local residents.

b. The CONTRACTOR's operational footprint an plans shall be designed to ensure that its customers are arriving and departing at an even pace throughout the day, without overlap. Customers are scheduled to arrive fifteen (15) minutes prior to their departure time, allowing thirty (30) minutes between each scheduled tour return and the next departure. If customers are transported to the SUBJECT PROPERTY, it shall be via shuttle service provided by the CONTRACTOR at their sole expense.

D. Financial Information

The CONTRACTOR shall operate in such a manner as to maintain a financially sound business, and credit worthiness to ensure a successful operation at the Partin Triangle Boat Launching Facility.

E. Noise Abatement

The CONTRACTOR, as part of its overall plan to comply with applicable noise statutes and ordinances shall only utilize airboats containing the latest noise abatement technology. While conducting ecotourism tours, the CONTRACTOR shall run at idle speed eighty five percent (85%) to ninety percent (90%) of the time while on the water. Under no circumstances shall the CONTRACTOR violate applicable noise statutes and ordinances.

Exhibit "B"
Partin Triangle Park Aerial Location Boundary Map



Exhibit "C"
Maintenance Responsibilities

Routine inspections, maintenance and replacement of equipment and infrastructure on the premises shall be the sole responsibility of the CONTRACTOR. The CONTRACTOR shall submit to the CITY a completed Boat Ramp Inspection Form (a sample of which is attached hereto as Exhibit for the facility no less than once a month documenting the inspection and the work completed. Equipment replacement shall receive the CITY approval in writing prior to commencement.

At a minimum, the following maintenance activities shall be required to be performed:

1. Inspect docking facility and shorelines. Perform repairs to the docking facility (i.e. replacement of boards, cleats, bumpers, railing, replacement of missing screws and/or nails, removal of exposed screws and/or nails, or other potential hazards to safety, etcetera) to ensure public safety.

2. Inspect and maintain vegetation clear from the ramp surface on a daily basis.

3. Inspect and maintain ramp area and adjacent parking area free of trash or other debris on a daily basis. Any chemical treatment shall require appropriate licenses or certifications prior to use.

4. Complete and submit to the CITY designated representative the Boat Ramp Inspection Report on a monthly basis, a sample of which is attached hereto as Exhibit "D".

5. As applicable, complete maintenance, upkeep and/or replacement of any and all improvements incorporated into the facility by the CONTRACTOR. The CONTRACTOR shall develop, maintain and submit a complete maintenance action plan to the CITY which shall help maintain the Partin Triangle Park Boat Launching Facility Partin Triangle Park Boat Launching Facility in good operational order ensuring a safe, clean and aesthetically pleasing experience for CITY citizens, visitors and patrons.

Exhibit "D"
SAMPLE – Boat Ramp Inspection Report

Osceola County Natural Resources
Boat Ramp Inspection Report

Date Inspected: _____ Inspected By: _____

Name of Ramp: _____ Waterbody: _____

Boat Ramp

Surface Type ____Concrete ____Planks ____Other _____

Surface Condition ____Good ____Average ____Poor

Traction

Grooving? ____Standard ____Non-standard ____Rake finish ____None

Siltation? ____Yes ____No

Algae? ____Yes ____No

Aquatic Vegetation? ____Yes ____No

Power load hole? ____Yes ____No

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Erosion Control

Type ____Grass ____Cement bag ____Concrete ____Fabriform

____Rock ____Geoweb ____Other _____

Condition ____Good ____Average ____Poor

Algae? ____Yes ____No

Aquatic Vegetation? ____Yes ____No

Upland brush/weeds? ____Yes ____No

Grass condition? ____Good ____Average ____Poor

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Boarding Docks

Present? ____Yes ____No ____If yes, how many?

Type ____Fixed ____Floating

Deck material ____Aluminum ____Wood ____Other _____

Deck condition ____Good ____Average ____Poor

Handrail condition ____Good ____Average ____Poor

Piling condition ____Good ____Average ____Poor

Bumper condition ____Good ____Average ____Poor

Hardware condition ____Good ____Average ____Poor

Float condition Good Average Poor

Osceola County Natural Resources
Boat Ramp Inspection Report

Boarding Docks (continued)

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Parking Lot

Surface Type ____Concrete ____Planks ____Other _____

Surface Condition ____Good ____Average ____Poor

If poor, describe _____

Lighting ____Good ____Average ____Poor

Handicapped Parking

Present? ____Yes ____No

Surface Type ____Concrete ____Planks ____Other _____

Surface Condition ____Good ____Average ____Poor

Sidewalk? ____Good ____Average ____Poor ____N/A

Striping condition ____Good ____Average ____Poor

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Signs

Boat ramp sign ____Good ____Average ____Poor ____N/A

Handicapped sign ____Good ____Average ____Poor ____N/A

Road signs and arrows ____Good ____Average ____Poor ____N/A

Rules and regulations ____Good ____Average ____Poor ____N/A

Meeting: May 14, 2026

Agenda Item Type: Consent Agenda
Resolution No. 2026-068R Agreement with Spirit of the Swamp, LLC

Park & Recreation Agenda Item:
Resolution No. 2026-068R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement for airboat concession between the City of St. Cloud and Spirit of the Swamp, LLC, for commercial ecotourism services at Partin Triangle Park; authorizing the Mayor to execute said agreement; and providing for an effective date.
COST: No cost associated with this item.
The agreement establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:

On October 1, 2025, the City of St. Cloud assumed ownership and operational responsibility of Partin Triangle Park from Osceola County. As part of the transition, the City absorbed an existing airboat concession agreement previously held by the County.

The County's agreement included two (2) airboat operators under a single contract. As part of the City's effort to improve contract administration, accountability, and operational clarity, the City is separating the existing arrangement into individual agreements with each operator. This approach establishes a direct contractual relationship between each airboat company and the City of St. Cloud.

The attached agreement formalizes one of those individual contracts with Spirit of the Swamp, LLC, allowing the continuation of ecotourism services at Partin Triangle Park under updated City standards and oversight. The Agreement calls for the contractor to pay an annual fee of $36,006 plus $2.00 per passenger to the city.

Legal Authority:
City Code Chapter 30-6 and 30-7

Budget and Recommendation:
N/A

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/2026-Final Action

Attachments:
1. 2026-068R -Spirit of the Swamp, LLC -staff report
2. 2026-068R- Resolution Spirit of the Swamp
3. Airboat draft Agreement Spirit Of The Swamp 5_5_26

MEMORANDUM REPORT
FOR CITY COUNCIL
May 14, 2026

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Resolution No. 2026-068R

Date: May 5, 2026

REQUEST:
Staff is requesting approval of Resolution No. 2026-068R. Approval of an Agreement for Airboat Concession between the City of St. Cloud and Spirit of the Swamp, LLC, for the provision of commercial ecotourism services at Partin Triangle Park.

BACKGROUND:
On October 1, 2025, the City of St. Cloud assumed ownership and operational responsibility of Partin Triangle Park from Osceola County. As part of the transition, the City absorbed an existing airboat concession agreement previously held by the County.

The County's agreement included two (2) airboat operators under a single contract. As part of the City's effort to improve contract administration, accountability, and operational clarity, the City is separating the existing arrangement into individual agreements with each operator. This approach establishes a direct contractual relationship between each airboat company and the City of St. Cloud.

The attached agreement formalizes one of those individual contracts with Spirit of the Swamp, LLC, allowing the continuation of ecotourism services at Partin Triangle Park under updated City standards and oversight.

OVERVIEW:

The Agreement establishes the terms and conditions under which the contractor will provide airboat and related ecotourism services from Partin Triangle Park Boat Launching Facility.

- **Term:** Initial five-year term from June 1, 2026 through May 31, 2031, with one optional five-year renewal
- **Services:** Provision of commercial ecotourism services, including airboat tours and related activities, consistent with environmental protection and public use of the park
- **Fees:**
  - Annual base fee of $36,006, paid monthly(subject to annual CPI adjustments)
  - Additional $2.00 per passenger fee paid monthly
- **Operations:** Contractor responsible for all staffing, equipment, maintenance, and compliance with federal, state, and local regulations
- **Environmental & Safety Requirements:** Includes noise limits, GPS tracking, approved travel routes, and environmental protection
- **Reporting:** Monthly operational reports and annual economic impact reporting to the City
- **Termination:** Agreement may be terminated with or without cause per outlined provisions

This agreement ensures continued public access to the park while regulating commercial activity to protect natural resources and maintain compatibility with recreational use.

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

- **Effective Community Safety –** Strong collaborations and partnerships with the community.

COST: No Cost

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of Resolution No. 2026-068R
Attachment: Resolution No. 2026-068R

RESOLUTION NUMBER 2026-068R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN AGREEMENT FOR AIRBOAT CONCESSION BETWEEN THE CITY OF ST. CLOUD AND SPIRIT OF THE SWAMP, LLC, FOR COMMERCIAL ECOTOURISM SERVICES AT PARTIN TRIANGLE PARK; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I. The City Council of the City of St. Cloud approves the Agreement for Airboat Concession with Spirit of the Swamp, LLC for the operation of commercial ecotourism services at Partin Triangle Park and authorizes the Mayor to execute the Agreement as set forth in Exhibit "A" attached hereto.

SECTION II. The Mayor and/or City Manager are specifically authorized to withhold or withdraw any authorization to proceed upon determination of any matter or factor, hereafter coming to his attention which may indicate such action in 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, for review and direction.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 14th day of May 2026.

CITY OF ST. CLOUD

ATTEST:

_____
Christian B. Robertson, Mayor

_____
Ivy Llauro, City Clerk,

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

_____
Daniel F. Mantzaris, City Attorney

AGREEMENT FOR AIRBOAT CONCESSION

THIS AGREEMENT is made by and between CITY OF ST. CLOUD, a Florida Municipal Corporation, 1300 Ninth Street, St. Cloud, FL 34769, hereinafter referred to as the "CITY", and Spirit Of The Swamp, LLC, 4266 Sasha Trail, St. Cloud, FL 34744, hereinafter referred to as the "CONTRACTOR".

NOW, THEREFORE, in consideration of the mutual covenants, terms, and provisions contained herein, the parties agree as follows:

SECTION 1. TERM.

A. The initial term of this Agreement shall begin on June 1, 2026 and continue through May 31, 2031.

B. CONTRACTOR shall have the option to renew the term of this Agreement for one (1) five-year term after the expiration of the initial term. The renewal option contained herein shall be subject to the following:

(1) At least ninety (90) days prior to the expiration of the initial term, CONTRACTOR shall provide CITY written notice of CONTRACTOR'S intent to exercise the renewal option;

(2) CONTRACTOR, as of the date or expiration of the initial term and for the period of one (1) year prior thereto, is not or was not in default of any of the terms and conditions of this Agreement; and

(3) The CITY and the CONTRACTOR agree on the amount of fees to be paid by CONTRACTOR to CITY during the renewal term.

(4) In the event the CONTRACTOR fails to meet any of the above conditions, the Agreement shall terminate as of the expiration of the initial term.

SECTION 2. SCOPE OF SERVICES.

A. The CONTRACTOR has been selected for the safe provision of commercial ecotourism services from the Partin Triangle Boat Launching Facility that enhance and encompass the full breadth and scope of Osceola CITY's and CITY's tourism industry. The primary objective of this Agreement is to outline standards for operation that are compatible with the authorized public use of the park and/or boat ramp facility, as well as to preserve and promote the lake's shoreline and natural amenities.

B. The CONTRACTOR will provide at its sole expense all necessary labor, materials, and equipment to complete the services set forth herein, including Exhibits A , B, C and "D" which are attached hereto and incorporated herein. It is understood that the services in Exhibit "A" may not be all-inclusive and may be modified by written request of the CONTRACTOR and as approved by the City Manager of CITY, in writing.

SECTION 3. OBLIGATIONS OF THE CONTRACTOR.

Obligations of the CONTRACTOR shall include, but not be limited to, the following:

A. CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which are necessary to fully complete and deliver the services contemplated and authorized hereunder and shall not have the authority to create, or cause to be filed, any liens for labor and/or materials on, or against, the CITY, or any property owned by the CITY. In the event that any such lien, attachment, or encumbrance is filed against CITY or any property owned by CITY, CONTRACTOR shall be in default of this Agreement and shall immediately act to satisfy or release the lien, attachment or encumbrance. In the event that the lien, attachment or encumbrance is not satisfied or released within fifteen (15) days of the date of notice from CITY, the CITY shall have the right to terminate this agreement for default.

B. The CONTRACTOR will ensure that all of its employees, agents, subcontractors, representatives, volunteers, invitees, customers and the like, fully comply with all of the terms and conditions set forth herein, when providing or receiving the services contemplated herein.

C. The CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences, safety programs, and procedures necessary to properly and fully complete the work set forth in this Agreement.

D. The CONTRACTOR will maintain an adequate and competent staff, and remain authorized to do business within the State of Florida. All vessel operators shall have a minimum of two (2) years of experience in the ecotourism business (Ecotourism as used herein is defined as responsible travel to natural areas that conserves the environment and improves the well-being of local people). The CONTRACTOR shall not subcontract any of the services contemplated herein, without the prior written approval of the City Manager of CITY. In the event of any such approved subcontract by CITY, the CONTRACTOR shall remain fully responsible for the satisfactory completion of all subcontracted work.

E. The CONTRACTOR must not have any actual or potential conflicts of interest with, or adversarial litigation against the CITY or any of its officers or employees. The CITY retains sole discretion to determine whether actual or potential conflicts of interest exist related to the CONTRACTOR.

F. Maintenance Requirements

(1) Routine maintenance and replacement of equipment and improvements in the designated area shall be the sole responsibility of the CONTRACTOR. An aerial view location map of the Partin Triangle Park of the premise boundary (designated area) from where the services are to be provided is attached hereto and incorporated herein as Exhibit "B".

(2) At a minimum and at all times material to this Agreement, CONTRACTOR shall at its sole expense comply with the maintenance responsibilities as set forth in Exhibit “C” attached hereto and incorporated herein. A list of the minimum maintenance responsibilities is set forth in Exhibit "C" which is attached hereto and incorporated herein.

(3) At least once per month, or any time as directed by the City Manager of CITY, the CONTRACTOR shall conduct a boat ramp inspection to ensure the boat ramp and improvements are in a condition that is consistent with all applicable laws and ordinances sand is safe for the use of the general public. Nothing herein, shall preclude CITY from conducting its own inspection of any of the boat ramp or improvements which CONTRACTOR is authorized to use.

G. Vessels. All vessels authorized for use hereunder shall meet the following minimum requirements:

(1) Strictly comply with all U.S. Coast Guard regulations, however, the overall maximum size of the vessel shall not exceed 9' X 23'. The number of passengers each vessel can carry shall be determined and certified by US Coast Guard (USCG) regulations. The number of passengers so certified for each vessel will be provided to CITY prior to use of the vessel by CONTRACTOR and on USCG documents, unedited by 'the CONTRACTOR. The CITY may request documentation directly from the USCG. Under no circumstances shall the number of passengers on any vessel exceed the passenger limit as certified by the USCG.

(2) Have the approved business name and vessel number (as assigned for reporting purposes) clearly marked on both sides of the rudder, or the upper one third (1/3) of the cage area of the vessel, so as to be plainly visible from the port or starboard side of the vessel; with the vessel number no less than twelve inch (12") high block lettering of contrasting color and the business name no less than five and one-half inch (5 h") high block lettering of contrasting color;

(3) Mufflers and carbon fiber ground adjustable propellers shall be installed on each airboat to reduce noise levels. The maximum noise level of the commercial airboat operations is ninety (90) decibels (measured at fifty (50) feet from the vessel) or the level allowed by law, whichever is more stringent; and

(4) Have Global Positioning Systems (GPS) tracking units capable of recording and storing all travel route data, including at a minimum, Revolutions Per Minute (RPM), location coordinates. Access to GPS software shall be provided to the CITY for review and real time monitoring prior to starting operations. The GPS units and associated monitoring system shall be submitted to the CITY for review and approval prior to installation. The approved GPS tracking units and associated monitoring system shall be maintained during the entire length of this Agreement, including any Agreement extensions.

(5) If it is determined by the CITY that at any time, any of the vessels operated by the CONTRACTOR fail to comply with an of the above-requirements, rights granted hereunder to CONTRACTOR shall be immediately suspended and all operations by the CONTRACTOR on the boat ramp will immediately cease upon notification from CITY. Nothing herein, shall prohibit the CITY from declaring this Agreement in default and terminating the Agreement as provided below.

H. Reporting

(1) The CONTRACTOR will maintain records of each and every vessel launched from the SUBJECT PROPERTY, including the number of passengers on the vessel for each launch (excluding captain of the vessel), and the name of the captain. The CONTRACTOR shall submit a summary report of the above information to the designated CITY representative monthly on the first of each month. The report shall include at a minimum the following statistical data:

(a) Number of trips

(b) Number of passengers for each boat

(c) Activity summary for allowed uses.

(2) Annually starting September 1st 2026, the CONTRACTOR will provide to the CITY a report, in such detail as the City Manager of CITY may direct, demonstrating the economic impact to the CITY as a result of operating the ecotourism services from the Partin Triangle Park Boat Launching Facility.

(3) At the conclusion of each boat ramp inspection as provided above, the CONTRACTOR shall complete a Boat Ramp Inspection Report and provide the written report to the CITY within seventy-two hours of the date of inspection. The Boat Ramp Inspection Report shall be substantially in the form set forth in Exhibit "D" attached hereto and incorporated herein.

I. Submittals

(1) Vessel Approval Submittals. At least TEN (10) calendar days prior to the use of any vessel hereunder, the CONTRACTOR shall:

(a) Provide CITY photographs with complete manufacturer's specifications for all vessels to be utilized, including a listing outlining any modifications or changes to the manufacturer's specifications [i.e. seating capacity, flotation, et cetera].

(b) Provide CITY copies of license and registrations for all vessels.

(c) Have each vessel tested by a certified testing facility, acceptable to CITY, to ensure performance within required regulations and provide the test results to CITY. During the term of this Agreement, the CONTRACTOR shall have each vessel re-tested by a certified testing facility, acceptable to CITY, annually as of the date of the initial testing and provide the test results to the CITY. The CITY may request additional tests periodically if necessary to ensure compliance.

(d) Under no circumstances shall the CONTRACTOR use any vessel for the operations contemplated in in this Agreement unless approved in advance by the City Manager of CITY.

J. Travel Routes

(1) All proposed tour travel routes shall be submitted to the CITY in writing for approval prior to commencement. The CONTRACTOR shall not deviate from the approved routes. Necessary modifications or route deviations shall be reviewed and approved by the City Manager of CITY prior to modification or route deviation implementation.

(2) The CONTRACTOR shall be required to obtain updated snail kite nesting data from the Florida Fish & Wildlife Conservation Commission's Snail Kite Coordinator no less than once per month (as released by the Snail Kite Coordinator). In the event the updated report identifies a potential issue with the travel routes currently in use, the CONTRACTOR shall immediately notify the CITY to coordinate a revision to approved travel routes to accommodate sensitive habitat areas. Additionally, in the event during the term of this Agreement additional environmental areas of concern are identified by any Federal, State, CITY or City Agency or Department, any preapproved travel routes shall be modified to accommodate and protect the identified areas.

K. Business Plan

The CONTRACTOR shall maintain a business plan (including at a minimum the personnel and operations to meet the requirements of this Agreement, environmental education overview program for the off-site, on-site and tour operations, as well as rescue, fuel spillage, containment, noise reduction, and storage plans for the vessels) for commercial ecotourism activities/services.

A copy of the business plan shall be submitted to the CITY for approval prior to the service operations contemplated and authorized herein and shall be updated and resubmitted annually prior to January 1 of each year.

L. The CONTRACTOR shall use the CITY'S name and/or brand in all advertisement and literature concerning their operations at the Partin Triangle Park. The use thereof, shall be subject to prior review and approval in writing by the City Manager of CITY. The CITY retains the sole right to instruct the CONTRACTOR to discontinue its use of the CITY's name and/or brand, for any reason. Additionally, the City Manager of the CITY, shall have the right at any time to require CONTRACTOR to revise any of its advertisement and literature utilized by CONTRACTOR concerning the operations at the Partin Triangle Park.

SECTION 4. STANDARD OF CARE.

A. The CONTRACTOR has represented to the CITY, upon which representation the CITY has relied, that it possesses a level of knowledge, experience, and expertise that is commensurate with companies that provide the services contemplated herein and the operations authorized hereunder. By executing this Agreement, the CONTRACTOR agrees that the CONTRACTOR will exercise that of care, knowledge, skill, and ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise within the local area, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner, consistent with the terms of tis Agreement, the CITY's stated requirements and expectations and all applicable industry standards.

B. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, shall be bound by the same standards of conduct as stated above.

SECTION 5. CONTRACTOR'S FEES.

A. Beginning on the Effective Date, for the right to use the CITY public park facilities to provide the ecotourism services provided herein, the CONTRACTOR shall pay to the CITY the sum of thirty six thousand six Dollars and 00/100 Cents ($36,006) annually, to be paid in twelve equal monthly installments. The first payment shall be due on the first day of the first month that this Agreement is effective and shall continue on the first day of each month thereafter. In addition, the CONTRACTOR shall pay when due any and all other applicable taxes, including but not limited to any sales tax, tourist development tax or property tax attributable to CONTRACTOR's use of the CITY public park and the operation of the ecotourism services provided herein.

B. Annually as of the anniversary of the Effective Date the annual amount set forth above shall be increased by the published Consumer Price Index Rate but no less than 2% and no greater than 4%.

C. Throughout the entire term of this Agreement in addition to the other considerations herein, the CONTRACTOR shall pay to the CITY the sum of Two Dollars and 00/100 Cents ($2.00) for each and every passenger using the CONTRACTOR's services from the SUBJECT PROPERTY, to be paid monthly on the first day of each month with the Effective Date and in addition to the amount set forth above. .

D. All payments required in this Section shall be transferred or paid to CITY through Electronic Funds Transfer (EFT). As a condition precedent to this Agreement becoming effective and immediately upon the Effective Date, CONTRACTOR shall make make arrangemenst with the Finance Departmet for CITY to set up the EFT payments. In the event the funds are not received as set forth above, CONTRACTOR will have five (5) business days to pay the CITY all amounts due and owing. If CONTRACTOR fails to remit same, the CITY may terminate this Agreement in accordance with Section 6 herein. In the event that CITY elects not to immediately terminate the Agreement, CONTRACTOR shall pay to CITY as a late fee ONE HUNDRED DOLLARS ($100.00) for each day the applicable monthly payment is late beyond the first day of the month.

SECTION 6. NON-PERFORMANCE / TERMINATION.

A. This Agreement may be terminated by either party, without cause, upon ninety (90) calendar days written prior notice to the other party, in accordance with the notice provision of this Agreement.

B. This Agreement may be terminated by either party, with cause, given fifteen (15) calendar days written notice to the other party, in accordance with the Notice provision of this Agreement, except as specifically set forth herein for termination related to non-payment of fees, in which case the termination will be effective with the expiration of the three-day payment period after notification of failure to pay. Upon termination of this Agreement, the CONTRACTOR shall remove, or cause to be removed, any and all property not accepted and owned by the CITY. Failure to abide by any terms of this agreement shall be considered cause.

C. Due to the specific operational requirements with respect to assigned routes, speed of vessels and noise generated near residential neighborhoods, and parking or storage on the SUBJECT PROPERTY, the CITY deems it imperative to require strict compliance with the operational commitments included in this Agreement, as well as with applicable rules and regulations. As a result, documented instances of non-compliance with the locations, RPM, and noise generated by the CONTRACTOR, as well as parking or storage of vehicles or trailers not in compliance with this Agreement or creating impediments to public parking of passenger vehicles or boat trailers, shall result in an automatic $1,000 payment to the CITY by the CONTRACTOR. Payment shall be made no later than fifteen (15) calendar days of notice from the CITY, including documentation of non-compliance. Should the CONTRACTOR dispute the instance of non-compliance, a letter with all applicable grounds for dispute shall be provided to the City Manager of CITY within ten (10) calendar days of notice from CITY, after which the City Manager shall stay the payment until a decision is made by the City Manager on the disputed instance. Should the City Manager uphold the instance as being in non-compliance, a notice shall be sent to the CONTRACTOR with the decision and requirement for payment, within fifteen (15) calendar days for payment from the date of Notice. Notice shall have been deemed to have been received on the date it is postmarked by the Post Office for delivery or signed received by the CONTRACTOR, if hand delivered. A pattern or frequency of non-compliance, as well as failure to timely pay the required payment, shall be considered cause for termination of this Agreement.

D. Upon termination or expiration of this Agreement, the CONTRACTOR shall vacate and surrender the property to the CITY as of the effective date of the termination or expiration. As of the date of Notice of Termination or the agreement expiration date, all buildings,

structural improvements, and fixtures erected or placed on the property by the CONTRACTOR shall become the absolute property of the CITY. When all charged and damage claims due to the CITY have been paid in full, the CONTRACTOR shall be permitted, within a reasonable period, but not to exceed thirty (30) days from the date of full payment, to enter upon the property and remove any and all personal property located thereon. Failure to remove said property within the time period set forth above shall result in the forfeiture of any such remaining property for the CITY to dispose of as it deems appropriate.

E. Upon termination. if after the expiration of any applicable notice period, the CONTRACTOR has not vacated property, the CONTRACTOR agrees to the immediate entry of a judgment of possession and waives any and all defenses to same. The CONTRACTOR further agrees to pay any and all fees and costs associated with removal of the CONTRACTOR from the property, including reasonable clean up, disposal and attorney's fees.

SECTION 7. OWNERSHIP OF THE PREMISES.

The provisions of this Agreement do not in any way grant to the CONTRACTOR an ownership right, title or interest, in the SUBJECT PROPERTY, nor shall the CONTRACTOR have the authority to create, or cause to be filed, any liens for labor and/or materials on or against any part of the property. Title to all permanent improvements erected, repaired or otherwise furnished by the CONTRACTOR shall immediately vest to the CITY upon acceptance by the CITY.

SECTION 8. ENTRY AND INSPECTION.

During the entire term of the Agreement, or any extension hereof, the CITY shall have the right to enter upon and inspect any and all premises and vessels used for the performance of this Agreement, for any purpose, at any reasonable time, so long as twenty-four hours notice is provided to the CONTRACTOR. If the CITY has to enter into any of the off-site facilities or vehicles/vessels, the CITY shall enter only with the approval of the CONTRACTOR and in the presence of the CONTRACTOR's representative.

SECTION 9. INSURANCE.

Throughout the term of this Agreement and any extensions or renewals thereto, the CONTRACTOR shall maintain insurance coverage in the amounts and in accordance with the terms set forth below. CONTRACTOR shall provide proof of same to the CITY, in the form of a Certificate of Insurance as set forth below prior to the start of the provision of any services hereunder, annually as of the anniversary of the Effective Date and at such other times as requested by CITY:

A. AUTOMOBILE (ANY AUTO): Combined Single Limit: $1,000,000 per accident

B. GENERAL LIABILITY: $2,000,000 each occurrence;

C. GENERAL AGGREGATE: $3,000,000;

D. EXCESS COVERAGE: $1,000,000.

E. WATERCRAFT LIABILITY: $2,000,000 each occurrence.

F. WORKERS' COMPENSATION: Employers' liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than $1,000,000.00 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. The CONTRACTOR understands and acknowledges that it shall be solely responsible for any and all medical and liability costs associated with an injury to itself and/or to its employees, sub-contractors, volunteers, and the like, including the costs to defend the CITY in the event of litigation against same;

G. All policies required hereunder shall be issued by insurance companies acceptable to CITY. The CONTRACTOR shall name the "City of St. Cloud" as a certificate holder and/or as additional insured, to the extent of the services to be provided hereunder, on all required insurance policies, and provide the CITY with proof of same.

H. As proof of insurance required hereunder, CONTRACTOR shall provide CITY with a Certificate of Insurance evidencing all required coverages. The Certificate of Insurance shall be dated and shall contain the following:

(1) The name of the insured CONTRACTOR,
(2) The Contract Name: “Agreement for Airboat Concession”,
(3) The name and address of the insurer,
(4) The policy number,
(5) The effective date of coverage,
(6) The termination date, if any
(7) A statement that the insurer will mail notice to the CITY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy,

I. The CONTRACTOR shall ensure that any sub-contractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the CONTRACTOR shall maintain proof of same on file and made readily available upon request by the CITY.

SECTION 11 CITY COOPERATION

At the CONTRACTOR's request, the CITY agrees to provide, at no cost, all reasonable pertinent information that the CITY has and retains to assist the CONTRACTOR in providing and performing the required services. This provisions shall not be interpreted to require CITY to conduct any studies or surveys, including, but not limited to any market research.

SECTION 12. ENTIRE AGREEMENT.

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or effect whatsoever on this Agreement.

SECTION 13. APPLICABLE LAW VENUE JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Osceola CITY, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

SECTION 14. PUBLIC RECORDS.

CONTRACTOR expressly understands records associated with this project are public records and agrees to comply with Florida's Public Records law, to include, to:

A. Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.

B. Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in this Florida's Public Records law or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

D. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

E. Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CITY in a format that is compatible with the information technology systems of the CITY.

(F) IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTRACTOR SHALL CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT CITY CLERK'S OFFICE, (407) 957-7300.

SECTION 15. INDEPENDENT CONTRACTOR.

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the CONTRACTOR, its employees, sub-contractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution

Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder.

SECTION 16. APPLICABLE LICENSING.

The CONTRACTOR, at its sole expense, shall obtain and keep current all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth herein. Licenses shall include, but not be limited to the following:

A. Commercial Vessel Registration
B. U.S. Coast Guard Captain's License
C. Osceola CITY and City of St. Cloud Local Business Tax Receipt
D. All vessel operators shall individually possess currently valid applicable federal, U. S. Coast Guard, state and local licensing.
E. Any other applicable licenses or certifications that may be required for CONTRACTOR to perform the services contemplated herein.

SECTION 17. COMPLIANCE WITH ALL LAWS.

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, CITY, and municipal governments (including but not limited to, the City of St. Cloud, Osceola CITY, Florida Wish & Wildlife Conservation Commission, Florida Department of Environmental Protection, South Florida Water Management District, United States Army Corps of Engineers, United States Department of Environmental Protection, and the United States Fish & Wildlife Service), as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

SECTION 18. INDEMNIFICATION.

To the greatest extent applicable, the CONTRACTOR agrees to be fully liable for any and all damages, losses, and expenses incurred by the CITY caused by the acts and/or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. The CONTRACTOR agrees to indemnify, defend and hold the CITY harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees atall levels, including appeal, arising from any and all acts and/or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. Said indemnification, defense, and hold harmless actions shall not be limited by any insurance amounts required hereunder.

SECTION 19. SOVEREIGN IMMUNITY

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

SECTION 20. BANKRUPTCY OR INSOLVENCY.

If the CONTRACTOR shall file a Petition in Bankruptcy, or if the same shall be adjudged bankrupt or insolvent by any Court, or if a receiver of the property of the CONTRACTOR shall be appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR shall make an assignment for the benefit of creditors, or proceedings shall be commenced on or against the CONTRACTOR's operations of the premises, the CITY may terminate this Agreement immediately notwithstanding the notice requirements of Section 6 hereof.

SECTION 21. BINDING EFFECT.

This Agreement and the services provided for herein shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and/or assigns.

SECTION 22. ASSIGNMENT.

This Agreement shall only be assignable by the CONTRACTOR upon the express prior written consent of the CITY, which CITY may determine in its sole discretion and for any reason.

SECTION 23. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, terrn, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

SECTION 24. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement, or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but same shall remain in full force and effect.

SECTION 25. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and the CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CITY and the CONTRACTOR shall be in writing and given by way of hand delivery, or by way of the United States Postal Service, first class mail, postage prepaid, addressed to:

CITY	CONTRACTOR
City of St. Cloud City Manager 1300 Ninth Street St. Cloud, FL 34769	Spirit Of The Swamp, LLC 4266 Sasha Trail St. Cloud, FL 34744

SECTION 26. MODIFICATION.

The covenants, terms, and provisions of this Agreement may only be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 27. HEADINGS.

All headings of the sections, exhibits, and attachments contained in this Agreement are for the purpose of convenience only and shall not be deemed to expand, limit or change the provisions contained in such sections, exhibits, and attachments.

SECTION 29. CONFLICT OF INTEREST.

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this Paragraph, the CITY shall have the right to terminate this Agreement immediately, without liability and without regard to the notice requirements of Section 6 hereof.

SECTION 30. PUBLIC ENTITY CRIMES.

As required by section 287.133, Florida Statutes, the CONTRACTOR warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty six (36) months. The CONTRACTOR further warrants that it will neither utilize the services of, nor contract with, any supplier, sub-contractor, or consultant in connection with this Agreement for a period of thirty six (36) months from the date of being placed on the convicted contractor list.

SECTION 31. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 32. EOUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 33. AUDITING RECORDS AND INSPECTION.

In the performance of this Agreement, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY, and shall be retained by the CONTRACTOR for a period of three (3) years after termination or completion of the Agreement, or until any full CITY audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the three-year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 1 19, Florida Statutes. The CITY also has the right to conduct an audit at any time during the term of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this Agreement based upon its findings in this audit without regard to the termination provision set forth herein.

SECTION 34. E-VERIFY: As a condition precedent to the performance of any of the services hereunder, and in accordance with *Florida Statutes* Section 448.095 the CONTRACTOR must register with and use the E-Verify system to verify the work authorization status of all new employees of the CONTRACTOR.

SECTION 35. PROJECT MANAGERS.

The CITY and the CONTRACTOR have identified individuals as Project Managers, listed below, who shall have the responsibility for managing the services provided under this Agreement. The person or individual identified by the CONTRACTOR to serve as its Project Manager for this Agreement, or any replacement thereof, is subject to prior written approval and acceptance of the CITY. If the CITY or CONTRACTOR replace their current Project Manager with another individual, an amendment to this agreement shall not be required. The CITY will notify the CONTRACTOR, in writing, if the current CITY Project Manager is replaced by another individual.

A. The CITY Project Manager's contact information is as follows:
   Parks & Recreation Director
   St. Cloud, Florida 34769
   Phone: 407-957-7246
   Email: sholtkamp@stcloudfl.gov

B. The CONTRACTOR Project Manager's contact information is as follows:
Marcus Miller
4266 Sasha Trail
St. Cloud, FL 34744
Phone: 321-689-6893
Email: info@spiritoftheswamp.com

SECTION 36. EFFECTIVE DATE. This Agreement shall take effect on June 1, 2026, which for purposes herein shall be the "Effective Date".

IN WITNESS WHEREOF, the parties hereto have made and executed this agreement for the purposes herein expressed on the date first above written.

CITY OF ST. CLOUD	**CONTRACTOR**
BY:_____ Christian B. Robertson, Mayor	BY: _____ _____ (Print Name/Title)
Date: _____	Date: _____
ATTEST: _____ Ivy Llauro, City Clerk	ATTEST: _____ _____ (Print Name/Title)

Exhibit "A"
Scope of Services

A. General Project Description.

The CONTRACTOR has been selected for the safe provision of commercial ecotourism services from the Partin Triangle Boat Launching Facility that enhance and encompass the full breadth and scope of Osceola County's and the City of St. Cloud's tourism industry. The primary objective of this Agreement is to outline standards for operation that are compatible with the authorized public use of the park and/or boat ramp facility, as well as to preserve and promote the lake's shoreline and natural amenities.

Public access to the boat ramp, docking and park facilities and amenities shall not in any manner be impeded or restricted by any activities of CONTRACTOR. The CONTRACTOR will have exclusive commercial rights for the use of the ramp; with the exception of commercial fishing guides properly licensed and authorized by the CITY. An aerial view location map of the Partin Triangle Park (SUBJECT PROPERTY) of the premise boundary from where the services are to be provided has been included in Exhibit "B" which is attached hereto and incorporated herein.

l . Hours of Operation

Services may be provided seven (7) days a week. Operating hours shall be from 8:00 A.M. to 7:00 P.M. For clarification, operating hours shall be the time period during which a boat may be in the water. No boat may be launched prior to the starting time period in the morning and all boats must be out of the water or at the ramp ready to be removed prior to the ending time period each day.

2. Location of Operations

The CONTRACTOR shall be responsible for and coordinate customers, sales, staging and initial education and marketing requirements of the proposed services. The CONTRACTOR shall provide the location of any on-site and/or the off-site facility to the CITY for approval prior to commencement of operations and shall make the facility(jes) available for inspection.

The CONTRACTOR may only use the SUBJECT PROPERTY for staging or parking passenger vehicles if the staging or parking does not interfere with the public enjoyment or use of the park and there is adequate parking available for the general public at all times.

Trucks and trailers used for transporting the airboats providing service from the SUBJECT PROPERTY shall not, at any time, be parked or stored in the existing designated trailer parking, which area is reserved for public use and enjoyment. If trucks and trailers are intended to be stored on the Subject Property, then the CONTRACTOR shall provide a plan for a storage area, including required improvements to the SUBJECT PROPERTY, to the CITY for approval. Any improvements shall be installed consistent with the requirements for capital improvements herein. Any trucks and trailers approved by the CITY to be parked or stored onsite shall be properly marked as approved by the

CITY, shall only be parked or stored in the areas approved by the CITY and shall not be parked or stored during non-business hours.

CONTRACTOR's customers and passengers shall check-in with CONTRACTOR's Dock Attendant who will obtain their reservation or voucher information, prepare them for their tours, and direct them to their assigned boat.

All Standard Operations Procedures for CONTRACTOR's provision of services hereunder, shall be described in the required Business Plan for approval by the CITY.

3. Allowable Uses

a. The CITY will allow the CONTRACTOR to perform the following services: boat (including airboat) tours, kayak and/or canoe rental and tours, and fishing guide services, on the SUBJECT PROPERTY.

b. Any proposed use or services not specifically authorized by this Agreement shall be submitted to the designated CITY representative for review and approval, in the CITY's sole discretion, prior to initiating service. Any approvals for service modifications shall be in writing.

4. Restrictions

a. The CONTRACTOR shall not replenish or fill, or attempt to replenish or fill any vessel with a petroleum product on the CITY premises.

b. CONTRACTOR will retain and maintain the natural topography of the park, and tour activities will be located away from the core park facilities already in place.

5. Environmental Educational Overview

Prior to every ecotourism tour, the CONTRACTOR will conduct an environmental. education overview at its off-site facility, including providing its patrons/passengers a brochure and or informational video; with the subject educational material and its contents to be coordinated and agreed upon between the CONTRACTOR and the designated CITY representative prior to implementation.

B. Vessel Operation

1. The CONTRACTOR shall be responsible for passenger embarking and disembarking plan and for any infrastructure needed for safe loading and unloading of passengers.

2. The CONTRACTOR shall have rescue, fuel spillage, containment, noise reduction, and storage plans in place. The CONTRACTOR agrees that no more than twenty-four (24) airboat tours/trips each day shall embark from the property in providing the services under this Agreement.

3. CONTRACTOR'S dock attendants will be at the SUBJECT PROPERTY to greet customers, obtain reservations or voucher information, prepare them for their tours, direct them to their assigned boat and assist them as they leave. The dock attendant will manage the embarking and disembarking of the guests on the boats in an orderly manner. The dock attendant will also make sure all guests wait in the staging area prior to the start of their tour.

4. The dock attendants will assist with the docking and undocking of vessels and the safe embarking and disembarking of passengers.

5. The following activities are prohibited on the SUBJECT PROPERTY:

a. Fueling of vessels.

b. Mechanical, engine or hull repair of vessels.

c. Storage of equipment during non-business hours.

d. Storage of vessels during non-business hours.

6. In the event that any of CONTRACTOR's vessels is disabled, the captain operating the vessel will immediately notify the dispatcher via cell phone and will ensure that any passengers are transferred safely to the SUBJECT PROPERTY and the disabled vessel shall be towed safely for repairs to a location off the SUBJECT PROPERTY. Any fuel spillage shall be contained and removed/treated appropriately.

7. In the event of an emergency, the CONTRACTOR shall notify the U. S. Coast Guard, local law enforcement, Fire Department, Emergency Medical Services Rescue, Florida Fish & Wildlife Conservation Commission, Osceola CITY Sheriffs Department, and Sea Tow to take proper action.

8. At all times hereunder, CONTRACTOR shall maintain rescue, fuel spillage containment in the form of at least one petroleum absorbent boom of sufficient length to surround the largest vessel, noise reduction mechanisms and storage at the CONTRACTOR'S facility at Partin Triangle Park.

9. CONTRACTOR shall notify CITY immediately in the event of an oil or petroleum spill of any or any other hazardous material falls into the lake.

C. Personnel, Project Supervision and Management Plan

1. The CONTRACTOR shall supervise and direct all work, using his/her best skills and attention. The CONTRACTOR shall be solely responsible for all methods, techniques, sequences, procedures, and for coordinating all portions of the work as a result of this Agreement. CONTRACTOR shall not use any subcontractor or independent contractor without CITY's prior written approval.

2. The CONTRACTOR shall be responsible to the CITY for any and all acts of omissions by the CONTRACTOR's employees, sub-contractors and their agents and employees, third party resources, and any other persons performing any work and/or duties with the consent and/or under the direction of the CONTRACTOR.

3. The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel to the highest applicable professional standards. The CITY may require at any time and by written notice to CONTRACTOR that the CONTRACTOR immediately discontinue and prohibit the provision of services under the Agreement, any employee, sub-contractor and their agents and employees, third party resources and any other persons performing work and/or duties that the CITY in its sole discretion deems objectionable and/or not in the best interest of CITY.

4. The CONTRACTOR shall immediately notify the CITY in writing the removal, addition, and/or exchange of any subcontractor or independent contractor previously approved by CITY.

5. The CONTRACTOR at its sole expense, shall be solely responsible for ensuring all its employees and or sub-contractors obtain and maintain all necessary and required certifications, licensing and Florida Department of Law Enforcement (FDLE) background checks., copies of all of which shall be provided to the CITY.

6. CONTRACTOR shall ensure that all on-site and off-site facilities shall be maintained as a Drug free environment.

7. Background Checks: The CONTRACTOR shall, at its sole expense, conduct a Level II background check on any staff member, including employees, subcontractors, independent contractors and/or volunteers prior to assignment by CONTRACTOR to perform any services authorized under this Agreement. All background checks shall be accomplished and submitted to the designated CITY representative a minimum of five (5) working days prior to the anticipated start date for the staff member. The CITY shall have the absolute and final right to deny any staff member's assignment by the CONTRACTOR for any reason based on the Background check. Background checks shall be re-performed on all staff members annually and submitted to CITY as set forth above. If a staff member has not worked for CONTRACTOR at Parin Triangle Park for a period of ninety (90) days a new background check will be required and submitted to CITY prior to assignment by CONTRACTOR. It is the responsibility of the CONTRACTOR to track the assignments at the SUBJECT PROPERTY for each of their staff members to ensure compliance with this requirement. The cost of all the background checks shall be borne by the CONTRACTOR.

The Level Il background check shall include the following information from the past five (5) years:

a. Identification Verification
b. Selective Services Status (registered/unregistered)
c. Florida Department of Law Enforcement (FDLE) Automated Criminal Record
d. Clerk of Courts by County of Residence
e. State Attorney's Office
f. Employment Verification
g. Department of Motor Vehicles (DMV) by State of Residence
h. Military Service Verification o Professional License and Certification Check

The Level Il background check shall also include the following from the past (10) years:

a. Fingerprint Check
b. Credit/Fraud Check

8. Drug Screenings: The CONTRACTOR shall conduct drug screenings on any staff employee, subcontractor or volunteer being assigned and prior to assignment. All drug screenings shall be completed and submitted to the designated CITY representative within forty-eight (48) hours of CITY's request. Drug screens shall be re-performed on

any employee, subcontractor or volunteer who has not worked for the CONTRACTOR at the SUBJECT PROPERTY for more than ninety (90) days. It is the responsibility of the CONTRACTOR to track the assignments at the SUBJECT PROPERTY for each of their employees, subcontractor or volunteers to ensure compliance with this requirement. Any employee, subcontractor or volunteer that receives a positive drug screening or refuses to be screened shall not be assigned under any circumstance. The cost of the drug screenings shall be borne by the CONTRACTOR.

The Five (5) Panel Drug Screening test shall include testing for the following:

a. Amphetamines
b. Cocaine Metabolites
c. Marijuana Metabolites
d. Opiate Metabolites
e. Phencyclidine

The CITY shall have the right to examine, at the CONTRACTOR's office and at any time, the CONTRACTOR's licenses and any personnel file of staff members assigned to the SUBJECT PROPERTY.

9. Dress Code: All assigned personnel shall dress in a professional manner consistent with the ecotourism profession. Professional and clean attire, suitable for the services being provided shall be worn at all times during business hours. Appropriate footwear shall be worn at all times during business hours.

10. The CITY shall have the right to approve and refuse any assigned personnel at any time. In the instance of an unsatisfactory person being assigned, that person may be dismissed from his or her duties immediately and if deemed necessary, escorted from the SUBJECT PROPERTY.

D. Patrons - Marketing Plan, Crowd Control. Parking and Idle Time Management

1. The CONTRACTOR shall implement and maintain a Marketing Plan to attract patrons to the facility. The Marketing Plan, shall include but not be limited to:

a. The CONTRACTOR shall promote the City of St. Cloud in all its materials for the proposed operations. The CITY shall provide information and materials for this purpose.

b. Include repeat customers, independent customer review sites, and guest referrals as a core part of the CONTRACTOR's marketing strategy.

c. The CONTRACTOR shall establish and maintain wholesale marketing agreements and ticket sales through a variety of national and international channels.

2. The CONTRACTOR shall implement a Crowd Control and Parking Plan to ensure the safety of its patrons and the general public and to ensure the park is at all times accessible to the general public for its use. The Crowd Control and Parking Plan shall include, but not be limited to:

a. A buffer zone, or passive space, between airboat tour activities and the main area of the park in order to keep the park easily accessible and available to the public, demonstrating a commitment to keeping Partin Triangle Park available for local residents.

b. The CONTRACTOR's operational footprint an plans shall be designed to ensure that its customers are arriving and departing at an even pace throughout the day, without overlap. Customers are scheduled to arrive fifteen (15) minutes prior to their departure time, allowing thirty (30) minutes between each scheduled tour return and the next departure. If customers are transported to the SUBJECT PROPERTY, it shall be via shuttle service provided by the CONTRACTOR at their sole expense.

D. Financial Information

The CONTRACTOR shall operate in such a manner as to maintain a financially sound business, and credit worthiness to ensure a successful operation at the Partin Triangle Boat Launching Facility.

E. Noise Abatement

The CONTRACTOR, as part of its overall plan to comply with applicable noise statutes and ordinances shall only utilize airboats containing the latest noise abatement technology. While conducting ecotourism tours, the CONTRACTOR shall run at idle speed eighty five percent (85%) to ninety percent (90%) of the time while on the water. Under no circumstances shall the CONTRACTOR violate applicable noise statutes and ordinances.

Exhibit "B"
Partin Triangle Park Aerial Location Boundary Map



Exhibit "C"
Maintenance Responsibilities

Routine inspections, maintenance and replacement of equipment and infrastructure on the premises shall be the sole responsibility of the CONTRACTOR. The CONTRACTOR shall submit to the CITY a completed Boat Ramp Inspection Form (a sample of which is attached hereto as Exhibit for the facility no less than once a month documenting the inspection and the work completed. Equipment replacement shall receive the CITY approval in writing prior to commencement.

At a minimum, the following maintenance activities shall be required to be performed:

1. Inspect docking facility and shorelines. Perform repairs to the docking facility (i.e. replacement of boards, cleats, bumpers, railing, replacement of missing screws and/or nails, removal of exposed screws and/or nails, or other potential hazards to safety, etcetera) to ensure public safety.

2. Inspect and maintain vegetation clear from the ramp surface on a daily basis.

3. Inspect and maintain ramp area and adjacent parking area free of trash or other debris on a daily basis. Any chemical treatment shall require appropriate licenses or certifications prior to use.

4. Complete and submit to the CITY designated representative the Boat Ramp Inspection Report on a monthly basis, a sample of which is attached hereto as Exhibit "D".

5. As applicable, complete maintenance, upkeep and/or replacement of any and all improvements incorporated into the facility by the CONTRACTOR. The CONTRACTOR shall develop, maintain and submit a complete maintenance action plan to the CITY which shall help maintain the Partin Triangle Park Boat Launching Facility Partin Triangle Park Boat Launching Facility in good operational order ensuring a safe, clean and aesthetically pleasing experience for CITY citizens, visitors and patrons.

Exhibit "D"
SAMPLE – Boat Ramp Inspection Report

Osceola County Natural Resources
Boat Ramp Inspection Report

Date Inspected: _____ Inspected By: _____

Name of Ramp: _____ Waterbody: _____

Boat Ramp

Surface Type ____Concrete ____Planks ____Other _____

Surface Condition ____Good ____Average ____Poor

Traction

Grooving? ____Standard ____Non-standard ____Rake finish ____None

Siltation? ____Yes ____No

Algae? ____Yes ____No

Aquatic Vegetation? ____Yes ____No

Power load hole? ____Yes ____No

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Erosion Control

Type ____Grass ____Cement bag ____Concrete ____Fabriform

____Rock ____Geoweb ____Other _____

Condition ____Good ____Average ____Poor

Algae? ____Yes ____No

Aquatic Vegetation? ____Yes ____No

Upland brush/weeds? ____Yes ____No

Grass condition? ____Good ____Average ____Poor

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Boarding Docks

Present? ____Yes ____No ____If yes, how many?

Type ____Fixed ____Floating

Deck material ____Aluminum ____Wood ____Other _____

Deck condition ____Good ____Average ____Poor

Handrail condition ____Good ____Average ____Poor

Piling condition ____Good ____Average ____Poor

Bumper condition ____Good ____Average ____Poor

Hardware condition ____Good ____Average ____Poor

Float condition Good Average Poor

Osceola County Natural Resources
Boat Ramp Inspection Report

Boarding Docks (continued)

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Parking Lot

Surface Type	____ Concrete	____ Planks	____ Other	_____
Surface Condition	____ Good	____ Average	____ Poor	
If poor, describe	_____			
Lighting	____ Good	____ Average	____ Poor	
Handicapped Parking				
Present?	____ Yes	____ No		
Surface Type	____ Concrete	____ Planks	____ Other	_____
Surface Condition	____ Good	____ Average	____ Poor	
Sidewalk?	____ Good	____ Average	____ Poor	____ N/A
Striping condition	____ Good	____ Average	____ Poor	

Describe work required: _____

_____

Date completed: _____ Completed by: _____

Signs

Boat ramp sign	____ Good	____ Average	____ Poor	____ N/A
Handicapped sign	____ Good	____ Average	____ Poor	____ N/A
Road signs and arrows	____ Good	____ Average	____ Poor	____ N/A
Rules and regulations	____ Good	____ Average	____ Poor	____ N/A

City Council Strategic Planning Session
Monday, March 2, 2026
Fire Training Facility
3335 Cord Avenue
8:00 AM
Minutes

I. Breakfast

1. 8-9 a.m.

II. Mayor Robertson called the meeting to order at 9:03 a.m.

III. Pledge of Allegiance

IV. Roll Call

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

All members were present with the exception of Council Member Fletcher. Council Member Paul left at 10:28 a.m.

V. Discussion Item

2. FY26-27 Proposed Business Plan

City Manager Miller presented the comprehensive five-year strategic plan framework and the fiscal year 2026-27 business plan. The strategic plan, created in 2024 with extensive citizen input, runs through 2029 and focuses on four key areas: diverse, innovative and magnetic economic development; effective community safety; high-performing government; and reliable transportation network.

Strategic Issues and Budget Challenges

Jeff Cooper Finance Director, presented budget projections for the 1% surcharge fund, revealing the city faces a $4.5 million shortfall in funding for critical infrastructure and equipment needs. The fund, which extends until December 31, 2045, serves as the primary repayment source for $6.4 million in debt service from the 2025 bond issuance covering fire stations, Hopkins Park, the public safety complex, and Seventeenth Street ball fields.

Mr. Cooper detailed that 75% of the fund is dedicated to debt service, leaving limited resources for other essential projects. He presented a prioritized list of needs including ERP system implementation ($4 million estimated), fire engine replacements, HVAC systems, marina repairs, police department drones, and various equipment replacements. The projected shortfall extends over three years, with constraints continuing even after pushing projects to future years.

Marina Repairs and Operations

Kevin Felblinger Public Works Director, presented three options for repairing the deteriorating marina dock, ranging from $234,000 for replacing floats only, to $366,000 for complete replacement with widening. The existing dock structure has significant safety concerns, with officials describing it as dangerous for public use.

Staff also discussed potential partnerships with Freedom Boat Club, which expressed interest in placing 4-6 boats initially, potentially expanding to 12 boats maximum. The company would install a Conex box office and could complement existing city operations. However, they showed no interest in taking over full marina management.

Council consensus was for Freedom Boart Club to provide a presentation at a future workshop, replace the marina floats only, and shorten the dock length by approximately 200 feet consistent with ADA requirements.

Event Programming and Rock in the Cloud

Stephanie Holtkamp, Parks and Recreation Director, presented attendance data and cost analysis for the annual Rock in the Cloud New Year's Eve event, showing low attendance numbers relative to the $140,000 budget. Only 3,000-4,000 people attended despite significant marketing efforts, with most businesses closing during the event rather than staying open to benefit from foot traffic.

She proposed an alternative "Seasons of St. Cloud" quarterly event series that would activate downtown throughout the year rather than concentrating resources on a single event. The proposal would maintain the New Year's celebration but reduce costs by using one stage instead of multiple venues, while adding daytime family-friendly activities.

Council consensus was to continue Rock in the Cloud but reduce to one stage, add earlier daytime activities, and explore the quarterly event series concept for increased downtown activation.

Police Department Technology

Chief Goerke requested approval for two additional drone first responder bases to complete citywide coverage, emphasizing the urgent need to act before price increases of approximately $200,000 take effect in June/July. The chief highlighted the technology's success in accident response, crime scene management, and special event security. He noted that Orlando recently paid $7 million for 11 similar units while St. Cloud negotiated significantly better pricing.

The discussion included potential expansion to red light camera enforcement, with staff noting the current vendor contract could accommodate this technology. However, implementation would require additional civilian staff to process violations and avoid taking sworn officers off patrol duties.

Council consensus was to proceed with purchasing two additional drone bases using existing budget savings within the police department.

Fire Department Operations

Fire Chief Miller outlined challenges with staffing two new fire stations simultaneously, noting success in hiring 36 of the needed 48 firefighters through interdepartmental cooperation. He discussed the need

for fire engine replacements, with current units from 2006 and 2007 well beyond recommended service life. The chief also addressed the 24/72 schedule consideration, noting it's favored by other departments and could aid in recruitment and retention.

Infrastructure and Transportation Projects

Kevin Felblinger presented several major roadway projects, including Massachusetts Avenue connection, Seventeenth Street extension, and ongoing challenges with eminent domain proceedings for the LaSalle Avenue project. The school district partnership for the LaSalle extension faces difficulties with property owner negotiations, where asking prices far exceed appraisal values.

Staff also discussed the pending transfer of Hickory Tree Park operations from the county, which will cost the city $400,000 annually but comes with significant challenges regarding existing user agreements that did not comply with standard facility use policies.

Technology and Systems Modernization

Roberto Smith IT Director, outlined needs for modernizing the city's 30-year-old ERP system, emphasizing that while functional, the current system requires manual processes that newer systems could automate. The ERP implementation would include data validation, staff training, and integration with existing city software platforms.

Discussion also covered expanding the telematics system currently deployed in 50 city vehicles, which has already demonstrated significant improvements in driver behavior and provided crucial evidence in accident investigations. Staff recommended expanding the program to all non-public safety vehicles.

Property Tax Reform Implications

Throughout the discussion, staff repeatedly referenced potential impacts from state property tax reform proposals, with Finance Director Cooper noting that full homestead exemption could eliminate $16 million in city revenue - more than the entire general fund balance. This uncertainty influenced many budget decisions, with staff recommending strategic approaches to annexation and service delivery.

Federal Funding Opportunities

Staff requested council direction on federal appropriation requests, prioritizing Emergency Operations Center equipment, Hopkins Community Center technology, aquatic center expansion, and marina improvements. Representative Soto's office indicated faster timelines for submissions than in previous years.

Departmental Business Plans

Building Department

Building Official Bob Deatherage reported continued success with IAS accreditation maintenance, making St. Cloud one of only nine municipalities nationwide with accredited building departments. The department continues monitoring fee schedules to ensure compliance with state statutes while managing increased permit activity.

Community Development

Iterim Director Tisha Manning outlined ongoing comprehensive plan updates following Future Land Use map approval, including zoning compatibility updates for Lakeshore and Florida Boulevard corridors. The department continues strategic annexation efforts focused on commercial properties while maintaining conservative approach during property tax reform uncertainty.

Human Resources

Director Justin Kluesner detailed employee retention and recruitment strategies, highlighting significant culture improvements across city departments. The telematics expansion program showed immediate improvements in vehicle safety and driver behavior, with one driver already exonerated in an accident through video evidence.

Parks and Recreation

Director Stephanie Holtkamp discussed cemetery expansion needs, requiring platting of sections M, N, and O within five to seven years to avoid running out of burial space. The department continues working on facility use agreements with various organizations and developing a comprehensive Special Events Handbook for permit applicants.

Staff also addressed the BMX facility lease negotiations, proposing $1,500 monthly rent for the organization that currently has no fees for facility use. The organization claims financial inability to pay any rent despite revenue from registration fees and events.

Public Records and Transparency Improvements

Communications Director Maryemma Bachelder announced implementation of ADA-compliant document access software, making all city PDFs automatically compatible with screen readers. The system will launch within two weeks and includes direct customer service support for accessibility issues.

VI. Adjournment 3:07 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

City Council Workshop
Thursday, April 16, 2026
City Hall - Council Chambers
1300 9th Street
2:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 2:32 p.m.

II. Pledge of Allegiance

III. Roll Call

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

All members were present.

IV. Discussion Item

1. Discussion regarding Entertainment Districts

2. Discussion regarding Alcoholic Beverage Establishments

Council directed staff to consolidate Items 1 and 2 are they were closely related.

Deputy Community Development Director Tisha Manning presented an overview of the city's existing entertainment district, which was established by Ordinance 2018-28. The district is bound by North 9th Street, Pennsylvania Avenue, 13th Street, and Massachusetts Avenue. Staff compared St. Cloud's entertainment district regulations to those of surrounding municipalities and found them to be broadly compatible in terms of hours of operation, permitted beverage types, drink limits (one drink per person), and container sizes (16–20 oz.). Staff noted that some neighboring cities charge annual registration fees ranging from $25 to $250, with Mount Dora at the high end.

Staff presented proposed Land Development Code (LDC) amendments specific to full-service restaurants operating within the entertainment district. Key proposed provisions included: requiring state licensure for the sale of alcoholic beverages; prohibiting cover charges; prohibiting illuminated exterior signage advertising alcoholic beverages; requiring state classification as a full-service restaurant; and establishing a closing time of 11:59 PM for such establishments.

Council discussion focused on the rationale for the midnight closing requirement for restaurants, contrasted with full liquor license establishments, which would remain permitted to operate until 2:00 AM per state law.

Mayor Robertson clarified that the intent was to prevent restaurants from effectively operating as nightclubs within the entertainment district.

Council Member Urban noted that the city had recently extended entertainment district operating days from Wednesday to Saturday to all seven days of the week at a prior council meeting.

Deputy Mayor Gilbert expressed concern about not burdening businesses with registration fees and emphasized the importance of enforcing whatever regulations are adopted.

The City Attorney noted that the city regulates through zoning, while state licensing and its enforcement rest with the state. He advised that Council should be mindful of the significant financial impact a midnight closing requirement could have on restaurant operators.

Council directed staff to consolidate this discussion with the following agenda item, as the topics were closely related.

3. Discussion regarding St. Cloud BMX, Inc. Facility Lease Agreement

Parks and Recreation Director Stephanie Holkamp presented background on the St. Cloud BMX facility, an approximately 8.4-acre site currently governed by a user agreement originally executed in 2003 and amended in 2005. The agreement automatically renews annually, with either party able to terminate with a 30 days' notice. The City currently receives no revenue from the arrangement and incurs approximately $20,000 annually in costs, including electricity ($921/month), water ($64/month), porta-potties ($300/month), and mowing ($350/month). The facility is designated as a special-use facility, meaning it can only be used for BMX activities, unlike other city athletic facilities that can be rented out when not in primary use.
Staff proposed transitioning to a formal lease agreement modeled on existing city lease agreements (such as those with the Old Florida Riverboat and the lakefront concession stand). The proposed lease would establish a monthly rent of $1,500, with the tenant assuming full responsibility for all utilities, maintenance, repairs, operational costs, and improvements. The initial term would be three years with optional one-year renewals.

Ms. Holkamp presented participation data from 2023 supplied by the BMX organization, noting 78 St. Cloud residents, 61 participants within the JPA but outside city limits, and the remainder from elsewhere in Osceola County or beyond. She also presented economic impact data from Experience Kissimmee showing that a March 2025 event generated an estimated $275,000 in regional economic impact, with 775 attendees, 251 participants, and 449 room nights. However, she noted that the majority of lodging and direct spending occurred outside St. Cloud, partly due to on-site food vendors. Over five years, BMX events had generated an estimated $5.2 million in regional economic impact.

Presentation by St. Cloud BMX. Track operator Brian Carpenter and his wife Corey Carpenter, representing the organization, provided an extensive presentation. Key points included:

- St. Cloud BMX is a 501(c)(3) nonprofit, entirely volunteer-run, with no paid staff. The organization has operated for 30 years and has 18 dedicated volunteers contributing approximately 9,700 volunteer hours annually.

- The organization carries roughly $36,000 per year in facility maintenance costs (materials only, not labor), covering lighting, clay, track coating, structural maintenance, and equipment. This is separate from the City's $20,000 in costs.

- In 2023, revenues were $42,000 against expenses of $44,000. In 2025, the organization returned to a modest surplus of approximately $4,785.

- The racing membership program had 117 paid members in the most recent year, with an additional 156 free community memberships available exclusively to St. Cloud residents—a feature unique to this track in Florida

- The organization has four riders currently qualified for the 2026 World Championships in Australia.

- The track is on a two-year cycle for the Florida State Championship event and has previously hosted USA BMX national events.

- The 2022 loss of approximately 2.2 acres to a solid waste staging area, and the removal of the skate park, have significantly constrained the facility's capacity to host large events and provide overflow parking for RVs and spectators.

- Regarding the proposed lease, the organization objected to the insurance requirement to insure each building to a minimum of $1,000,000–$2,000,000 per structure, noting that the buildings (which the organization constructed and owns, not the City) are aging and very costly to insure at that level. The City Attorney clarified that the proposed insurance amounts are actually less than what is required under the current agreement, and that the City's primary concern is general liability coverage.

The organization presented a counter-proposal, asking that the city continue covering mowing, porta-potties, electricity, and water; include a $5,000,000 capital improvement budget over five years; allow up to two special events per year at no permit cost; and enter into a minimum five-year user agreement. They proposed paying a per-participant fee consistent with the rate paid by St. Cloud Little League, plus a non-resident surcharge at 33% of the Little League non-resident rate.

Chris Luna, Director of Operations for USA BMX, also addressed the Council. He acknowledged that communication between USA BMX, the local organization, and the City needed to improve, and committed to greater engagement going forward. He confirmed that the Florida State Championship rotates between St. Cloud and the Orlando track every other year, making it a guaranteed biennial event. He also encouraged the organization to apply for tourism enhancement grants through Experience Kissimmee, noting that USA BMX has tools such as Placer.ai to document economic impact for grant reporting purposes.

Deputy Mayor Gilbert acknowledged the value of the program but raised concerns about the City's financial exposure, noting that over 23 years, the City has received no revenue while spending approximately $20,000 annually. He questioned why Osceola County, which benefits from the regional draw of the facility, does not contribute to its support, and encouraged the organization to pursue county and state grants. He also noted that the economic impact figures,

while real, primarily accrue to the county rather than to St. Cloud specifically given the absence of sufficient hotel inventory locally.

Council Member Urban expressed sympathy for both perspectives, noting that the county has historically declined to support city-owned park facilities. He supported the concept of differentiated membership fees for city versus non-city residents, but more relevantly, he suggested exploring whether the special event permit fees could be reduced or waived for BMX events given the tourism value they generate. Council Member Fletcher echoed support for streamlining the special event permitting process for the organization.

Mayor Robertson noted that he had visited the facility that morning and found it to be impressive and well-maintained. He acknowledged that the City's goal is not to profit from the facility but simply to cover its costs. He indicated there was sufficient time before the November agreement renewal to continue negotiations collaboratively.

Council directed staff to continue working with the BMX organization toward a mutually acceptable agreement, with no final action taken at this workshop.

The Council also accepted an invitation from the BMX organization to attend the Florida State Championship event on May 16, 2026.

4. Presentation by Freedom Boat Club

Christopher Thomas Kelly, representing Life on the Water, Inc., doing business as Freedom Boat Club of the Space and Treasure Coast (address: 131 Riverside Drive, Cape Canaveral), presented a proposal to establish a Freedom Boat Club operation at the City's lakefront marina. Mr. Kelly provided background on Freedom Boat Club, which was founded in 1989 in Sarasota and is currently owned by Brunswick Corporation, the world's largest manufacturer of recreational boats. Mr. Kelly's franchise currently operates 10 locations across three counties on Florida's Space and Treasure Coast, with over 1,000 members and approximately 110 boats. The club's model offers members access to a fleet of 17 - 22-foot recreational boats (pontoons, bow riders, bass boats) at any participating location nationwide, with no jet skis or sailboats. All members are trained by USCG-approved captains and insured through Chubb. The organization currently operates five boats at a location on the north end of East Lake Tohopekaliga (the former Boggy Creek Fish Camp location).

Mr. Kelly's proposal for the St. Cloud lakefront included: a signed long-term lease; an initial allocation of 3 - 4 boat slips suitable for 17- 22-foot vessels at fair market value; right of first refusal on additional slips as they become available; access to fuel, either through a city-installed 500-gallon above-ground tank (with the club paying market price plus $0.40/gallon markup) or through a club-installed tank at the club's own cost; and approximately 100 square feet of office space. He presented a comparison of average Central Florida public-sector marina slip rates, noting an average of $225.87/month.

Mr. Kelly noted that adding a south-lake location would create a network multiplier effect with the existing north-lake location, accelerating membership growth at both sites. He noted that Freedom Boat Club's global membership reciprocity means that members from across the country and internationally could use the St. Cloud location, potentially drawing visitors to the downtown area and the new hotel.

Deputy Mayor Gilbert expressed strong support for the concept, noting his personal familiarity with boat club memberships and the tourism potential for the city.

Council Member Fletcher stated he had previously researched Freedom Boat Club memberships and was familiar with the model, expressing enthusiasm for a formal partnership.

Council Member Urban supported the proposal and additionally suggested the City explore installing its own marina fuel infrastructure as a revenue source, which Deputy Mayor Gilbert seconded as worthy of further study.

Council directed staff to work with Mr. Kelly to develop a formal proposal and lease agreement to be brought back to the Council for consideration.

City Manager Veronica Miller indicated she would coordinate with Mr. Kelly and the City Attorney to begin that process.

5. Discussion regarding Historic Preservation

This item was taken out of agenda order and heard after item 5.

Community Development Deputy Director, Tisha Manning presented an update on the City's historic preservation program, which was established in 2018. The city received Certified Local Government (CLG) status in 2019, completed a survey of the existing downtown historic district in 2020, and was listed on the National Register in 2023.

Ms. Manning described a series of procedural reforms implemented since 2024, when staff assumed direct management of the program following a period in which an outside consultant had effectively been functioning as adjunct staff without adequate documentation or communication protocols. Reforms included: a 5-day sufficiency review for all incoming applications for Certificates of Appropriateness; a 20-day major review and 10-day minor review timeline; a formal consultant review checklist that creates a written record of all consultant input; a policy of working with applicants toward approval rather than bringing cases forward with a denial recommendation; and an updated, clearer application form accompanied by a public minor/major review matrix.

Staff also reported completion of a historic preservation plan in 2024, which involved stakeholder meetings with St. Cloud Main Street, community outreach at the monthly market, and a citizen survey. Survey results showed broad public support for historic preservation and for design guidelines, though some respondents expressed concern about potential cost impacts on property improvements.

Staff presented the following recommended code changes and operational improvements:

- Reduce the Historic Preservation Board from 9 members to 5 members with 2 alternates, consistent with all other city boards. Staff recommended not filling the current vacancy and implementing the change at the next annual board appointment cycle.

- Remove the board's authority to independently call the consultant to attend meetings, in order to control costs. The consultant, who lives in Eustis and charges for travel time, would continue to be engaged for major reviews and scheduled trainings, but routine board meetings would not automatically require her attendance.

- Reclassify accessory structures (sheds, fences, signs) from major to minor reviews, reducing the burden on staff, the board, and applicants for items that do not affect the primary structure.

- Develop historic preservation design guidelines to provide property owners with advance clarity on acceptable materials and design approaches, reducing surprises during the Certificate of Appropriateness process.

Council Member Paul raised the topic of potentially creating a new historic district covering Grid 1 and Grid 2 (the residential areas east of downtown, south of Lakeshore), consistent with a survey effort underway by St. Cloud Main Street under the leadership of Representative Stark.

Ms. Manning clarified that new areas are not added by extending the existing district but by creating entirely new historic districts, each with its own design guidelines and regulations.

Mayor Robertson expressed concern about including the lakefront area in any new historic district, noting that the City is actively pursuing redevelopment of that corridor and that historic designation could impose restrictions that hinder economic development.

Council Member Urban and Council Member Fletcher echoed this position.

The City Attorney stated that recent Senate Bill 180 may affect the City's ability to impose new historic districts with development restrictions and indicated this would need to be analyzed.

Council directed staff to proceed with exploring the creation of new historic districts limited to Grid 1 and Grid 2, excluding the lakefront, and to return with cost estimates of the regulatory burden on property owners in those areas as part of the next presentation.

The City Attorney was asked to review the implications of Senate Bill 180 before any formal action is taken.

6. Discussion regarding Hopkins Park

This item was taken out of agenda order and heard before Item 5.

Parks and Recreation Director, Stephanie Holtkamp reported on follow-up actions taken in response to Council direction from the April 9, 2026, Council meeting regarding the Hopkins Park Summer Camp. At that meeting, Council had directed that the four current summer camp participants residing within the designated Hopkins Park neighborhood who had not aged out or moved away would have their fees waived and be provided transportation to the Civic Center, and that all prior-year participants be granted a 30-day hold on their spaces while additional financial resources were sought.

Staff presented a solution that would allow summer camp to operate at Hopkins Park for the summer of 2026 without delaying the broader Hopkins Park redevelopment project.

Staff recommended the following approach for the 2026 summer camp season: delay city construction until after camp ends; allow camp to be held at Hopkins Park; open enrollment to any city resident in demonstrated financial need (not limited to the Hopkins Park neighborhood); require all participants to complete CDBG eligibility paperwork, including proof of residency, SNAP/EBT eligibility notice, and most recent tax return; accept participants on a first-come, first-served basis up to the 42-person capacity, with at least 22 participants (51%) required to meet CDBG income qualifications for the program to remain grant-eligible. Staff noted that there will be no summer camp at Hopkins Park in 2027 due to construction, and that staff will use the intervening period to develop a sliding-fee schedule and scholarship program applicable to all future summer camp programs citywide. The model was drawn from the City of Orlando's approach of funding community center programs through CDBG grants in targeted lower-income areas.
Regarding the food program, staff confirmed that Second Harvest Food Bank had agreed to serve the Civic Center location and was expected to confirm Hopkins Park as well, pending notification from staff.

City Manager Veronica Miller noted that Hopkins Heroes would be asked to assist with redistributing any unconsumed food to a local shelter.

All Council members expressed strong support for the solution.

Deputy Mayor Gilbert praised staff for being solution oriented.

Council Member Paul emphasized that the Hopkins Park redevelopment project must not be further delayed, noting that many residents have long awaited those improvements and that some are in urgent need of the sewer upgrades.

Council Member Fletcher and Deputy Mayor Gilbert both commended the collaborative effort among staff departments that produced the resolution.

V. Adjournment: 7:50 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

Meeting: May 14, 2026

Agenda Item Type: Public Hearings
Resolution No. 2026-038R - Budget Amendment #3 FY25/26

Finance Agenda Item:
RESOLUTION NO. 2026-038R, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution No. 2025-098R which adopted the fiscal year 2025/2026 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2026-038R.**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
BACKGROUND INFORMATION:
If during the fiscal year, the manager certifies that there are available for appropriation revenue in excess of those estimated in the budget, the City Council may, by resolution, make supplemental appropriation for the year up to the amount of each excess. This budget amendment number three is necessary to ensure funds are placed in the needed projects and the line items to procure services and equipment.

Specifically, this amendment provides funding for:

1. To transfer the remaining funds in Fund 650 Stevens Plantation back to the original Fund 150 St. Cloud/OUC Interlocal to be used as part of the fiscal year 2026/2027 city budget.
2. To provide the initial funding for the project, ST 2605 Mutter Road Extension.
3. To purchase vehicles for 6 new Police Officer positions to be funded in FY 26/27. Purchasing the vehicles now allows for the delivery times.
4. To assign the fiscal year 2024/2025 year-end CRA fund balance PW2402 Downtown Mixed Use Development in accordance with resolution 2026-001G Florida Statutes Chapter 166.241 and City Code sec. 2-212- Amendments after adoption CR.

Legal Authority:
Florida Statutes Chapter 166.241 and City Code sec. 2-212- Amendments after adoption.

Budget and Recommendation:
Staff recommends **APPROVAL** of this request.

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

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
Final Action - 05/14/2026

Attachments:
1. Resolution 2026-038R Budget Amendment #3
2. Resolution 2026-038R Budget Amendment #3.memo
3. Resolution 2026-038R Budget Amendment #3.documentation

RESOLUTION - NO. 2026-038R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA AMENDING RESOLUTION NUMBER 2025-098R WHICH ADOPTED THE FISCAL YEAR 2025/2026 BUDGET FOR THE CITY OF ST. CLOUD, FINDING THE CITY MANAGER HAS CERTIFIED THERE ARE PRIOR YEAR FUND BALANCES AND OR CURRENT REVENUES AVAILABLE IN THE BUDGET FOR ADDITIONAL PROJECTS AND PROGRAMS IN VARIOUS FUNDS NOT INCLUDED IN THE ORIGINAL BUDGET, REQUIRING THE BUDGET TO BE INCREASED TO INCLUDE SAID ADDITIONAL FUNDING IN THE VARIOUS FUNDS AND MAKING SUPPLEMENTAL APPROPRIATIONS WITHIN THE FUNDS.

WHEREAS, the City Manager has certified there are fund balances available in the fiscal year 2025/2026 budget. The original fiscal year 2025/2026 budget as adopted by City Council in Resolution No. 2025-098R did not include these amounts, requiring the budget to be adjusted.

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

Section 1. The budget as established for fiscal year 2025/2026 is hereby amended to change the line items and projects within the funds by the amount and funding source shown:

ST CLOUD/OUC INTERLOCAL FUND	**INCREASE**	**DECREASE**
REVENUES:		
St Cloud/OUC Interlocal fund, interfund transfer	236,168	
	236,168	-
EXPENDITURES:		
St Cloud/OUC Interlocal fund, Contingency	236,168	
	236,168	-

CAPITAL PROJECTS FUND	**INCREASE**	**DECREASE**
REVENUES:		
Capital Projects Fund, Donations, Parks & Recreation		
Capital Projects Fund, Interfund transfer, Mobility Impact Fees	1,700,000	
Capital Projects Fund, Interfund transfer, CRA Fund	1,305,421	
	3,005,421	-
EXPENDITURES:		
Capital Projects Fund, Professional Services, Project ST2605	200,000	
Capital Projects Fund, Contractual Services, Project PW2402	1,305,421	
Capital Projects Fund, Land/ROW/Easements, Project ST2605	1,500,000	
	3,005,421	-

POLICE IMPACT FEES	**INCREASE**	**DECREASE**
REVENUES:		
Police Impact Fee Fund, Prior Year Fund Balance	354,000	
	354,000	-
EXPENDITURES:		
Police Impact Fees, Machinery & Equipment	354,000	
	354,000	-

MOBILITY FEE FUND	**INCREASE**	**DECREASE**
REVENUES:		
Mobility Fee Fund, Impact Fees, Residential	1,700,000	
	1,700,000	-
EXPENDITURES:		
Mobility Fee Fund, Intragovernmental transfers, Capital Projects	1,700,000	
	1,700,000	-

COMMUNITY REDEVELOPMENT AGENCY (CRA) FUND	**INCREASE**	**DECREASE**
REVENUES:		
CRA Fund, Prior Year Fund Balance	1,305,421	
	1,305,421	-
EXPENDITURES:		
CRA Fund, Intragovernment transfers, capital projects	1,305,421	
	1,305,421	-

STEVENS PLANTATION DSD FUND	**INCREASE**	**DECREASE**
REVENUES:		
Stevens DSD Fund, Prior Year Fund Balance	236,168	
	236,168	-
EXPENDITURES:		
Stevens DSD Fund, Interfund Transfers	236,168	
	236,168	-

Section 2. This resolution will become effective immediately upon its adoption, but shall not be codified as a part of the St. Cloud City Code.

PASSED AND ADOPTED this_____day of _____, 2026.

CITY OF ST. CLOUD

ATTEST:

_____
Christian B. Robertson, Mayor

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

MEMORANDUM

Date: May 14, 2026
To: Veronica Miller, City Manager
From: Jeffrey M. Cooper, Finance Director
Subject: Detail for Budget Amendment number three via Resolution 2026-038R

This memorandum provides the detail of the amendments needed and the respective departments or projects that are affected for the third budget amendment to the fiscal year 2025/2026 budget.

Fund	Account	Increase	Decrease	Reason
St Cloud/OUC Interlocal	Revenue, Interfund Transfer	236,168		
	Expenditure, Contingency	236,168		Transfer of remaining funding from Stevens DSD
Capital Project Fund	Revenue, Interfund transfer, Mobility Fee Fund	1,700,000		
	Revenue, Interfund transfer, CRA Fund	1,305,421		
	Expenditure, Capital Projects, Professional Services	200,000		Project ST2605 Mutter Rd Extension
	Expenditure, Capital Projects, Contractual Services	1,305,421		Project PW2402 Downtown Mixed Use Dev
	Expenditure, Capital Project, Land/ROW/Easements	1,500,000		Project ST2605 Mutter Rd Extension
Police Impact Fee Fund	Revenue, Prior Year Fund Balance	354,000		
	Expenditure, Machinery & Equipment	354,000		Vehicles for 6 new Police Officers
Mobility Impact Fee	Revenue, Prior Year Fund Balance	1,700,000		
	Expenditure, Intergovernmental transfers, Capital Projects	1,700,000		Project ST2605 Mutter Road Extension
CRA Fund	Revenue, Prior Year Fund Balance	1,305,421		
	Expenditure, Intragovernment Transfers	1,305,421		Proj PW2402 Downtown Mixed Use Dev
Stevens DSD	Revenue, Prior Year Fund Balance	236,168		
	Expenditure, Intragovernment Transfers	236,168		Transfer of remaining funding

CITY OF ST. CLOUD
BUDGET AMENDMENT
REQUEST

BUDGET AMENDMENT #: 3
FUND #: 150/650

DATE: 03/25/26
DEPARTMENT: Administrative

Reason/Justification for requested amendment:

To transfer the remaining funds in Fund 650 Stevens Plantation back to the original Fund 150 St Cloud/OUC Interlocal to be used as part of the fiscal year 2026/2027 city budget.

Recommended Funding Source	Amount	Account Number (Finance will complete)
Prior Year Fund Balance:	650-0000-301-00-00	~~$222,950~~ 236,168
Prior Year Fund Balance:		
Revenue:	150-0000-381-00-00	~~$222,950~~ 236,168
Revenue:		

Expenditure Accounts Additions Requested:

ACCOUNT NUMBER	ACCOUNT NAME	PROJECT	AMOUNT
150-9020-580-99-00	Contingency		$236,168 ~~$222,950~~
650-9000-581-91-00	Intragovernment Transfers		$236,168 ~~$222,950~~

DEPARTMENT DIRECTOR

DIRECTOR OF FINANCE

CITY MANAGER

Jeffrey Cooper

From: Mantzaris, Daniel F. <dmantzaris@dsklawgroup.com>
Sent: Thursday, April 30, 2026 1:48 PM
To: Jeffrey Cooper
Cc: Veronica Miller; Scott Davidoff
Subject: Re: Trust Ledger-3rd request

Jeff,

I am working thru this to make sure we disburse the correct amount. Theresa $36k+ is not tge city's money, it is the balance of the proceeds to be disbursed from the EMF closing, the disbursement of which has been delayed due to the bond holders continued closing out of their transaction. I need to confirm the amount and am working this out, but there is approximately $50k we are holding from the Stevens Transactions, that should be disbursed to the city. My office is reviewing our escrow files, to make sure we have the correct amounts and we will disburse ASAP.

Call me with any questions.

Dan

Daniel F Mantzaris
DSK Law
de Beaubien Simmons Knight
Mantzaris & Neal LLP
407.422.2454
407.992.3540 (direct)

On Apr 30, 2026, at 8:33 AM, Jeffrey Cooper <jeffrey.cooper@stcloudfl.gov> wrote:

⚠ **Caution:** External.

Good morning Dan,

Do you have an update on client matter 057372? If these funds belong to the City, please forward them ASAP. If not, please advise so we can remove from our financial records. Thank you sir.

<image001.png>
Jeff Cooper, CGFO
Finance Director

CITY OF ST. CLOUD
BUDGET AMENDMENT
REQUEST

BUDGET AMENDMENT #: 3
FUND #: 300/350

DATE: 02/20/26
DEPARTMENT: Public Works

Reason/Justification for requested amendment:

To provide the initial funding for project ST2605 Mutter Road Extension

Recommended Funding Source	Amount	Account Number (Finance will complete)
Prior Year Fund Balance:	$1,700,000	350-0000-301-00-00
Revenue:	$1,700,000	300-0000-381-35-00
Revenue:		
Revenue:		

Expenditure Accounts Additions Requested:

ACCOUNT NUMBER	ACCOUNT NAME	PROJECT	AMOUNT
300-9595-541-31-00	Contractual Services	ST2605	$200,000
300-9595-541-61-00	Land/ROW/Easement	ST2605	$1,500,000
350-9020-581-91-30	Intragovernment Transfers - Cap Proj		$1,700,000

Kevin Felblinger 02/20/26
DEPARTMENT HEAD

DIRECTOR OF FINANCE

CITY MANAGER

CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

		Initiation Year:	2026
Date Submitted:	2/20/2026	Finance PRJ/No.:	ST2605
Submitting Dept./Division:	Public Works	P/N Data Entry--By/	
Submitting Dept. File No.:		Date:	
Original Budget Year:	FY 2025/2026		
Year Projected Expected to be In Service:	2028	Payroll Data Entry By/	
Fund /Dept-Div/ Activity:	300-9595-541	Date:	
Adopted by Resolution #			
Adopted @ Council Mtg.:			

1.) Project Title: Mutter Road Extension

a. Project included in the Comprehensive Plan?:	Yes	X	No	
b. If NOT in Comp Plan, Priority of Proj: Priority Ranking:				
c. Is it in the Department CIP or the Comp Plan?	Dept CIP	X	Comp Plan	

2.) Full Description of Project:

This project is for the design, purchase of right-of-way, and the construction of the extension of Mutter Road from its current terminus at Oakview Circle east to Peghorn Way. Completion of this roadway extension will create a new east-west corridor connecting Old Canoe Creek Road to Budinger Avenue

3.) ESTIMATED COST TO BUILD THIS PROJECT/PROGRAM/SYSTEM

Element #		Element description	Projected Cost
12-00		SALARIES & WAGES	
14-00		OVERTIME	
31-00		PROFESSIONAL SRVC (Engineering, Architectural, Legal)	$200,000
34-00		OTHER CONTRACTUAL SERV(Custodial, janitorial,& other srvcs)	$2,700,000
49-53.00		OTHER CURRENT, OFF. SUPP, OPER. SUPP, (Year 1 costs)	
61-00		LAND & RIGHT OF WAYS	$1,500,000
62-00		BUILDINGS	
63-00		C/O OTHER IMPROVEMENTS	
64-00		MACHINERY & EQUIPMENT	
		TOTAL CONSTRUCTION COST	**$4,400,000**

4.) Calendar Of Expenditures for **Cash Flow** Projections (For Multi-Year Projects Only)
(Indicate amount requested by year and for what stage of project it is requested).

MONTH/YEAR	AMOUNT	PROJ. PHASE (PLAN, DESIGN, CONST.)
2025/2026	$200,000	Purchase/Installation
2026/2027	$1,500,000	Right of Way
2027/2028	$2,700,000	Construction

5.) **SOURCE OF FUNDS**

	TOTAL
Mobility Impact Fee Fund	$4,400,000
TOTAL	**$4,400,000**

NOTE: ATTACH ALL AGREEMENTS, EXPLANATIONS, JUSTIFICATIONS, SERVICE AREA MAPS, PLANS, ETC.

REQUESTED BY:

Kevin Felblinger 02/20/26
(Department Head) (Date)

Cameron Crandell 02/20/26
ESTIMATED BY: (Date)

APPROVED BY:

[signature] 2/23/26
(Finance Director) (Date)

[signature]
(City Manager) (Date)

CITY OF ST. CLOUD
BUDGET AMENDMENT
REQUEST

BUDGET AMENDMENT #: 3
FUND #: 330

DATE: 04/21/26
DEPARTMENT: Police

Reason/Justification for requested amendment:

To purchase vehicles for 6 new Police Officer positions to be funded in FY 26/27. Purchasing the vehicles now allows for the delivery times.

Recommended Funding Source	Amount	Account Number (Finance will complete)
Prior Year Fund Balance:	330-0000-301-00-00	$354,000
Prior Year Fund Balance:		
Revenue:		
Revenue:		

Expenditure Accounts Additions Requested:

ACCOUNT NUMBER	ACCOUNT NAME	PROJECT	AMOUNT
330-6010-521-64-00	Machinery & Equipment		$354,000

DEPARTMENT DIRECTOR

DIRECTOR OF FINANCE

CITY MANAGER

CITY OF ST. CLOUD
BUDGET AMENDMENT
REQUEST

BUDGET AMENDMENT #: 3
FUND #: 300/645

DATE: 03/18/26
DEPARTMENT: CRA

Reason/Justification for requested amendment:

To assign the fiscal year 2024/2025 year-end CRA fund balance to project PW2402 Downtown Mixed Use Development in accordance with resolution 2026-001CR.

Recommended Funding Source	Amount	Account Number (Finance will complete)
Prior Year Fund Balance:	645-0000-301-00-00	$1,305,421
Prior Year Fund Balance:		
Revenue:	300-0000-381-64-50	$1,305,421
Revenue:		

Expenditure Accounts Additions Requested:

ACCOUNT NUMBER	ACCOUNT NAME	PROJECT	AMOUNT
300-9595-541-34-00	Contractual Services	PW2402	$1,305,421
645-6450-581-91-30	Intragovernment Transfers		$1,305,421

Jeffrey Ball
DEPARTMENT DIRECTOR

DIRECTOR OF FINANCE

CITY MANAGER

Meeting: May 14, 2026

Agenda Item Type: Public Hearings Ordinance No. 2026-06 Whaley Platt ANX

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-06, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 743.53 acres identified as Whaley Platt, Project #ANX25-00020, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2026-06**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road. The property consists of eight parcels totaling approximately +/- 743.53 acres. This property currently has a Future Land Use Map designation of Mixed - Use (County). The subject property is currently contiguous to the St. Cloud City Limits to the north and east boundaries and is located within the Joint Planning Area (JPA) Boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Large-Scale Comprehensive Plan Amendment
(Ordinance 2026-07) from Mixed-Use (County) to Mixed-Use (City) Future Land Use, and a Zoning Map Amendment from “MXD” Mixed-Use (County) to “MIX” Mixed-Use (City). Once annexed, the property is anticipated to be developed to support single and multi-family residential uses, along with commercial components.

On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant’s request following a motion by Gilbert, seconded by Paul. The motion passed unanimously, 4-0.

Legal Authority:
Section 171.044, Voluntary Annexation, Florida Statutes.

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

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

Staff reviewed this request for a Voluntary Annexation on or before March 13, 2026, with no

objections. Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2026-06.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/26- Final Action
4/9/26- Motion by Gilbert to continue to the May 14, 2026 Council Meeting. Seconded by Paul. Pased 4-0
3/12/26 - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

Attachments:
1. 1 ANX25-00020 WHALEY PLATT STAFF REPORT CC 5.14.26
2. 2 ANX25-00020 WHALEY PLATT ORDINANCE 2026-06 CC 5.14.26
3. 3 ANX25-00020 WHALEY PLATT 16 FINDINGS
4. 4 ANX25-00020 WHALEY PLATT SCR

City Council Staff Report

Meeting Date: May 14, 2026

DRC Case No./Ord. No.
ANX25-00020/ 2026-06

Type of Application
Voluntary Annexation

Case Name
Whaley Platt

Applicant/Owner
Hawk Platt, LLC

Agent
Metro Development Group

Address/Location
North of Lake Tohopekaliga, East of Osceola Road, South of Kissimmee Park Road, and West of Lake Tohopekaliga Road

Parcel ID #
29-26-30-0000-0050-0000
29-26-30-4950-0001-0050
30-26-30-0000-0013-0000
30-26-30-0000-0015-0000
30-26-30-0000-0070-0000
30-26-30-0000-0141-0000
30-26-30-0000-0142-0000
31-26-30-0000-0010-0000

Total Land Area
+/- 743.53 acres

Project Planner
Ralph Keith
Associate Planner

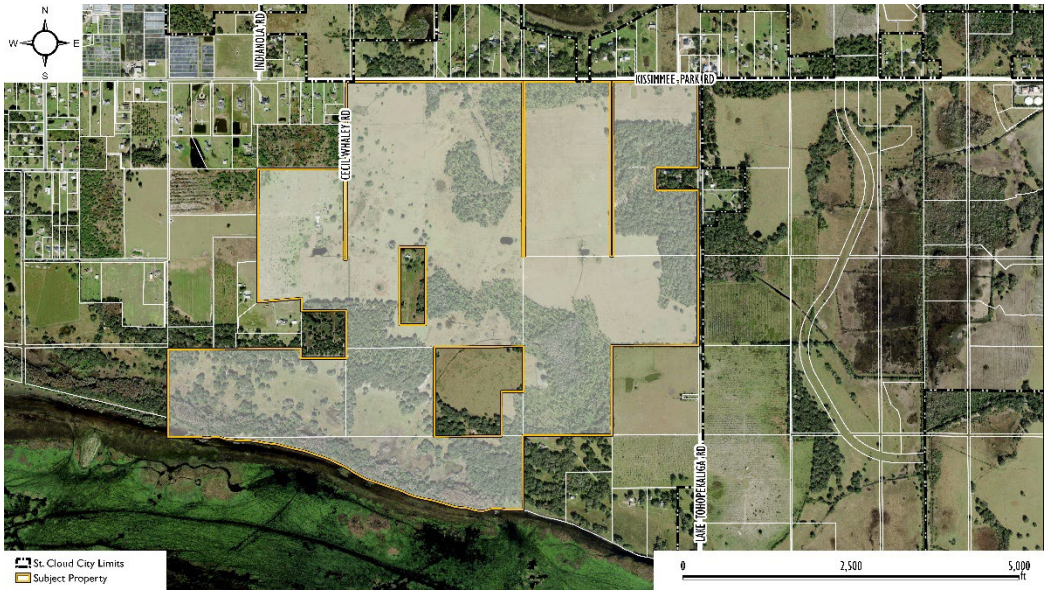


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a voluntary annexation of +/- 743.53 acres of land, known as Whaley Platt pursuant to F.S. 171.044. The subject property is shown in **Figure 1** above.

Background

The subject property is located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road. The property consists of eight parcels totaling approximately +/- 743.53 acres. This property currently has a Future Land Use Map designation of Mixed - Use (County). The subject property is currently contiguous to the St. Cloud City Limits to the north and east boundaries and is located within the Joint Planning Area (JPA) Boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Large-Scale Comprehensive Plan Amendment (Ordinance 2026-07) from Mixed-Use (County) to Mixed-Use (City) Future Land Use, and a Zoning Map Amendment from "MXD" Mixed-Use (County) to "MIX" Mixed-Use (City). Once annexed, the property is anticipated to be developed to support single and multi-family residential uses, along with commercial components. On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant's request following a motion by Gilbert, seconded by Paul. The motion passed unanimously, 4-0.

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	***Zoning***	***Future Land Use***	***Existing Land Use***
North	**"MXD":** Mixed-Use (County) **"MIX":** Mixed-Use (City)	Mixed-Use (County) Mixed-Use (City)	Single-Family – Improved Pastureland – Vacant
East	**"MXD":** Mixed-Use (County) **"MIX":** Mixed-Use (City)	Mixed-Use (County) Mixed-Use (City)	No Acreage /Residential – Vacant
West	**"MXD":** Mixed-Use (County)	Mixed-Use (County)	Pastureland – Vacant Pastureland 2 – Vacant Orchard Groves – Vacant
South	**"MXD":** Mixed-Use (County)	Mixed-Use (County)	Pastureland 1 – Improved

Figures 2 and 3 below depict the current Future Land Use Map designations and Zoning districts within the City and Unincorporated Osceola County.

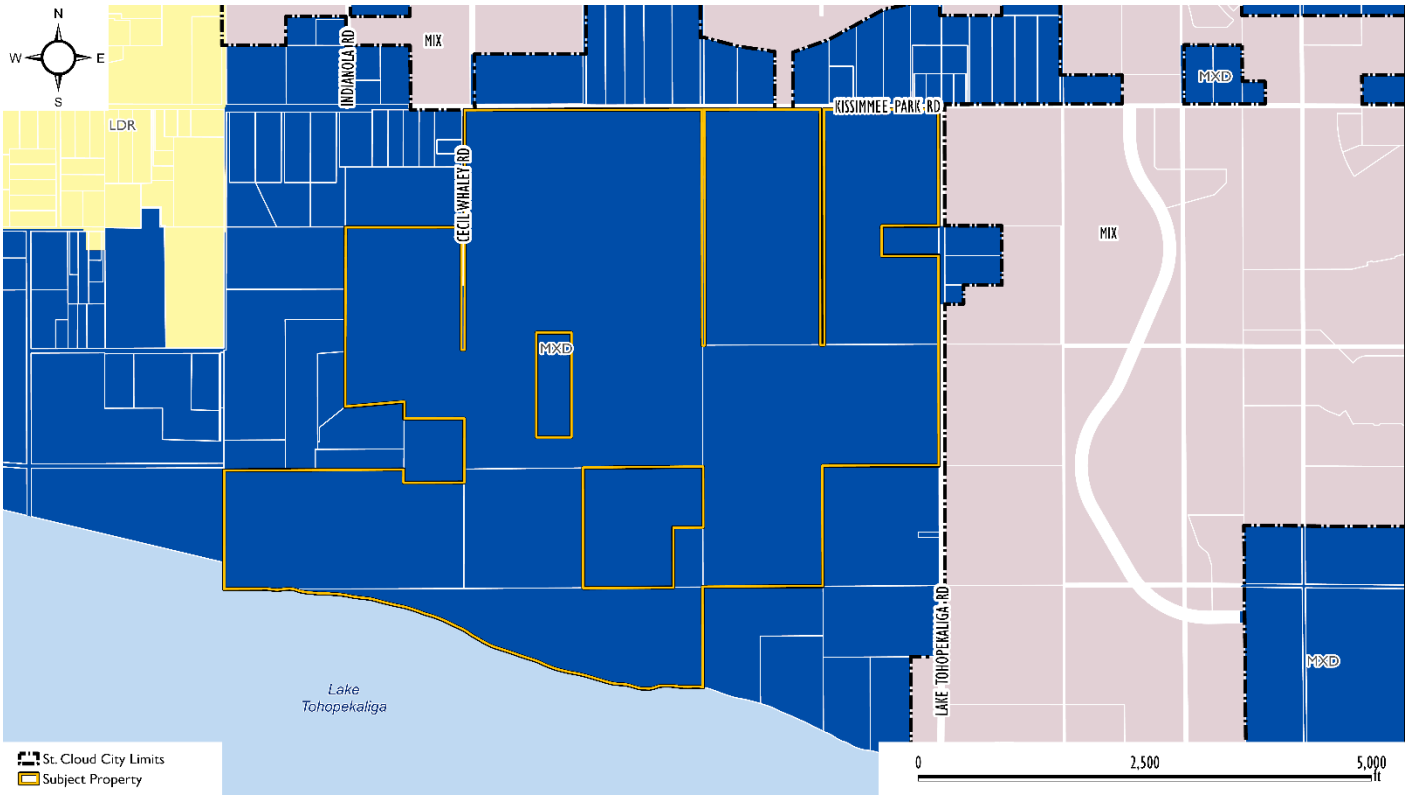


Figure 2 – Future Land Use Map

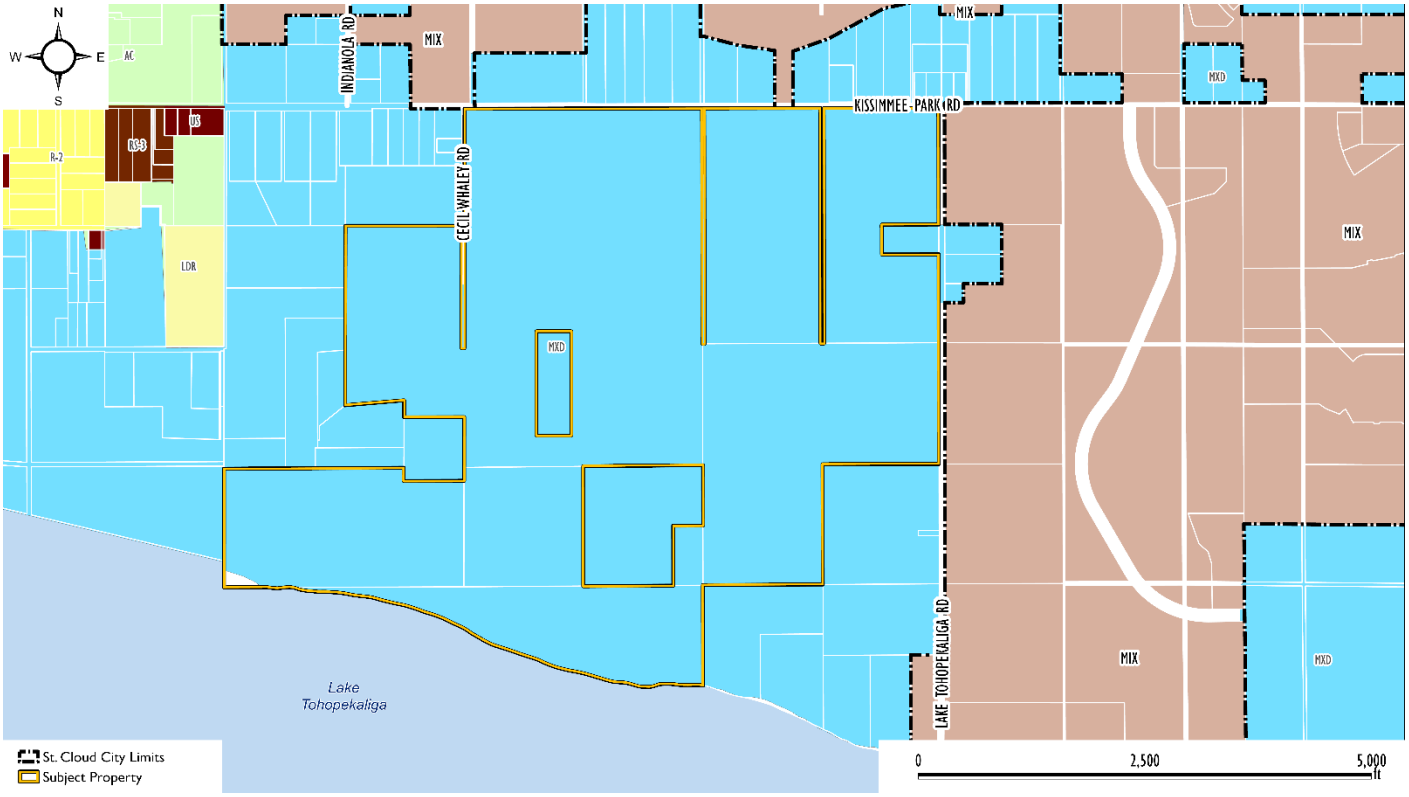


Figure 3 - Zoning Map

Prior Planning and County Approvals

The subject property and surrounding areas were included in Osceola County's *East of Lake Toho Element* (CPA 09-0010), which was adopted by the Osceola County Board of County Commissioners in 2010 and implemented the *East of Lake Toho Conceptual Master Plan* (CMP).

The East of Lake Toho Element and its associated Conceptual Master Plan were subsequently adopted by the City of St. Cloud in June 2015 through Ordinance 2015-05, thereby incorporating the County's planning framework into the City's Comprehensive Plan.

Other plans previously approved by Osceola County include the *Whaley Plat Concept Plan* (CP21-00008), the *Whaley Platt Preliminary Subdivision Plan* (PS22-00007) and *PSP Amendment* (PS23-00012), and the *Whaley Platt Phase 1A Site Development Plan* (SDP22-00022).

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Prior to approval of the proposed voluntary annexation, Florida Statutes Section 171.044 requires the City to make the following findings:

A. *The subject property must be contiguous to the municipality and reasonably compact.*

The proposed annexation property is contiguous to City of St. Cloud city limits. It is reasonably compact, and the parcel is located within the Joint Planning Area Boundary, as provided in the executed "Joint Planning Area Interlocal Agreement between Osceola County and the City of St. Cloud", dated March 17, 2014. The proposed annexation meets the requirements of Florida Statutes Section 171.044 and therefore is eligible for annexation into the City.

B. *The petition must bear the signatures of all owners of the subject property to be annexed.*

This is a voluntary annexation, and the City of St. Cloud has documentation that the owner of the subject property has agreed to the voluntary annexation of parcels 29-26-30-0000-0050-0000 29-26-30-4950-0001-0050 30-26-30-0000-0013-0000, 30-26-30-0000-0015-0000, 30-26-30-0000-0070-0000, 30-26-30-0000-0141-0000, 30-26-30-0000-0142-0000, 31-26-30-0000-0010-0000 into the City's jurisdiction limits.

Review of 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code.

1. The proposed annexation will not have an adverse influence on living conditions in the neighborhood or create any isolated district. It would maintain a continuation of the existing pattern of development and is compatible with the residential development in the area.
2. The applicant has submitted a document, which includes responses to the 16 required findings which is in Attachment A.

Consistency With Strategic Plan Goals:

The proposed Annexation meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government****: To focus on the continuity and sustainability of core public services; to become an employer of choice; and to be on the cutting-edge of technology.*

Staff Recommendation

Staff reviewed this request for a Voluntary Annexation on or before March 13, 2026, with no objections. Staff recommend **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2026-06.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

City Council Requested Action

Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review. Per Section 171.044, Voluntary Annexation, Florida Statutes.

On March 12, 2026, - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

On April 9, 2026, - Motion to continue by Gilbert. Seconded by Paul. Passed 4-0.

Attachments

- Ordinance No. 2026-06
- 16 Required Findings
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, TO ANNEX INTO THE CITY OF ST. CLOUD APPROXIMATELY +/- 743.53 ACRES IDENTIFIED AS WHALEY PLATT, PROJECT #ANX25-00020, GENERALLY LOCATED NORTH OF LAKE TOHOPEKALIGA, EAST OF OSCEOLA ROAD, SOUTH OF KISSIMMEE PARK ROAD, AND WEST OF LAKE TOHOPEKALIGA ROAD; IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF CHAPTER 171.044, FLORIDA STATUTES.

WHEREAS, the owner of the property described below, being Hawk Platt, LLC, and represented by Isaacs Strategy Solutions, LLC, petition on their behalf to the City Council of the City of St. Cloud, Florida pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida in a petition signed and dated August 19, 2025; and

WHEREAS, the City Manager of the City of St. Cloud, Florida, has certified by review of the Certificate of Title dated September 5, 2025, that the owner of the property has signed and given Isaacs Strategy Solutions, LLC, authority on August 11, 2025, to Petition for Annexation; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated March 17, 2026; and,

WHEREAS, the property is reasonably compact and contiguous to the corporate areas of the City of St. Cloud, Florida and annexation will not result in the creation of any enclave; and,

WHEREAS, the City of St. Cloud, Florida, has provided or will provide municipal services to the property, and has found it in the best interest of the City to accept the petition for annexation; and,

WHEREAS, pursuant to the Joint Planning Agreement between the City of St. Cloud and Osceola County, the City recognizes and accepts the development entitlements previously approved by Osceola County for the subject property, including, but not limited to, CP21-00008, Concept Plan, Whaley Platt; PS22-00007, Preliminary Subdivision Plan, Whaley Platt; PS23-00012, Preliminary Subdivision Plan, Whaley Platt; Kissimmee Park Community Development District, Ordinance No. 2022-36; Kissimmee Park Community Development District Notice of Establishment; SDP22-02222, Site Development Plan, Platt Property Phase 1A; South Florida Water Management District (SFWMD) Individual Environmental Resource Permit No. 49-114988-P; South Florida Water Management District (SFWMD) Water Use Individual Permit No. 49-114147-W; Toho Water Authority (TWA) Whaley Platt Subdivision Phase 1A Construction Plans Variance, Project No. 230124.xx.cc; Florida Department of Environmental Protection (FDEP) Permit No. 0076597-674-DS, Water; Florida Department of Environmental Protection (FDEP) Permit No. 0463171-001-DWC/CM, Wastewater; and Kissimmee Park Road (KPR) Approved Plans SDP23-0181.

WHEREAS, any development approvals, permits, or entitlements not previously granted by Osceola County and recognized herein shall be subject to review, approval, and regulation in accordance with the City of St. Cloud Land Development Code and all other applicable City regulations in effect at the time of application.

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

SECTION 1:

That the following property described below and shown on Exhibit "A" is annexed into the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes:

LEGAL DESCRIPTION

PARCEL 2 - (29-26-30-0000-0050-0000)

NORTH ONE-HALF (N. ½) OF SOUTHWEST ONE-QUARTER (S. W. ¼), LESS R/W, AND THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ALL LYING AND BEING IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3 - (29-26-30-4950-0001-0050)

LOTS 5-12 (INCLUSIVE), LOTS 21-28 (INCLUSIVE), LOT 38, LOTS 39-44 (INCLUSIVE), AND LOTS 53-60 (INCLUSIVE), ALL IN SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 4 - (30-26-30-0000-0013-0000)

THE SOUTH ½ (S. ½) OF THE SOUTHWEST ¼ (S. W. ¼) OF THE NORTHWEST ¼ (N. W. ¼) OF THE SOUTHWEST ¼ (S.W. ¼) OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 5 - (30-26-30-0000-0015-0000)

TRACT 1:

THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

TRACT 2:

THE EAST HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

AND

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LESS THAT PORTION LYING WITHIN THE FOLLOWING DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, RUN SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 762.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 48' 05" WEST 662.77 FEET TO THE WEST LINE OF THE EAST ¼ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 02' 18" WEST ALONG SAID WEST LINE 700.0 FEET, RUN THENCE NORTH 89° 48' 05"

EAST 663.30 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼; RUN THENCE NORTH, 700.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7 - (30-26-30-0000-0070-0000)

TRACT 1:

THE EAST ½ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS BEGINNING 800 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST ¼, RUN SOUTH 966.3 FEET, EAST 380 FEET, NORTH 1145.3 FEET, WEST 380 FEET, SOUTH 180 FEET TO THE POINT OF BEGINNING; AND LESS THE SOUTH ½ OF THE SOUTHEAST ¼.

AND

TRACT 2:

THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF.

AND

TRACT 3:

THE NORTHWEST ¼ OF NORTHEAST ¼ OF SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART THEREOF DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN NORTH 89° 54' 54" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼, 1310.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION; RUN THENCE SOUTH 00° 03' 58" WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, 658.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SAID POINT BEING THE POINT OF BEGINNING; RUN THENCE NORTH 89° 42' 07" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 651.26 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼; RUN THENCE NORTH 00° 12' 37" EAST ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ 80.0 FEET; RUN THENCE SOUTH 85° 18' 56" WEST, 653. 70 FEET TO THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 03' 58" WEST ALONG SAID EAST LINE, 30.0 FEET TO THE POINT OF BEGINNING.

AND

TRACT 4:

THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART THEREOF LYING WITHIN THE FOLLOWING DESCRIPTION: FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 762.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89" 48' 05" WEST 662.77 FEET TO THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼; RUN THENCE

SOUTH oo· 02' 18" WEST ALONG SAID WEST LINE, 700.0 FEET; RUN THENCE NORTH 89" 48' 05" EAST, 663.30 FEET, TO THE EAST LINE OF SAID SOUTHWEST ¼; RUN THENCE NORTH 700.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8 - (30-26-30-0000-0141-0000)

THE EAST 330 FT. OF THE SOUTH 660 FT. OF SECTION 30,TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 9 - (30-26-30-0000-0142-0000)

THE SOUTHWEST ONE-QUARTER (s.w. ¼) OF THE SOUTHEAST ONE QUARTER (S.E. ¼), SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 10 - (31-26-30-0000-0010-0000)

ALL OF FRACTIONAL SECTION 31, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

CONTAINING 743.53 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

That occupants and owners of the properties shall be entitled and subject to all the rights, privileges, immunities, and responsibilities of occupants and owners of property in the City of St. Cloud, Florida, as provided in Chapter 171, Florida Statutes.

SECTION 3:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 4:

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

SECTION 5:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 12th day of March 2026

Second Reading on the 14th day of May 2026

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

EXHIBIT "A"



PARCEL ID NO.
29-26-30-0000-0050-0000
29-26-30-4950-0001-0050
30-26-30-0000-0013-0000
30-26-30-0000-0015-0000
30-26-30-0000-0070-0000
30-26-30-0000-0141-0000
30-26-30-0000-0142-0000
31-26-30-0000-0010-0000

Responses to Land Development Code 3.4.3.C.2.A

Requirements of the Planning Commission Report to the City Council

The Planning Commission and City Council shall consider, where applicable, whether or not:

1. **The proposed change is contrary to the established land use pattern.**

   The project has been approved for the development of up to 2,818 residential units, which types of residential uses include detached and attached product types of single-family residential, multifamily, townhomes, apartments, as well as supportive commercial/office/civic uses, neighborhood centers and active and passive recreation/social areas for such residential units (the "Project"). The proposed change is not contrary to the established land use pattern in the surrounding area. The land use pattern has evolved over the last several years with the addition of Edgewater approved for 7,000 residential units, Bella Tara approved for 2,013 residential units, and other similar master planned mixed-use communities. As such, the proposed Project is consistent with the established land use pattern.

2. **The proposed change would create an isolated district unrelated to adjacent and nearby districts.**

   The proposed change would not create an isolated district as the Project has been designed to comply with the principles of the East of Lake Toho Element, which provides:

   > *The goal of the East of Lake Toho Conceptual Master Plan is to balance social, environmental and economic sustainability to form enduring places for people to live and thrive. This goal can be achieved by using long-range, large-scale planning to accommodate sustainable economic development and contribute to a sound tax base, alleviate the pressure for urban sprawl, and reduce vehicle miles traveled by linking road and transit networks. The plan also will provide a variety of housing options; protect environmentally sensitive lands, wildlife corridors and upland habitat, and create a strong sense of place through street layout, open space arrangements, streetscape appearance, and linkage of neighborhoods to commercial services and jobs.*

   The Project meets those policies and is contiguous to existing, approved MXD developments (Bella Tara and Edgewater).

3. **The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.**

The Project density patterns have already been approved by the City. The proposed change has been anticipated by the city through the Joint Planning Agreement and the MXD designation on the future land use map. Further, the Project is consistent with Policy 1.1.9 and follows the development program established in Tables 3 and 4 of the Conceptual Master Plan for the East of Lake Toho Element of the City's Comprehensive Plan.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property for the proposed change.**

Not Applicable

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.**

The proposed Project is consistent with the East of Lake Toho Element of the Comprehensive Plan, specifically the following:

- The development program is consistent with the Buildout Scenario outlined in Policy 1.1.3 and shown in Tables 3 and 4 of the Conceptual Master Plan identified in Policy 1.1.9.
- The County approved PS22-00007 illustrates compliance with the Lake Toho Protection Area (LTPA) outlined in Policy 1.1.5.
- The Whaley Plat Concept Plan (CP21-00008) was approved by Osceola County on 10/20/21, which is consistent with the process outlined in Policy 1.2.2.

6. **Changing or changed conditions make the passage of the proposed amendment necessary.**

The proposed amendment is necessary as the Project is required to annex pursuant to the Joint Planning Area adopted by the City and County. Further, with the annexation of the Bella Tara project, this project is now contiguous to the City boundaries.

7. **The proposed change will adversely influence living conditions in the neighborhood.**

The proposed change will not adversely influence living conditions in the neighborhood and further supports the area's livability as a pedestrian-oriented, mixed-use

community. The project includes a mix of uses with commercial nodes located on framework roads with multimodal connectivity linking to residential, open space areas, and civic uses.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**

Not applicable. The City and County entered into the Whaley Platt Tri-Party Development Agreement which sets forth all of the Developer's obligations for transportation infrastructure improvements and which mitigates for the development program.

9. **The proposed change will create a drainage problem.**

The proposed change will not create a drainage problem and is being designed consistently with the policies in the Stormwater Element of the City's Comprehensive Plan. Specifically, Policy SM1.1.1 as the Project has been designed to meet the water quality and quantity level of standards established by the South Florida Water Management District and City's Land Development Code for future phases not previously reviewed and approved by Osceola County.

10. **The proposed change will seriously reduce light or air to adjacent areas.**

The proposed change will not seriously reduce light or air to adjacent areas as the development pattern is consistent with the existing land use pattern. Further, the Project will include solar street lighting that is dark sky compliant.

11. **The proposed change will adversely affect property values in the adjacent area.**

The proposed change will increase property values in the adjacent area by bringing new infrastructure, civic uses, and implementing the buildout of the East of Lake Toho Element.

12. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.**

The proposed change will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. The Project will implement specific goals and objectives of the East of Lake Toho Element. Further, it will encourage further buildout under those plans by advancing the infrastructure necessary to comply with the full buildout development program stated above.

13. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**

Not applicable. The annexation is required per the Joint Planning Agreement with Osceola County.

14. There are substantial reasons why a reasonable use of the property cannot be accomplished under existing zoning.

Not applicable. The annexation is required by the Joint Planning Agreement with Osceola County, and the Project is consistent with the East Lake Toho Element of the City's Comprehensive Plan.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

The change suggested is not out of scale as it implements the East of Lake Toho Element of the City's Comprehensive Plan, which included significant stakeholder engagement.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

Not applicable. Policy 1.1.6 of the East of Lake Toho Element requires the City to concurrently rezone all lands within the East of Lake Toho Conceptual Master Plan area to the Mixed-Use District classification describe3d in the Land Development Code for Mixed Use District.

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

SDOC#: 2021/22-0016 DRC#: ANX25-00020

Current FLU: MXD (County)
Requested FLU: MXD (City)

PROJECT NAME: Whaley Platt

Current Zoning: MXD (County)
Requested Zoning: MXD (City)

PROJECT LOCATION: Cecil Whaley Rd. & Lk. Tohopekaliga Rd., St. Cloud

COMMENTS DUE DATE: 10.28.25

PID: 30-26-30-0000-0070-0000
30-26-30-0000-0050-0000
30-26-30-4950-0001-0050
30-26-30-0000-0141-0000
30-26-30-0000-0010-0000
30-26-30-0000-0015-0000
30-26-30-0000-0142-0000
30-26-30-0000-0013-0000
30-26-30-0000-0055-0000

The proposed Whaley-Platt is a development that may generate up to 4,650 residential units (2,200 SF/2,450 MF dwelling units). Per the East of Lake Toho Element approved by the Board of County Commissioners on August 16, 2010, 275 acres were denoted as Additional Land Uses. The School Board maintains its rights and entitlements consistent with applicable laws and ordinances to collect Educational System Impact Fees for all residential development within the Whaley-Platt Development. Additionally, the School Board has requested the dedication, not donation, of a 20-acre net usable K-8 school site with off-site retention, infrastructure to support the school site, and other improvements required by SDOC to ensure impacts on school capacity are addressed appropriately. The School Board is respectfully requesting a hold to be placed on all SDPs related to the Whaley-Platt development until such time an Agreement to mitigate the impact of the development on student capacity is executed.

Meeting: May 14, 2026

Agenda Item Type: Public Hearings Ordinance No. 2026-07 Whaley Platt CPA

Community Development Agenda Item:
PUBLIC HEARING AND TRANSMITTAL FOR ORDINANCE NO. 2026-07, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment Pursuant to Section 163.3184 Florida Statutes assigning a Future Land Use Designation of approximately +/- 743.53 acres identified as Whaley Platt Project #CPA25-00011, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; from "MXD" Mixed Use (County) to "MIX" Mixed Use (City), providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 18, 2026) **ACTION ON ORDINANCE NO. 2026-07**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road. The property consists of eight parcels totaling approximately +/- 743.53 acres. This property currently has a Future Land Use Map designation of Mixed - Use (County). The subject property is currently contiguous to the St. Cloud City Limits to the north and east boundaries and is located within the Joint Planning Area (JPA) Boundary.

Because of the size of the development, the State requires two public hearings, one for the transmittal stage and one for the final adoption. This will be the hearing to consider transmittal of the proposed change. Staff is recommending approval of this request due to its consistency with the Comprehensive Plan.

Legal Authority:
Per section 1.3.7 of the Land Development Code, the City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

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

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

Staff reviewed this request for a Comprehensive Plan Amendment on or before March 13, 2026, with no objections. Staff recommends **APPROVAL** to transmit Ordinance No. 2026-07 to the Department of Commerce (DOC) for CPA25-00011 Comprehensive Plan Amendment (Large-Scale) to change the Future Land Use from Mixed-Use (County) to Mixed-Use (City).

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
7/18/26 - Final Action
3/12/26 - Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 5-0.

Attachments:
1. 1 CPA24-00011 Whaley Platt Staff Report CC 5.14.26
2. 2 CPA24-00011 Whaley Platt Ordinance NO. 2026-07 CC 5.14.26
3. 3 CPA25-00011 Whaley Platt SCR

City Council Staff Report

Meeting Date: May 14, 2026

DRC Case No. /Ord. No.
CPA25-00011/2026-07

Type of Application
Comprehensive Plan Amendment: Large-Scale

Case Name
Whaley Platt

Applicant/Owner
Hawk Platt, LLC

Agent
Metro Development Group

Address/Location
North of Lake Tohopekaliga, East of Osceola Road, South of Kissimmee Park Road, and West of Lake Tohopekaliga Road

Parcel ID #
29-26-30-0000-0050-0000
29-26-30-4950-0001-0050
30-26-30-0000-0013-0000
30-26-30-0000-0015-0000
30-26-30-0000-0070-0000
30-26-30-0000-0141-0000
30-26-30-0000-0142-0000
31-26-30-0000-0010-0000

Total Land Area
+/- 743.53 acres

Project Planner
Ralph Keith Jr
Associate Planner



Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Large – Scale Comprehensive Plan Amendment from Mixed-Use (County) to Mixed-Use (City) for approximately +/- 743.53 acres of land, as shown in **Figure 1** above.

Background

The subject property is located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road. The property consists of eight parcels totaling approximately +/- 743.53 acres. This property currently has a Future Land Use Map designation of Mixed - Use (County). The subject property is currently contiguous to the St. Cloud City Limits to the north and east boundaries and is located within the Joint Planning Area (JPA) Boundary.

Because of the size of the development, the State requires two public hearings, one for the transmittal stage and one for the final adoption. This will be the hearing to consider transmittal of the proposed change. Staff is recommending approval of this request due to its consistency with the Comprehensive Plan.

Concurrently, the applicant has requested an Annexation (Ordinance No. 2026-06) and a Zoning Map Amendment (Ordinance No. 2026-08) from "MXD" Mixed-Use (County) to "MIX" Mixed-Use (City). Additionally, the applicant, in conjunction with the City, will be preparing an Annexation Agreement (Resolution 2026-014R) to acknowledge and honor existing and pending entitlements through Osceola County. Once annexed, the property is anticipated to be developed to support single-family and multi-family residential uses with commercial components.

Consistency with the St. Cloud Comprehensive Plan

In preparing the recommendation, staff reviewed the proposed Future Land Use Map amendment for consistency with the Goals, Objectives, and Policies of the City of St. Cloud Comprehensive Plan. The Comprehensive Plan defines Mixed Use Future Land Use Designation as intended to promote a balanced mix of activities-residence, shops, schools, workplace, parks, etc. It allows residential uses with densities ranging from 5 dwelling units per acre up to 25 dwelling units per acre.

Future Land Use Element - Objective 1.1: Land Uses. The City shall regulate land uses on the Future Land Use Map to ensure coordination with existing and adjacent land uses and maximum densities for land use categories through the following policies.

Future Land Use Element – Objective 4.1: Mixed Use (MX). Provide the future land use category which is intended to promote a balanced mix of activities-residence, shops, schools, workplace, parks, etc. It allows residential uses with densities ranging from 5 dwelling units per acre up to 25 dwelling units per acre. It also allows for non-residential uses with intensities ranging from .35 FAR to 2.5 FAR. These density and intensity standards may be modified for a Mixed-Use District through the adoption of a Conceptual Master Plan, or other approved development process, as long as the average density and intensity for the Mixed-Use District continues to meet or exceed the minimum standards as established herein.

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES

Zoning	*Future Land Use*	*Existing Land Use*
"MXD": Mixed-Use (County) **"MIX":** Mixed-Use (City)	Mixed-Use (County) Mixed-Use (City)	Single-Family – Improved Pastureland – Vacant
"MXD": Mixed-Use (County) **"MIX":** Mixed-Use (City)	Mixed-Use (County) Mixed-Use (City)	No Acreage /Residential – Vacant
"MXD": Mixed-Use (County)	Mixed-Use (County)	Pastureland – Vacant Pastureland 2 – Vacant Orchard Groves – Vacant
"MXD": Mixed-Use (County)	Mixed-Use (County)	Pastureland 1 – Improved

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the city.

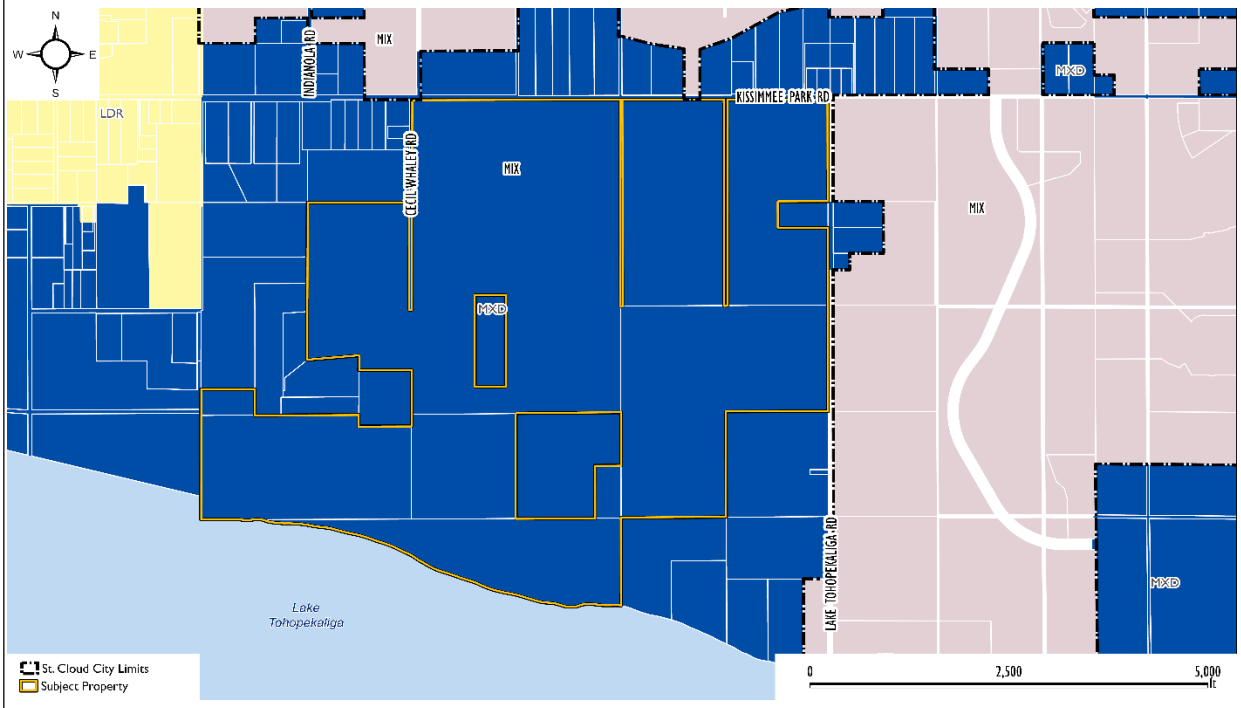


Figure 2 – Future Land Use Map

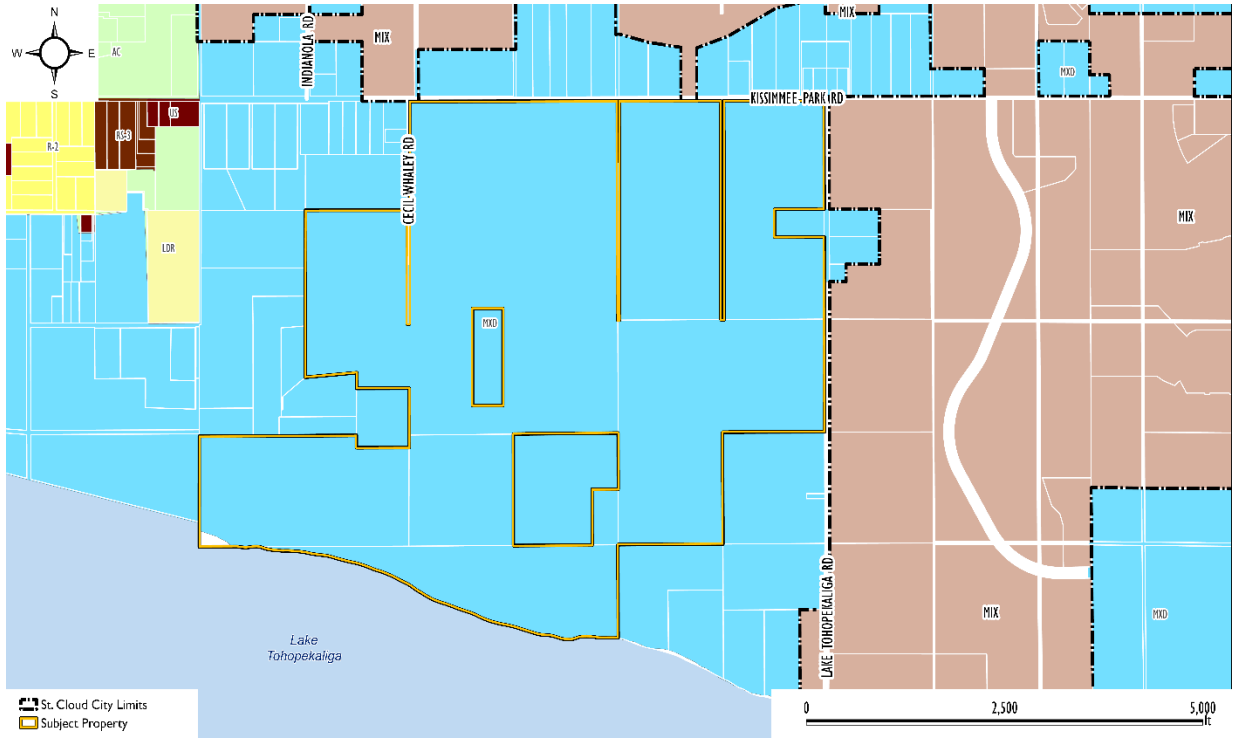


Figure 3 – Zoning Map

Prior Planning and County Approvals

The subject property and surrounding areas were included in Osceola County's East of Lake Toho Element (CPA 09-0010), which was adopted by the Osceola County Board of County Commissioners in 2010 and implemented the East of Lake Toho Conceptual Master Plan (CMP).

The East of Lake Toho Element and its associated Conceptual Master Plan were subsequently adopted by the City of St. Cloud in June 2015 through Ordinance 2015-05, thereby incorporating the County's planning framework into the City's Comprehensive Plan.

Other plans previously approved by Osceola County include the Whaley Plat Concept Plan (CP21-00008), the Whaley Platt Preliminary Subdivision Plan (PS22-00007) and PSP Amendment (PS23-00012), and the Whaley Platt Phase 1A Site Development Plan (SDP22-00022).

Prior approvals and associated development entitlements will be presented for the City Council's consideration through a separate Development Agreement (DVA25-00007), which is currently in process.

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the 16 Required Findings of Section 1.3.3.C.2.A of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **The proposed change is contrary to the established land use pattern;**

   "The project has been approved for the development of up to 2,818 residential units, which types of residential uses include detached and attached product types of single-family residential, multifamily, townhomes, apartments, as well as supportive commercial/office/civic uses, neighborhood centers and active and passive recreation/social areas for such residential units (the "Project"). The proposed change is not contrary to the established land use pattern in the surrounding area. The land use pattern has evolved over the last several years with the addition of Edgewater approved for 7,000 residential units, Bella Tara approved for 2,013 residential units, and other similar master planned mixed-use communities. As such, the proposed Project is consistent with the established land use pattern."

   The project is requesting a Future Land Use change from Mixed-Use (County) to Mixed-Use (City). This request will include an extension of public infrastructure and facilites as outlined in Article 7 of the Joint Planning Agreement. The development will honor the preexisting and pending entitlements approved in Osceola County and will be in accordance with the preservation of natural wetland areas, community open space, and amenity centers; therefore, making it a natural and planned continuation of the land use pattern.

2. **The proposed change would create an isolated district unrelated to the adjacent and nearby districts;**

   "The proposed change would not create an isolated district as the Project has been designed to comply with the principles of the East of Lake Toho Element, which provides:

   The goal of the East of Lake Toho Conceptual Master Plan is to balance social, environmental and economic sustainability to form enduring places for people to live and thrive. This goal can be achieved by using long-range, large-scale planning to accommodate sustainable economic development and contribute to a sound tax base, alleviate the pressure for urban sprawl, and reduce vehicle miles traveled by linking road and transit networks. The plan also will provide a variety of housing options; protect environmentally sensitive lands, wildlife corridors and upland habitat, and create a strong sense of place through street layout, open space arrangements, streetscape appearance, and linkage of neighborhoods to commercial services and jobs.

   The Project meets those policies and is contiguous to existing, approved MXD developments (Bella Tara and Edgewater)."

   The request for a Mixed-Use (City) Future Land Use designation will support the westward expansion of the City's boundaries, while aligning with the adjacent or planned Mixed-Use zoning districts. This designation will promote a more cohesive and diverse mix of commercial and residential development, while establishing the infrastructure improvements needed to accommodate the area's increasing density.

3. **The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;**

   "The Project density patterns have already been approved by the City. The proposed change has been anticipated by the city through the Joint Planning Agreement and the MXD designation on the future land use map. Further, the Project is consistent with Policy 1.1.9 and follows the development program established in Tables 3 and 4 of the Conceptual Master Plan for the East of Lake Toho Element of the City's Comprehensive Plan."

   The Mixed-Use (City) Future Land Use reflects prior approvals under Osceola County. The School Board will retain its right to collect Educational System Impact Fees for all residential development within Whaley-Platt. It also requests dedication not a donation of a 20-acre usable K-8 school site, with required infrastructure and improvements. A hold on all SDPs is requested until an agreement addressing school capacity impacts is executed. The Board does not oppose residential expansion if impacts are properly mitigated and will continue monitoring facility impacts with future approvals.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "Not Applicable."

   The existing district boundary is not illogically drawn since the area west of the Florida's Turnpike is transitioning from Mixed-Use (County) to Mixed-Use (City) and is consistent with the East Lake Toho Element of the Comprehensive Plan. Figure 2 depicts the Future Land Use designations surrounding the subject properties.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "The proposed Project is consistent with the East of Lake Toho Element of the Comprehensive Plan, specifically the following:

   • The development program is consistent with the Buildout Scenario outlined in Policy 1.1.3 and shown in Tables 3 and 4 of the Conceptual Master Plan identified in Policy 1.1.9.
   • The County approved PS22-00007 illustrates compliance with the Lake Toho Protection Area (LTPA) outlined in Policy 1.1.5.
   • The Whaley Plat Concept Plan (CP21-00008) was approved by Osceola County on 10/20/21, which is consistent with the process outlined in Policy 1.2.2."

   The proposed change would not have an adverse effect on the Comprehensive Plan. Policy 1.1.1 of the Future Land Use Element states that the Future Land Use Map will contain and identify appropriate locations for land use categories.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "The proposed amendment is necessary as the Project is required to annex pursuant to the Joint Planning Area adopted by the City and County. Further, with the annexation of the Bella Tara project, this project is now contiguous to the City boundaries."

   Since this project is contiguous the City limits, the proposed request is necessary for development approvals. The proposed Mixed-Use Future Land Use designation is compatible with the existing land use patterns in the area and is consistent with the intent of Policy 1.1.2 Conceptual Master Plan of the East Lake Toho Element which serves as the guide for future growth and development.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "The proposed change will not adversely influence living conditions in the neighborhood and further supports the area's livability as a pedestrian-oriented, mixed-use community. The project includes a mix of uses with commercial nodes located on framework roads with multimodal connectivity linking to residential, open space areas, and civic uses."

   The proposed Comprehensive Plan Amendment should not adversely affect living conditions in the neighborhood. The request is consistent with Objective 1.2. of the East Lake Toho Element, meeting the City's mixed-use policies and the East Lake Toho Conceptual Master Plan.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "Not applicable. The City and County entered into the Whaley Platt Tri-Party Development Agreement which sets forth all of the Developer's obligations for transportation infrastructure improvements and which mitigates for the development program"

   Any increase in traffic or impact on public safety shall be mitigated through the collection of mobility and public safety impact fees. Furthermore, Transportation Impact Analyses shall be required upon submittal of a Site Development Plan or Subdivision Construction Plan to ensure traffic congestion is being adequately mitigated.

9. The proposed change will create a drainage problem;

"The proposed change will not create a drainage problem and is being designed consistently with the policies in the Stormwater Element of the City's Comprehensive Plan. Specifically, Policy SM1.1.1 as the Project has been designed to meet the water quality and quantity level of standards established by the South Florida Water Management District and City's Land Development Code for future phases not previously reviewed and approved by Osceola County."

Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the Site Development Plan or Subdivision Construction Plan process.

10. The proposed change will seriously reduce light or air to adjacent areas;

"The proposed change will not seriously reduce light or air to adjacent areas as the development pattern is consistent with the existing land use pattern. Further, the Project will include solar street lighting that is dark sky compliant."

Design standards will be implemented during review of the Site Development Plan or Subdivision Construction Plan and any other approvals required by the Land Development Code to mitigate any possible impacts.

11. The proposed change will adversely affect property values in the adjacent area;

"The proposed change will increase property values in the adjacent area by bringing new infrastructure, civic uses, and implementing the buildout of the East of Lake Toho Element."

The proposed change should not adversely impact property values of the adjacent area. It complements the existing Mixed-Use designations of the surrounding area.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

"The proposed change will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. The Project will implement specific goals and objectives of the East of Lake Toho Element. Further, it will encourage further buildout under those plans by advancing the infrastructure necessary to comply with the full buildout development program stated above."

This proposed Comprehensive Plan Amendment request should not hinder the improvement of adjacent properties. The request to Mixed Use (City) will not prevent future development in neighboring areas as the development program has been captured in the East Lake Toho Element of the Comprehensive Plan.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

"Not applicable. The annexation is required per the Joint Planning Agreement with Osceola County."

The proposed Comprehensive Plan Amendment does not grant special privilege to an individual owner, developer, or contrast with public welfare.

14. **There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.**

    "Not applicable. The annexation is required by the Joint Planning Agreement with Osceola County, and the Project is consistent with the East Lake Toho Element of the City's Comprehensive Plan."

    This request is subsequent to the adoption of the Annexation (Ordinance No. 2026-06) and the transmittal of the proposed Comprehensive Plan Amendment located within the Joint Planning Area (JPA) boundary, which adheres to policy 1.1.6 of the East Lake Toho Element and establishing the Future Land Use required to support the Mixed-Use Zoning District.

15. **Whether the change suggested is out of scale with the needs of the neighborhood or the city;**

    "The change suggested is not out of scale as it implements the East of Lake Toho Element of the City's Comprehensive Plan, which included significant stakeholder engagement."

    The proposed change to Mixed-Use is not out of scale since surrounding parcels in the area have Mixed-Use Future Land Use designations.

16. **It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.**

    "Not applicable. Policy 1.1.6 of the East of Lake Toho Element requires the City to concurrently rezone all lands within the East of Lake Toho Conceptual Master Plan area to the Mixed-Use District classification describe3d in the Land Development Code for Mixed Use District."

    While similar Future Land Use designations exist in other areas of the city, the surrounding neighborhoods in Osceola County have an approved Conceptual Master Plan for the Mixed-Use district. This request for Mixed-Use (City) Future Land Use emulates the approved entitlements that existed on the subject property within Osceola County's jurisdiction.

Consistency with Florida Statutes (F.S.)

The proposed Comprehensive Plan Amendment (CPA) application will follow the requirements for comprehensive plan amendments as specified in Chapter 163 and Chapter 166, Florida Statutes.

- **Chapter 166.041, F.S.** The Ordinance shall be enacted consistently with the procedures outlined in Florida Statutes.
- **Chapter 163.3174, F.S.** This amendment was heard by the Planning Commission, acting as the Local Planning Agency, on March 17, 2026. Their recommendation will be presented to the City Council at their meeting on March 12, 2026, for transmittal to the Department of Commerce.
- **Chapter 163.3184, F.S.** This large-scale CPA Map Amendment is being transmitted to the Department of Commerce (DOC) consistent with the Expedited State Review procedures established in Chapter 163.3184, Florida Statutes (F.S.).

Staff Recommendation

Staff reviewed this request for a Comprehensive Plan Amendment on or before March 13, 2026, with no objections. Staff recommends **APPROVAL** to transmit Ordinance No. 2026-07 to the Department of Commerce (DOC) for CPA25-00011 Comprehensive Plan Amendment (Large-Scale) to change the Future Land Use from Mixed-Use (County) to Mixed-Use (City).

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

City Council Requested Action

Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review. Per Section 171.044, Voluntary Annexation, Florida Statutes.

On March 12, 2026, - Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 5-0.

Attachments

- Ordinance No. 2026-07
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN ADMENDMENT PURSUANT TO SECTION 163.3184 FLORIDA STATUTES ASSIGNING A FUTURE LAND USE DESIGNATION OF APPROXIMATELY +/- 743.53 ACRES IDENTIFIED AS WHALEY PLATT PROJECT #CPA25-00011, GENERALLY LOCATED NORTH OF LAKE TOHOPEKALIGA, EAST OF OSCEOLA ROAD, SOUTH OF KISSIMMEE PARK ROAD, AND WEST OF LAKE TOHOPEKALIGA ROAD;., FROM "MXD" MIXED USE (COUNTY) TO "MIX" MIXED USE (CITY), PROVIDING FOR AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, APPLICABILITY AND EFFECT, SEVERABILITY, COPIES ON FILE AND EFFECTIVE DATE.

WHEREAS, Chapter 163.3167, Florida Statues, and Article VII, of the Charter Laws of the City of St. Cloud, allows the Council of the City of St. Cloud to prepare and enforce a Comprehensive Plan, and under such authority only lawful procedures and requirements have been met; and,

WHEREAS, the City adopted the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, by Ordinance 2002-41, on September 26, 2002; and,

WHEREAS, pursuant to Chapter 163.3162, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the amended version of the City of St. Cloud, Florida, Comprehensive Plan; and,

WHEREAS, this Ordinance is enacted under the authority of Chapter 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, reserving to the City Council of the City of St. Cloud all permitted discretionary authority; and,

WHEREAS, the City Council received the recommendation of Planning Commission dated December 16th, 2025, and,

WHEREAS, the City did transmit its analysis of the proposed amendment to the agencies as required by State Statute, and any other interested parties; and,

WHEREAS, the State Land Planning Agency and required reviewing agencies did review the proposed amendment as outlined in Chapter 163, Florida Statutes; and,

WHEREAS, the City Council has held two (2) public hearings and has produced advertisements and notice on this matter consistent with the requirements of Chapter 163.3184., Florida Statutes, and

WHEREAS, the City staff has prepared a staff report and will rely on the data as findings of fact to support the map change.

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

SECTION 1:

All information above is true and correct.

SECTION 2:

The City of St. Cloud, Florida, Comprehensive Plan is amended in the following respects to the properties, identified under Comprehensive Plan Amendment 24-00008, as shown on Exhibit "A", and described as follows:

LEGAL DESCRIPTION

PARCEL 2 - (29-26-30-0000-0050-0000)

NORTH ONE-HALF (N. ½) OF SOUTHWEST ONE-QUARTER (S. W. ¼), LESS R/W, AND THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ALL LYING AND BEING IN OSCEOLA COUNTY, FLORIDA.

PARCEL 3 - (29-26-30-4950-0001-0050)

LOTS 5-12 (INCLUSIVE), LOTS 21-28 (INCLUSIVE), LOT 38, LOTS 39-44 (INCLUSIVE), AND LOTS 53-60 (INCLUSIVE), ALL IN SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 16, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PARCEL 4 - (30-26-30-0000-0013-0000)

THE SOUTH ½ (S. ½) OF THE SOUTHWEST ¼ (S. W. ¼) OF THE NORTHWEST ¼ (N. W. ¼) OF THE SOUTHWEST ¼ (S.W. ¼) OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 5 - (30-26-30-0000-0015-0000)

TRACT 1:

THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

TRACT 2:

THE EAST HALF OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

AND

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, LESS THAT PORTION LYING WITHIN THE FOLLOWING DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, RUN SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 762.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89° 48' 05" WEST 662.77 FEET TO THE WEST LINE OF THE EAST ¼ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 02' 18" WEST ALONG SAID WEST LINE 700.0 FEET, RUN THENCE NORTH 89° 48' 05" EAST 663.30 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼; RUN THENCE NORTH, 700.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7 - (30-26-30-0000-0070-0000)

TRACT 1:

THE EAST ½ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS BEGINNING 800 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST ¼, RUN SOUTH 966.3 FEET, EAST 380 FEET, NORTH 1145.3 FEET, WEST 380 FEET, SOUTH 180 FEET TO THE POINT OF BEGINNING; AND LESS THE SOUTH ½ OF THE SOUTHEAST ¼.

AND

TRACT 2:

THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF.

AND

TRACT 3:

THE NORTHWEST ¼ OF NORTHEAST ¼ OF SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART THEREOF DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN NORTH 89° 54' 54" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼, 1310.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION; RUN THENCE SOUTH 00° 03' 58" WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, 658.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SAID POINT BEING THE POINT OF BEGINNING; RUN THENCE NORTH 89° 42' 07" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, 651.26 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼; RUN THENCE NORTH 00° 12' 37" EAST ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ 80.0 FEET; RUN THENCE SOUTH 85° 18' 56" WEST, 653. 70 FEET TO THE

EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼; RUN THENCE SOUTH 00° 03' 58" WEST ALONG SAID EAST LINE, 30.0 FEET TO THE POINT OF BEGINNING.

AND

TRACT 4:

THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA; LESS THAT PART THEREOF LYING WITHIN THE FOLLOWING DESCRIPTION: FROM THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 30, RUN SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 762.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89" 48' 05" WEST 662.77 FEET TO THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼; RUN THENCE SOUTH oo· 02' 18" WEST ALONG SAID WEST LINE, 700.0 FEET; RUN THENCE NORTH 89" 48' 05" EAST, 663.30 FEET, TO THE EAST LINE OF SAID SOUTHWEST ¼; RUN THENCE NORTH 700.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8 - (30-26-30-0000-0141-0000)

THE EAST 330 FT. OF THE SOUTH 660 FT. OF SECTION 30,TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 9 - (30-26-30-0000-0142-0000)

THE SOUTHWEST ONE-QUARTER (s.w. ¼) OF THE SOUTHEAST ONE QUARTER (S.E. ¼), SECTION 30, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL 10 - (31-26-30-0000-0010-0000)

ALL OF FRACTIONAL SECTION 31, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA.

CONTAINING 743.53 ACRES, MORE OR LESS.

A. The City of St. Cloud Future Land Use Map, 2026, is amended to show the property as “Mixed-Use”,
B. Any and all additional maps of the Comprehensive Plan are amended to show the property;
C. All Goals, Objectives, Policies, and other planning provisions applicable to properties as shown and set forth in the City of St. Cloud, Florida, Comprehensive Plan apply to the property.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter changes on the Official Future Land Use Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Department of Community Development.

SECTION 5:

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3161 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 6:

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

SECTION 7:

If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

SECTION 8:

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.

B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.

C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Department of Community Development of the City of St. Cloud. The Department of Community Development shall also make copies available to the public for a reasonable publication charge.

SECTION 9:

Effective Date. This ordinance has been published and shall take effect as provided by law. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

First Reading on the 12th day of March 2026

Final Reading on the 14th day of May 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

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT "A"



PARCEL ID NO.
29-26-30-0000-0050-0000
29-26-30-4950-0001-0050
30-26-30-0000-0013-0000
30-26-30-0000-0015-0000
30-26-30-0000-0070-0000
30-26-30-0000-0141-0000
30-26-30-0000-0142-0000
31-26-30-0000-0010-0000

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

SDOC#: 2021/22-0016 DRC#: CPA25-00011

PROJECT NAME: Whaley Platt

PROJECT LOCATION: Cecil Whaley Rd. & Lk. Tohopekaliga Rd., St. Cloud

COMMENTS DUE DATE: 10.28.25

Current FLU: MXD (County)
Requested FLU: MXD (City)

Current Zoning: MXD (County)
Requested Zoning: MXD (City)

PID:
30-26-30-0000-0070-0000
30-26-30-0000-0050-0000
30-26-30-4950-0001-0050
30-26-30-0000-0141-0000
30-26-30-0000-0010-0000
30-26-30-0000-0015-0000
30-26-30-0000-0142-0000
30-26-30-0000-0013-0000
30-26-30-0000-0055-0000

The proposed Whaley-Platt is a development that may generate up to 4,650 residential units (2,200 SF/2,450 MF dwelling units). Per the East of Lake Toho Element approved by the Board of County Commissioners on August 16, 2010, 275 acres were denoted as Additional Land Uses. The School Board maintains its rights and entitlements consistent with applicable laws and ordinances to collect Educational System Impact Fees for all residential development within the Whaley-Platt Development. Additionally, the School Board has requested the dedication, not donation, of a 20-acre net usable K-8 school site with off-site retention, infrastructure to support the school site, and other improvements required by SDOC to ensure impacts on school capacity are addressed appropriately. The School Board is respectfully requesting a hold to be placed on all SDPs related to the Whaley-Platt development until such time an Agreement to mitigate the impact of the development on student capacity is executed.

Meeting: May 14, 2026

Agenda Item Type: Public Hearings Ordinance No. 2026-10 Narcoossee and Starline ANX

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-10, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #ANX26-00001, generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.(Above is full title) **ACTION ON ORDINANCE NO. 2026-10**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road. The property consists of two parcels totaling approximately +/- 9.79 acres. The parcels are currently designated as Low Density Residential (County) on the Future Land Use Map and are zoned “AC”: Agriculture & Conservation (County) and “R-2”: Rural Development in Osceola County.

A portion of the subject property, located along the eastern boundary adjacent to Narcoossee Road, appears physically separated from the larger contiguous tract. This area is historically associated with the St. Cloud Sugar Belt, a significant agricultural region that influenced early travel patterns in the area.

The St. Cloud Sugar Belt was supported by a rail line that extended from Kissimmee to Narcoossee Road. Generally used to transfer sugar and passengers. Due to diminishing traffic, the line was abandoned in 1942, and the tracks were subsequently removed. Today, this historical feature is memorialized in downtown St. Cloud.

This historical context helps explain the configuration of the property and its distinction from the remainder of the parcel. Notwithstanding this distinction, the subject property is being considered as a unified parcel for the purposes of the proposed Annexation, Comprehensive Plan Amendment, and Zoning Map Amendment. Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA26-00001 / Ordinance No. 2026-11) and a Zoning Map Amendment (ZMA26-00001 / Ordinance No. 2026-12) from “AC”: Agriculture & Conservation (County) and “R-2”: Rural Development to “HB”: Highway Business to facilitate development.

On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant’s request to allow for the creation of a restrictive covenant outlining acceptable uses for the property. The continuance was approved following a motion by Urban, seconded by Paul, which passed unanimously, 4-0.

Legal Authority:
Section 171.044, Voluntary Annexation, Florida Statutes.

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

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

Staff reviewed this request for a Voluntary Annexation on or before February 12, 2026, with no objections. Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2026-10.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/26 - Final Action
4/9/26 - Motion by Urban to continue to the May 14, 2026 Council Meeting. Seconded by Paul. Pased 4-0
3/12/26 - Motion to approve the First Reading & Introduction by Gilbert. Seconded by Fletcher. Passed 5-0.

Attachments:
1. 1 ANX26-00001 Narcoossee and Starline Staff Report CC 5.14.26
2. 2 ANX26-00001 Narcoossee and Starline Ordinance No. 2026-10 CC 5.14.26.
3. 3 ANX26-00001 Narcoossee and Starline SCR
4. 4 ANX26-00001 16 Findings

City Council Staff Report

Meeting Date: May 14, 2026

DRC Case No./Ord. No.
ANX26-00001/ 2026-10

Type of Application
Voluntary Annexation

Case Name
Narcoossee and Starline

Applicant/Owner
Chris Blurton / Donna Van Tassel

Agent
Interplan LLC c/o Chris Blurton

Address/Location
North of J Street, East of Twisted Branch Lane, South of Lillian Black Road, and West of South Narcoossee Road.

Parcel ID #
29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

Total Land Area
+/- 9.79 acres

Project Planner
Ralph Keith Jr.
Associate Planner

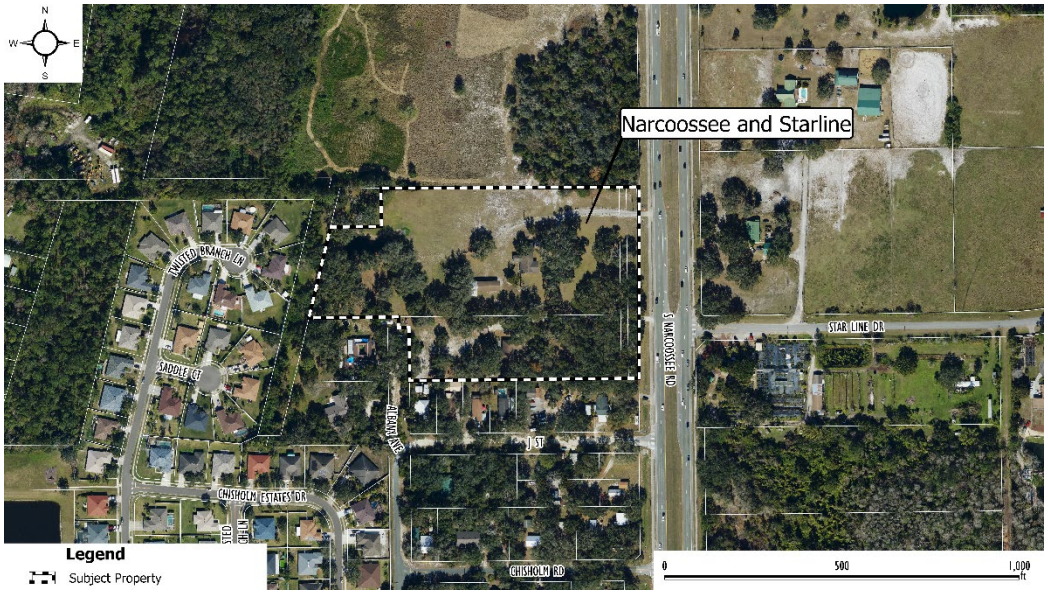


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of an encumbrance annexation of +/- 9.79 acres of land, known as Narcoossee and Starline pursuant F.S. 171.044. The subject property is shown in **Figure 1** above.

Background

The subject property is generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road. The property consists of two parcels totaling approximately +/- 9.79 acres. The parcels are currently designated as Low Density Residential (County) on the Future Land Use Map and are zoned "AC": Agriculture & Conservation (County) and "R-2": Rural Development in Osceola County.

A portion of the subject property, located along the eastern boundary adjacent to Narcoossee Road, appears physically separated from the larger contiguous tract. This area is historically associated with the St. Cloud Sugar Belt, a significant agricultural region that influenced early travel patterns in the area.

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This historical context helps explain the configuration of the property and its distinction from the remainder of the parcel. Notwithstanding this distinction, the subject property is being considered as a unified parcel for the purposes of the proposed Annexation, Comprehensive Plan Amendment, and Zoning Map Amendment. Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA26-00001 / Ordinance No. 2026-11) and a Zoning Map Amendment (ZMA26-00001 / Ordinance No. 2026-12) from "AC": Agriculture & Conservation (County) and "R-2": Rural Development to "HB": Highway Business to facilitate development.

On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant's request to allow for the creation of a restrictive covenant outlining acceptable uses for the property. The continuance was approved following a motion by Urban, seconded by Paul, which passed unanimously, 4-0.

Table 2 below illustrates the land use and zoning designations of adjacent properties to the subject parcel.

Direction	Future Land Use	Zoning	Existing Land Use
North	Low Density Residential (County)	**"LDR":** Low Density Residential (County)	Vacant Residential
East	Rural Enclaves (County) Commercial (County)	Conservation (County) **"CN"**: Neighborhood Commercial (County)	Miscellaneous – Improved
West	Low Density Residential (County)	**"AC"**: Agriculture & Conservation (County)	Vacant
South	Low Density Residential (County)	Conservation (County) **"RS-1"**: Residential Single Family (County)	Single Family – Improved

Figures 2 and 3 below depict the current Future Land Use Map designations and Zoning districts within the City and Unincorporated Osceola County.

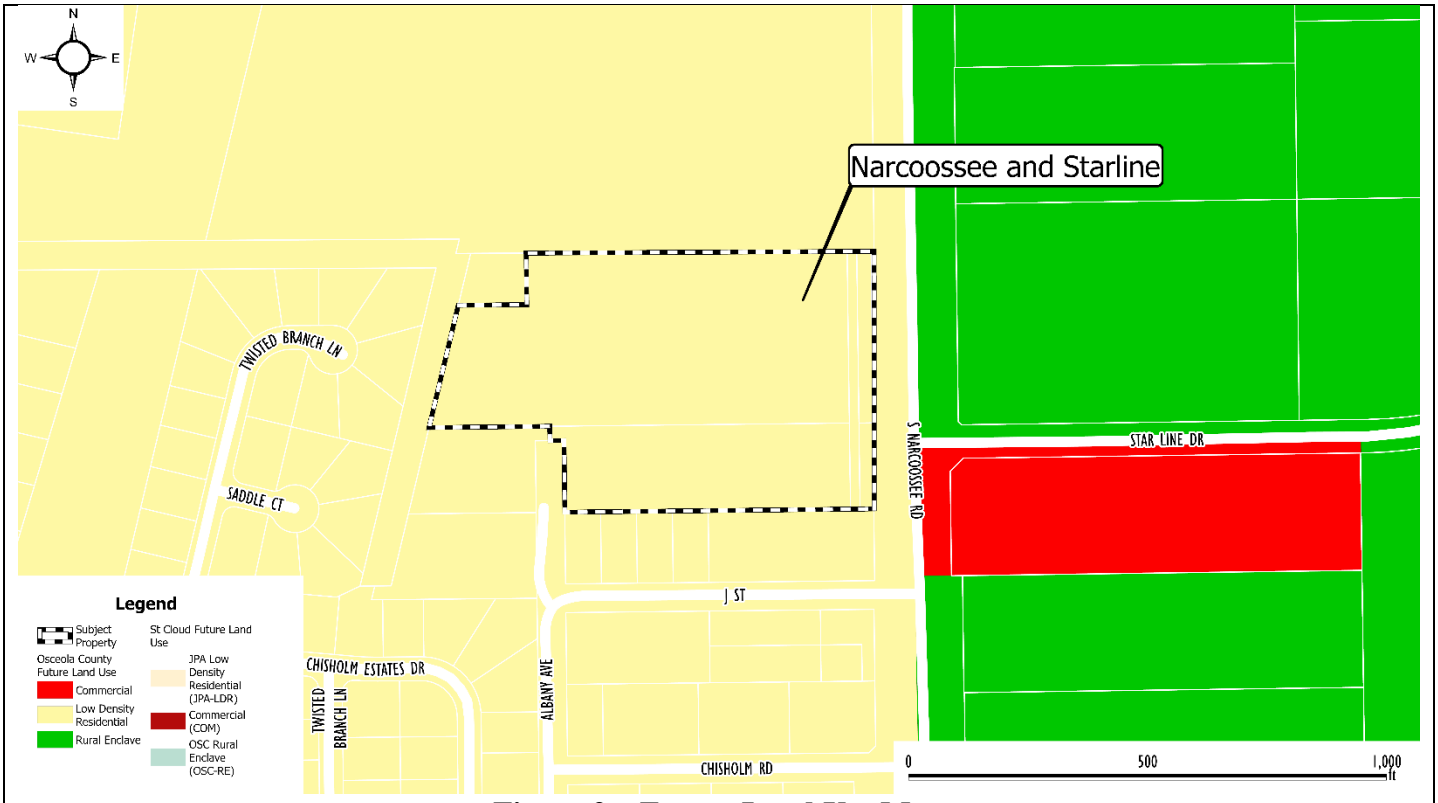


Figure 2 – Future Land Use Map

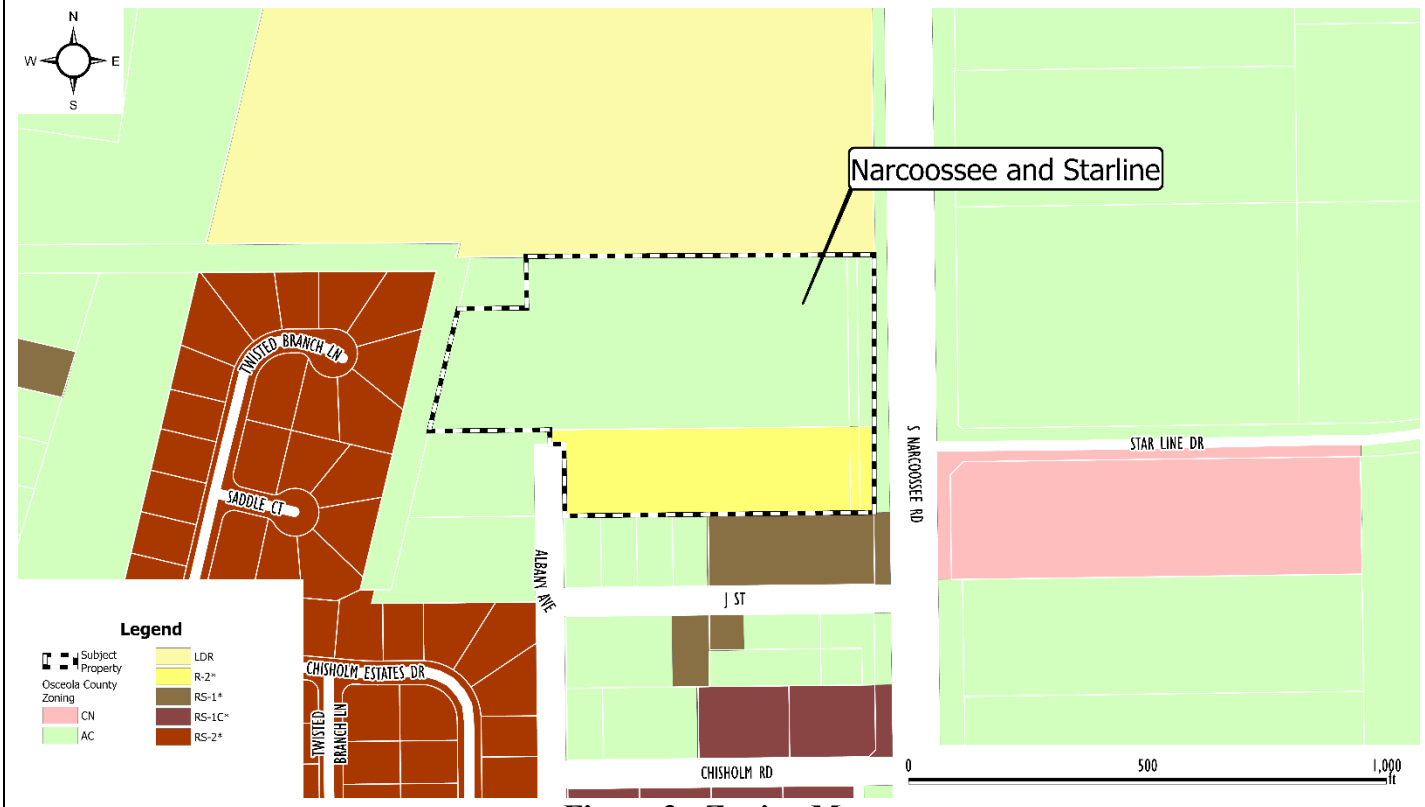


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Prior to approval of the proposed voluntary annexation, Florida Statutes Section 171.044 requires the City to make the following findings:

A. *The subject property must be contiguous to the municipality and reasonably compact.*

The proposed annexation property is contiguous to City of St. Cloud city limits boundary. It is reasonably compact, and the parcel is located within the Joint Planning Area Boundary, as provided in the executed "Joint Planning Area Interlocal Agreement between Osceola County and the City of St. Cloud", dated March 17, 2014. The proposed annexation meets the requirements of Florida Statutes Section 171.044 and therefore is eligible for annexation into the City.

B. *The petition must bear the signatures of all owners of the subject property to be annexed.*

This is a voluntary annexation, and the City of St. Cloud has documentation that the owner of the subject properties has agreed to the voluntary annexation of the parcels listed into Attachment B into the City's jurisdiction limits.

Staff review of 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code:

1. The proposed annexation will not have an adverse influence on living conditions in the neighborhood or create any isolated district. It would maintain a continuation of the existing pattern of development and is compatible with the residential development in the area.
2. The applicant has submitted a document which includes responses to the 16 required findings, presented in the attachments.

Consistency With Strategic Plan Goals:

The proposed Annexation meets the intent of the following City of St. Cloud Strategic Goals:

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

Staff Recommendation

Staff reviewed this request for a Voluntary Annexation on or before February 12, 2026, with no objections.

Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2026-10.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

City Council Requested Action

Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review. Per Section 171.044, Voluntary Annexation, Florida Statutes.

On March 12, 2026, - Motion to approve the First Reading & Introduction by Gilbert. Seconded by Fletcher. Passed 5-0.

On April 9, 2026, - Motion to continue by Urban. Seconded by Paul. Passed 4-0.

Attachments

- 16 Required Findings
- Ordinance No. 2026-10
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, TO ANNEX INTO THE CITY OF ST. CLOUD APPROXIMATELY +/- 9.79 ACRES IDENTIFIED AS NARCOOSSEE AND STARLINE, PROJECT #ANX26-00001, GENERALLY LOCATED NORTH OF J STREET, EAST OF TWISTED BRANCH LANE, SOUTH OF LILLIAN BLACK ROAD, AND WEST OF SOUTH NARCOOSSEE ROAD; IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF CHAPTER 171.044, FLORIDA STATUTES.

WHEREAS, the owner of the property described below, being Donna Van Tassel, and represented by Interplan, LLC, petition on their behalf to the City Council of the City of St. Cloud, Florida pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida in a petition signed and dated December 29, 2025; and

WHEREAS, the City Manager of the City of St. Cloud, Florida, has certified by review of the Certificate of Title dated July 14, 2025, that the owner of the property has signed and given Interplan, LLC, authority on Decmeber 24, 2025, to Petition for Annexation; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated March 17, 2026; and,

WHEREAS, the property is reasonably compact and contiguous to the corporate areas of the City of St. Cloud, Florida and annexation will not result in the creation of any enclave; and,

WHEREAS, the City of St. Cloud, Florida, has provided or will provide municipal services to the property, and has found it in the best interest of the City to accept the petition for annexation.

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

SECTION 1:

That the following property described below and shown on Exhibit "A" is annexed into the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes:

Legal Description:

29-25-31-4910-0034-0020

LOTS 2 THROUGH 22, INCLUSIVE, BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. ALSO, ALL THAT PART OF THE ABANDONED RIGHT-OF-WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD AS THE SAME APPEARS RECORDED IN DEED BOOK 109, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA I COUNTY, FLORIDA, AS THE SAID ABANDONED RIGHT-OF-WAY ABUTTS

AND/OR TRAVERSES LOTS 10, 11, 12 AND 13 OF BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 30 FEET OF VACATED G STREET ABUTTING LOTS 3 THROUGH 10, OF SAID BLOCK 34 AND THE NORTH 1/2 OF VACATED H STREET ABUTTING LOTS 13 THROUGH 22, OF SAID BLOCK 34, LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA. LESS AND EXCEPT THE PROPERTY SET FORTH IN DEEDS TO OSCEOLA COUNTY, FLORIDA RECORDED IN O.R. BOOK 3894, PAGE 984, AND IN O.R. BOOK 4202, PAGE 2144, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

29-25-31-4910-0036-0010

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 36, TOWN OF RUNNYMEDE, AND THAT PORTION OF THE DEDICATED STREET, PENNSYLVANIA AVENUE, INSOFAR AS SAID STREET ABUTS OR ABOUNDS LOTS 1 THROUGH 8, INCLUSIVE OF BLOCK 36 TOWN OF RUNNYMEDE, OSCEOLA COUNTY, FLORIDA, SAID BLOCK 36 BEING IN U.S. GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD, ACCORDING TO THE PLAT OF SAID ABANDONED RIGHT OF WAY, RECORDED IN DEED BOOK 109 PAGE 1, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ABUTTING AND TRAVERSING ABOVE PORTION OF PENNSYLVANIA AVENUE.

CONTAINING +/- 9.79 ACRES, MORE OR LESS.

SECTION 2:

That occupants and owners of the properties shall be entitled and subject to all the rights, privileges, immunities, and responsibilities of occupants and owners of property in the City of St. Cloud, Florida, as provided in Chapter 171, Florida Statutes.

SECTION 3:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 4:

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

SECTION 5:

Effective Date. This ordinance has been published and shall take effect as provided by law. First Reading on the 12th day of March 2026

Final Reading on the 14th day of May 2026

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

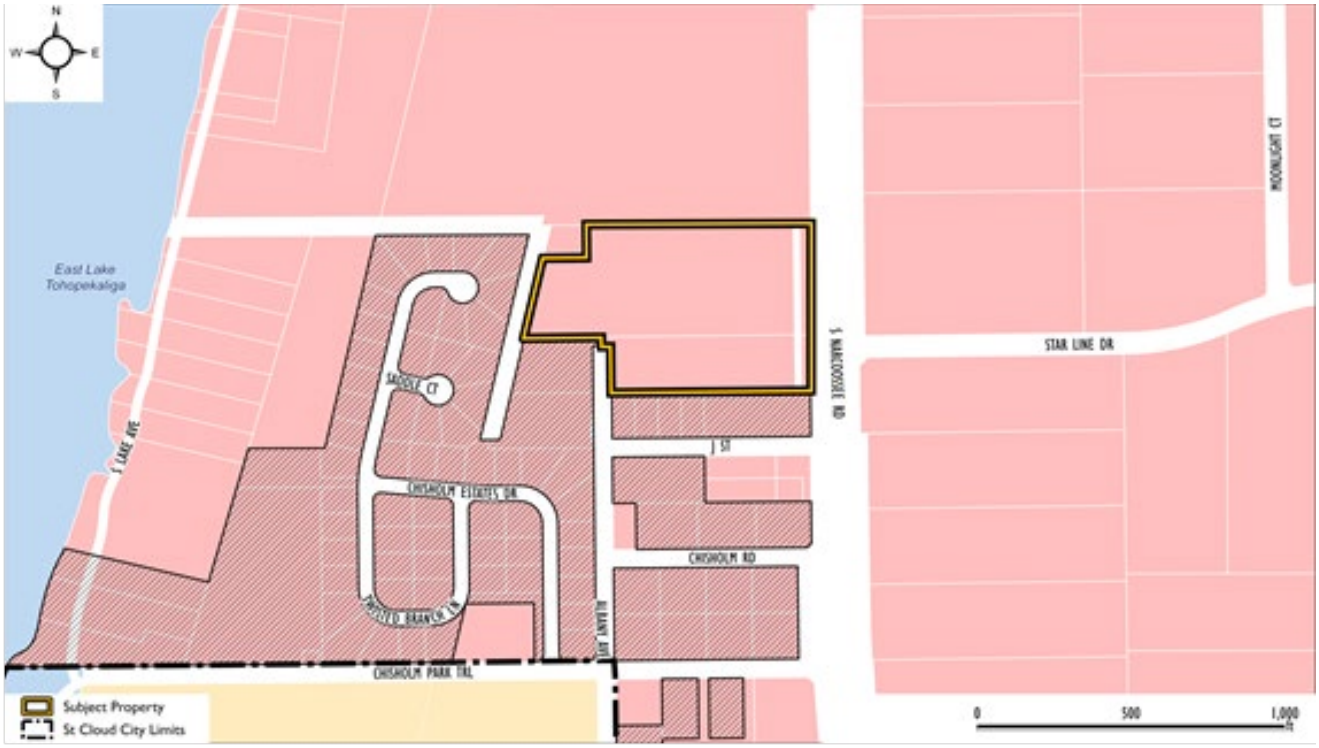
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

EXHIBIT "A"



PARCEL ID NO.

29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

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

SDOC: 2025/26-0097 DRC#: ANX26-0001

Current FLU: LDR
Requested FLU: COMM

PROJECT NAME: Narcoossee at Starline

Current Zoning: AC/R-2
Requested Zoning: HB

PROJECT LOCATION: 950 & 1010 South Narcoossee Rd., St. Cloud, 34771

COMMENTS DUE DATE: 2.10.26

PID: 29-25-31-4910-0036-0010
29-25-31-4910-0034-0020

The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

INTERPLAN

220 E. Central Pkwy., Ste 4000
Altamonte Springs, FL 32701

407-645-5008
Interplanllc.com

December 16th, 2025

City of St. Cloud
1300 9th Street
St Cloud, FL 34769

Reference: **Land Development Code Section 1.3.3.C.2.a Analysis**
IP # 2025.0479
Starline and Narcoossee (1010 & 950 S Narcoossee Road) Annexation & Rezone

To Whom it May Concern,

As required by the City of St. Cloud for Annexations, Rezoning and Land Use Amendments, please see below for the responses to the 16 specific conditions listed in section 1.3.3.C.2.a:

(1) The proposed change is **contrary** to the established land use pattern;

The proposed change is not contrary to the established land use pattern, the commercial zoning proposed continues the existing pattern of commercial development along Narcoossee Road to serve the existing and proposed residential development in the surrounding neighborhoods. Similar commercial property is located along many other intersections north and south of the subject property on Narcoossee Road.

(2) The proposed change would create an isolated district unrelated to adjacent and nearby districts;

The commercial zoning and land use requested would support and complement the existing and proposed residential development located off the Narcoossee Road corridor, and the commercial development occurring along Narcoossee Road itself.

(3) The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;

The Narcoossee Road corridor is developing rapidly and the requested zoning and land use compliments and continues the pattern of development occurring along and adjacent to this corridor. Infrastructure such as roads and utilities to support the project are existing and are

sufficient to support the future commercial development. As a commercial development, there will be no impact on schools and no increase in population density.

(4) Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

The property is currently zoned AC (Agriculture) and R-2 (residential), which makes little sense for parcels located along a major corridor such as Narcoossee Road. The AC parcel, 29-25-31-4910-0034-0020, is likely too small to develop agriculturally, and only has direct access to Narcoossee Road. The other parcel, 29-25-31-4910-0036-0010, currently has access via Narcoossee Road, adding to the multiple driveway accesses on this arterial road.

(5) The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;

The City's land use and comprehensive plan encourage commercial development 'along major corridors and neighborhood intersection that provide access for both vehicles and pedestrians', which describes the subject property. As noted, the area is growing rapidly and providing commercial services closer to existing and proposed residential development could help encourage shorter trips by residents and use of other modes of transportation besides the personal automobile.

(6) Changed or changing conditions make the passage of the proposed amendment necessary;

As noted, the Narcoossee Road corridor is rapidly developing between Orlando and St. Cloud, with hundreds of homes and apartments being constructed currently and many more planned, justifying the need for additional commercial development in the area. St. Cloud in particular is growing at a roughly 5% rate per year and the population has grown by 20% from 2020 to 2024 per estimates by the US Census Bureau.

(7) The proposed change will adversely influence living conditions in the neighborhood;

The proposed change will compliment the existing and proposed residential development in the area. Access will be via Narcoossee Road to avoid any direct traffic impacts to adjacent neighborhood. Landscape buffers and screening, including fencing, will be provided to limit the visual and aural impact to surrounding residential properties.

(8) The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

While development plans have not yet been finalized, a full traffic study will be performed and submitted with the proposed development to determine if any offsite traffic improvements are required due to the anticipated traffic. The site is located just over a mile south of Osceola County Fire Station 51 and approximately 2.5 miles north of St. Cloud Fire Station 34.

(9) The proposed change will create a drainage problem;

All development will meet the strict requirements of the City of St. Cloud, the South Florida Water Management District and Osceola County, including the treatment of all stormwater runoff and confirmation that the development will not create any offsite drainage impact. Future development on the subject property will be required to reduce stormwater runoff and pollution (nutrients) below existing rates.

(10) The proposed change will seriously reduce light or air to adjacent areas;

All required landscape buffers and building setbacks will be met. The current St. Cloud Land Development Code requires a 25 foot wide buffer between commercial development and residential/agricultural property, with trees, shrubs and either a wall or fence, preventing any serious reduction of light or air to adjacent areas.

(11) The proposed change will adversely affect property values in the adjacent area;

The proposed change would not adversely affect property values in the area-in fact, well designed and maintained commercial developments can increase property values due to convenient access to shopping and services, additional job opportunities, and long term gentrification.

(12) The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

The proposed change would help encourage the improvement and/or development of adjacent property by providing a new, quality commercial development to replace the existing single family residential structures, constructed in 1957 and 1988.

(13) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

As noted previously, Narcoossee Road has several other commercial properties, both with existing development and vacant, located along the cooridor and generally located at intersections. The

requested change is a logical extension of additional commercial property near existing residential development.

(14) There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning;

As noted previously, the AC parcel, 29-25-31-4910-0034-0020, is likely too small to develop agriculturally, and only has direct access to Narcoossee Road. The other parcel, 29-25-31-4910-0036-0010, currently has access via Narcoossee Road, adding to the multiple driveway accesses on this arterial road. Either parcel remaining as large 'estate' parcel residential development makes little sense with the demand for both additional housing units and commercial development in the area.

(15) Whether the change suggested is out of scale with the needs of the neighborhood or the city;

The change is justified due to the rapid residential growth occurring in the vicinity, requiring additional commercial development to serve the new residents. The subject property is large enough to provide development opportunities not afforded to the smaller, existing vacant commercial properties located along Narcoossee Road, but not so large to create a major 'destination' or 'big box' type commercial development to draw residents from farther afield.

(16) It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

There is a need for larger, commercially zoned parcels in this area to provide development opportunities for larger tenants such as grocery stores and health clubs to serve the nearby residents. There are few undeveloped commercially zoned properties along the Narcoossee Road corridor, and those that exist are smaller parcels, unsuitable for larger commercial users.

Sincerely,
INTERPLAN LLC

Chris Blurton, Program Manager
Interplan LLC

Meeting: May 14, 2026

Agenda Item Type: Public Hearings Ordinance No. 2026-11 Narcoossee and Starline CPA

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-11, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #CPA26-00001, generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; from "LDR" Low Density Residential (County) to "COM" Commercial (City), providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-11**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road. The property consists of two parcels totaling approximately +/- 9.79 acres. The parcels are currently designated Low Density Residential (County) on the Future Land Use Map in Osceola County.

A portion of the subject property, located along the eastern boundary adjacent to Narcoossee Road, appears physically separated from the larger contiguous tract. This area is historically associated with the St. Cloud Sugar Belt, a significant agricultural region that influenced early travel patterns in the area.

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the property. The continuance was approved following a motion by Urban, seconded by Paul, which passed unanimously, 4-0.

Legal Authority:
Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

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

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Bridgeforth. Passed 5-0.

Staff reviewed this request for a Comprehensive Plan Amendment on or before March 12, 2026, with no objections. Therefore, staff recommends APPROVAL of the request for Comprehensive Plan Amendment for Ordinance No. 2026-11.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/26- Final Action
4/9/26- Motion by Urban to continue to the May 14, 2026 Council Meeting. Seconded by Paul. Pased 4-0
3/12/26 - Motion to approve the First Reading & Introduction by Fletcher. Seconded by Urban. Passed 5-0.

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3. 3 CPA26-00001 Narcoossee & Starline SCR

City Council Staff Report

Meeting Date: May 14, 2026

DRC Case No. /Ord. No.
CPA26-00001/2026-11

Type of Application
Comprehensive Plan Amendment

Case Name
Narcoossee and Starline

Applicant/Owner
Chris Blurton / Donna Van Tassel

Agent
Interplan LLC c/o Chris Blurton

Address/Location
North of J Street, East of Twisted Branch Lane, South of Lillian Black Road, and West of South Narcoossee Road.

Parcel ID #
29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

Total Land Area
+/- 9.79 acres

Project Planner
Ralph Keith Jr.
Associate Planner



Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Comprehensive Plan Amendment from Low Density Residential (County) to Commercial (City) for approximately +/- 9.79 acres of land, as shown in **Figure 1** above.

Background

The subject property is generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road. The property consists of two parcels totaling approximately +/- 9.79 acres. The parcels are currently designated Low Density Residential (County) on the Future Land Use Map in Osceola County.

A portion of the subject property, located along the eastern boundary adjacent to Narcoossee Road, appears physically separated from the larger contiguous tract. This area is historically associated with the St. Cloud Sugar Belt, a significant agricultural region that influenced early travel patterns in the area.

The St. Cloud Sugar Belt was supported by a rail line that extended from Kissimmee to Narcoossee Road. Generally used to transport sugar and passengers. Due to diminishing traffic, the line was abandoned in 1942, and the tracks were subsequently removed. Today, this historical feature is memorialized in downtown St. Cloud.

This historical context helps explain the configuration of the property and its distinction from the remainder of the parcel. Notwithstanding this distinction, the subject property is being considered as a unified parcel for the purposes of the proposed Annexation, Comprehensive Plan Amendment, and Zoning Map Amendment.Concurrently, the applicant is requesting an Annexation (ANX26-00001 / Ordinance No. 2026-10) and a Zoning Map Amendment (ZMA26-00001 / Ordinance No. 2026-12) from "AC": Agriculture & Conservation (County) and "R-2": Rural Development to "HB": Highway Business to facilitate development.

On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant's request to allow for the creation of a restrictive covenant outlining acceptable uses for the property. The continuance was approved following a motion by Urban, seconded by Paul, which passed unanimously, 4-0.

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

Direction	Future Land Use	Zoning	Existing Land Use
North	Low Density Residential (County)	**"LDR":** Low Density Residential (County)	Vacant Residential
East	Rural Enclaves (County) Commercial (County)	Conservation (County) **"CN"**: Neighborhood Commercial (County)	Miscellaneous – Improved
West	Low Density Residential (County)	**"AC"**: Agriculture & Conservation (County)	Vacant
South	Low Density Residential (County)	Conservation (County) **"RS-1"**: Residential Single Family (County)	Single Family – Improved

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the city.

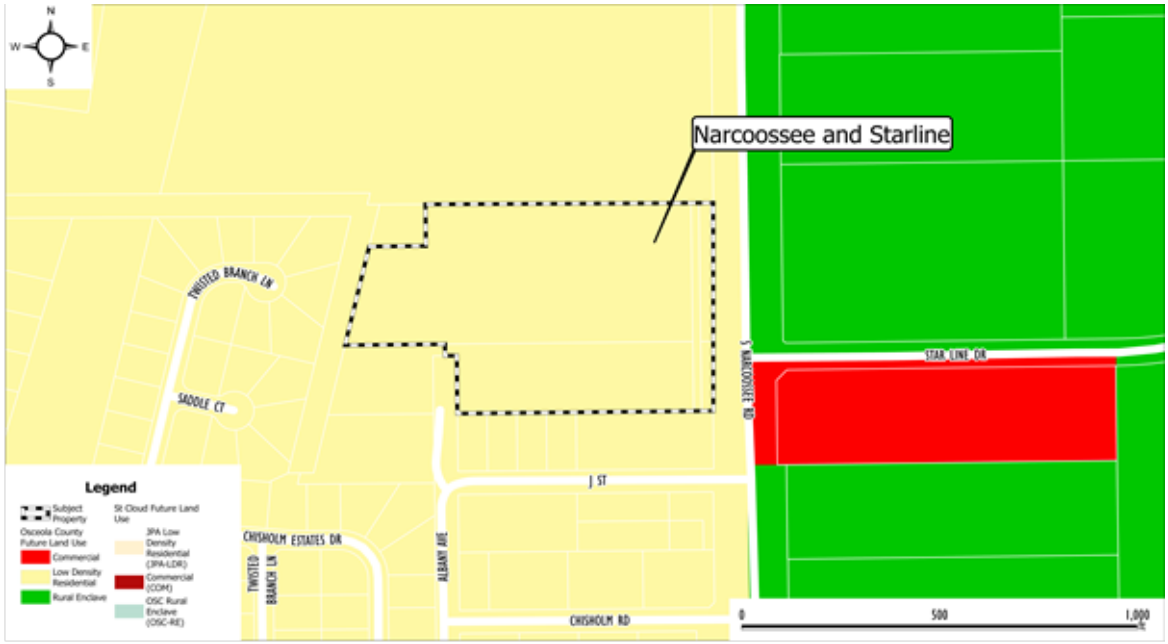


Figure 2 – Future Land Use Map

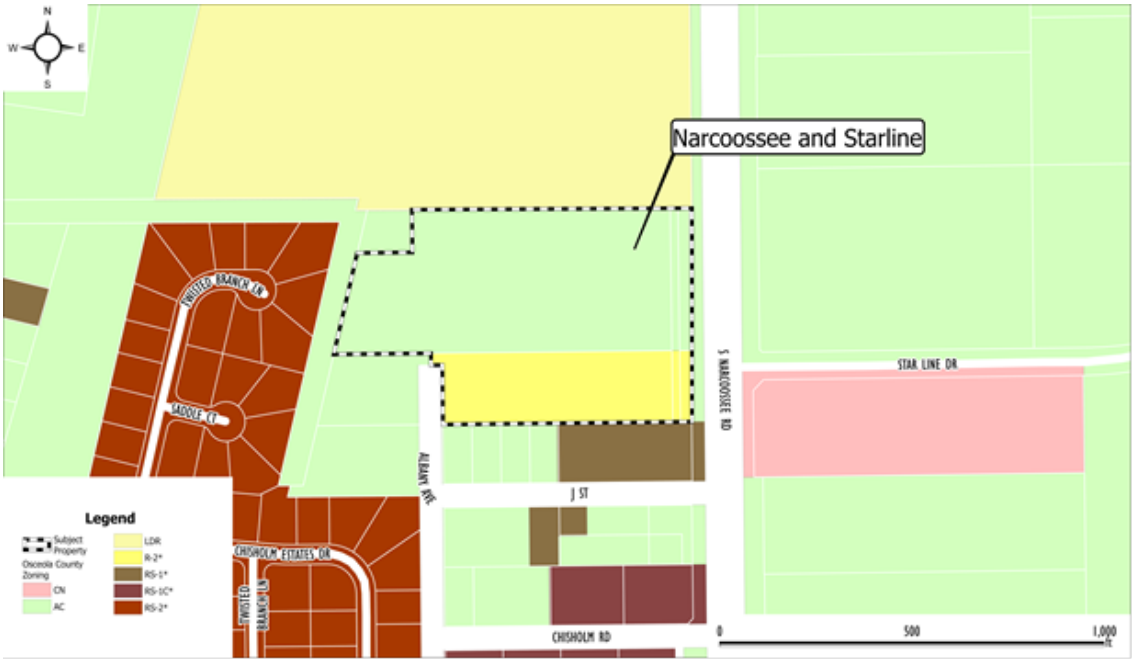


Figure 3 – Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **The proposed change is contrary to the established land use pattern;**

   "The proposed change is not contrary to the established land use pattern, the commercial zoning proposed continues the existing pattern of commercial development along Narcoossee Road to serve the existing and proposed residential development in the surrounding neighborhoods. Similar commercial property is located along many other intersections north and south of the subject property on Narcoossee Road."

   The applicant is requesting a Future Land Use change from Low Density Residential to Commercial. This request does not significantly conflict with the established land use pattern as the Commercial Future Land Use designation currently exists for a parcel to the east of the subject property.

2. **The proposed change would create an isolated district unrelated to the adjacent and nearby districts;**

   "The commercial zoning and land use requested would support and complement the existing and proposed residential development located off the Narcoossee Road corridor, and the commercial development occurring along Narcoossee Road itself."

   The proposed change could not create an isolated district. Instead, it would support the continuity of Commercial land uses along S Narcoossee Road. There are currently properties with Commercial Future Land Uses to the east and to the south past Chisolm Park Trail. This proposed change would allow for a more consistent transition between the Low Density Residential between the Commercial Future Land uses.

3. **The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;**

   "The Narcoossee Road corridor is developing rapidly and the requested zoning and land use compliments and continues the pattern of development occurring along and adjacent to this corridor. Infrastructure such as roads and utilities to support the project are existing and are sufficient to support future commercial development. As a commercial development, there will be no impact on schools and no increase in population density."

The proposed change should not materially affect population density, as the property is being converted to future land use compatible with the area. The school capacity report stated that a more accurate report can be generated with the submittal of a detailed Site Development Plan.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "The property is currently zoned AC (Agriculture) and R-2 (residential), which makes little sense for parcels located along a major corridor such as Narcoossee Road. The AC parcel, 29-25-31-4910-0034-0020, is likely too small to develop agriculturally, and only has direct access to Narcoossee Road. The other parcel, 29-25-31-4910-0036-0010, currently has access via Narcoossee Road, adding to the multiple driveway accesses on this arterial road."

   The existing district boundary is not illogically drawn since the proposed land use change is consistent with the surrounding area and extends the Commercial Future Land Use that currently exists to the east. Figure 2 depicts that most of the land use surrounding the outer subject property is for residential development.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "The City's land use and comprehensive plan encourage commercial development 'along major corridors and neighborhood intersection that provide access for both vehicles and pedestrians', which describes the subject property. As noted, the area is growing rapidly and providing commercial services closer to existing and proposed residential development could help encourage shorter trips by residents and use of other modes of transportation besides the personal automobile."

   The proposed change should not have an adverse effect on the Comprehensive Plan. Policies within the Future Land Use Element of the Comprehensive Plan aim to encourage commercial growth to fulfill the City's strategic goal of increasing its commercial tax base.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "As noted, the Narcoossee Road corridor is rapidly developing between Orlando and St. Cloud, with hundreds of homes and apartments being constructed currently and many more planned, justifying the need for additional commercial development in the area. St. Cloud in particular is growing at a roughly 5% rate per year and the population has grown by 20% from 2020 to 2024 per estimates by the US Census Bureau."

   The proposed Commercial Future Land Use Designation is compatible with the existing land use patterns in the area and is consistent with the commercial developments to the west.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "The proposed change will complement the existing and proposed residential development in the area. Access will be via Narcoossee Road to avoid any direct traffic impacts to

adjacent neighborhood Landscape buffers and screening, including fencing, will be provided to limit the visual and aural impact to surrounding residential properties."

The proposed change should not adversely influence living conditions in the neighborhood and are consistent with the development in the area.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "While development plans have not yet been finalized, a full traffic study will be performed and submitted with the proposed development to determine if any offsite traffic improvements are required due to the anticipated traffic. The site is located just over a mile south of Osceola County Fire Station 51 and approximately 2.5 miles north of St. Cloud Fire Station 34."

   Any increase in traffic or impact on public safety shall be mitigated through the collection of mobility and public safety impact fees. Furthermore, a Traffic Impact Analysis shall be required upon submittal of a Site Development Plan to ensure safe and efficient traffic flows. Any impacts identified in the Traffic Impact Analysis will need to be mitigated by the applicant or property owner prior to any approvals.

9. **The proposed change will create a drainage problem;**

   "All development will meet the strict requirements of the City of St. Cloud, the South Florida Water Management District and Osceola County, including the treatment of all stormwater runoff and confirmation that the development will not create any offsite drainage impact. Future development on the subject property will be required to reduce stormwater runoff and pollution (nutrients) below existing rates."

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems should be provided for all areas of development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the Site Development Plan process.

10. **The proposed change will seriously reduce light or air to adjacent areas;**

    "All required landscape buffers and building setbacks will be met. The current St. Cloud Land Development Code requires a 25-foot-wide buffer between commercial development and residential/agricultural property, with trees, shrubs and either a wall or fence, preventing any serious reduction of light or air to adjacent areas."

    The proposed change should not reduce light or air to adjacent areas. However, design standards will be implemented during review of the Site Development Plan and any other approvals required by the Land Development Code to mitigate any possible impacts.

11. **The proposed change will adversely affect property values in the adjacent area;**

    "The proposed change would not adversely affect property values in the area-in fact, well designed and maintained commercial developments can increase property values due to convenient access to shopping and services, additional job opportunities, and long-term gentrification."

    The proposed change should not adversely impact on property values of the adjacent area.

12. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;**

"The proposed change would help encourage the improvement and/or development of adjacent property by providing a new, quality commercial development to replace the existing single family residential structures, constructed in 1957 and 1988."

This proposed Comprehensive Plan Amendment request should not hinder the improvement of adjacent properties, as the neighborhoods to the south are currently in development and the north and west of the property borders low residential land. The request to change to commercial represents a natural transition. This transition creates cohesiveness with the City's Future Land Use Map and aligns with the commercial designation of a parcel located to the east.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

"As noted previously, Narcoossee Road has several other commercial properties, both with existing development and vacant, located along the corridor and generally located at intersections. The requested change is a logical extension of additional commercial property near existing residential development.

The proposed Comprehensive Plan Amendment does not grant special privilege to an individual owner, developer, or contrast with public welfare.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

"As noted previously, the AC parcel, 29-25-31-4910-0034-0020, is likely too small to develop agriculturally, and only has direct access to Narcoossee Road. The other parcel, 29-25-31-4910-0036-0010, currently has access via Narcoossee Road, adding to the multiple driveway accesses on this arterial road. Either parcel remaining as large 'estate' parcel residential development makes little sense with the demand for both additional housing units and commercial development in the area."

The proposed use is supported by the preceding Annexation (ANX26-00001), which requires assignment of a City Future Land Use designation. In order to develop the subject property, the applicant must rezone the property to a commercial zoning district that is compatible with the intended use. However, a Zoning Map Amendment cannot be approved without an appropriate Future Land Use designation establishing the permitted intensity and development pattern. Because the Zoning Map Amendment is being processed concurrently, a Comprehensive Plan Amendment is required to ensure consistency between the Future Land Use Map and the proposed zoning.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city;

"The change is justified due to the rapid residential growth occurring in the vicinity, requiring additional commercial development to serve the new residents. The subject property is large enough to provide development opportunities not afforded to the smaller, existing vacant commercial properties located along Narcoossee Road, but not so large to create a major 'destination' or 'big box' type commercial development to draw residents from farther afield."

The proposed change is not out of scale with the needs of the surrounding neighborhood. The site abuts compatible future land uses to the east. Approval of this Comprehensive

Plan Amendment would create a natural transition between the surrounding residential and commercial designations.

16. **It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.**

    "There is a need for larger, commercially zoned parcels in this area to provide development opportunities for larger tenants such as grocery stores and health clubs to serve the nearby residents. There are few undeveloped commercially zoned properties along the Narcoossee Road corridor, and those that exist are smaller parcels, unsuitable for larger commercial users."

    Although the proposed Future Land Use designation exists in other areas of the City, the subject property directly abuts a parcel with the same designation. As such, the amendment does not introduce a new land use pattern but rather extends an existing and established development framework. This Comprehensive Plan Amendment will be consistent and compatible with the surrounding area while enhancing commercial accessibility for adjacent residential neighborhoods. The proposed designation supports commercial opportunities that serve an area characterized by rural land patterns but experience steady residential growth along the City's northern boundary.

Staff Recommendation

Staff reviewed this request for a Comprehensive Plan Amendment on or before March 12, 2026, with no objections. Therefore, staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2026-11.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Bridgeforth. Passed 5-0.

City Council Requested Action

Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On March 12, 2026, - Motion to approve the First Reading & Introduction by Fletcher. Seconded by Urban. Passed 5-0.

On April 9, 2026, - Motion to continue by Urban. Seconded by Paul. Passed 4-0.

Attachments

- Ordinance No. 2026-11
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ASSIGNING A FUTURE LAND USE DESIGNATION OF APPROXIMATELY +/- 9.79 ACRES IDENTIFIED AS NARCOOSSEE AND STARLINE, PROJECT #CPA26-00001, GENERALLY LOCATED NORTH OF J STREET, EAST OF TWISTED BRANCH LANE, SOUTH OF LILLIAN BLACK ROAD, AND WEST OF SOUTH NARCOOSSEE ROAD; FROM "LDR" LOW DENSITY RESIDENTIAL (COUNTY) TO "COM" COMMERCIAL (CITY), PROVIDING FOR AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, APPLICABILITY AND EFFECT, SEVERABILITY, COPIES ON FILE AND EFFECTIVE DATE.

WHEREAS, Chapter 163.3167, Florida Statues, and Article VII, of the Charter Laws of the City of St. Cloud, allows the Council of the City of St. Cloud to prepare and enforce a Comprehensive Plan, and under such authority only lawful procedures and requirements have been met; and,

WHEREAS, the City adopted the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, by Ordinance 2002-41, on September 26, 2002; and,

WHEREAS, pursuant to Chapter 163.3162, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the amended version of the City of St. Cloud, Florida, Comprehensive Plan; and,

WHEREAS, this Ordinance is enacted under the authority of Chapter 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, reserving to the City Council of the City of St. Cloud all permitted discretionary authority; and,

WHEREAS, the City Council received the recommendation of Planning Commission dated March 17, 2026 and,

WHEREAS, the City Council has held two (2) public hearings and has produced advertisement and notice on this matter consistent with the requirements of Chapter 163.3187, Florida Statutes, and,

WHEREAS, the City staff has prepared a staff report and will rely on the data as findings of fact to support the map change.

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

SECTION 1:

All information above is true and correct.

SECTION 2:

The City of St. Cloud, Florida, Comprehensive Plan is amended in the following respects to the properties, identified under Comprehensive Plan Amendment 25-00013, as shown on Exhibit "A", and described as follows:

Legal Description:

29-25-31-4910-0034-0020

LOTS 2 THROUGH 22, INCLUSIVE, BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. ALSO, ALL THAT PART OF THE ABANDONED RIGHT-OF-WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD AS THE SAME APPEARS RECORDED IN DEED BOOK 109, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA I COUNTY, FLORIDA, AS THE SAID ABANDONED RIGHT-OF-WAY ABUTTS AND/OR TRAVERSES LOTS 10, 11, 12 AND 13 OF BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 30 FEET OF VACATED G STREET ABUTTING LOTS 3 THROUGH 10, OF SAID BLOCK 34 AND THE NORTH 1/2 OF VACATED H STREET ABUTTING LOTS 13 THROUGH 22, OF SAID BLOCK 34, LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA. LESS AND EXCEPT THE PROPERTY SET FORTH IN DEEDS TO OSCEOLA COUNTY, FLORIDA RECORDED IN O.R. BOOK 3894, PAGE 984, AND IN O.R. BOOK 4202, PAGE 2144, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

29-25-31-4910-0036-0010

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 36, TOWN OF RUNNYMEDE, AND THAT PORTION OF THE DEDICATED STREET, PENNSYLVANIA AVENUE, INSOFAR AS SAID STREET ABUTS OR ABOUNDS LOTS 1 THROUGH 8, INCLUSIVE OF BLOCK 36 TOWN OF RUNNYMEDE, OSCEOLA COUNTY, FLORIDA, SAID BLOCK 36 BEING IN U.S. GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD, ACCORDING TO THE PLAT OF SAID ABANDONED RIGHT OF WAY, RECORDED IN DEED BOOK 109 PAGE 1, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ABUTTING AND TRAVERSING ABOVE PORTION OF PENNSYLVANIA AVENUE.

CONTAINING +/- 9.79 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

A. The City of St. Cloud Future Land Use Map, 2026, is amended to show the property as "HB" Highway Business,
B. Any and all additional maps of the Comprehensive Plan are amended to show the property;
C. All Goals, Objectives, Policies, and other planning provisions applicable to properties as shown and set forth in the City of St. Cloud, Florida, Comprehensive Plan apply to the property.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter changes on the Official Future Land Use Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Department of Community Development.

SECTION 5:

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3161 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 6:

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

SECTION 7:

If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

SECTION 8:

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.

B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.

C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Department of Community Development of the City of St. Cloud. The Department of Community Development shall also make copies available to the public for a reasonable publication charge.

SECTION 9:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 12th day of March 2026

Final Reading on the 14th day of May 2026

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

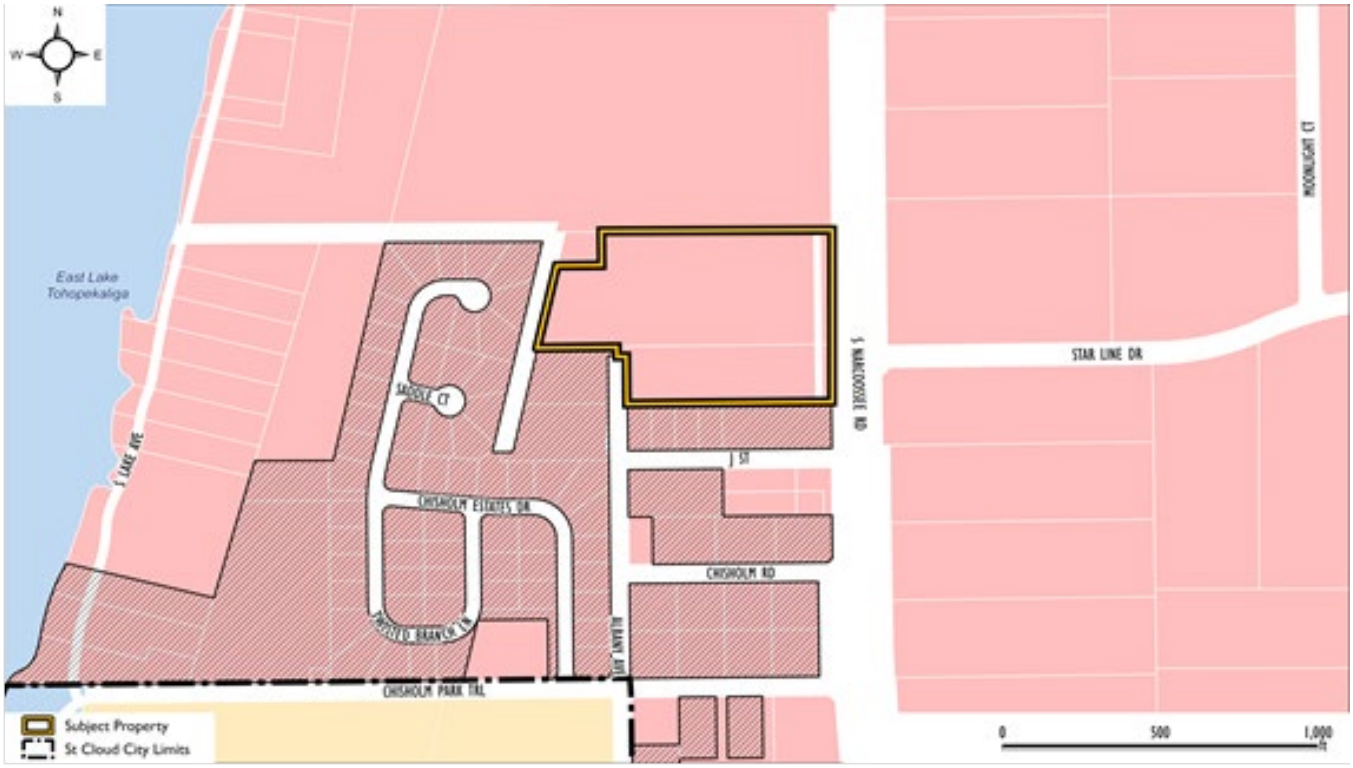
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT "A"



PARCEL ID NO(S).

29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

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

SDOC#: 2025/26-0097 DRC#: CPA26-00001

Current FLU: LDR (County)
Requested FLU: COMM (City)

PROJECT NAME: Narcoossee and Starline

Current Zoning: AC & R-2 (County)
Requested Zoning: HB (City)

PROJECT LOCATION: 950 & 1010 Narcoossee Rd., St. Cloud, 34771

COMMENTS DUE DATE: 2.18.26

PID: 29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Meeting: May 14, 2026

Agenda Item Type: Public Hearings Ordinance No. 2026-12 Narcoossee and Starline ZMA

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-12, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 9.79 acres identified as Narcoossee and Starline, Project #ZMA26-00001, from "AC" Agriculture and Conservation and "R-2" Rural Development (County) to "HB" Highway Business (City), generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title)
ACTION ON ORDINANCE NO. 2026-12 (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road. The property consists of two parcels totaling approximately +/- 9.79 acres. The parcels currently have a zoning designation of "AC": Agriculture & Conservation (County) and "R-2": Rural Development (County).

A portion of the subject property, located along the eastern boundary adjacent to Narcoossee Road, appears physically separated from the larger contiguous tract. This area is historically associated with the St. Cloud Sugar Belt, a significant agricultural region that influenced early travel patterns in the area.

The St. Cloud Sugar Belt was supported by a rail line that extended from Kissimmee to Narcoossee Road. Generally used to transport sugar and passengers. Due to diminishing traffic, the line was abandoned in 1942, and the tracks were subsequently removed. Today, this historical feature is memorialized in downtown St. Cloud.

This historical context helps explain the configuration of the property and its distinction from the remainder of the parcel. Notwithstanding this distinction, the subject property is being considered as a unified parcel for the purposes of the proposed Annexation, Comprehensive Plan Amendment, and Zoning Map Amendment.

Concurrently, the applicant is requesting an Annexation (ANX26-00001 / Ordinance No. 2026-10) and a Comprehensive Plan Amendment (CPA26-00001 / Ordinance No. 2026-11) from Low Density Residential (County) to Commercial (City) to facilitate future commercial development.

On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant's request to allow for the creation of a restrictive covenant outlining acceptable uses for the property. The continuance was approved following a motion by Urban, seconded by Paul, which passed unanimously, 4-0.

The applicant has prepared restrictive covenants to be recorded in the public records of Osceola County upon approval of the Zoning Map Amendment, which shows the following uses as:

Unpermitted Use(s):
Automotive Body work and painting
Automotive Frame repair
Automotive Minor mechanical repair
Automotive Major mechanical repair
Automotive Quick wash
Automobile Sales and rental
Automobile Service station
Mini Warehouse and storage facilities
Tire repair and replacement
Towing and wrecker service
Window tinting

Conditional Use:
Convenience Stores with Gasoline Pumps

Legal Authority:
Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

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

On March 17, 2026, the Planning Commission- Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 5-0.

Staff reviewed this request for a Zoning Map Amendment on or before March 12, 2026, with no objections. Therefore, staff recommends **APPROVAL** of Ordinance No. 2026-12 for a Zoning Map Amendment from "AC": Agriculture & Conservation (County) and "R-2": Rural Development (County) to "HB": Highway Business for approximately +/- 9.79 acres of land.

Finance Director's Comments:

N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/26- Final Action
4/9/26- Motion by Urban to continue to the May 14, 2026 Council Meeting. Seconded by Paul. Pased 4-0
3/12/26- Motion to approve the First Reading & Introduction by Fletcher. Seconded by Paul. Passed 5-0.

Attachments:
1. 1 ZMA26-00001 Narcoossee and Starline Staff Report CC 5.14.26
2. 2 ZMA26-00001 Narcoossee and Starline Ordinance No. 2026-12 CC 5.14.26
3. 3 ZMA26-00001 Narcoossee and Starline SCR
4. 5 Restrictive Covenants - 950 Narcoossee
5. 6 Restrictive Covenants - 1010 Narcoossee

City Council Staff Report

Meeting Date: May 14, 2026

DRC Case No. /Ord. No.
ZMA26-00001 /2026-12

Type of Application
Zoning Map Amendment

Case Name
Narcoossee and Starline

Applicant/Owner
Chris Blurton / Donna Van Tassel

Agent
Interplan LLC c/o Chris Blurton

Address/Location
North of J Street, East of Twisted Branch Lane, South of Lillian Black Road, and West of South Narcoossee Road.

Parcel ID #
29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

Total Land Area
+/- 9.79 acres

Project Planner
Ralph Keith Jr.
Associate Planner



Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "AC": Agriculture & Conservation (County) and "R-2": Rural Development (County) to "HB": Highway Business for approximately +/- 9.79 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject property is generally located north of J Street, east of Twisted Branch Lane, south of Lillian Black Road, and west of South Narcoossee Road. The property consists of two parcels totaling approximately +/- 9.79 acres. The parcels currently have a zoning designation of "AC": Agriculture & Conservation (County) and "R-2": Rural Development (County).

A portion of the subject property, located along the eastern boundary adjacent to Narcoossee Road, appears physically separated from the larger contiguous tract. This area is historically associated with the Saint Cloud Sugar Belt, a significant agricultural region that influenced early travel patterns in the area.

The Saint Cloud Sugar Belt was supported by a rail line that extended from Kissimmee to Narcoossee Road. Generally used to Sugar and passengers. Due to diminishing traffic, the line was abandoned in 1942, and the tracks were subsequently removed. Today, this historical feature is memorialized in downtown St. Cloud.

This historical context helps explain the configuration of the property and its distinction from the remainder of the parcel. Notwithstanding this distinction, the subject property is being considered as a unified parcel for the purposes of the proposed Annexation, Comprehensive Plan Amendment, and Zoning Map Amendment.

Concurrently, the applicant is requesting an Annexation (ANX26-00001 / Ordinance No. 2026-10) and a Comprehensive Plan Amendment (CPA26-00001 / Ordinance No. 2026-11) from Low Density Residential (County) to Commercial (City) to facilitate future commercial development.

On April 9, 2026, at the St. Cloud City Council meeting, the item was continued at the applicant's request to allow for the creation of a restrictive covenant outlining acceptable uses for the property. The continuance was approved following a motion by Urban, seconded by Paul, which passed unanimously, 4-0.

The applicant has prepared restrictive covenants to be recorded in the public records of Osceola County upon approval of Zoning Map Amendment which shows the following uses as:

Unpermitted Use(s):
Automotive Body work and painting
Automotive Frame repair
Automotive Minor mechanical repair
Automotive Major mechanical repair
Automotive Quick wash
Automobile Sales and rental
Automobile Service station
Mini Warehouse and storage facilities
Tire repair and replacement
Towing and wrecker service
Window tinting

Conditional Use:
Convenience Stores with Gasoline Pumps

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 2: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	**Future Land Use**	**Zoning**	**Existing Land Use**
North	Low Density Residential (County)	**"LDR":** Low Density Residential (County)	Vacant Residential
East	Rural Enclaves (County) Commercial (County)	**"AC"**: Agriculture & Conservation (County) **"CN"**: Neighborhood Commercial (County)	Miscellaneous – Improved
West	Low Density Residential (County)	**"AC"**: Agriculture & Conservation (County)	Vacant
South	Low Density Residential (County)	**"AC":** Agriculture & Conservation (County) **"RS-1"**: Residential Single Family (County)	Single Family – Improved

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the City.

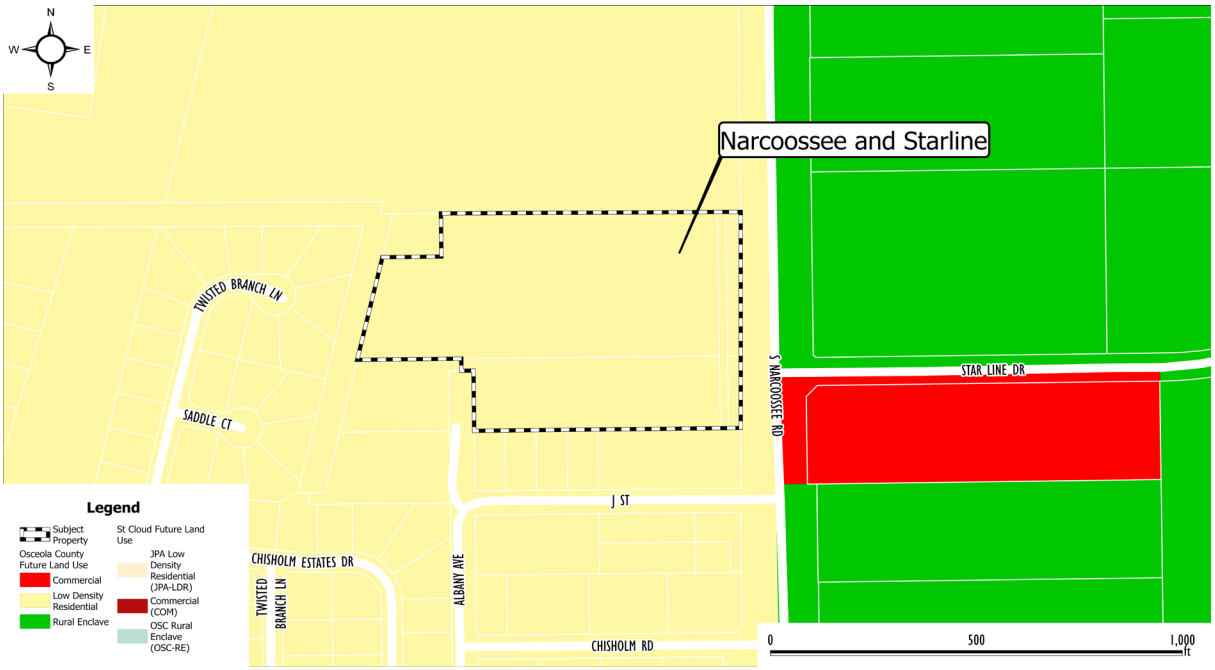


Figure 2 – Future Land Use Map

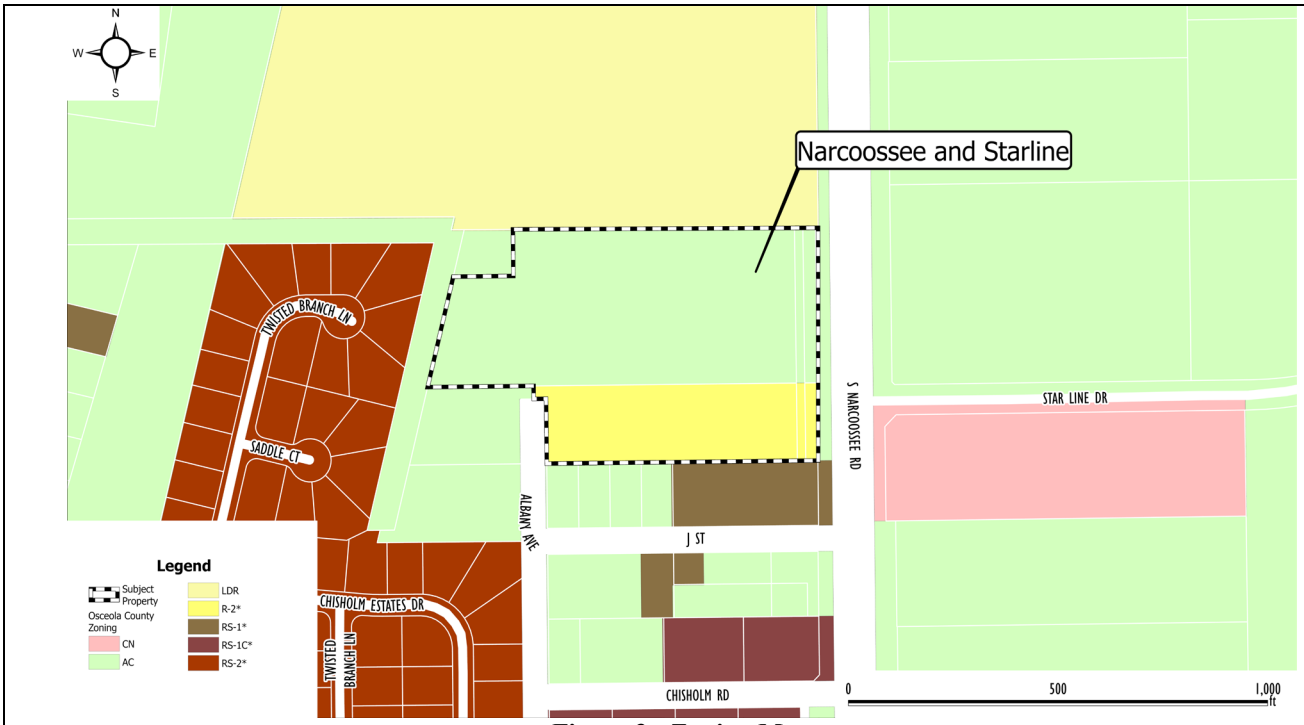


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by Florida Statutes. Oral comments were received from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff reviewed the applicant's response to the 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **The proposed change is contrary to the established land use pattern;**

   "The proposed change is not contrary to the established land use pattern, the commercial zoning proposed continues the existing pattern of commercial development along Narcoossee Road to serve the existing and proposed residential development in the surrounding neighborhoods. Similar commercial property is located along many other intersections north and south of the subject property on Narcoossee Road."

   The proposed Zoning Map Amendment to Highway Business is consistent with the established land use pattern, particularly to the east of the subject parcel, which already has an assigned commercial zoning in Osceola County. Per Land Development Code section 3.6.3.A, the Highway Business zoning district is compatible with and is to be only assigned within a commercial or industrial land use designation on the City's comprehensive plan, Future Land Use map. The proposed change is consistent with the proposed Commercial Future Land Use designation.

2. **The proposed change would create an isolated district unrelated to the adjacent and nearby districts;**

"The commercial zoning and land use requested would support and complement the existing and proposed residential development located off the Narcoossee Road corridor, and the commercial development occurring along Narcoossee Road itself."

The proposed Zoning Map Amendment to Highway Business will not create an isolated district, as it is consistent with the current land use pattern to the west, which also has a Highway Business zoning designation.

3. **The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;**

   "The Narcoossee Road corridor is developing rapidly and the requested zoning and land use compliments and continues the pattern of development occurring along and adjacent to this corridor. Infrastructure such as roads and utilities to support the project are existing and are sufficient to support future commercial development. As a commercial development, there will be no impact on schools and no increase in population density."

   The proposed zoning request will not materially affect population density. As the request allows for non-residential use, it reduces residential density and associated demand on public schools. Per Chapter 6 of the Land Development Code, any future development of the property will require a Site Development Plan, which may require additional improvements to existing infrastructure. Any future development will be required to comply with all applicable zoning and development standards related to mobility, drainage, utilities, and school capacity, if applicable.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "The property is currently zoned AC (Agriculture) and R-2 (residential), which makes little sense for parcels located along a major corridor such as Narcoossee Road. The AC parcel, 29-25-31-4910-0034-0020, is likely too small to develop agriculturally, and only has direct access to Narcoossee Road. The other parcel, 29-25-31-4910-0036-0010, currently has access via Narcoossee Road, adding to the multiple driveway accesses on this arterial road."

   The existing district boundary is not illogically drawn since the proposed rezoning is consistent with the surrounding area. Figure 3 depicts that most of the zoning districts surrounding the subject property is for residential development. This request would create consistency and cohesion with the zoning districts to the east and to the parcels south of Chisolm Park Trail.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "The City's land use and comprehensive plan encourage commercial development 'along major corridors and neighborhood intersection that provide access for both vehicles and pedestrians', which describes the subject property. As noted, the area is growing rapidly and providing commercial services closer to existing and proposed residential development could help encourage shorter trips by residents and use of other modes of transportation besides the personal automobile."

   The rezoning request is consistent with the intent and policies of the Comprehensive Plan, which promote compatible development in appropriate locations. The request supports

economic development by allowing commercial uses that serve adjacent residential developments positioned near a more rural area of the City, while also remaining compatible with surrounding land uses and preserving the established residential character of the area.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "As noted, the Narcoossee Road corridor is rapidly developing between Orlando and St. Cloud, with hundreds of homes and apartments being constructed currently and many more planned, justifying the need for additional commercial development in the area. St. Cloud in particular is growing at a roughly 5% rate per year and the population has grown by 20% from 2020 to 2024 per estimates by the US Census Bureau."

   The concurrent application for a Comprehensive Plan Amendment requires a Zoning Map Amendment to implement the designated commercial land use and intended development of the subject property. Approval of the Zoning Map Amendment is necessary to ensure consistency between the Future Land Use designation and the permitted zoning entitlements.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "The proposed change will compliment the existing and proposed residential development in the area. Access will be via Narcoossee Road to avoid any direct traffic impacts to adjacent neighborhood Landscape buffers and screening, including fencing, will be provided to limit the visual and aural impact to surrounding residential properties."

   The proposed Zoning Map Amendment is not anticipated to adversely affect living conditions within the surrounding neighborhood. To ensure compatibility with adjacent residential uses, development of the subject property shall be limited to the permitted or conditional uses established in the Land Development Code.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "While development plans have not yet been finalized, a full traffic study will be performed and submitted with the proposed development to determine if any offsite traffic improvements are required due to the anticipated traffic. The site is located just over a mile south of Osceola County Fire Station 51 and approximately 2.5 miles north of St. Cloud Fire Station 34."

   Any increase in traffic or impact on public safety shall be mitigated through the collection of mobility and public safety impact fees. Furthermore, a Traffic Impact Analysis shall be required upon submittal of a Site Development Plan to ensure safe and efficient traffic flows. Any impacts identified in the TIA will need to be mitigated by the applicant or property owner prior to any approvals.

9. **The proposed change will create a drainage problem;**

   "All development will meet the strict requirements of the City of St. Cloud, the South Florida Water Management District and Osceola County, including the treatment of all stormwater runoff and confirmation that the development will not create any offsite drainage impact. Future development on the subject property will be required to reduce stormwater runoff and pollution (nutrients) below existing rates."

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems

should be provided for all areas of development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the review process.

10. The proposed change will seriously reduce light or air to adjacent areas;

"All required landscape buffers and building setbacks will be met. The current St. Cloud Land Development Code requires a 25-foot-wide buffer between commercial development and residential/agricultural property, with trees, shrubs and either a wall or fence, preventing any serious reduction of light or air to adjacent areas."

The proposed change should not reduce light or air to adjacent areas. However, design standards will be implemented during review of the Site Development Plan and any other existing entailments or approvals required by the Land Development Code to mitigate any possible impacts.

11. The proposed change will adversely affect property values in the adjacent area;

"The proposed change would not adversely affect property values in the area-in fact, well designed and maintained commercial developments can increase property values due to convenient access to shopping and services, additional job opportunities, and long-term gentrification."

The proposed change should not adversely impact on property values of the adjacent area. It complements the existing Commercial uses to the east of the surrounding area.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

"The proposed change would help encourage the improvement and/or development of adjacent property by providing a new, quality commercial development to replace the existing single family residential structures, constructed in 1957 and 1988."

This proposed rezoning request should not hinder the improvement of adjacent properties, as the surrounding neighborhoods are currently in development. Rather than deterring development, this change could encourage redevelopment in the area by aligning with the adjacent zoning designations and increasing the mix of uses and adding value to nearby parcels. The transition is compatible with both the zoning and current conditions of the surroundings area.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

"As noted previously, Narcoossee Road has several other commercial properties, both with existing development and vacant, located along the cooridor and generally located at intersections. The requested change is a logical extension of additional commercial property near existing residential development."

The proposed Zoning Map Amendment does not grant special privilege to an individual owner, developer, or contrast with public welfare.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

"As noted previously, the AC parcel, 29-25-31-4910-0034-0020, is likely too small to develop agriculturally, and only has direct access to Narcoossee Road. The other parcel, 29-25-31-4910-0036-0010, currently has access via Narcoossee Road, adding to the

multiple driveway accesses on this arterial road. Either parcel remaining as large 'estate' parcel residential development makes little sense with the demand for both additional housing units and commercial development in the area."

The subject property does not currently have a Zoning designation in the city. The subject property does fall within the Joint Planning Agreement boundary and is contiguous to city property.

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city;

"The change is justified due to the rapid residential growth occurring in the vicinity, requiring additional commercial development to serve the new residents. The subject property is large enough to provide development opportunities not afforded to the smaller, existing vacant commercial properties located along Narcoossee Road, but not so large to create a major 'destination' or 'big box' type commercial development to draw residents from farther afield."

The proposed Zoning Map Amendment is not out of scale with the needs of the neighborhood or the city. It aligns with the development in the surrounding area and serves as a natural transition between land uses. The proposed Highway Business zoning will act as a buffer between the major arterial roadway, South Narcoossee road, to the east and the single-family community to the north and south. However, landscape buffers within the city shall be developed between different land uses per section 4.8.4.B of the Land Development Code.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

"There is a need for larger, commercially zoned parcels in this area to provide development opportunities for larger tenants such as grocery stores and health clubs to serve the nearby residents. There are few undeveloped commercially zoned properties along the Narcoossee Road corridor, and those that exist are smaller parcels, unsuitable for larger commercial users."

There are other areas in the City where the proposed Future Land Use designation already exists; however, this property is surrounded by city parcels. Upon annexation, the proposed Zoning Map amendment will be consistent with the adjacent land use designations in the surrounding area.

School Capacity Report

The Osceola County School District's School Capacity report stated that this Zoning Map Amendment has no impact on public school capacity.

Consistency With Strategic Plan Goals:

The proposed zoning map amendment meet the intent of the following City of St. Cloud Strategic Goals:

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

Staff Recommendation

Staff reviewed this request for a Zoning Map Amendment on or before March 12, 2026, with no

objections. Therefore, staff recommends **APPROVAL** of Ordinance No. 2026-12 for a Zoning Map Amendment from "AC": Agriculture & Conservation (County) and "R-2": Rural Development (County) to "HB": Highway Business for approximately +/- 9.79 acres of land.

Planning Commission Recommendation Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On March 17, 2026, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marchall. Passed 5-0.

City Council Requested Action Per section 1.3.7 of the Land Development Code, The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On March 12, 2026, - Motion to approve the First Reading & Introduction by Fletcher. Seconded by Paul. Passed 5-0.

On April 9, 2026, - Motion to continue by Urban. Seconded by Paul. Passed 4-0.

Attachments

- Ordinance No. 2026-12
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNTIY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, PROVIDING FOR THE ZONING AMENDMENT OF THE ZONING MAP OF THE LAND DEVELOPMENT CODE OF THE CITY OF ST. CLOUD, FLORIDA, SPECIFICALLY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY +/- 9.79 ACRES IDENTIFIED AS NARCOOSSEE AND STARLINE, PROJECT #ZMA26-00001, FROM "AC" AGRICULTURE AND CONSERVATION AND "R-2" RURAL DEVELOPMENT (COUNTY) TO "HB" HIGHWAY BUSINESS (CITY), GENERALLY LOCATED NORTH OF J STREET, EAST OF TWISTED BRANCH LANE, SOUTH OF LILLIAN BLACK ROAD, AND WEST OF SOUTH NARCOOSSEE ROAD; PROVIDING FOR ENTERING THE DESIGNATION ON THE OFFICIAL ZONING MAP, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, zoning districts are required to be consistent with Comprehensive Plan of the City of St. Cloud; and,

WHEREAS, the proposed zoning is consistent with the existing Future Land Use designation of "Commercial"; and,

WHEREAS, the property described below is less than five percent (5%) of the total land area of the City of St. Cloud; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated March 17, 2026; and,

WHEREAS, the City Council has held a Public Hearing on this matter after public notice has been provided, as required by law; and,

WHEREAS, in accordance with the City's Land Development Code, Article III, Division 4, Section 3.4.3.3C.b. (1), restrictions may be placed on the use of the property; and,

WHEREAS, the applicant/owner of the property has requested and agrees to include restrictions in addition to those set forth in the Land Development Code and it is in the best interest of the City of St. Cloud and it citizens that the proposed rezoning be approved with the restrictions referred to herein.

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

SECTION 1:

That Ordinance No. 87-HH of the City of St. Cloud, Florida, passed and adopted October 1, 1987, and any amendments to the ordinance, being the Land Development Code of the City of St. Cloud, Florida, is hereby amended to include and designate on the Official Zoning Map a "HB" Highway Business zoning district classification for the property described below and as shown on Exhibit "A":

Legal Description:

29-25-31-4910-0034-0020

LOTS 2 THROUGH 22, INCLUSIVE, BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. ALSO, ALL THAT PART OF THE ABANDONED RIGHT-OF-WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD AS THE SAME APPEARS RECORDED IN DEED BOOK 109, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA I COUNTY, FLORIDA, AS THE SAID ABANDONED RIGHT-OF-WAY ABUTTS AND/OR TRAVERSES LOTS 10, 11, 12 AND 13 OF BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 30 FEET OF VACATED G STREET ABUTTING LOTS 3 THROUGH 10, OF SAID BLOCK 34 AND THE NORTH 1/2 OF VACATED H STREET ABUTTING LOTS 13 THROUGH 22, OF SAID BLOCK 34, LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA. LESS AND EXCEPT THE PROPERTY SET FORTH IN DEEDS TO OSCEOLA COUNTY, FLORIDA RECORDED IN O.R. BOOK 3894, PAGE 984, AND IN O.R. BOOK 4202, PAGE 2144, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

29-25-31-4910-0036-0010

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 36, TOWN OF RUNNYMEDE, AND THAT PORTION OF THE DEDICATED STREET, PENNSYLVANIA AVENUE, INSOFAR AS SAID STREET ABUTS OR ABOUNDS LOTS 1 THROUGH 8, INCLUSIVE OF BLOCK 36 TOWN OF RUNNYMEDE, OSCEOLA COUNTY, FLORIDA, SAID BLOCK 36 BEING IN U.S. GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD, ACCORDING TO THE PLAT OF SAID ABANDONED RIGHT OF WAY, RECORDED IN DEED BOOK 109 PAGE 1, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ABUTTING AND TRAVERSING ABOVE PORTION OF PENNSYLVANIA AVENUE.

CONTAINING +/- 9.79 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

The property is rezoned to "HB" Highway Business, making applicable all provisions of the Land Development Code of the City of St. Cloud, Florida.

SECTION 3:

For the purpose of regulating the development of the property, those uses permitted and/or conditional as set forth for the Highway Business (HB) zoning district shall apply except for the following use(s) which will be memorialized by the applicant through the recording of a restrictive covenant to the deed in the public/private records of Osceola County:

Unpermitted Uses:

Automotive Body work and painting
Automotive Frame repair
Automotive Minor mechanical repair
Automotive Major mechanical repair
Automotive Quick wash
Automobile Sales and rental
Automobile Service station
Mini Warehouses and storage facilities
Tire repair and replacement
Towing and wrecker service
Window tinting

Conditional Uses:

Convenience Stores with Gasoline Pumps

SECTION 4:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 5:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Department of Planning and Zoning.

SECTION 6:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 7:

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

SECTION 8:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 12th day of March 2026.

Second Reading on the 14th day of May 2026

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

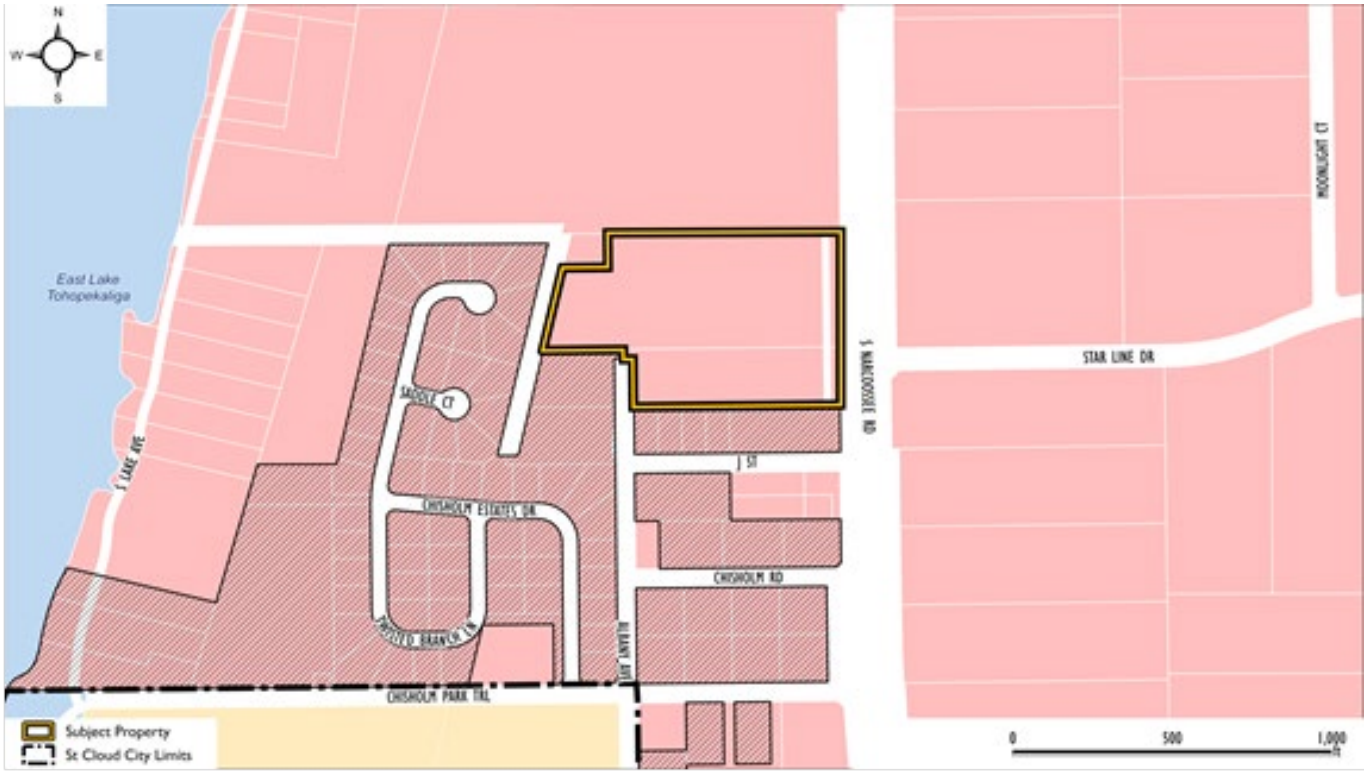
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT "A"



PARCEL ID NO(S).

29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

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

SDOC#: 2025/26-0097 DRC#: ZMA26-00001

Current FLU: LDR (County)
Requested FLU: COMM (City)

PROJECT NAME: Narcoossee and Starline

Current Zoning: AC & R-2 (County)
Requested Zoning: HB (City)

PROJECT LOCATION: 950 & 1010 Narcoossee Rd., St. Cloud, 34771

COMMENTS DUE DATE: 2.18.26

PID: 29-25-31-4910-0034-0020
29-25-31-4910-0036-0010

This Zoning Map Amendment has no impact on public school capacity.

Prepared by / Return to:
Interplan LLC
Attn: Chris Blurton
220 E. Central Pkwy., STE 4000
Altamonte Springs, FL 32701

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT ("**Covenant**") is made this _____ day of _____2026 ("**Effective Date**") by **Donna M. Van Tassel**, a married woman, **James A. Brady**, a single man, and **Karen Ann Ottaiano**, a single woman ("**Owner**") whose mailing address is 1010 South Narcoossee Road, Saint Cloud, Florida 34771.

WHEREAS, Owner owns certain property situated within the Incorporated limits of the City of Saint Cloud, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("**Property**").

WHEREAS, it is the intent of the Owner to establish this Covenant to run with title to the Property, pursuant to the terms set forth herein.

NOW THEREFORE, Owner hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants and conditions:

1. Recitals. The foregoing recitals are true and correct and incorporated herein.

2. Use Restriction. Owner hereby declares that the Property may be developed or used for those Permitted and Conditional Uses as set forth for the Highway Business (HB) Zoning District except however, the Use of Convenience Stores with Gasoline Pumps, which shall only be allowed as a Conditional Use. In addition, the following uses shall not be allowed:

   Automotive Body work and painting
   Automotive Frame repair

Automotive Minor mechanical repair
Automotive Major mechanical repair
Automotive Quick wash
Automobile Sales and rental
Automobile Service station
Mini Warehouses and storage facilities
Tire repair and replacement
Towing and wrecker service
Window tinting

3. Applicability. This Covenant shall govern the development of the Property as set forth herein. All other Uses, zoning criteria, and requirements of the Property shall be governed by those as set forth for the Highway Business (HB) Zoning District and those as established by the current and effective City of St. Cloud Code of Ordinances and Land Development Code.

4. Successors. Assigns and Third-Party Beneficiaries. This Covenant shall run with title to the Property, and shall bind the owners thereof, their respective successors, and assigns. Additionally, the terms hereof shall act for the legal and enforceable benefit of any aggrieved or adversely affected party, person, entity or local government as defined in Section 163.3215, Florida Statutes (2025).

5. Waiver. Any failure to enforce any provision contained in this Covenant shall in no way be deemed a waiver of the right to do so thereafter.

6. Section Headings. The headings preceding the sections of this Covenant are for convenience only and shall not be considered in the construction or interpretation of this Covenant.

7. Severability. In case any one or more of the provisions contained in this Covenant shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision of this Covenant and a valid, legal, and enforceable provision shall be agreed upon by the parties and become a part of the Covenant in lieu of the invalid, illegal, or unenforceable provision or in the event a valid, legal, and unenforceable provision cannot be crafted, this Covenant shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

8. Governing Law and Venue. This Covenant shall be governed by and construed and enforced under the laws of the State of Florida without giving effect to the rules and principles governing the conflicts of laws. Any action to interpret or enforce the terms or conditions herein shall be exclusively maintained in a court of competent jurisdiction in Osceola County, Florida. Time is of the essence of this Covenant.

9. Attorney Fees and Costs. In connection with any litigation or claim arising out of this Covenant, or the breach, enforcement, or interpretation of this Covenant, the prevailing party shall be entitled to recover from the party not prevailing, the prevailing party's reasonable costs and attorney fees, paralegal fees, and expert fees incurred at trial, retrial, on appeal, at hearings, and rehearings, and in all administrative, bankruptcy and reorganization proceedings.

10. Enforcement. All parties and third-party beneficiaries shall be entitled to all remedies available at law and equity, including without limitation specific performance, in order to enforce any provision of this Covenant.

11. Amendment and Termination. This Covenant may only be amended or terminated (in whole or in part) by the written consent of the Owner and the City Council of the City of St. Cloud, Florida or as may be provided for by further amendment to the zoning district classification of the Property in accordance with the adopted procedures of the City of St. Cloud and final City Council, of the City of St. Cloud, action and adoption of such amendment.

IN WITNESS WHEREOF, the Owner has signed and executed this Covenant on the respective date set forth herein above.

WITNESSES:

OWNER:

Sign: _____

Print: _____

_____

Donna M. Van Tassel

Sign: _____

Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was Sworn to (or Affirmed) and Subscribed before me, by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Donna M. Van Tassel, a married woman.

He is personally known to me □ or has produced _____ as identification.

_____

Signature of Notary

_____

Stamp of Notary Public

IN WITNESS WHEREOF, the Owner has signed and executed this Covenant on the respective date set forth herein above.

WITNESSES:

OWNER:

Sign: _____

Print: _____

_____

James A. Brady

Sign: _____

Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was Sworn to (or Affirmed) and Subscribed before me, by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by James A. Brady, a single man.

He is personally known to me □ or has produced _____ as identification.

_____

Signature of Notary

_____

Stamp of Notary Public

IN WITNESS WHEREOF, the Owner has signed and executed this Covenant on the respective date set forth herein above.

WITNESSES:

OWNER:

Sign: _____

Print: _____

_____

Karen Ann Ottaiano

Sign: _____

Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was Sworn to (or Affirmed) and Subscribed before me, by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Karen Ann Ottaiano, a single woman.

He is personally known to me □ or has produced _____ as identification.

_____

Signature of Notary

_____

Stamp of Notary Public

Exhibit "A"

LEGAL DESCRIPTION

LOTS 2 THROUGH 22, INCLUSIVE, BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. ALSO, ALL THAT PART OF THE ABANDONED RIGHT-OF-WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD AS THE SAME APPEARS RECORDED IN DEED BOOK 109, PAGE 1, OF THE PUBLIC RECORDS OF OSCEOLA I COUNTY, FLORIDA, AS THE SAID ABANDONED RIGHT-OF-WAY ABUTTS AND/OR TRAVERSES LOTS 10, 11, 12 AND 13 OF BLOCK 34 OF THE TOWN OF RUNNYMEDE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. TOGETHER WITH THE SOUTH 30 FEET OF VACATED G STREET ABUTTING LOTS 3 THROUGH 10, OF SAID BLOCK 34 AND THE NORTH 1/2 OF VACATED H STREET ABUTTING LOTS 13 THROUGH 22, OF SAID BLOCK 34, LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA. LESS AND EXCEPT THE PROPERTY SET FORTH IN DEEDS TO OSCEOLA COUNTY, FLORIDA RECORDED IN O.R. BOOK 3894, PAGE 984, AND IN O.R. BOOK 4202, PAGE 2144, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Tax Parcel ID No.: 29-25-31-4910-0034-0020

Prepared by / Return to:
Interplan LLC
Attn: Chris Blurton
220 E. Central Pkwy., STE 4000
Altamonte Springs, FL 32701

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT ("Covenant") is made this day of _____2026 (**"Effective Date"**) by **Donna M. Brady aka Donna M. Van Tassel** and **Eric L. Van Tassel**, wife and husband (collectively, the "**Owner**") whose mailing address is 1010 South Narcoossee Road, Saint Cloud, Florida 34771

WHEREAS, Owner owns certain property situated within the Incorporated limits of the City of Saint Cloud, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("**Property**").

WHEREAS, it is the intent of the Owner to establish this Covenant to run with title to the Property, pursuant to the terms set forth herein.

NOW THEREFORE, Owner hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants and conditions:

1. Recitals. The foregoing recitals are true and correct and incorporated herein.

2. Use Restriction. Owner hereby declares that the Property may be developed or used for those Permitted and Conditional Uses as set forth for the Highway Business (HB) Zoning District except however, the Use of Convenience Stores with Gasoline Pumps, which shall only be allowed as a Conditional Use. In addition, the following uses shall not be allowed:

   Automotive Body work and painting
   Automotive Frame repair
   Automotive Minor mechanical repair

Automotive Major mechanical repair
Automotive Quick wash
Automobile Sales and rental
Automobile Service station
Mini Warehouses and storage facilities
Tire repair and replacement
Towing and wrecker service
Window tinting

3. Applicability. This Covenant shall govern the development of the Property as set forth herein. All other Uses, zoning criteria, and requirements of the Property shall be governed by those as set forth for the Highway Business (HB) Zoning District and those as established by the current and effective City of St. Cloud Code of Ordinances and Land Development Code.

4. Successors. Assigns and Third-Party Beneficiaries. This Covenant shall run with title to the Property, and shall bind the owners thereof, their respective successors, and assigns. Additionally, the terms hereof shall act for the legal and enforceable benefit of any aggrieved or adversely affected party, person, entity or local government as defined in Section 163.3215, Florida Statutes (2025).

5. Waiver. Any failure to enforce any provision contained in this Covenant shall in no way be deemed a waiver of the right to do so thereafter.

6. Section Headings. The headings preceding the sections of this Covenant are for convenience only and shall not be considered in the construction or interpretation of this Covenant.

7. Severability. In case any one or more of the provisions contained in this Covenant shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision of this Covenant and a valid, legal, and enforceable provision shall be agreed upon by the parties and become a part of the Covenant in lieu of the invalid, illegal, or unenforceable provision or in the event a valid, legal, and unenforceable provision cannot be crafted, this Covenant shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

8. Governing Law and Venue. This Covenant shall be governed by and construed and enforced under the laws of the State of Florida without giving effect to the rules and principles governing the conflicts of laws. Any action to interpret or enforce the terms or conditions herein shall be exclusively maintained in a court of competent jurisdiction in Osceola County, Florida. Time is of the essence of this Covenant.

9. Attorney Fees and Costs. In connection with any litigation or claim arising out of this Covenant, or the breach, enforcement, or interpretation of this Covenant, the prevailing party shall be entitled to recover from the party not prevailing, the prevailing party's reasonable costs and attorney fees, paralegal fees, and expert fees incurred at trial, retrial, on appeal, at hearings, and rehearings, and in all administrative, bankruptcy and reorganization proceedings.

10. Enforcement. All parties and third-party beneficiaries shall be entitled to all remedies available at law and equity, including without limitation specific performance, in order to enforce any provision of this Covenant.

11. Amendment and Termination. This Covenant may only be amended or terminated (in whole or in part) by the written consent of the Owner and the City Council of the City of St. Cloud, Florida or as may be provided for by further amendment to the zoning district classification of the Property in accordance with the adopted procedures of the City of St. Cloud and final City Council, of the City of St. Cloud, action and adoption of such amendment.

IN WITNESS WHEREOF, the Owner has signed and executed this Covenant on the respective date set forth herein above.

WITNESSES:

OWNER:

Sign: _____

Print: _____

_____

Donna M. Brady aka
Donna M. Van Tassel

Sign: _____

Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was Sworn to (or Affirmed) and Subscribed before me, by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Donna M. Brady aka Donna M. Van Tassel, a married woman.

He is personally known to me □ or has produced _____ as identification.

_____

Signature of Notary

_____

Stamp of Notary Public

IN WITNESS WHEREOF, the Owner has signed and executed this Covenant on the respective date set forth herein above.

WITNESSES:

OWNER:

Sign: _____

Print: _____

_____

Eric L. Van Tassel

Sign: _____

Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was Sworn to (or Affirmed) and Subscribed before me, by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by Eric L. Van Tassel, a married man.

He is personally known to me □ or has produced _____ as identification.

_____

Signature of Notary

_____

Stamp of Notary Public

Exhibit "A"

LEGAL DESCRIPTION

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 36, TOWN OF RUNNYMEDE, AND THAT PORTION OF THE DEDICATED STREET, PENNSYLVANIA AVENUE, INSOFAR AS SAID STREET ABUTS OR ABOUNDS LOTS 1 THROUGH 8, INCLUSIVE OF BLOCK 36 TOWN OF RUNNYMEDE, OSCEOLA COUNTY, FLORIDA, SAID BLOCK 36 BEING IN U.S. GOVERNMENT LOT 2, SECTION 30, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND ALL THAT PART OF THE ABANDONED RIGHT OF WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD, ACCORDING TO THE PLAT OF SAID ABANDONED RIGHT OF WAY, RECORDED IN DEED BOOK 109 PAGE 1, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ABUTTING AND TRAVERSING ABOVE PORTION OF PENNSYLVANIA AVENUE.

Tax Parcel ID No.: 29-25-31-4910-0036-0010

Meeting: May 14, 2026

Agenda Item Type: Public Hearings Ordinance No. 2026-23 4-H Exemption City Code Amendment

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO 2026-23, an ordinance of the City Council of the City of St. Cloud, Florida, amending St. Cloud City Code Chapter 8 "Animals," Section 8-7 "Exemption for Not-For-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; publication and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-23**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
At the February 12, 2026, City Council meeting, City Council directed staff to amend the exemptions listed in the City Code regarding animal keeping for those participating in the 4-H or Future Farmers of America programs who are annexed into the city limits. Currently, the City Code allows for an exemption for youth participating in 4-H programs. However, Sec. 8-7 requires that participants follow the animal restrictions for properties zoned agriculture under Sec. 8-6 which requires minimum acreage, setbacks, etc.

Some properties annexed to the city limits may not meet the City's standards, so this amendment proposes a comprehensive solution for all future annexations. The proposed amendment includes the following language:

Sec. 8-7 – Exemption for not-for-profit youth and adult special need organizations.
The raising of otherwise prohibited animals by not-for-profit organizations for youth or special need adults such as 4-H or Future Farmers of America (FFA) for exhibitions, fairs, or the like, is permitted and is not subject to the requirements or limitations herein, provided that the activity is consistent with the requirements established in Section 8-6 for animals in the Agriculture (A) district below and proof of 4-H, FFA or other entity registration for such animals can be provided upon request by the county animal control department supervisor or their authorized animal control officers, or upon request by the city manager or designee. Notwithstanding the foregoing, if at the time of annexation, a property qualified for and received a valid 4-H or Future Farmers of America exemption under the Osceola County Code, the property shall be considered non-conforming and shall be exempt from the provisions of Section 8-6. The non-conforming status as granted hereunder shall be deemed abandoned and of no effect if:

(1) At least one resident of the property has not participated in a 4-H or FFA program for a period of two (2) consecutive years; or
(2) The owners or owner of the property at the time of annexation into the City sells or leases the property and no longer resides thereon.

Legal Authority:
Sec. 2.04 - City Charter

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

On April 21, 2026, the Planning Commission – Motion to recommend approval by Bridgeforth. Seconded by Marshall. Passed 5-0.

Staff reviewed this request on or before April 9, 2026, and recommends **APPROVAL** of Ordinance No. 2026-23, amending St. Cloud City Code Chapter 8 “Animals,” Section 8-7 “Exemption for Not-For-Profit Youth or Special Need Adult Organizations”; providing for severability; conflict; codification; publication; and an effective date.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
5/14/26 - Final Action
4/9/26- Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 4-0

Attachments:
1. 1. CDA26-00003 4-H Exemption City Code Amendment Staff Memo 05.14.26 CC
2. 2. CDA26-00003 Ordinance No. 2026-23 05.14.26 CC
3. 3. CDA26-00003 4-H Exemption Business Impact Estimate 05.14.26 PC

MEMORANDUM REPORT
FOR PLANNING COMMISSION – ON MAY 14, 2026

To: Mayor Robertson and the City Council Members

From: Tisha Manning, MBA, CBTO, Deputy Community Development Director

Subject: 4-H Exemption – City Code Amendment (CDA26-00003)

Date: May 14, 2026

REQUEST: The request is to approve **Ordinance No. 2026-23,** an ordinance of the City Council of the City of St. Cloud, Florida, amending St. Cloud City Code Chapter 8 "Animals," Section 8-7 "Exemption for Not-For-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; publication; and an effective date.

BACKGROUND: At the February 12, 2026, City Council meeting, City Council directed staff to amend the exemptions listed in the City Code regarding animal keeping for those participating in the 4-H or Future Farmer's of America programs who are annexed into the city limits. Currently, the City Code allows for an exemption for youth participating in 4-H programs. However, Sec. 8-7 requires that participants follow the animal restrictions for properties zoned agriculture under Sec. 8-6 which requires minimum acreage, setbacks, etc.

Some properties annexed to the city limits may not meet the City's standards, so this amendment proposes a comprehensive solution for all future annexations. The proposed amendment includes the following language:

Sec. 8-7 – Exemption for not-for-profit youth and adult special need organizations.
The raising of otherwise prohibited animals by not-for-profit organizations for youth or special need adults such as 4-H or Future Farmers of America (FFA) for exhibitions, fairs, or the like, is permitted and is not subject to the requirements or limitations herein, provided that the activity is consistent with the requirements established in Section 8-6 for animals in the Agriculture (A) district below and proof of 4-H, FFA or other entity registration for such animals can be provided upon request by the county animal control department supervisor or their authorized animal control officers, or upon request by the city manager or designee. Notwithstanding the foregoing, if at the time of annexation, a property qualified for and received a valid 4-H or Future Farmers of America exemption under the Osceola County Code, the property shall be considered non-conforming and shall be exempt from the provisions of Section 8-6. The non-conforming status as granted hereunder shall be deemed abandoned and of no effect if:

(1) At least one resident of the property has not participated in a 4-H or FFA program for a period of two (2) consecutive years; or
(2) The owners or owner of the property at the time of annexation into the City sells or leases the property and no longer resides thereon.

STRATEGIC PLAN GOALS:20
The proposed amendment to the Land Development Code meets the intent of the following City of St. Cloud Strategic Goal:

High-Performing Government: *To focus on the continuity and sustainability of core public services; become an employer of choice; and be on the cutting-edge of technology.*

STAFF RECOMMENDATION:
Staff reviewed this request on or before April 9, 2026, and recommends **APPROVAL** of Ordinance No. 2026-23, amending St. Cloud City Code Chapter 8 "Animals," Section 8-7 "Exemption for Not-For-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; publication; and an effective date.

PLANNING COMMISSION RECOMMENDATION:
On April 21, 2026, the Planning Commission – Motion to recommend approval by Bridgeforth. Seconded by Marshall. Passed 5-0.

Attachments: Ordinance No. 2026-23
Business Impact Analysis

RETURN TO:
CITY OF ST. CLOUD
COMMUNITY DEVELOPMENT DEPT.
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING ST. CLOUD CITY CODE CHAPTER 8 'ANIMALS," SECTION 8-7 "EXEMPTION FOR NOT-FOR-PROFIT YOUTH OR SPECIAL NEED ADULT ORGANIZATIONS"; PROVIDING FOR SEVERABILITY; CONFLICT; CODIFICATION; PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of St. Cloud held a public hearing, with all required advertisement, on May 14, 2026, for the purpose of providing recommendations to the City Council regarding the Ordinance amending the City Code and recommended that the City Council adopt the Ordinance amending the City Code for exemptions for not-for-profit youth or special need adult organizations; and

WHEREAS, the Planning Commission held a public hearing on this request on April 21, 2026 at which it made the recommendation of APPROVAL; and

WHEREAS, The City of St. Cloud wishes to support not-for-profit youth and special need adult organizations by implementing additional exemptions for those properties which are annexed into the city limits and do not conform to the established City Code standards;

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

SECTION I

Chapter 8 – "Animals", Section 8-7 "Exemption for Not-For-Profit Youth or Special Need Adult Organizations" of the City of St. Cloud City Code are hereby amended as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 8-7 – Exemption for not-for-profit youth and adult special need organizations.

The raising of otherwise prohibited animals by not-for-profit organizations for youth or special need adults such as 4-H or Future Farmers of America (FFA) for exhibitions, fairs, or the like, is permitted and is not subject to the requirements or limitations herein, provided that the activity is consistent with the requirements established in Section 8-6 for animals in the Agriculture (A) district below and proof of 4-H, FFA or other entity registration for such animals can be provided upon request by the county animal control department supervisor or their authorized animal control officers, or upon request by the city manager or designee. Notwithstanding the foregoing, if at the time of annexation, a property qualified for and received a valid 4-H or Future Farmers of America exemption under the Osceola County Code, the property shall be considered non-conforming and shall be exempt from the provisions of Section 8-6. The non-conforming status as granted hereunder shall be deemed abandoned and of no effect if:

(1) At least one resident of the property has not participated in a 4-H or FFA program for a period of two (2) consecutive years; or
(2) The owners or owner of the property at the time of annexation into the City sells or leases the property and no longer resides thereon.

SECTION II SEVERABILITY.

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION III CONFLICTS.

This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION IV CODIFICATION.

Sections I of this Ordinance shall be codified in the City Code for the City of St. Cloud, Florida. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION V PUBLICATION AND EFFECTIVE DATE.

This ordinance has been published and shall take effect as provided by law.

First Reading on the 9th day of April 2026.
Second Reading on the 14th day of May 2026.

PASSED AND ADOPTED BY the City Council of the City of St. Cloud, Florida on this 14th day of May 2026

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
De Beaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2026-23

TO: Mayor Robertson and the City Council Members

FROM: Tisha Manning, MBA, CBTO, Deputy Community Development Director

DATE: May 14, 2026

SUBJECT: Ordinance No. 2026-26 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2026-23 is proposed to be adopted by the City on May 14, 2026, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. **Summary of proposed Ordinance No.: 2026-23.**

   It is the purpose of this ordinance to amend Chapter 8, "Animals," Section 8-7, "Exemption for Not-For-Profit-Youth or Special Need Adult Organizations"; providing for severability, conflict, codification; publication; and an effective date.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

   a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

   The proposed ordinance should have no effect on any business located within the city. This amendment adds an exemption to those lands annexed into the city limits who do not meet our current standards for animal keeping related to 4-H programs.

   b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

   The proposed ordinance does not identify any new charges or fees on businesses.

   c. **An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

The City will not collect any regulatory cost should this ordinance be adopted.

3. **A good faith estimates of the number of businesses likely to be impacted by the ordinance.**

   The ordinance should have no impact on any business within the City limits. This ordinance amends the exemption language by adding an exemption to those lands annexed into the city limits who do not meet our current standards for animal keeping related to 4-H programs.

4. **Any additional information the board determines may be useful.**

   This amendment was requested by City Council at the 02/12/26 City Council meeting.

Meeting: May 14, 2026

Agenda Item Type: Council Action FY 2024-2025 ACFR Acceptance

Finance Agenda Item:
Request City Council's acceptance of the City's Annual Comprehensive Financial Report (ACFR) for FY 2024-2025 as presented by Purvis Gray & Company, LLC. Independent Auditors.

Strategic Key Focus Areas:

Background Information:
The FY 2024-2025 ACFR complies with all applicable statutes and Generally Accepted Accounting Principles.

A public copy of the ACFR will be available for viewing in the City Clerk's Office.

Legal Authority:
Florida Statutes 166.241; Chapter 10.500, Rules of the Auditor General; and Section 3.12 of the City Charter.

Budget and Recommendation:
No cost associated with this item.

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

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
Final Action - 05/14/2026

Attachments:
1. 19801ACFR25 Final (Reissue) City of St. Cloud
2. 19801ACFR25 Final SAS114 City of St. Cloud

CITY OF ST. CLOUD, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED
SEPTEMBER 30, 2025



St. Cloud
FLORIDA
Your Centerplace for Life

ANNUAL
COMPREHENSIVE FINANCIAL REPORT

OF THE

CITY OF ST. CLOUD, FLORIDA

FOR THE

FISCAL YEAR ENDED SEPTEMBER 30, 2025

PREPARED BY THE
FINANCE DEPARTMENT
JEFFREY COOPER, CGFO
Finance Director

STAFF:
Mark L. Gumula II, CPA, CGMA
Gloria R. Emanuel, CGFO
Donna L. Cooley, CGFO
Suzette Cover, CGFO, CPM
Leslie M. Messina
Tawny Bailey

INTRODUCTORY SECTION

CITY OF ST. CLOUD, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

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CITY OF ST. CLOUD, FLORIDA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
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CITY OF ST. CLOUD, FLORIDA
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CITY OF ST. CLOUD, FLORIDA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED SEPTEMBER 30, 2025

LISTING OF CITY OFFICIALS

ELECTED AND APPOINTED OFFICIALS

Mayor
Christian B. Robertson

Deputy Mayor
Ken Gilbert

Council Member
Kolby Urban

Council Member
Shawn Fletcher

Council Member
Jennifer A. Paul

City Manager
Veronica Miller

DEPARTMENTAL OFFICIALS

Deputy City Manager
Scott Davidoff

Finance Director
Jeff Cooper

Information Technology Director
Roberto Smith

City Clerk
Ivy Llauro

Human Resources and Risk Management Director
Justin Kluesner

Fire Chief
Jason Miller

Community Development Director
Melissa Dunklin

Building Director
Robert A. Deatherage

Parks and Recreation Director
Stephanie Holtkamp

Procurement Services Director
Leslie Flores

Public Safety Administrator and Chief of Police
Doug Goerke

Public Works Director
Kevin Felblinger

Economic Development Director
Antranette Forbes

Strategic Initiative Administrator
Abismael Abreu

Communications Director
Maryemma Bachelder

FINANCE DEPARTMENT

March 25, 2026
To the Honorable Mayor
and Members of the City Council, and Citizens
City of St. Cloud, Florida
1300 Ninth Street
St. Cloud, FL 34769

It is my pleasure to present the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025. State law, in accordance with the Florida Statutes 218.32; Chapter 10.550, Rules of the Auditor General, and Section 3.12 of the City Charter, requires that every general-purpose local government publish within six months of the close of each fiscal year or receive an extension for a complete set of audited financial statements.

The ACFR is presented in four sections. The introductory section includes this Transmittal Letter and an organizational chart for the city. The financial section includes the Independent Auditor's Report, Management's Discussion and Analysis (MD&A), audited city wide and fund financial statements and notes thereto and required supplementary information. The Statistical Section sets forth the selected unaudited economic, financial trend, and demographic information for the City of St. Cloud on a multi-year basis. The compliance section includes other information and reports required by Florida Statutes and OMB Circular A-133 when applicable.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls that it has established for that purpose, because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable (rather than absolute) assurance that the financial statements are free of any material misstatements.

Purvis Gray and Company, LLP has issued an unmodified opinion on the City of St. Cloud's financial statements for the fiscal year ended September 30, 2025. GASB Statement No. 34, Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments, requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of MD&A. This letter of transmittal is designed to complement the MD&A and should be read in conjunction.

Profile of the Government

The City of St. Cloud, incorporated in 1911, is located in the southeastern central part of Central Florida, which is considered to be part of the Orlando-Kissimmee-Sanford metropolitan area. The City currently occupies 35.60 square miles and serves a population of 71,242 based on 2025 estimates from the University of Florida Bureau of Economic and Business Research (BEBR). The City of St. Cloud is empowered to levy a property tax on both real and personal property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

The City of St. Cloud has operated under the Council-Manager form of government since January 16, 1925. On November 18, 1929, two new commissioners (Council Members) were added and the managerial form of government was voted to be changed to a strong Mayor-Council form of government, and the Mayor was elected by the Council Members. The City of St. Cloud was one of the first cities in the state to adopt this form of government. Then in 1965, the city once again adopted the Council-Manager form of government. Policy making and legislative authority are vested in a governing Council consisting of the Mayor and four other members, all elected on a nonpartisan basis. The Council appoints the City Manager, who, in turn, appoints the heads of the various departments. The Mayor and all Council Members are elected at large for four year terms starting with the first election held in 2012.

The City of St. Cloud provides a full range of services, including police and fire protection, emergency medical services, the construction and maintenance of sidewalks, highways, streets, traffic signalization, planning and zoning, building permit and building maintenance, parks and recreational facilities, cultural facilities and general administration services.

In addition to general government activities, certain services are provided through separate enterprise funds and the City Council governs their operations, in essence, as departments of the City of St. Cloud. The enterprise operations of the city are stormwater and refuse collection and transfer station operations and are an integral part of the City of St. Cloud's financial statements.

The City Council adopts the annual budget prior to the beginning of the fiscal year and amends it during the year when events and/or circumstances warrant it. The Council may amend the budget by resolution no later than 60 days after the close of the fiscal year (F.S. 166.241). This annual budget serves as the foundation for the City of St. Cloud's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). With the City Manager's approval, department heads may transfer resources within a department as they see fit; however, transfers between departments requires a budget amendment by resolution through the governing council.

Local Economy

The City of St. Cloud's economy continues to grow at a steady rate. New home construction serves as an economic indicator within the City's service area. The strong positive contribution from property taxes combined with existing values results both from market conditions and current property tax law. Some of the market value increase is a result of larger single-family homes (in terms of square footage) and increases in land costs. In addition, the median home cost in St. Cloud is approximately $380,000 similar to the previous year. Home appreciation over the last 10 years has averaged 10%+ annually. In fiscal year 2025, 1,583 new home permits were issued, which was 18% more than the prior year primarily due to continued strong growth. Business tax receipts decreased slightly from the previous fiscal year.

Unemployment rates for Osceola County were very low at 2.9% in December 2025 with the City of St Cloud's median household income of $76,172 which remains stable from last year.

Although the City is not yet a top tourist spot in Central Florida, it is in close vicinity to nine out of the ten top Florida theme parks including Disney's Magic Kingdom, EPCOT, Animal Kingdom, Islands of Adventure, Universal Studios, Sea World, and many others. Many of our visitors enjoy other activities St. Cloud has to offer such as boat tours, Reptile World, Peghorn Nature Park, a prestigious golf course, the historic downtown area, and a beautiful lakefront park with a beach.

Long-term Financial Planning

The City aggressively seeks out Federal, State, and other operating and capital grants to leverage fund balances by reducing the amount of direct city funding for various programs. Highlights of grants received for fiscal year 2025 include: The COPS Hiring Program (CHP), Law Enforcement Drones, Electric Motorcycles, and a Ballistic Vest Grant. Capital and operating grant totals by function, which include impact fees, can be found in the Statement of Activities of this Annual Financial Report.

Revenue generation is largely influenced by overall economic conditions. Revenues consist of taxes, user fees, shared revenues, and other financing sources. Management is diligent in their efforts to diversify revenue streams and use resources effectively to protect fund balance while maintaining efficient service levels for our citizens and stake holders. Management will also continue to budget and manage all resources in the most cost-effective manner.

Major Initiatives

The City issued $80M+ in debt to complete critical Public Safety projects including Public Safety Complex – Phase I, Fire Station 35, Fire Station 36 and Fire Headquarters,. Two Parks & Recreation projects were also funded including 17th Street Ballfields and Hopkins Park.

Construction projects completed during fiscal year 2025 include: Fire Headquarters, Fire Training Facility, Florida Avenue Renovations, The Ranch Renovations, and the Lakefront Pathway Improvements.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of St. Cloud for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024. In order to be awarded a Certificate of Achievement, the government had to publish an easily readable and efficiently organized ACFR that satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current 2025 ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not have been accomplished without the professionalism and dedication demonstrated by the Finance Department and all members of the various departments who assisted and contributed to the preparation of this report. In addition, thanks go to Mayor and City Council for continuous unwavering support in maintaining the highest standards of professionalism in the management of the City of St. Cloud's finances. This ACFR reflects management's commitment to the citizens of the City of St. Cloud and the financial community to maintain financial statements in conformance with the highest standards of financial accountability.

Respectfully submitted,

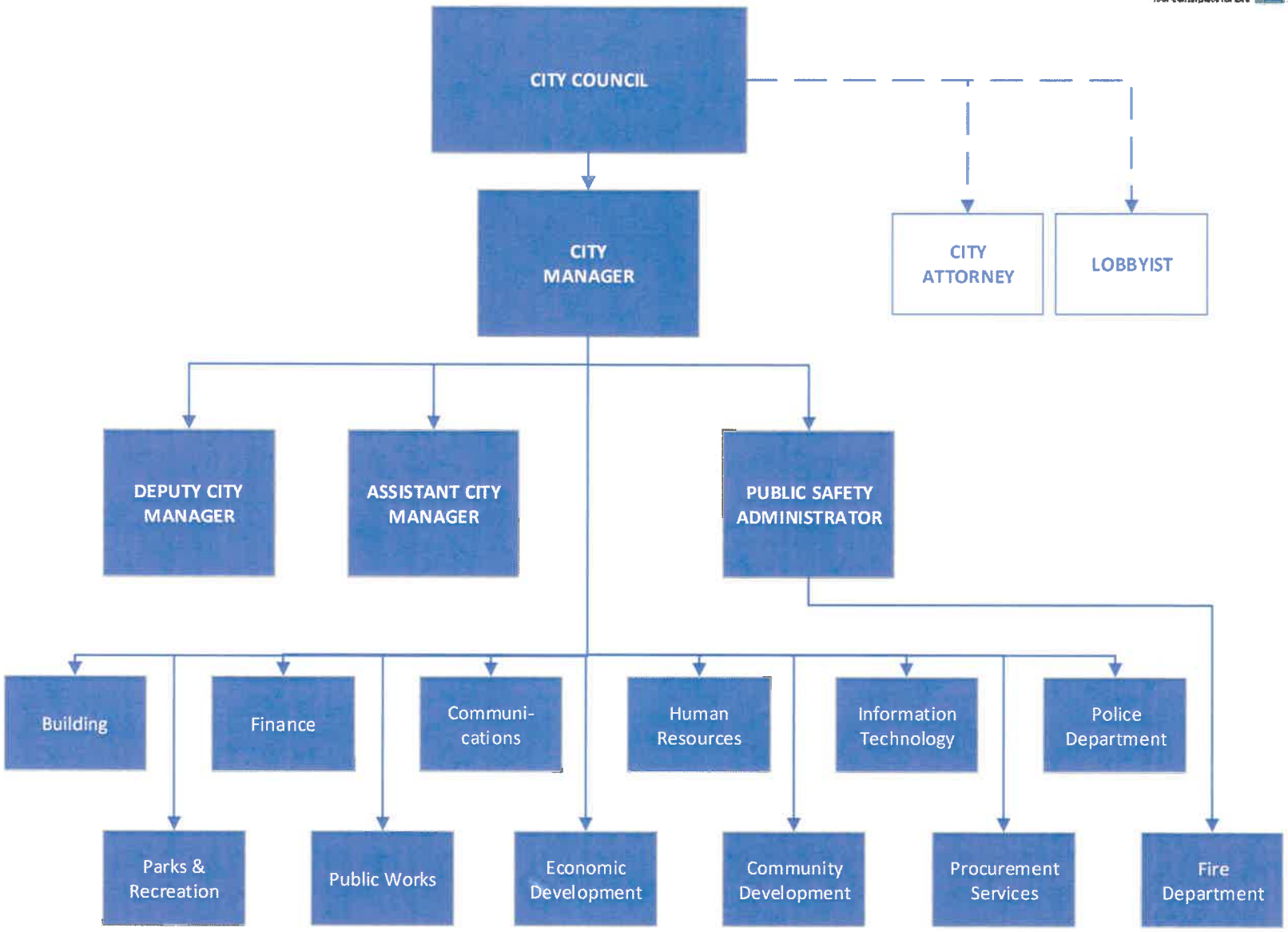
Veronica Miller,

City Manager

Jeffrey M. Cooper, CGFO

Finance Director

CITY OF ST. CLOUD
DEPARTMENT ORG CHART



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of St. Cloud
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

This Section Contains The Following Subsections:

REPORT OF INDEPENDENT AUDITORS
MANAGEMENT'S DISCUSSION AND ANALYSIS
BASIC FINANCIAL STATEMENTS
NOTES TO FINANCIAL STATEMENTS
REQUIRED SUPPLEMENTARY INFORMATION
SUPPLEMENTAL INFORMATION

FINANCIAL SECTION

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on the Audit of the Financial Statements

Opinions
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information 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 City's basic 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 respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows, thereof 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 City 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.

Emphasis of Matter
As described in Note 1 to the financial statements, the City adopted new accounting guidance, Governmental Accounting Standards Board Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

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; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

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 City'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.

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 City'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 City'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, major fund budgetary comparison schedules, the Schedule of Change in Other Postemployment Benefits (OPEB) Liability and Related Ratios, the Schedules of Changes in the Employers'

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

Net Pension - Liability and Related Ratios, the Schedules of Employer Contributions, and the Schedules of Investment Returns, 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 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 required supplementary 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 information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund financial statements, budgetary schedules, and Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements as listed on the table of contents. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements, budgetary schedules, and the Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT

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 City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is 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 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 City's internal control over financial reporting and compliance.

Purvis Gray

March 25, 2026
Ocala, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section in the Annual Comprehensive Financial Report has been developed in accordance with Governmental Accounting Standards Board (GASB) Statement Number 34 (GASB 34). It is intended to provide the readers of this report with a general overview and analysis of the financial activities of the City of St. Cloud, Florida (the City) for the fiscal year ended September 30, 2025.

Management's Discussion and Analysis (MD&A) is designed to focus on the current fiscal year activities, resulting changes, and currently known facts. Please read it in conjunction with additional information in the Transmittal Letter, the financial statements, and notes to the financial statements.

Financial Highlights

The City is in acceptable financial condition. For the year ended September 30, 2025:

- The City's total assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by $515.1 million (net position). Of this amount, $436.5 million was from governmental activities and $78.6 million was from business-type activities.
- Unrestricted net positions for governmental and business activities, respectively, were ($3.7) and $6.0 million.
- The City's revenues for governmental funds, excluding transfers, were $107.8 million. The expenditures for governmental funds were $107.9 million.
- The business-type activities of the City had total operating revenues of $30.0 million and total expenses of $26.7 million before transfers.
- At the close of fiscal year 2024-2025, the governmental funds reported combined ending fund balances of $188.2 million, an increase of $70.4 million in comparison with the prior fiscal year. Approximately $14.3 million or 7.6% of this total amount is available for spending at the government's discretion (*unassigned fund balance*).
- The City's long-term debt increased by $56.9 million. Long-term debt for governmental activities increased by $60.5 million. Long-term debt of business-type activities decreased $3.6 million due to the final legal closure of the Stevens Plantation Special District.

Overview of the Financial Statements

The *Introductory Section* of the report includes the letter of transmittal, a list of City officials, an organizational chart, and a copy of last fiscal year's Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting.

The *Financial Section* of the report includes the Independent Auditor's Report, this MD&A, the basic financial statements, required supplementary information, and combining and individual fund statements and schedules.

The *MD&A* is prepared by management and is intended to serve as an introduction to the basic financial statements. It is written to provide an objective and easily readable analysis of the City's financial activities and a summary of basic financial information for the City.

The Basic Financial Statements include:

- Government-Wide Financial Statements
- Fund Financial Statements
- Notes to the Financial Statements

In addition to the Basic Financial Statements, the *Financial Section* also includes the following sections:

- Required Supplementary Information
- Combining and Individual Fund Statements and Schedules (see Supplemental Information Tab)

After the *Financial Section*, other information about the City and its physical and financial environment is available in the *Statistical* and *Compliance Sections*.

Government-Wide Financial Statements
The government-wide financial statements are the statement of net position and the statement of activities. This summary information is designed to provide a broad overview of the City as a whole that is similar to private sector financial statements. The *government-wide financial statements* categorize the City's financial information as governmental or business-type, and the emphasis is on the change in net position. Governmental activities are primarily supported by property taxes, sales and other taxes, federal and state grants, transfers from the proprietary funds, and state shared revenues. Business-type activities are supported by charges to the users of services. Charges and fees are intended to recover all or a significant portion of costs.

The statement of net position shows the total assets, deferred outflow of resources, liabilities, and deferred inflows of resources for the City. Net position is sub-divided into three categories:

- Net Investment in Capital Assets
- Restricted
- Unrestricted

The statement of activities presents information on all revenues and expenses of the City and the change in net position. Revenues and expenses are reported by major function and program. Governmental activities financed by the city include public safety, physical environment, transportation, culture and recreation, and general government services. Business-type activities financed by user fees and charges include storm water, sanitation utilities, and the building department operations.

Fund Financial Statements
The fund financial statements follow the government-wide financial statements and are expanded under the GASB 34 reporting model. 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 City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City categorizes funds into three basic fund types: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds
Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide statements. However, unlike the government-wide statements, governmental fund related 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. This information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the governmental funds is narrower than that of the government-wide financial statements, it may be useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This comparison highlights the long-term impact of the City's *near-term* financial decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances offer a reconciliation to assist with this comparison.

The City maintains thirteen individual governmental funds. The General Fund and six other funds are major funds in this group. The other six governmental funds have been combined into a single, aggregated presentation as non-major funds. Data for each individual non-major governmental fund is provided via the combining statements elsewhere in this report.

Proprietary Funds

The City's *Proprietary Funds* fall into two categories - *Enterprise Funds* and *Internal Service Funds*. The proprietary fund financial statements provide separate information for the City's three major enterprise funds, as they are considered major funds. In addition, the City has three non-major enterprise funds, which are aggregated in a separate column. None of the internal service funds are major funds; so data for internal service funds are aggregated in a separate column. In addition, because the internal service funds represent activities that predominately satisfy internal governmental needs, the balance sheet and other data are included as *governmental activities*, not business-type activities, in the government-wide financial statements.

The City's *Enterprise Funds* are the basis for the business-type activities information in the government-wide financial statements. The proprietary fund statements provide more detail about individual enterprise fund operations. The City uses enterprise funds to account for its sanitation and stormwater utilities, as well as the non-major enterprise fund, the building department. The City's water and sewer utilities are managed by the Toho Water Authority (TWA).

Internal Service Funds are an accounting device used to accumulate and allocate costs internally among some of the City's various functions. Included in the internal service fund group are the City's Self Insurance Funds. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report and is included in the governmental rather than business-type activities category in the government-wide financial statements.

Fiduciary Funds

Fiduciary Funds are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has two pension trust funds to account for the General Employee Retirement System and the Police Officers' and Firefighters' Retirement System. The basic fiduciary fund financial statements can be found after the basic proprietary fund financial statements.

Notes to Financial Statements

The notes provide additional information that is essential to a complete understanding of the data provided in both the government-wide and fund financial statements. The notes to the financial statements are the last section of the Basic Financial Statements.

Other Information

Required Supplementary Information (RSI) is the next section in this report. In the City's case, RSI schedules show the changes in net position and employer contributions for the City's employee pension funds and a schedule of funding progress for other postemployment benefits.

The *Combining and Individual Fund Statements and Schedules* section includes combining and individual fund statements for non-major and other funds, and various other statements and schedules of interest to the reader.

The *Statistical Section* presents information designed to give users a better historical perspective and to assist readers in assessing current financial status and trends of the governmental unit. Economic information is presented to allow a broader understanding of the financial and social environment in which the City government operates.

The *Compliance Section* contains various reports and schedules with information about the City's internal control, federal and state grants, and any additional comments from the auditors.

Government-Wide Financial Analysis

Net Position

The statement of net position and the concept of net position are useful indicators of a governmental entity's financial health and stability. In the case of the City, total assets (current and capital) plus deferred outflows of resources exceeds total liabilities (current and long-term) and deferred inflows of resources by $515.1 million.

The City has positive balances in the categories of net position-net investment in capital assets and restricted; however, the unrestricted presents a negative balance ($3.7 million) due to a large increase in amounts dedicated to capital projects. The City's combined net position increased by $32.5 from the amount previously reported at the end of fiscal year 2024. Governmental activities are responsible for an increase of $18.3 million, while the business-type activities are responsible for an increase of $14.2 million. In *Governmental Activities Funds*, the unrestricted net position decreased by $3.2 million. The *Business-Type Activities Funds* unrestricted net position increased by $5.3 million and the restricted net position increased by $1.0 million.

The following schedule provides a comparative summary of net position for the City for fiscal years 2024 and 2025. For more details, see the statement of net position in the Basic Financial Section of this report immediately following this MD&A.

City of St. Cloud's Net Position

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Current and Other Assets	$ 133,075,001	$ 207,411,456	$ 15,279,757	$ 18,313,347	$ 148,354,758	$ 225,724,803
Capital Assets	377,567,924	392,615,918	59,113,629	67,169,526	436,681,553	459,785,444
Total Assets	510,642,925	600,027,374	74,393,386	85,482,873	585,036,311	685,510,247
Deferred Outflows	11,330,522	12,217,629	868,760	1,021,144	12,199,282	13,238,773
Long-Term Liabilities	82,687,629	147,366,454	7,366,176	3,710,069	90,053,805	151,076,523
Other Liabilities	8,908,773	11,987,499	3,030,600	2,914,178	11,939,373	14,901,677
Total Liabilities	91,596,402	159,353,953	10,396,776	6,624,247	101,993,178	165,978,200
Deferred Inflows	12,161,777	16,345,120	476,028	1,329,358	12,637,805	17,674,478
Net Position:						
Net Investment in Capital Assets	338,335,532	340,453,865	59,081,540	66,953,842	397,417,072	407,407,707
Restricted	80,302,718	99,765,000	4,659,344	5,645,467	84,962,062	105,410,467
Unrestricted	(422,982)	(3,672,935)	648,458	5,951,103	225,476	2,278,168
Total Net Position	$ 418,215,268	$ 436,545,930	$ 64,389,342	$ 78,550,412	$ 482,604,610	$ 515,096,342

By far the largest portion of the City's net position is *investment in capital assets* (less any related outstanding debt used to acquire those assets). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital asset themselves cannot be used to liquidate debt.

The City's net position is also grouped as *restricted* and *unrestricted*. Restricted net position is subject to restrictions on how they may be used. Unrestricted net position may be used to meet the government's ongoing obligations to citizens and creditors.

The statement of activities reconciles and links net position to the sources of changes in net position. Program revenues and expenses are presented by function and with their positive or negative effect on net position. General revenues and transfers, and their effect on net position, are shown separately. The statement of activities combines the effects of all revenues, expenses, and transfers to calculate net position by governmental activities, business-type activities, and in total. The schedule below provides a comparative summary of activities and the changes in net position for the City for the fiscal years ended September 30, 2024 and 2025.

City of St. Cloud's Changes in Net Position

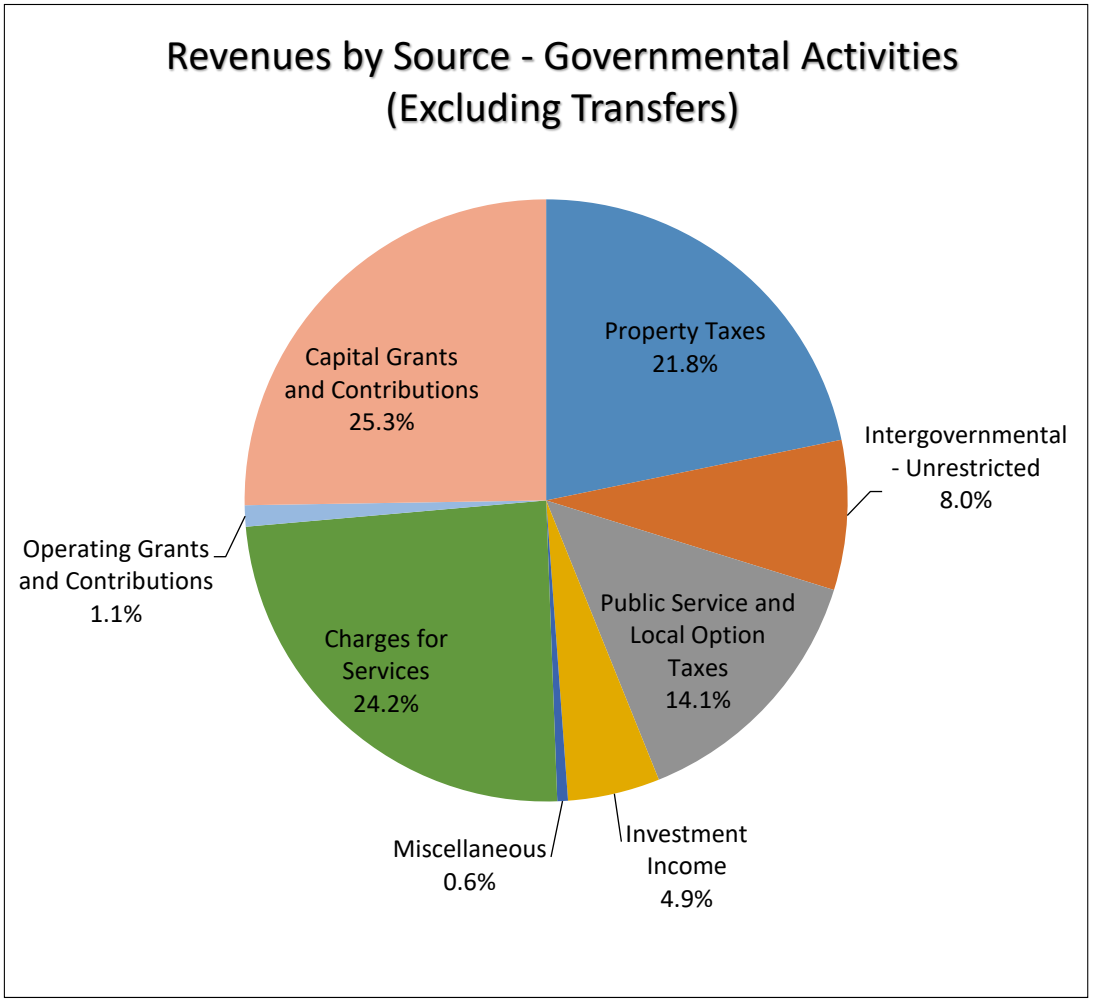
	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenues:						
Program Revenue:						
Charges for Services	$ 24,527,910	$ 28,665,422	$ 25,400,478	$ 30,000,332	$ 49,928,388	$ 58,665,754
Operating Grants and Contributions	1,632,124	1,348,567	-	-	1,632,124	1,348,567
Capital Grants and Contributions	29,228,585	29,920,009	13,336,033	8,473,250	42,564,618	38,393,259
General Revenues:						
Property Taxes	22,276,252	25,792,494	-	-	22,276,252	25,792,494
Other Taxes	25,630,764	26,219,367	-	-	25,630,764	26,219,367
Other Revenues	7,951,660	6,528,641	691,364	533,532	8,643,024	7,062,173
Total Revenues	111,247,295	118,474,500	39,427,875	39,007,114	150,675,170	157,481,614
Expenses:						
General Government	17,372,818	18,253,495	-	-	17,372,818	18,253,495
Public Safety	39,756,812	47,947,426	-	-	39,756,812	47,947,426
Transportation	8,209,173	9,362,735	-	-	8,209,173	9,362,735
Parks and Recreation	9,214,147	10,192,275	-	-	9,214,147	10,192,275
Other Operating	1,031,057	964,320	-	-	1,031,057	964,320
Utility System	13,092,803	9,618,139	-	-	13,092,803	9,618,139
Electric System	2,173,251	375,457	-	-	2,173,251	375,457
Interest and Fees	1,117,297	2,416,607	-	-	1,117,297	2,416,607
Sanitation Utility	-	-	15,497,075	18,360,419	15,497,075	18,360,419
Stormwater Utility	-	-	3,669,600	4,790,154	3,669,600	4,790,154
Special District	-	-	267,159	-	267,159	-
Building Department	-	-	3,029,908	3,527,918	3,029,908	3,527,918
Total Expenses	91,967,358	99,130,454	22,463,742	26,678,491	114,431,100	125,808,945
Increase in Net Position Before Transfers	19,279,937	19,344,046	16,964,133	12,328,623	36,244,070	31,672,669
Special Item	-	-	-	4,483,256	-	4,483,256
Transfers	2,693,508	2,309,836	(2,693,508)	(2,309,836)	-	-
Changes in Net Position	21,973,445	21,653,882	14,270,625	14,502,043	36,244,070	36,155,925
Net Position - Beginning (2025 restated)	396,241,823	414,892,048	50,118,717	64,048,369	446,360,540	478,940,417
Net Position - Ending	$ 418,215,268	$ 436,545,930	$ 64,389,342	$ 78,550,412	$ 482,604,610	$ 515,096,342

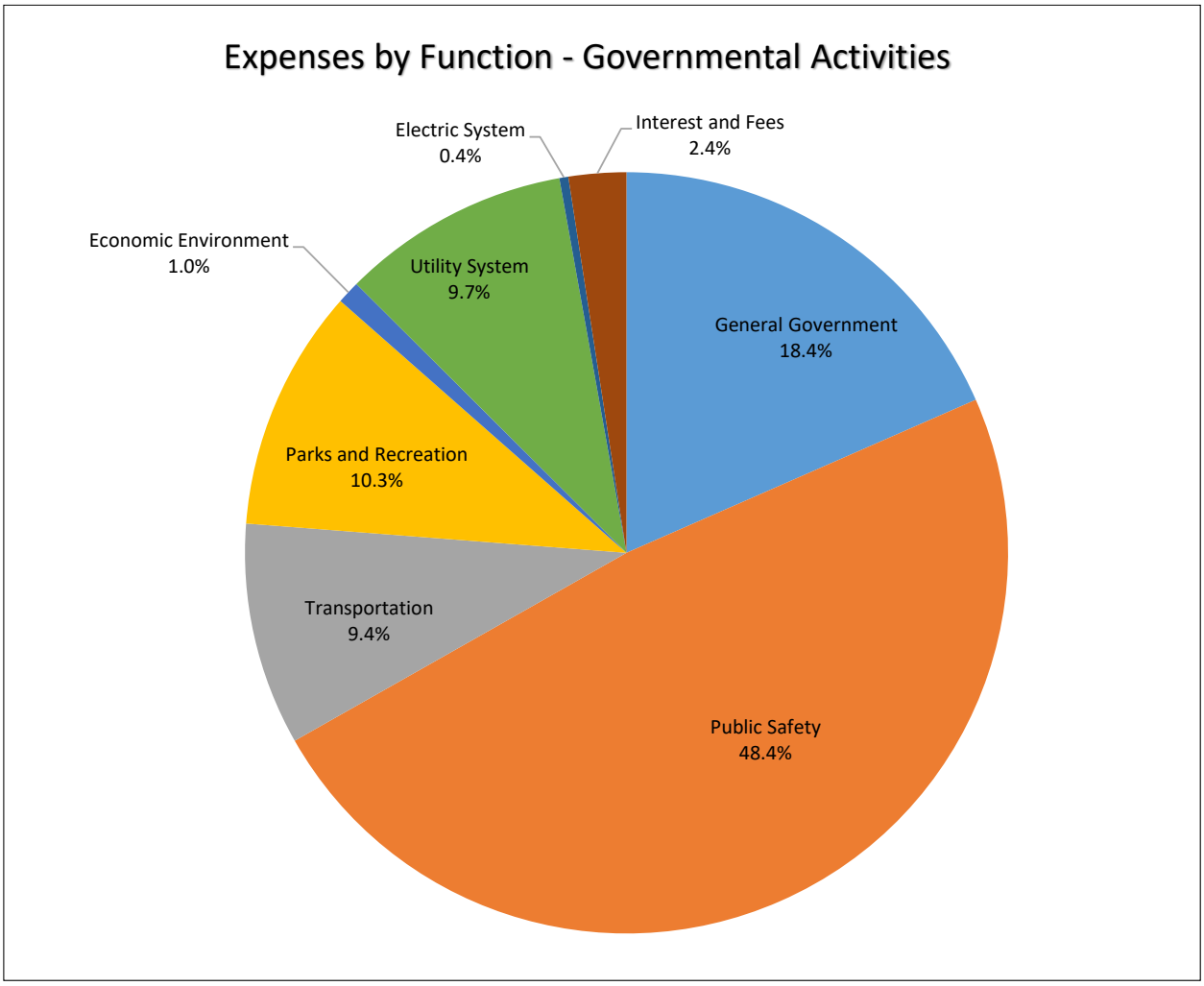
Governmental Activities

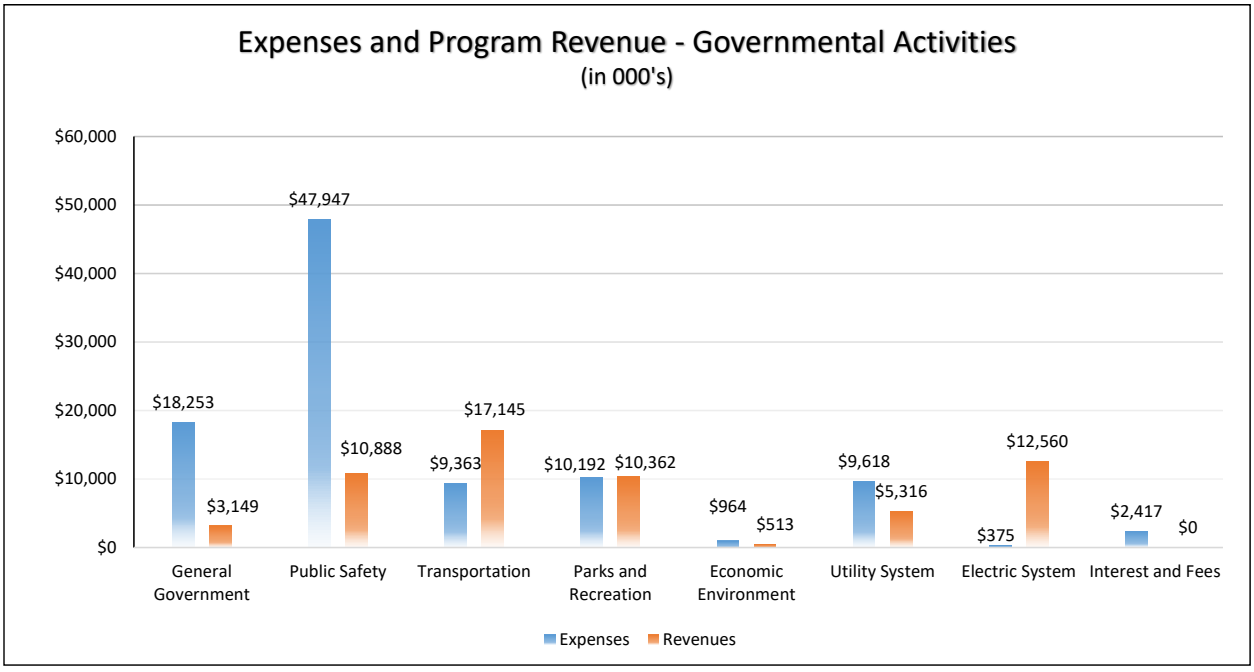
Net position of the City's governmental-type activities increased by $21.6 million from the amount previously reported at the end of fiscal year 2024. The City's major revenue sources, including property taxes, sales tax, and intergovernmental sources increased from 2024 to 2025. The Orlando Metropolitan Area continues to be one of the fastest growing regions in the United States and more so residential growth versus commercial is occurring within the City limits. Total taxable property value increased by 17.1% from 2024 to 2025, reflecting the high demand for housing and development in the City. Discretionary sales surtax revenues increased a modest 0.8% from 2024 to 2025.

The majority of Governmental Activities revenues and expenses experienced modest increases. However, investment income decreased as interest rates declined slightly from 2024 to 2025.

The following graphs provide an analysis of the City's revenue sources for governmental activities by type, and its governmental activities expenses by function:

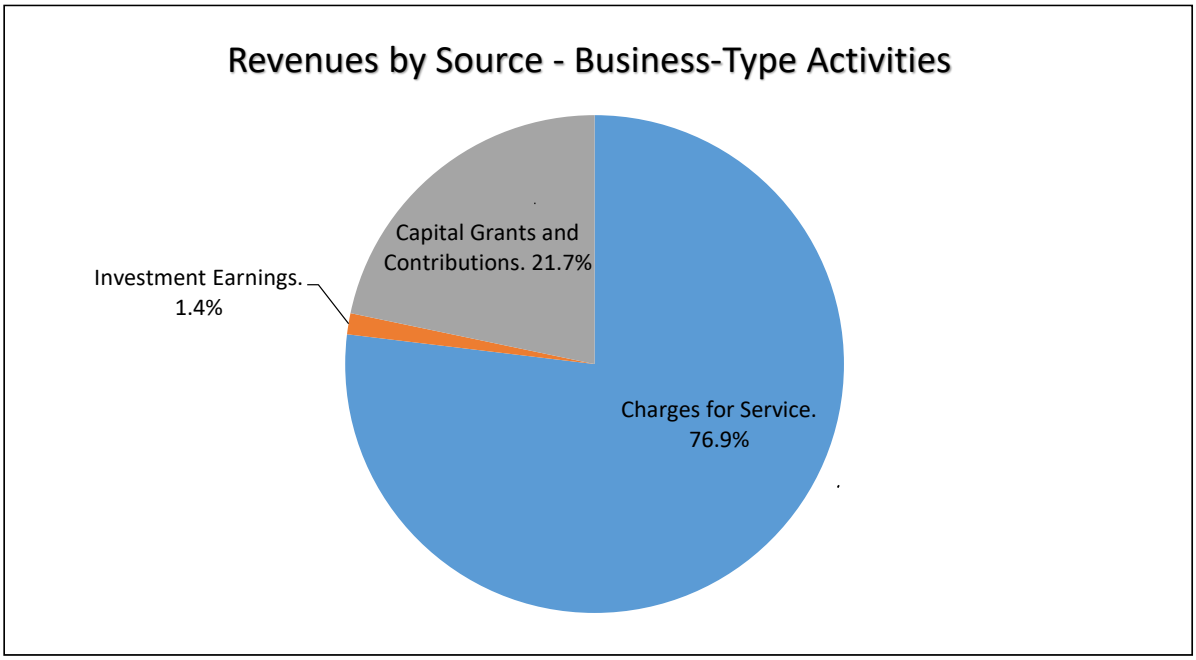


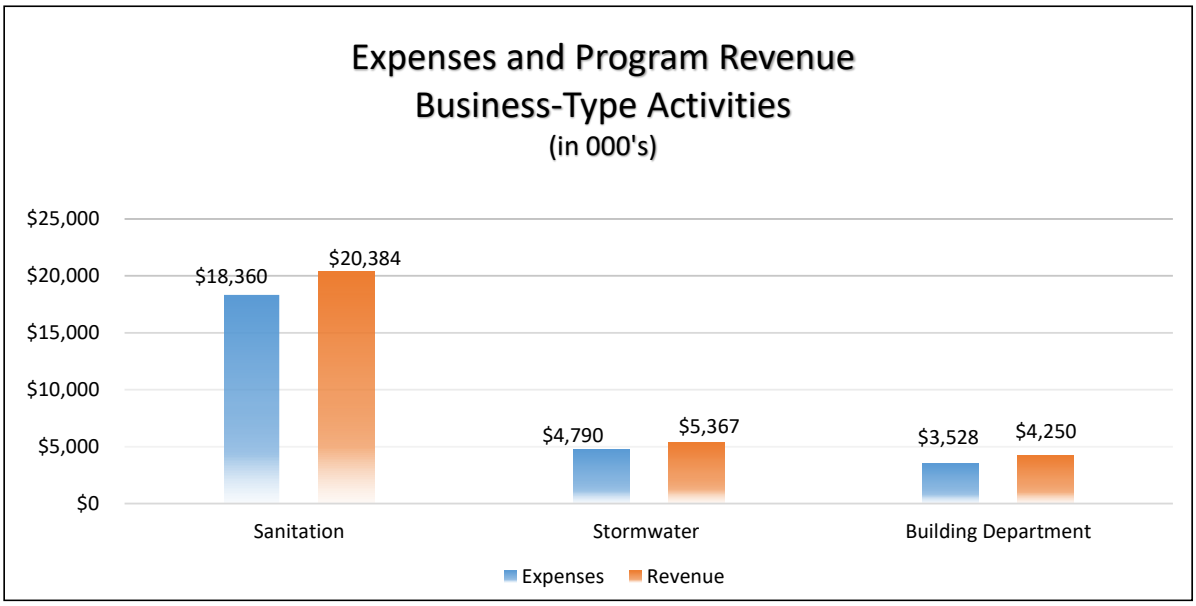

Expenses by Function - Governmental Activities
Electric System 0.4%
Interest and Fees 2.4%
Economic Environment 1.0%
Utility System 9.7%
General Government 18.4%
Parks and Recreation 10.3%
Transportation 9.4%
Public Safety 48.4%


Expenses and Program Revenue - Governmental Activities
(in 000's)
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
$18,253
$3,149
$47,947
$10,888
$9,363
$17,145
$10,192
$10,362
$964
$513
$9,618
$5,316
$375
$12,560
$2,417
$0
General Government
Public Safety
Transportation
Parks and Recreation
Economic Environment
Utility System
Electric System
Interest and Fees
Expenses
Revenues

Business-Type Activities

Net position of the City's business-type activities showed a total increase of $14.5 million from the amounts previously reported at the end of fiscal year 2024. This was due to $8.5 million from Contribution in Aid of Construction and $4.6 million in charges for services. The following graphs provide an analysis of the City's business-type activity expenses by function:





Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

As of the end of fiscal year 2025, the City's *governmental funds* reported combined ending fund balances of $188.2 million, an increase of $70.4 million from the prior year. Total governmental revenue of $107.8 million increased by $6.8 million from the previous year, due to increases in taxes and charges for services. Total governmental expenditures showed an increase of $13.3 million. The major increases were for Public Safety at $7.3 million, Capital Outlay at $2.6 million, and Interest and Fees at $1.3 million.

The governmental fund balances of $188.2 million are available for spending, subject to regulatory, statutory, and budgetary restrictions. Of the available balance, $14.3 million or 7.6% is unassigned; the remainder of the fund balance is non-spendable or restricted and not available for new spending because the funds have already been committed by law or covenant. Major commitments for specific purposes are as follows:

- $162.4 million Restricted Use
- $9.2 million Assigned
- $1.4 million Non-Spendable
- $0.8 million Committed

The **General Fund** is the City's major governmental fund. As of September 30, 2025, its fund balance was $21.7 million with $14.4 million of that unassigned. This was a $1.2 million increase in unassigned fund balance primarily due to decreased usage of unassigned fund balance in the subsequent year's annual budget. The City continues to maintain a prudent spending strategy to increase unassigned fund balance to be well prepared for future funding needs particularly in the area of Public Safety.

The **OUC Interlocal Agreement Fund** is an agreement with the Orlando Utility Commission (OUC) to manage the City's electric utility and calls for annual revenue-based payments to the City equal to 9.5% of sales, and such funds can be used for any legally authorized purpose. For the fiscal year 2025, the OUC fund balance had a net increase of $112.0 thousand and reported an ending fund balance of $2.7 million.

The **Mobility Impact Fee Fund** was added in May 2017 by Ordinance. Mobility Impact fees act as traffic impact fees but with more flexibility to include other projects other than road capacity such as trails. Fees were increased in June 2025. As of September 30, 2025, the Mobility Impact Fee fund balance was $14.5 million. This was a decrease of $1.9 million over the previous year, which is due to continuing work of qualifying projects.

The **One Percent Surcharge Fund** accounts for taxes from a county-wide one percent local sales tax on the first $5,000 of a retail transaction in which the City receives 9.5% of the revenue collected in Osceola County after the School Board receives its portion. As of September 30, 2025, the One Percent Surcharge fund balance was $3.4 million, which is a $1.0 million increase from the previous year. This fund continues to support equipment and infrastructure replacement throughout the City.

The **Parks Impact Fee Fund** had an overall fund balance increase of $5.0 million primarily due to Parks Impact Fees received from Osceola County from previous agreements. The ending fund balance was $15.6 million which will be utilized for new future parks, park expansions, and new trails.

The **Police and Fire Impact Fees Funds** had an overall fund balance increase of $1.8 million. The ending fund balance of $6.7 million will be used for the purchase of two new fire engines, a mobile command center, and to repay debt for the Public Safety Complex and new Fire Stations.

The **Capital Projects Fund** is used to account for and report financial resources that are used to build or rebuild the City's infrastructure assets used by the departments other than Stormwater or Sanitation. For the fiscal year 2025, the Capital Projects funds balance had a net increase of $65.2 million with an ending fund balance of $120.0 million. The primary source of the increase was $80.4 million in debt proceeds, which will fund the Public Safety Complex – Phase I, two new Fire Stations, Hopkins Park – Phase I, and the 17th Street Ballfields project as well as the City property purchase on Progress Lane which is now being utilized by the Fire, Police, Public Works, and Parks & Recreation departments.

Proprietary Funds

The City's Enterprise Funds generate revenues and expenses that are shown as business-type activities in the government-wide financial statements. At the fund level, Enterprise Funds have an unrestricted net position of $6.0 million. Of this amount, the Sanitation Fund has $1.2 million, the Stormwater Fund has $4.6 million, and the Stevens Plantation Fund has $0.2 million.

There was an increase in the total net position of the Enterprise Funds of $14.5 million in the current fiscal year. This was primarily a result of an $8.4 million increase in Capital Grants and Contributions and a $4.6 million increase in charges for services.

The Internal Service Funds (a category of the City's proprietary funds) are an accounting device used to accumulate and allocate costs internally among some of the City's various functions. At the fund level, they have a total net position of $1.7 million in the current fiscal year as compared to $1.1 million reported at the end of fiscal year 2024. There have been adjustments in rates and other measures enacted to allow the Internal Service Fund to recover the cost of services they provide.

General Fund Budgetary Highlights

The General Fund original budget was amended to increase expenditures (excluding transfers) by $4.8 million. Estimated revenues (excluding transfers) were increased by $1.3 million when compared to the original budget.

The notable variances for revenues were: higher than expected collections of special assessments which can be attributed to the City's continued strong growth in both the residential and commercial sectors and interest earnings exceeded estimates by over 71% which was due to 2025 being a period of rising interest rates which benefited our investment portfolio.

The notable variances for expenditures were: position vacancies due to normal staff turnover throughout the fiscal year and open encumbrances at the end of the fiscal year which will be expected to be expended in fiscal year 2025/2026. The City expended 88.3% of its' General Fund budget due to these reasons.

The notable variances for revenues were higher-than-expected collections of special assessments, which can be attributed to the City's continued strong growth in both the residential and commercial sectors. Interest earnings also exceeded estimates due to rising interest rates in 2025, which benefited the investment portfolio compared to 2024. These increases were offset by lower than expected intergovernmental and other revenues.

The notable variances for expenditures were: position vacancies due to normal staff turnover throughout the fiscal year and open encumbrances at the end of the fiscal year which will be expected to be expended in fiscal year 2025/2026. The City expended 88.3% of its' General Fund budget due to these reasons.

Capital Assets and Long-Term Financing Activity

Capital Assets

The City's capital assets for its governmental and business-type activities as of September 30, 2025, are $459.8 million (net of accumulated depreciation).

Capital assets include land, buildings, improvements other than buildings, intangible assets, infrastructure, machinery and equipment, right-to-use assets, subscription arrangements and construction in progress, and the change in each category is shown in the table below. Assets other than land and construction-in-progress are depreciable for the current year.

Within governmental activities, the largest increases from the beginning balance were in Buildings and Improvements for $28.3 million and Infrastructure (road and streets) for $5.4 million. These capital assets include land, buildings, improvements other than buildings (including leasehold improvements), software, subscription arrangements, vehicles, equipment, right-to-use leased equipment, and construction in progress.

Contributing factors included Fire Station 34, Fire Headquarters/Progress Lane, Partin Triangle Park, other building improvements, expansion projects, as well as road and street projects completed and put into service within the year.

City of St. Cloud's Capital Assets
(in 000's)

	Governmental Activities 2024	Governmental Activities 2025	Business-Type Activities 2024	Business-Type Activities 2025	Total 2024	Total 2025
Land and Improvements	$ 39,368	$ 43,237	$ 156	$ 156	$ 39,524	$ 43,393
Construction in Progress	38,244	23,151	82	214	38,326	23,365
Buildings and Improvements	45,022	73,300	4,956	4,978	49,978	78,278
Equipment	17,478	19,772	5,512	7,588	22,990	27,360
Right-to-Use Leased Equipment	539	412	-	-	539	412
Subscription Arrangements	2,115	1,350	32	216	2,147	1,566
Electric Plant	2,097	1,720	-	-	2,097	1,720
Infrastructure (Roads and Streets)	61,510	66,919	48,376	54,018	109,886	120,937
Infrastructure (Water and Sewer)	171,195	162,754	-	-	171,195	162,754
Total	$ 377,568	$ 392,615	$ 59,114	$ 67,170	$ 436,682	$ 459,785

There was an increase in net capital assets in governmental activities of $15.5 million primarily due to the addition of new buildings, roads and streets being recognized as City assets. There was also an increase of $8.1 million in business-type assets which was primarily due to new stormwater system assets being contributed to the City. More information regarding capital assets and the net effect on net position can be found in Note 3.

Long-Term Financing Activity

On September 30, 2025, the City had total long-term liabilities outstanding of $127.2 million, an increase of $61.1 million from previous year, of which $28.3 million is from revenue bonds and notes, a direct borrowing and $85.9 million is from the issuance of the 2025 Capital Improvement Revenue Bonds, a public offering. This new issuance funded the Public Safety Complex – Phase I, two new Fire Stations, Hopkins Park – Phase I and repaid the Florida Government Finance Commission loan for 2024 which funded the 17th Street Ballfields project as well as the purchase of property on Progress Lane. The remaining outstanding balances include compensated absences of $7.3 million, Other Postemployment Benefits (OPEB) of $2.5 million, the Department of Environmental Protection long-term landfill monitoring requirements ($1.4 million), subscription-based IT agreements ($1.4 million), and lease payable ($378 thousand).

The City's long-term debt is secured by specified revenue sources (i.e., revenue bonds and notes) or covenants to budget and appropriate annual debt service. The City does not have any general obligation debt that would pledge the full faith and credit of the City. At the end of the fiscal year, the City had total long-term debt outstanding of:

City of St. Cloud's Outstanding Debt

	Governmental Activities 2024	Governmental Activities 2025	Business-Type Activities 2024	Business-Type Activities 2025	Total 2024	Total 2025
Revenue Bonds and Notes	$ 48,184,794	$ 108,715,481	$ 3,583,849	$ -	$ 51,768,643	$ 108,715,481

Since May 2013, the Stevens Dependent Special District (DSD) debt has been in default status. This debt was removed from our City financial statements during this fiscal year since the City Attorney made the legal determination that the City has no additional obligations for this debt. Additional information on the City's long-term debt can be found in Note 7 of this report.

Economic Factors and Next Year's Budgets and Rates

The State of Florida, by constitution, does not have a state personal income tax and, therefore, the state operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) rely primarily on property and a limited array of other permitted taxes (sales, gasoline, and utilities) and fees (franchise and occupational license) to finance governmental activities. For the business-type and certain other governmental activities (construction services and recreational programs), the user pays a related fee or charge associated with the service. In the case of business-type activities, these fees are designed to cover expenses. For some governmental activities, such as recreation, these fees do not provide for full cost recovery and these activities are subsidized by general revenues. Fees for all services are examined and adjusted as needed.

The adopted citywide budget for fiscal year 2025 is $214,796,974. The adopted budget presented no increase to the ad valorem tax rate as the current fiscal year and the previous twelve years of 5.1128 mills. Ad valorem tax collection rates are at a 96% collection rate, and ad valorem tax revenues are budgeted at $32,251,555 in tax revenue. This positive increase of $6,457,837 or 25.0% over the previous fiscal year tax revenues is due to new commercial and residential construction, annexations, and an increase in property valuations.

The adopted budget for fiscal year 2025-2026 reflects the City Council's continued commitment to public safety, recreation, and quality municipal services for its residents and visitors.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's 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.

The City's Annual Comprehensive Financial Report is also available online at www.stcloudfl.gov under Departments – Finance.

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Investments	$ 192,679,905	$ 15,607,180	$ 208,287,085
Receivables, Net	3,444,406	2,590,132	6,034,538
Lease Receivable	5,470,440	-	5,470,440
Due from Other Governments	4,823,227	-	4,823,227
Internal Balances	(1,949)	1,949	-
Prepaid Expenses and Deposits	896,196	113,760	1,009,956
Inventory - Warehouse and Fuel	99,231	326	99,557
Capital Assets Not Being Depreciated	66,387,862	369,954	66,757,816
Capital Assets, Net of Depreciation	326,228,056	66,799,572	393,027,628
Total Assets	600,027,374	85,482,873	685,510,247
Deferred Outflows of Resources			
Deferred Amount on Refunding	813,279	-	813,279
Pension Related	10,886,137	919,507	11,805,644
OPEB Related	518,213	101,637	619,850
Total Deferred Outflows of Resources	12,217,629	1,021,144	13,238,773
Liabilities			
Accounts and Retainage Payable	9,019,877	659,687	9,679,564
Accrued Liabilities	1,846,786	268,811	2,115,597
Due to Other Government	4,286	-	4,286
Unearned Revenue and Deposits	1,116,550	1,985,680	3,102,230
Long-Term Liabilities:			
Due Within One Year	9,704,657	772,303	10,476,960
Due in More Than One Year	114,708,550	1,969,018	116,677,568
Net Pension Liability, Due in More Than One Year	22,953,247	968,748	23,921,995
Total Liabilities	159,353,953	6,624,247	165,978,200
Deferred Inflows of Resources			
Lease Related	5,100,375	-	5,100,375
Pension Related	9,321,845	952,222	10,274,067
OPEB Related	1,922,900	377,136	2,300,036
Total Deferred Inflows of Resources	16,345,120	1,329,358	17,674,478
Net Position			
Net Investment in Capital Assets	340,453,865	66,953,842	407,407,707
Restricted for:			
Debt Service	34,381	-	34,381
Capital Projects	82,855,602	1,072,395	83,927,997
Transportation	15,217,041	-	15,217,041
Community Redevelopment	1,305,421	-	1,305,421
Public Safety Initiatives	352,555	-	352,555
Building Department	-	4,573,072	4,573,072
Unrestricted	(3,672,935)	5,951,103	2,278,168
Total Net Position	$ 436,545,930	$ 78,550,412	$ 515,096,342

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Functions/Programs	Expenses	Program Revenues: Charges for Service	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental Activities				
General Government	$ 18,253,495	$ 2,354,166	$ -	$ 795,000
Public Safety	47,947,426	7,056,568	497,978	3,333,315
Transportation	9,362,735	-	-	17,145,456
Parks and Recreation	10,192,275	1,193,111	523,114	8,646,238
Economic Environment	964,320	185,588	327,475	-
Utility System	9,618,139	5,316,135	-	-
Electric System	375,457	12,559,854	-	-
Interest	2,416,607	-	-	-
Total Governmental Activities	99,130,454	28,665,422	1,348,567	29,920,009
Business-Type Activities				
Sanitation Utility	18,360,419	20,383,634	-	957,580
Stormwater Utility	4,790,154	5,366,899	-	7,515,670
Building Department	3,527,918	4,249,799	-	-
Total Business-Type Activities	26,678,491	30,000,332	-	8,473,250
Total Primary Government	$ 125,808,945	$ 58,665,754	$ 1,348,567	$ 38,393,259

General Revenues
- Property Taxes
- Public Service Tax
- Local Option Use and Fuel Tax
- Other Taxes
- Intergovernmental, Unrestricted
- Investment Income
- Miscellaneous

Special Item - Removal of Debt Obligation
Transfers
Total General Revenues and Transfers

Change in Net Position

Net Position, Beginning of Year
- Adjustment to Beginning Net Position

Net Position, Beginning of Year, as Restated

Net Position, End of Year

The notes to the financial statements are an integral part of the financial statements.

Net (Expense) Revenue and Change in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
$ (15,104,329)	$ -	$ (15,104,329)
(37,059,565)	-	(37,059,565)
7,782,721	-	7,782,721
170,188	-	170,188
(451,257)	-	(451,257)
(4,302,004)	-	(4,302,004)
12,184,397	-	12,184,397
(2,416,607)	-	(2,416,607)
(39,196,456)	-	(39,196,456)
-	2,980,795	2,980,795
-	8,092,415	8,092,415
-	721,881	721,881
-	11,795,091	11,795,091
(39,196,456)	11,795,091	(27,401,365)
25,792,494	-	25,792,494
4,650,105	-	4,650,105
11,758,972	-	11,758,972
287,500	-	287,500
9,522,790	-	9,522,790
5,854,012	533,532	6,387,544
674,629	-	674,629
-	4,483,256	4,483,256
2,309,836	(2,309,836)	-
60,850,338	2,706,952	63,557,290
21,653,882	14,502,043	36,155,925
418,215,268	64,389,342	482,604,610
(3,323,220)	(340,973)	(3,664,193)
414,892,048	64,048,369	478,940,417
$ 436,545,930	$ 78,550,412	$ 515,096,342

The notes to the financial statements are an integral part of the financial statements.

BALANCE SHEET
ALL GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	General Fund	OUC Interlocal Agreement Fund	Mobility Fees Fund	One Percent Surcharge Fund
Assets				
Cash and Investments	$ 20,562,815	$ 2,212,999	$ 31,085,080	$ 16,031,508
Customer Receivables, Net	675,466	-	-	-
Lease Receivable	4,747,913	-	-	-
Other Receivables, Net	1,321,188	-	-	-
Note Receivable	-	447,022	-	-
Due from Other Governments	3,734,105	-	-	960,606
Due from Other Funds	26,926	-	-	-
Prepaid Expenditures and Deposits	812,595	-	-	83,601
Inventory - Warehouse and Fuel	99,231	-	-	-
Total Assets	31,980,239	2,660,021	31,085,080	17,075,715
Liabilities and Fund Balances				
Liabilities				
Accounts and Retainage Payable	2,414,242	-	477,284	586,805
Accrued Liabilities	1,821,439	-	-	510
Due to Other Governments	4,021	-	-	-
Due to Other Funds	1,949	-	16,155,736	13,068,558
Unearned Revenues	902,902	-	-	-
Deposits Payable	198,648	-	-	-
Total Liabilities	5,343,201	-	16,633,020	13,655,873
Deferred Inflows of Resources				
Lease Related	4,396,173	-	-	-
Unavailable Revenue - Grants	581,739	-	-	-
Total Deferred Inflows of Resources	4,977,912	-	-	-
Fund Balances				
Non-Spendable	911,826	447,022	-	83,601
Restricted	352,555	-	14,452,060	3,336,241
Committed	758,232	-	-	-
Assigned	5,226,516	2,212,999	-	-
Unassigned	14,409,997	-	-	-
Total Fund Balances	21,659,126	2,660,021	14,452,060	3,419,842
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 31,980,239	$ 2,660,021	$ 31,085,080	$ 17,075,715

The notes to the financial statements are an integral part of the financial statements.

Parks and Recreation Impact Fees Fund	Police and Fire Impact Fees Fund	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
$ 24,798,953	$ 12,471,068	$ 75,562,421	$ 7,068,859	$ 189,793,703
-	-	-	-	675,466
-	-	-	722,527	5,470,440
-	-	-	996,638	2,317,826
-	-	-	-	447,022
-	-	-	128,516	4,823,227
-	-	48,299,107	-	48,326,033
-	-	-	-	896,196
-	-	-	-	99,231
24,798,953	12,471,068	123,861,528	8,916,540	252,849,144
-	114,323	3,892,426	124,837	7,609,917
-	-	-	8,283	1,830,232
-	-	-	265	4,286
9,248,915	5,645,837	-	4,206,987	48,327,982
-	-	-	15,000	917,902
-	-	-	-	198,648
9,248,915	5,760,160	3,892,426	4,355,372	58,888,967
-	-	-	704,202	5,100,375
-	-	-	123,139	704,878
-	-	-	827,341	5,805,253
-	-	-	-	1,442,449
15,550,038	6,710,908	119,969,102	2,104,783	162,475,687
-	-	-	-	758,232
-	-	-	1,712,887	9,152,402
-	-	-	(83,843)	14,326,154
15,550,038	6,710,908	119,969,102	3,733,827	188,154,924
$ 24,798,953	$ 12,471,068	$ 123,861,528	$ 8,916,540	$ 252,849,144

The notes to the financial statements are an integral part of the financial statements.

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

Total Fund Balances of Governmental Funds	$	188,154,924
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is $732,016,804 and the accumulated depreciation is ($339,421,906).		392,615,918
The internal service funds are used by management to charge the costs of fleet management and medical insurance coverage cost to individual funds. The net position of the internal service funds, except components reported in other categories, are included in governmental activities in the statement of net position.		1,527,993
Other long-term assets are not available to pay for current expenditures and, therefore, are reported as unavailable revenue in the funds.		704,878
Deferred outflows and inflows of resources are not available in the current period and, therefore, are not reported in the governmental funds. Deferred outflows and inflows of resources at year-end consist of:		
Deferred Outflows Related to Pensions		10,886,137
Deferred Outflows Related to OPEB		518,213
Deferred Outflows Related to Bond Refunding		813,279
Deferred Inflows Related to Pensions		(9,321,845)
Deferred Inflows Related to OPEB		(1,922,900)
Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:		
Net Pension Liability		(22,953,247)
Revenue Bonds		(80,440,000)
Lease Payable		(378,470)
Subscription Arrangements		(1,143,030)
Revenue Notes		(28,275,481)
Refunding Bond Premium		(5,449,038)
Accrued Interest Payable		(64,213)
Total OPEB Liability		(2,131,449)
Compensated Absences		(6,595,739)
Total Net Position of Governmental Activities	$	436,545,930

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	General Fund	OUC Interlocal Agreement Fund	Mobility Fees Fund	One Percent Surcharge Fund
Revenues				
Taxes	$ 32,172,080	$ -	$ -	$ 8,768,300
Permits and Fees	3,504,154	-	8,237,928	-
Intergovernmental Revenues	8,214,819	-	-	-
Charges for Service	6,384,914	12,559,854	-	-
Impact Fees	-	-	-	-
Fines and Forfeitures	430,270	-	-	-
Grants	1,112,775	-	-	-
Investment Income	1,488,275	112,009	1,193,555	611,015
Other Revenue	903,449	-	-	203,396
Total Revenues	54,210,736	12,671,863	9,431,483	9,582,711
Expenditures				
Current:				
General Government	15,140,433	-	-	-
Public Safety	44,678,091	-	-	-
Transportation	2,611,879	-	477,284	-
Parks and Recreation	8,533,060	-	-	-
Economic Environment	-	-	-	-
Capital Outlay	3,054,074	-	-	4,183,317
Principal Payments	913,450	-	-	212,456
Interest and Fees	48,153	-	-	2,187
(Total Expenditures)	(74,979,140)	-	(477,284)	(4,397,960)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(20,768,404)	12,671,863	8,954,199	5,184,751
Other Financing Sources (Uses)				
Transfers In	24,378,449	350,000	-	-
Transfers (Out)	(5,020,359)	(12,909,854)	(10,845,012)	(4,277,851)
Lease (as Lessee)	211,966	-	-	-
Repayment of Revenue Note	-	-	-	-
Sale of Capital Assets	35,241	-	-	84,844
Insurance Recoveries	113,842	-	-	-
Issuance of Debt	-	-	-	-
Total Other Financing Sources (Uses)	19,719,139	(12,559,854)	(10,845,012)	(4,193,007)
Net Change in Fund Balances	(1,049,265)	112,009	(1,890,813)	991,744
Fund Balances, Beginning of Year	22,708,391	2,548,012	16,342,873	2,428,098
Fund Balances, End of Year	$ 21,659,126	$ 2,660,021	$ 14,452,060	$ 3,419,842

The notes to the financial statements are an integral part of the financial statements.

Parks and Recreation Impact Fees Fund	Police and Fire Impact Fees Fund	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
$ -	$ -	$ -	$ 1,548,693	$ 42,489,073
-	-	-	-	11,742,082
3,332,842	-	-	1,635,446	13,183,107
-	-	-	4,911,775	23,856,543
4,472,910	3,312,980	-	-	7,785,890
-	-	-	-	430,270
-	-	-	-	1,112,775
921,403	516,355	640,237	371,163	5,854,012
-	-	-	219,123	1,325,968
8,727,155	3,829,335	640,237	8,686,200	107,779,720
-	-	-	524,880	15,665,313
-	60,102	-	-	44,738,193
-	-	-	585,644	3,674,807
-	-	-	-	8,533,060
-	-	-	973,746	973,746
71,772	984,013	20,606,392	200,000	29,099,568
-	-	-	1,797,313	2,923,219
-	-	877,166	1,387,966	2,315,472
(71,772)	(1,044,115)	(21,483,558)	(5,469,549)	(107,923,378)
8,655,383	2,785,220	(20,843,321)	3,216,651	(143,658)
-	-	18,834,321	21,676,020	65,238,790
(3,615,471)	(1,032,959)	(18,688,082)	(6,539,366)	(62,928,954)
-	-	-	-	211,966
-	-	-	(18,112,000)	(18,112,000)
-	7,960	-	-	128,045
-	-	-	-	113,842
-	-	85,889,038	-	85,889,038
(3,615,471)	(1,024,999)	86,035,277	(2,975,346)	70,540,727
5,039,912	1,760,221	65,191,956	241,305	70,397,069
10,510,126	4,950,687	54,777,146	3,492,522	117,757,855
$ 15,550,038	$ 6,710,908	$ 119,969,102	$ 3,733,827	$ 188,154,924

The notes to the financial statements are an integral part of the financial statements.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED SEPTEMBER 30, 2025 CITY OF ST. CLOUD, FLORIDA

Net Change in Fund Balances - Total Governmental Funds	$	70,397,069
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Governmental funds report capital purchases as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This reconciling item is the amount by which capital purchases of $29,099,568 and capital contributions of $10,107,862 were more than depreciation expense of $23,022,490.		16,184,940
Revenues accrued in prior year in the statement of activities due to the economic resource measurement focus but not as revenues in the fund financial statements.		704,878
In the statement of activities, only the loss on the sale/disposal of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the cost of the capital assets sold/disposed.		(1,119,271)
The issuance of bonds and similar long-term debt provides current financial resources to governmental funds, and thus contribute to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the statement of net position. Also, governmental funds report the effect of issuance costs, premium, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The amounts of the items that make up these differences in treatment of long-term debt and related items are:		
Issuance of Debt		(85,889,038)
Lease Related		(211,966)
Principal Payments on Bonds, Notes, Loan, and Capital Lease		2,923,219
Repayment of Revenue Note		18,112,000
Amortization of Deferred Charge on Refunding		(101,571)
Some expenses reported in the statement of activities, such as compensated absences and accrued interest, do not require the use of current financial resources and are not reported as expenditures in governmental funds:		
Compensated Absences		(672,444)
Accrued Interest on Long-Term Debt		438
The net change in the net pension liability and deferred inflows and outflows related to pensions is reported in the statement of activities, but not in the fund statements.		587,634
The net change in the total OPEB liability and deferred inflows and outflows related to OPEB is reported in the statement of activities, but not in the fund statements.		87,522
The internal service fund is used by management to charge the costs of activities that benefit the entire government. The net income (expense) of the internal service fund is reported with governmental activities, excluding net income (expense) related to items included in other balances noted above.		650,472
Change in Net Position of Governmental Activities	$	21,653,882

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Business-Type Activities		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Assets			
Current Assets			
Cash and Cash Equivalents	$ 1,049,736	$ 4,626,075	$ 205,366
Restricted Assets Available for Current Liabilities	205,756	-	36,782
Receivables:			
Customers (Net of Allowance for Uncollectible Accounts)	970,379	337,919	-
Other Receivable	921,935	359,899	-
Inventories	326	-	-
Due from Other Funds	-	1,949	-
Prepaid Expenses and Deposits	106,601	7,159	-
Total Current Assets	3,254,733	5,333,001	242,148
Non-Current Assets			
Restricted Cash, Investments, and Accrued Interest:			
Customer Deposits	-	-	36,782
Impact Fee Funds	1,072,395	-	-
Landfill Closure Fund	1,400,165	-	-
(Current Portion)	(205,756)	-	(36,782)
Total Restricted Cash, Investments, and Accrued Interest	2,266,804	-	-
Capital Assets:			
Property, Plant and Equipment	18,293,736	76,656,860	-
(Accumulated Depreciation and Amortization)	(10,321,217)	(20,744,975)	-
Construction in Progress	-	214,292	-
Total Capital Assets, Net	7,972,519	56,126,177	-
Total Non-Current Assets	10,239,323	56,126,177	-
Total Assets	$ 13,494,056	$ 61,459,178	$ 242,148
Deferred Outflows of Resources			
Pension Related	$ 475,388	$ 145,425	$ -
OPEB Related	53,542	21,986	-
Total Deferred Outflows of Resources	$ 528,930	$ 167,411	$ -

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 5,333,502	$ 11,214,679	$ 2,886,202
1,883,159	2,125,697	-
-	1,308,298	-
-	1,281,834	4,092
-	326	-
-	1,949	-
-	113,760	-
7,216,661	16,046,543	2,890,294
1,883,159	1,919,941	-
-	1,072,395	-
-	1,400,165	-
(1,883,159)	(2,125,697)	-
-	2,266,804	-
3,605,541	98,556,137	736,758
(534,711)	(31,600,903)	(352,083)
-	214,292	-
3,070,830	67,169,526	384,675
3,070,830	69,436,330	384,675
$ 10,287,491	$ 85,482,873	$ 3,274,969
$ 298,694	$ 919,507	$ 69,258
26,109	101,637	6,706
$ 324,803	$ 1,021,144	$ 75,964

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA
(Concluded)

	Business-Type Activities		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Liabilities and Net Position			
Current Liabilities			
Payable from Unrestricted Assets:			
Accounts Payable	$ 352,424	$ 296,528	$ -
Claims Payable	-	-	-
Accrued Liabilities	141,839	52,819	-
Subscription Liabilities	95,612	10,577	-
Compensated Absences	272,941	48,278	-
OPEB Liability	53,542	21,986	-
Total Payable from Unrestricted Assets	916,358	430,188	-
Payable from Restricted Assets:			
Deposits	65,739	-	36,782
Long-Term Liabilities Payable in One Year	140,017	-	-
Total Payable from Restricted Assets	205,756	-	36,782
Total Current Liabilities	1,122,114	430,188	36,782
Non-Current Liabilities			
Subscription Liabilities	98,578	10,917	-
Long-Term Liabilities Payable After One Year	1,260,148	-	-
OPEB Liability	166,680	68,444	-
Net Pension Liability	500,846	153,212	-
Compensated Absences	181,960	32,186	-
Total Non-Current Liabilities	2,208,212	264,759	-
Total Liabilities	3,330,326	694,947	36,782
Deferred Inflows of Resources			
Pension Related	492,302	150,599	-
OPEB Related	198,675	81,582	-
Total Deferred Inflows of Resources	690,977	232,181	-
Net Position			
Net Investment in Capital Assets	7,778,329	56,104,683	-
Restricted for:			
Capital Projects	1,072,395	-	-
Building Department	-	-	-
Unrestricted	1,150,959	4,594,778	205,366
Total Net Position	$ 10,001,683	$ 60,699,461	$ 205,366

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 10,735	$ 659,687	$ 334,722
-	-	1,011,025
74,153	268,811	16,554
-	106,189	-
103,241	424,460	26,567
26,109	101,637	6,706
214,238	1,560,784	1,395,574
1,883,159	1,985,680	-
-	140,017	-
1,883,159	2,125,697	-
2,097,397	3,686,481	1,395,574
-	109,495	-
-	1,260,148	-
81,277	316,401	20,877
314,690	968,748	72,967
68,828	282,974	17,712
464,795	2,937,766	111,556
2,562,192	6,624,247	1,507,130
309,321	952,222	71,722
96,879	377,136	24,884
406,200	1,329,358	96,606
3,070,830	66,953,842	384,675
-	1,072,395	-
4,573,072	4,573,072	-
-	5,951,103	1,362,522
$ 7,643,902	$ 78,550,412	$ 1,747,197

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Business-Type Activities		
	Major Funds		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Operating Revenues			
Charges for Services	$ 20,099,375	$ 5,235,840	$ -
Other	284,259	131,547	-
Total Operating Revenues	20,383,634	5,367,387	-
Operating Expenses			
Personnel Services	4,654,696	1,653,613	-
Materials and Supplies	1,272,828	94,992	-
Other Services and Charges	3,773,620	587,921	-
Contractual Services	7,453,564	263,700	-
Claims	-	-	-
Depreciation	1,198,441	2,189,239	-
(Total Operating Expenses)	(18,353,149)	(4,789,465)	-
Operating Income	2,030,485	577,922	-
Non-Operating Revenues (Expenses)			
Investment Income	93,948	156,051	792
Gain (Loss) on Sale of Capital Assets	-	-	-
Interest Expense	(7,270)	(689)	-
Gain from Removal of Debt Obligation	-	-	4,483,256
Total Non-Operating Revenues (Expenses)	86,678	155,362	4,484,048
Income (Loss) Before Contributions and Transfers	2,117,163	733,284	4,484,048
Contributions and Transfers			
Capital Contributions	957,580	7,515,182	-
Transfers to Other Funds	(1,457,466)	(502,370)	(350,000)
Total Contributions and Transfers	(499,886)	7,012,812	(350,000)
Change in Net Position	1,617,277	7,746,096	4,134,048
Net Position			
Beginning of Year	8,640,491	52,973,841	(3,928,682)
Adjustment to Beginning Net Position	(256,085)	(20,476)	-
Beginning of Year, as Restated	8,384,406	52,953,365	(3,928,682)
End of Year	$ 10,001,683	$ 60,699,461	$ 205,366

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities			Governmental Activities
Non-Major Enterprise Funds		Total	Internal Service Funds
$ 4,028,562	$	29,363,777	$ 12,932,936
221,237		637,043	319,210
4,249,799		30,000,820	13,252,146
2,620,634		8,928,943	586,684
36,489		1,404,309	65,416
549,958		4,911,499	3,881,712
102,336		7,819,600	341,159
-		-	7,784,037
216,824		3,604,504	67,714
(3,526,241)		(26,668,855)	(12,726,722)
723,558		3,331,965	525,424
282,741		533,532	112,744
(1,677)		(1,677)	12,304
-		(7,959)	-
-		4,483,256	-
281,064		5,007,152	125,048
1,004,622		8,339,117	650,472
-		8,472,762	-
-		(2,309,836)	-
-		6,162,926	-
1,004,622		14,502,043	650,472
6,703,692		64,389,342	1,114,402
(64,412)		(340,973)	(17,677)
6,639,280		64,048,369	1,096,725
$ 7,643,902	$	78,550,412	$ 1,747,197

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Business-Type Activities		
	Major Funds		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Cash Flows from Operating Activities			
Cash Received from Customers	$ 20,220,633	$ 5,218,789	$ -
Cash Paid to Suppliers for Goods and Services	(12,601,863)	(946,942)	-
Cash Paid to Employees for Services	(4,630,152)	(1,533,004)	-
Cash Paid for Post-Closure Costs	(174,244)	-	-
Other Operating Revenues	284,259	131,547	-
Net Cash Provided by (Used in) Operating Activities	3,098,633	2,870,390	-
Cash Flows from Non-Capital Financing Activities			
Transfers to Other Funds	(1,457,466)	(502,370)	(350,000)
Net Cash Provided by (Used in) Non-Capital Financing Activities	(1,457,466)	(502,370)	(350,000)
Cash Flows from Capital and Related Financing Activities			
Property, Plant and Equipment Acquisitions	(1,360,454)	(1,260,347)	-
Landfill Closure Costs	(103,919)	-	-
Principal Payments on Debt	(94,198)	(10,249)	-
Interest Payments on Debt	(7,270)	(689)	-
Proceeds from the Sale of Assets	-	-	-
Net Cash Provided by (Used in) Capital and Related Financing Activities	(1,565,841)	(1,271,285)	-
Cash Flows from Investing Activities			
Investment Income	93,948	156,051	792
Net Cash Provided by (Used in) Investing Activities	93,948	156,051	792
Net Increase (Decrease) in Cash and Cash Equivalents	169,274	1,252,786	(349,208)
Cash and Cash Equivalents, Beginning of Year	3,353,022	3,373,289	591,356
Cash and Cash Equivalents, End of Year	$ 3,522,296	$ 4,626,075	$ 242,148

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities		Governmental Activities
Non-Major Enterprise Funds	Total	Internal Service Funds
$ 5,074,480	$ 30,513,902	$ 12,932,936
(688,580)	(14,237,385)	(12,900,643)
(2,518,160)	(8,681,316)	(596,690)
-	(174,244)	-
221,237	637,043	319,210
2,088,977	8,058,000	(245,187)
-	(2,309,836)	-
-	(2,309,836)	-
(280,127)	(2,900,928)	(50,040)
-	(103,919)	-
(346)	(104,793)	-
-	(7,959)	-
-	-	12,304
(280,473)	(3,117,599)	(37,736)
282,741	533,532	112,744
282,741	533,532	112,744
2,091,245	3,164,097	(170,179)
5,125,416	12,443,083	3,056,381
$ 7,216,661	$ 15,607,180	$ 2,886,202

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA
(Concluded)

	Business-Type Activities		
	Major Funds		
	Sanitation Utility	Stormwater Utility	Stevens Plantation Dependent Special District
Reconciliation of Cash and Cash Equivalents to Statement of Net Position			
Total Unrestricted Cash and Investments Per the Statement of Net Position	$ 1,049,736	$ 4,626,075	$ 205,366
Total Current Restricted Cash and Investments Per the Statement of Net Position	205,756	-	36,782
Total Non-Current Restricted Cash and Investments Per the Statement of Net Position	2,266,804	-	-
Cash and Cash Equivalents, End of Year	$ 3,522,296	$ 4,626,075	$ 242,148
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities			
Operating Income (Loss)	$ 2,030,485	$ 577,922	$ -
Bad Debt Expense	73,415	38,437	-
Depreciation	1,177,421	2,210,259	-
Changes in Assets - Decrease (Increase) and Liabilities - Increase (Decrease):			
Accounts Receivable, Net	380,798	19,606	-
Prepaids	(106,601)	6,231	-
Unbilled Utility Revenue	(258,040)	(36,657)	-
Accounts and Retainage Payable	(221,889)	(66,017)	-
Customer Deposits	(1,500)	-	-
Compensated Absences	10,198	20,702	-
Net Pension Liability	22,584	44,337	-
Other Postemployment Benefits	(30,119)	50,115	-
Accrued Liabilities	21,881	5,455	-
Net Cash Provided by (Used in) Operating Activities	$ 3,098,633	$ 2,870,390	$ -
Schedule of Non-Cash Capital and Related Financing Activities			
Assets Acquired from SBITAs	$ 288,388	$ -	$ -
Contributions of Capital Assets	957,580	7,515,182	-
Gain from Removal of Debt Obligation	-	-	4,483,256
Total Non-Cash Capital and Related Financing Activities	$ 1,245,968	$ 7,515,182	$ 4,483,256

The notes to the financial statements are an integral part of the financial statements.

Business-Type Activities			Governmental Activities
Non-Major Enterprise Funds		Total	Internal Service Funds
$ 5,333,502	$	11,214,679	$ 2,886,202
1,883,159		2,125,697	-
-		2,266,804	-
$ 7,216,661	$	15,607,180	$ 2,886,202
$ 723,558	$	3,331,965	$ 525,424
2,424		114,276	-
216,824		3,604,504	67,714
(2,424)		397,980	-
3,150		(97,220)	4,574
-		(294,697)	-
(5,371)		(293,277)	(832,893)
1,048,342		1,046,842	-
17,030		47,930	8,715
47,749		114,670	(6,760)
25,443		45,439	(9,563)
12,252		39,588	(2,398)
$ 2,088,977	$	8,058,000	$ (245,187)
$ -	$	288,388	$ -
-		8,472,762	-
-		4,483,256	-
$ -	$	13,244,406	$ -

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Employee Retirement Funds
Assets	
Cash and Cash Equivalents	$ 8,905,412
Investments at Fair Value:	
Domestic Equities	81,029,965
Foreign Equities	28,940,958
Private Equities	2,207,454
Domestic Fixed Income Funds	61,822,630
Real Estate	13,037,179
Alternatives	9,488
Total Investments at Fair Value	187,047,674
Total Assets	195,953,086
Total Liabilities	-
Net Position	
Restricted for Pensions	$ 195,953,086

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Employee Retirement Funds
Additions	
Contributions:	
Employer - City	$ 9,963,800
Employer - TOHO	995,187
Employer from State	1,441,980
Employee - City	1,823,961
Employee - TOHO	39,435
Miscellaneous	54,588
Total Contributions	14,318,951
Investment Income:	
Investment Earnings (Loss)	15,712,257
Dividend Income	4,056,749
Total Income on Investments	19,769,006
Total Additions	34,087,957
Deductions	
Pension Payments	7,375,192
DROP Distribution	781,404
Refunds to Employees	198,875
Administration	857,320
(Total Deductions)	(9,212,791)
Net Increase (Decrease)	24,875,166
Net Position Restricted for Pensions	
Beginning of Year	171,077,920
End of Year	$ 195,953,086

The notes to the financial statements are an integral part of the financial statements.

NOTES TO FINANCIAL STATEMENTS

Note 1 - Description of Funds and Summary of Significant Accounting Policies

The financial statements for the City of St. Cloud, Florida (the City) have been prepared in conformity with generally accepted accounting principles (U.S. GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Significant City accounting policies are described below.

Reporting Entity

The City of St. Cloud, County of Osceola, State of Florida, is the City's official name. The City was originally established under the laws of the State of Florida in 1911. In 1967, the City adopted its current charter by legal authority of Sp. Acts, Chapter 65-2166, Section 1.02 of the Florida Statutes.

The City operates under a council-manager form of government and provides the following services, as authorized by its charter: public safety, public works, public utilities, culture, recreation, and community development.

In evaluating the City as a reporting entity, management has addressed all potential component units (traditionally separate reporting entities) for which the City may or may not be financially accountable and, as such, be includable within the City's financial statements. The City (the primary government) is financially accountable if it appoints a voting majority of the organization's Governing Board and: 1) it is able to impose its will on the organization, or 2) there is a potential for the organization to provide specific financial benefit to or impose specific financial burden on the City. Additionally, the primary government is required to consider other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Management determined that the Stevens Plantation Improvement Project Dependent Special District and the Community Redevelopment Agency are component units that should be included in the City's financial statements.

Stevens Plantation Improvement Project Dependent Special District (the DSD)

The DSD was created by the City on August 21, 2003, via City Ordinance 2003-47, pursuant to Section 189.4041 of the Florida Statutes. The purpose of the DSD is to acquire land within its geographical boundary from the proceeds of tax-exempt debt for resale to developers in association with the Stevens Plantation Development (a mixed-use, master planned community encompassing approximately 590 acres within the City). The DSD is included as a blended component unit in the accompanying government-wide financial statements of the City.

Community Redevelopment Agency (CRA)

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 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. Separate financial statements are issued for the CRA and can be obtained from the City's Office of Budget and Finance.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. Except for nominal amounts, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements provided for governmental funds, proprietary funds, and fiduciary funds are excluded from the government-wide financial statements. Major individual governmental and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide, proprietary, and fiduciary fund 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 related cash flows. Property taxes are recognized as revenues 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. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments for services provided and other charges between the City's sanitation and stormwater functions, and various other functions of the government. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Charges for internally dedicated resources are reported as general revenues, rather than as program revenues. Likewise, general revenues include all taxes.

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 City 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. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City operates the following major governmental funds:

- The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

- The **St. Cloud/OUC Interlocal Agreement Fund** accounts for the restricted and unrestricted resources associated with the City's agreement with the Orlando Utilities Commission (OUC) to operate the City's electric system. The City entered into an interlocal agreement with OUC, under which OUC will operate the system for 25 years. The agreement specifies that all electric billings belong to OUC, with guaranteed payments made to the City. Additional information can be found in Note 12.

- The **Mobility Fees Fund** accounts for fees collected from the City's mobility fee ordinance to be spent to increase the capacity of or provide new roads, pedestrian walkways, or trails.

- The **One Percent Surcharge Fund** accounts from a county-wide one percent local sales tax on the first $5,000 of a retail transaction. The City receives 9.5% of the revenue collected in Osceola County after the School Board receives its portion.

- The **Parks and Recreation Impact Fees Fund** accounts for funds collected from the City's Recreation Impact Fee Ordinance to be spent to increase the capacity of current recreational facilities or provide new recreational facilities.

- The **Police and Fire Impact Fees Fund** accounts for funds collected from the City's Police and Fire fee ordinance to be spent on the first set of equipment for additional offices and fire department personnel.

- The **Capital Projects Fund** accounts for the costs of constructing multiyear road paving, drainage, resurfacing, recreation facilities, and public building construction and renovation.

The City reports the following major proprietary funds:

- The **Sanitation Utility Fund** accounts for the operations and maintenance of the City's solid waste collection system.

- The **Stormwater Utility Fund** accounts for the operations, improvements, and maintenance of the storm drainage system.

- The **Stevens Plantation Dependent Special District** accounts for the acquisition of land within the DSD's geographical boundary from the proceeds of tax-exempt debt for resale to developers in association with the Stevens Plantation Development.

Additionally, the City reports the following fund types:

- The **Special Revenue Funds** account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.
- The **Debt Service Fund** accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest.
- The **Internal Service Funds** are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses Internal Service Funds to account for its fleet maintenance operations and self-insurance (health and workers' compensation) programs.
- The **Pension Trust Funds** account for the activities of the City's General Employees, Police Officers, and Firefighters Retirement Systems, which accumulate resources for pension benefit payments to qualified retiring employees. They are excluded from the government-wide financial statements because they are fiduciary in nature and do not represent resources available to the City for operations.

The City conforms all significant accounting policies to U.S. GAAP applicable to governmental units. The following is a summary of the more significant principles and practices used in the preparation of these financial statements:

Proprietary Funds
Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds and of the City's Internal Service Funds are charges to customers for sales and services. Operating expenses for enterprise funds and the Internal Service Funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to generally use restricted resources first, then unrestricted resources as they are needed for their intended purposes; however, this decision is frequently made on a case-by-case basis based upon facts and circumstances.

Property Taxes
Under Florida law, the assessment of all properties and the collection of all county, municipal, and School Board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector. The laws of the state regulating tax assessments are also designed to assure a consistent property valuation method state-wide. Florida Statutes permit municipalities to levy property taxes at a rate of up to 10 mills. The millage rate assessed by the City for the fiscal year ended September 30, 2025, was 5.1128 mills.

Property taxes are billed and collected within the same fiscal period and are reflected on the modified accrual basis. Ad valorem taxes on property values have a lien assessment and due date of January 1, with the millage established during September. The fiscal year for which taxes are levied begins October 1. Taxes are billed (levied) in November with a maximum discount available through November 30 and become delinquent April 1. Tax certificates are issued for delinquent taxes on or before June 1. After sale, the tax certificates bear interest of 18% per year, or at any lower rate bid by the buyer. The tax certificate money is then sent to the appropriate taxing agency in accordance with its tax levy to complete its ad valorem tax revenue requirement.

The City would accrue property tax receivables for unsold certificates if they were measurable and available. However, they are not measurable and available. As a result, there are no property tax receivables at September 30, 2025.

Cash and Cash Equivalents
For purposes of the statement of cash flows, the City considers all highly liquid investments held outside of the City's pooled cash system (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents. All cash and investments held by the pooled cash system are considered cash equivalents for the cash flow statement.

Equity in Pooled 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. 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. The nature of the fund permits temporary negative cash balances upon overdrawing of cash available in individual funds, which are presented as interfund receivables and payables.

Capital Grants and Contributions
Accounts receivable from other governments include amounts due from grantors. Program and capital grants for capital assets are recorded as receivables and revenues at the time reimbursable costs are incurred. Revenues received in advance of costs being incurred are deferred. Capital grants and other contributions for capital asset additions to the proprietary funds are recorded as non-operating revenues. Contributed assets are recorded in the proprietary funds and in general capital assets at acquisition value at the time received.

Inventories and Prepaids
Inventories consist of materials and supplies used in the City's utility and general government operations and are valued using the weighted-average cost method, which approximates fair value. The cost of inventories is accounted for by the consumption method, whereby inventory is recorded as expenditure when used. Appropriate allowances are recorded for obsolete and surplus items, when applicable. Payments made to vendors for services that will benefit periods beyond September 30, 2025, are recorded as prepaid items. These payments are recorded as expenditures or expenses when consumed rather than when purchased.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. 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. Roads, bridges, and sidewalks are capitalized when dedicated to the City within a new development or when their initial costs equal or exceed $25,000 and possess estimated useful lives of more than one year. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed (except for intangible right-to-use lease assets, the measurement is discussed in Note 1, under *Leases*). 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:

Buildings and Improvements	8-40 Years
Utility Line Extensions	15-50 Years
Plant and Equipment	3-20 Years
Right-to-Use Leased Equipment	3-20 Years
Subscription Arrangements	3-5 Years
Meters and Transformers	15-20 Years
Infrastructure	15-50 Years

Amortization of assets recorded under leases/subscription-based information technology arrangements (SBITA) is included with depreciation expense.

Proprietary fund expenditures for repairs and maintenance are expensed when incurred. Additions, major renewals, and replacements, which increase the useful lives of the assets, are capitalized.

Compensated Absences

The City recognizes a liability for compensated absences for leave time that: (1) has been earned for services previously rendered by employees, (2) accumulates and may be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. Based on these criteria, two types of leave qualify for liability recognition for compensated absences: vacation and sick leave. The liability for compensated absences is reported as incurred in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only when the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position includes a separate section for *deferred outflows of resources*. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until

then. The City has three items that qualify for reporting in this category. They are the deferred charge on refunding reported in the government-wide statement of net position, and the deferred outflows of pension and other postemployment benefits (OPEB). A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The deferred amounts related to pension and OPEB relate to the difference between estimated and actual investment earnings, changes in actuarial assumptions, and other pension and OPEB related changes.

In addition to liabilities, the statement of financial position includes a separate section for *deferred inflows of resources*. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has four items that qualify for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues related to grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements, the City reports deferred amounts related to leases, and deferred amounts related to pension and OPEB

Net Position
For government-wide reporting as well as in proprietary funds, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

- *Net investment in capital assets* consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

- *Restricted* net position consists of restricted assets reduced by certain liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

- *Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that do not meet the definition of the two preceding categories.

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted - net position to have been depleted before unrestricted - net position is applied.

Fund Balance Reporting
The City is presenting the fund balances of the governmental funds in accordance with GASB Statement No. 54. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of

the resources reported in governmental funds. Fund balance classifications under GASB Statement No. 54 are non-spendable, restricted, committed, assigned, and unassigned. These classifications reflect not only the nature of the funds but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance. The fund balance classifications are as follows:

Non-Spendable—Includes fund balance amounts that cannot be spent, either because they are not in spendable form or because of legal or contractual requirements. Examples of non-spendable amounts that cannot be used because of their form are long-term portions of loans to other funds, inventories, and prepaid amounts.

Spendable Fund Balance:

- *Restricted*—Amounts are not available because of legally enforceable constraints, such as money awarded from criminal prosecution, money restricted based on creditors' requirements of loan agreements, and amounts restricted by law or enabling legislation.

- *Committed*—Amounts of the fund balance are set aside by action of the City Council for a specific purpose and cannot be used for any other purpose (unless there is action by the City Council allowing for such use) and amounts specifically committed for use in satisfying contractual requirements. The City does not have any committed fund balance in the governmental funds.

- *Assigned*— Amounts of the fund balance are intended to be used for a specific purpose but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the City Manager to assign fund balances in accordance with the City's established fund balance policy and based on recommendations by the City Council, advisory committees, or the senior management of the City. Assigned fund balance shall reflect management's intended use of resources as set forth in the annual budget and budget amendments. The Council may also assign fund balances, as it does when appropriating fund balances to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget.

- *Unassigned*—Amounts of the fund balance will only appear in the General Fund or, if other governmental funds' expenditures are incurred in excess of amounts restricted, committed, or assigned for the purpose, the other governmental funds may have a negative unassigned fund balance.

The City Council established a Fund Balance Policy that required the unassigned fund balance be no less than 12.5% of General Fund operating expenditures. For the spending order of the fund balance, the City uses restricted amounts first, when both restricted and unrestricted fund balance is available, unless there are legal documents/contracts that prohibit this. Additionally, the City would first use committed fund balance, followed by assigned fund balance, and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Budgets and Budgetary Accounting

The annual operating budget serves as legal authorization for expenditures and the proposed means of financing them. The 2025 annual operating budget was prepared for all funds, except the following:

- **Pension Trust Funds**
  These funds are not budgeted annually by the City Council.

The annual operating budgets are prepared on the same basis of accounting as that previously described for each fund. The budget is prepared by the City Manager, detailing all estimated income, including the proposed property tax levy and all proposed expenditures as deemed necessary and desirable. The City Council may adopt the budget, with or without amendment, increasing or decreasing programs or amounts after a public hearing. Adoption of the budget by the City Council constitutes appropriation of the amounts specified as expenditures from the funds indicated and constitutes a levy of the property tax proposed. Budgetary control is legally maintained at the department level.

The City Manager is legally authorized to transfer part or all of the unencumbered appropriation balance within departments without seeking City Council approval. However, the City Manager must obtain approval from the City Council to transfer appropriations between departments or funds. Upon certification from the City Manager of excesses in revenue, the City Council may make supplemental appropriations for the year up to the amount of each excess. Supplemental appropriations were made during the year. If at any time during the year it appears probable to the City Manager that revenues will be insufficient to meet the amount appropriated, he shall notify the City Council who shall then take such further action as it deems necessary to prevent any deficit. Appropriations, except for open project appropriations and encumbrances, lapse at the end of each fiscal year. Contingency amounts may be used for any unforeseen purpose or emergency upon approval of City Council.

Encumbrances outstanding at year-end do not represent expenditures or liabilities under U.S. GAAP but represent budgetary accounting controls that carry over to the next year. All budgets are prepared on a U.S. GAAP basis.

The actual results of operations are presented in accordance with U.S. GAAP, and the City's accounting policies do not recognize encumbrances as expenditures until the period in which the goods or services are actually received and a liability is incurred.

Leases

The City is a lessee for non-cancellable lease of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct cost. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines: (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the non-cancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor: The City is a lessor for various non-cancellable leases. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines: (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the non-cancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

SBITAs

The City recognizes a SBITA liability and an intangible right-to-use asset in the government-wide financial statements. At the commencement of a SBITA, the City initially measures the liability at the present value of payments expected to be made during the subscription term. Subsequently, the liability is reduced by the principal portion of the subscription payments made. The SBITA asset is initially measured as the initial amount of the SBITA liability, adjusted for subscription payments made at or before the commencement date, plus certain initial implementation cost. Subsequently, the SBITA asset is amortized on a straight-line basis over its useful life.

SBITA assets are reported with capital assets, net of depreciation and subscription liabilities are reported with long-term liabilities on the statement of net position.

Recent GASB Accounting Standards

The City is currently evaluating the effects that the following GASB statements, which will be implemented in future financial statements, will have on its financial statements for subsequent fiscal years:

- GASB Statement No. 103, *Financial Reporting Model Improvements*, which will be effective for the year ending September 30, 2026. This statement introduces improvements to the financial reporting model aimed at enhancing the clarity and decision-usefulness of key financial information while addressing certain application issues.

- GASB Statement No. 104, *Disclosure of Certain Capital Assets*, will be effective for the year ending September 30, 2026. This statement enhances financial statement note disclosures by requiring entities to provide more detailed information about certain types of capital assets. Specifically, lease assets, intangible right-to-use assets, and subscription-based IT assets must be disclosed separately by major class in the capital assets note disclosures. Additionally, intangible assets other than these categories must also be disclosed separately by major class.

- GASB Statement No. 105, *Subsequent Events*, will be effective for fiscal years beginning after September 30, 2027. This statement aims to improve financial reporting by clarifying the timeframe and requirements for reporting transactions or events that occur after the financial statement date. It defines the subsequent events timeframe as the period ending on the date the financial statements are "available to be issued", which is when they are complete in a GAAP-compliant format and all necessary approvals for issuance have been obtained. The City will need to disclose the specific date through which subsequent events were evaluated and provide detailed notes for "non-recognized events", such as significant debt-related transactions or changes to the reporting entity, including an estimate of their financial effect.

GASB Statements Implemented

For the year ended September 30, 2025, the City implemented GASB Statement No. 102, *Certain Risk Disclosures*. Statement No. 102 intends to improve financial reporting by providing users of the financial statements with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. There was no impact to City's financial statements as a result of the adoption of this statement.

For the year ended September 30, 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. This statement updates the treatment for compensated absences and requires that liabilities for compensated absences be recognized for: (1) leave that has not been used, and (2) leave that has been used but not yet paid in cash or settled through non-cash means. The effects of the change in accounting principal are summarized below.

	Fund Balance/Net Position		
	Prior Period	Adjustment	Restated
Government-Wide			
Governmental Activities	$ 418,215,268	$ (3,323,220)	$ 414,892,048
Business-Type Activities	$ 64,389,342	$ (340,973)	$ 64,048,369
Enterprise Funds			
Sanitation Fund	$ 8,640,491	$ (256,085)	$ 8,384,406
Stormwater Fund	$ 52,973,841	$ (20,476)	$ 52,953,365
Non-Major Enterprise Funds	$ 6,703,692	$ (64,412)	$ 6,639,280
Internal Service Funds	$ 1,114,402	$ (17,677)	$ 1,096,725

Note 2 - Cash and Cash Equivalents

Pooled Cash and Investments

The City maintains a cash and investment pool that carries substantially all cash and investments of the City and is used by all funds except the pension trust funds. Each fund's portion of the pool is displayed in the accompanying financial statements as "Cash and Investments". The cash and investments of the pension trust funds and agency fund are held separately from other funds of the City. All cash and investments of the pool are considered cash equivalents for the statement of cash flows.

Cash Deposits

As of September 30, 2025, the City's cash deposits were entirely covered by federal depository insurance or by a banking network provided by Chapter 280 of the Florida Statutes. Florida Statutes provide for collateral pooling by banks and savings and loans and limit local government deposits to "authorized depositories". Therefore, all cash deposits held by banks can be classified as fully insured.

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 allows 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, assets-backed securities, taxable and tax-exempt securities, mortgage securities, and mutual funds made up of such securities.

As of September 30, 2025, the City's pooled investments (including pension trust funds) are summarized below:

Investments	Maturities	Fair Value	Rating	FMV Level
Cash and Equivalents		$ 3,818,487		N/A
U.S. Government Issues	2.66 Year Average	86,529,038	AA+	Level 2
Corporate Issues	2.68 Year Average	70,381,508	A+	Level 2
Municipal Issues	4.01 Year Average	607,763	A+	Level 2
Money Market Account	0.12 Year Average	5,434,038	AAAm	N/A
Local Government Investment Pools:				
Florida PRIME	0.13 Year Average	25,603,036	AAAm	N/A
Florida PALM	0.12 Year Average	15,913,215	AAAm	N/A
		208,287,085		

Investments	Maturities	Fair Value	Rating	FMV Level
Pension Funds:				
Cash and Equivalents		$ 8,905,412		N/A
Domestic Equities		81,029,965		Level 1
Foreign Equities		28,940,958		Level 1
Private Equities		2,207,454		Level 1
Domestic Fixed Income	7.62 Year Average	61,822,630	AA-	Level 2
Real Estate Income Funds		13,037,179		Level 3
Alternatives	2.45 Year Average	9,488	BBB-	Level 1
Total Pension Funds		195,953,086		
Total Investments		$ 404,240,171		

Cash and Investments Reported in Government-Wide	
Cash	$ 3,818,487
Investments	204,468,598
Total Cash and Investments Reported in Government-Wide	$ 208,287,085
Cash and Investments Reported in Fiduciary Funds	
Cash	$ 8,905,412
Investments	187,047,674
Total Cash and Investments Reported in Fiduciary Funds	$ 195,953,086

Investments, including derivative instruments that are not hedging derivatives, are measured at fair value on a recurring basis. Recurring fair value measurements are those that GASB statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value; Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt and equity securities, categorized as Level 1, are valued based on prices quoted in active markets for those securities. Debt securities and certificates of deposit, categorized as Level 2, are valued based on market-corroborated data. Private debt assets, categorized as Level 3, are valued using an independent pricing service or are valued in good faith by the general partner using such factors as financial statements, earnings forecasts, recent transactions in the same or similar securities and valuation information obtained from broker-dealers, recognized quotation services, or independent appraisal firms. Real estate assets, categorized as Level 3, use industry standard valuation approaches, which includes market analysis of comparable properties and/or financial modeling of unobservable inputs based on assumptions that are supported by property level actuals, budgets, internal market research, or periodic appraisals.

Florida PRIME and Florida PALM

The City's investments in Florida PRIME and Florida PALM are similar to money market funds in which units are owned in the fund rather than the underlying investments. These investments are reported at amortized cost and meet the requirements of GASB Statement No. 31, as amended by GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*, which establishes criteria for an external investment pool to qualify for making the election to measure all its investments at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from either Florida PRIME or Florida PALM, although, in the occurrence of an event that has a material impact on liquidity or operations of the trust funds, the funds' Executive Directors may limit contributions to or withdrawals from the trust funds for a period of 48 hours.

Credit Risk
U.S. Agencies are rated by Moody's Investors Service and Standard & Poor's. The City's investment policy limits investments in debt securities to the highest rating category by a nationally recognized statistical rating agency for the applicable corresponding maturity. The City's pension investment policy requires 85% of the fixed income securities to have a minimum rating of investment grade or higher as reported by a major credit rating service.

Custodial Credit Risk
For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the procession of an outside party.

The City's investment policy, pursuant to Section 218.415(18), Florida Statutes, requires securities purchased by the City to be held with a third-party custodian; and all securities purchased by, and all collateral obtained by the City shall be properly designated as an asset of the City. Further, the securities must be held in an account separate and apart from the assets of the financial institution. The City's pension investments are held by the counterparty, not in the name of the City.

Interest Rate Risk
Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. The weighted-average maturity of the City's investments is displayed with the fair value of the investments.

The City's investment policy sets limitations on instruments, diversification, and maturity based on whether the funds invested are short-term or long-term. Investments of current operating funds are considered short-term and shall have maturities no longer than twelve (12) months. Investments of reserves and other non-current operating funds shall be considered "core funds" or "surplus funds" and shall have a term appropriate to the need for the funds; however, shall not exceed five and one-half (5.50) years from the date of settlement. In addition, the weighted average effective duration shall not exceed three (3.00) years.

Concentration of Credit Risk

- **Non-Pension Investments**
  More than 5% of the City's non-pension investments are in Florida PALM, Florida PRIME, and United States Treasury Obligations. These investments are 7.78%, 12.52%, and 40.80%, respectively, of the total non-pension investments of the City.

- **General Employees' Pension**
  More than 5% of the City's General Employees' Pension investments are in Federal National Mortgage Association (FNMA), United States Treasury Obligations, Fidelity Large Cap Growth Index, Brandywine Global-Dynamic US Large Cap Value ETF, PIMCO Diversified Income Fund, and Euro Pacific Growth Fund. These investments are 5.25%, 6.91%, 9.46%, 10.51%, 10.88%, and 15.40%, respectively, of the total investments for the General Employees' Pension Fund

- **Police and Fire Pension**

  More than 5% of the City's Police and Fire Pension Investments are in Federated Treasury Obligation Institutional Shares, FNMA, United States Treasury Obligations, Brandywine Global-Dynamic US Large Cap Value ETF, Fidelity Large Cap Growth Index, PIMCO Diversified Income Fund, Vanguard 500 Index Fund, and Euro Pacific Growth Fund. These investments are 5.31%, 5.65%, 6.77%, 7.98%, 11.22%, 12.18%, 12.44% and 14.17%, respectively, of the total investments for the Police and Fire Pension Fund.

Foreign Currency Risk

The Pension Trust Fund investment policies limit foreign investments to no more than 25% of total fund assets for the General Employees' Pension Plan and 25% of total fund assets for the Police and Fire Pension Plan. On September 30, 2025, the General Employees' Pension Plan had $14,472,694 or 15.40% of the total fund assets and the Police and Fire Pension Plan had $14,468,264 or 14.17% of the total fund assets invested internationally. The City's non-pension investments are not exposed to this type of risk.

Note 3 - Capital Assets

	Beginning Balance	Increases	(Decreases)	Transfers	Ending Balance
Governmental Activities					
Capital Assets Not Being Depreciated:					
Land and Improvements	$ 22,451,105	$ 4,580,967	$ (712,769)	$ -	$ 26,319,303
Right-of-Way	16,917,112	-	-	-	16,917,112
Construction in Progress	38,243,692	20,606,393	(35,698,638)	-	23,151,447
Total Capital Assets Not Being Depreciated	77,611,909	25,187,360	(36,411,407)	-	66,387,862
Capital Assets Being Depreciated and Amortized:					
Buildings and Improvements	93,016,316	32,451,259	(987,137)	(16,693)	124,463,745
Equipment	49,033,896	6,524,228	(2,466,542)	-	53,091,582
Right-to-Use Leased Equipment	1,237,017	168,276	(33,976)	-	1,371,317
Subscription Arrangements	3,455,348	43,690	(20,859)	-	3,478,179
Electric Plant	43,120,797	-	(251,688)	-	42,869,109
Infrastructure (Roads and Streets)	133,594,106	10,135,399	-	-	143,729,505
Infrastructure (Water and Sewer)	304,503,036	445,894	(8,323,425)	-	296,625,505
Total Capital Assets Being Depreciated and Amortized	627,960,516	49,768,746	(12,083,627)	(16,693)	665,628,942
Less Accumulated Depreciation and Amortization:					
Buildings and Improvements	(47,994,128)	(3,900,915)	714,414	16,693	(51,163,936)
Equipment	(31,555,603)	(4,184,273)	2,420,776	-	(33,319,100)
Right-to-Use Leased Equipment	(698,431)	(295,248)	33,976	-	(959,703)
Subscription Arrangements	(1,340,486)	(808,086)	20,859	-	(2,127,713)
Electric Plant	(41,023,700)	(375,457)	250,306	-	(41,148,851)
Infrastructure (Roads and Streets)	(72,083,745)	(4,726,809)	-	-	(76,810,554)
Infrastructure (Water and Sewer)	(133,308,408)	(8,799,415)	8,236,794	-	(133,871,029)
Total Accumulated Depreciation and Amortization	(328,004,501)	(23,090,203)	11,677,125	16,693	(339,400,886)
Total Capital Assets Being Depreciated, Net	299,956,015	26,678,543	(406,502)	-	326,228,056
Governmental Activities Capital Depreciated, Net	$ 377,567,924	$ 51,865,903	$ (36,817,909)	$ -	$ 392,615,918

	Beginning Balance	Increases	(Decreases)	Transfers	Ending Balance
Business-Type Activities					
Capital Assets Not Being Depreciated:					
Land and Improvements	$ 150,662	$ -	$ -	$ -	$ 150,662
Right-of-Way	5,000	-	-	-	5,000
Construction in Progress	82,117	132,175	-	-	214,292
Total Capital Assets Not Being Depreciated	237,779	132,175	-	-	369,954
Capital Assets Being Depreciated and Amortized:					
Buildings and Improvements	7,243,493	340,435	(2,513)	16,693	7,598,108
Infrastructure	65,271,886	7,515,182	-	-	72,787,068
Equipment	14,481,558	3,385,879	(193,466)	-	17,673,971
Right-to-Use Leased Equipment	4,033	15	(4,048)	-	-
Subscription Arrangements	52,940	288,388	-	-	341,328
Total Capital Assets Being Depreciated and Amortized	87,053,910	11,529,899	(200,027)	16,693	98,400,475
Less Accumulated Depreciation and Amortization:					
Buildings and Improvements	(2,287,102)	(317,513)	839	(16,693)	(2,620,469)
Infrastructure	(16,896,307)	(1,872,280)	-	-	(18,768,587)
Equipment	(8,969,746)	(1,309,849)	193,466	-	(10,086,129)
Right-to-Use Leased Equipment	(3,729)	(320)	4,049	-	-
Subscription Arrangement	(21,176)	(104,542)	-	-	(125,718)
Total Accumulated Depreciation and Amortization	(28,178,060)	(3,604,504)	198,354	(16,693)	(31,600,903)
Total Capital Assets Being Depreciated, Net	58,875,850	7,925,395	(1,673)	-	66,799,572
Total Business-Type Activities Capital Assets, Net	$ 59,113,629	$ 8,057,570	$ (1,673)	$ -	$ 67,169,526

Depreciation/Amortization Expense - Governmental Activities	
General Government and Administration	$ 2,103,414
Public Safety	3,422,947
Transportation	5,735,002
Parks and Recreation	1,767,531
Electric Plant - Interlocal	375,457
Utility System - Interlocal	9,618,139
Capital Assets Held by the City's Internal Service Funds Charged to the Various Functions Based on Their Usage of the Assets	67,714
Total Depreciation/Amortization Expense - Governmental Activities	$ 23,090,204
Depreciation/Amortization Expense - Business-Type Activities	
Sanitation Utility	$ 1,198,441
Stormwater Utility	2,189,239
Building Department	216,824
Total Depreciation/Amortization Expense - Business-Type Activities	$ 3,604,504

Note 4 - Leasing Activities

Under GASB Statement No. 87, *Leases*, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

Lease Payable

As of September 30, 2025, the City had 23 active leases. Lease payments range from $149 to $215,150, with interest rates ranging from .3277% to 3.0590%. The total lease liability was $378,469. The right-to-use asset had a total value of $1,371,316, with accumulated amortization of $959,704. The leases had no variable payments.

Annual requirements to amortize long-term obligations and related interest are as follows:

	Governmental Activities		
Fiscal Year	Principal Payments	Interest Payments	Total Payments
2026	$ 296,968	$ 4,894	$ 301,862
2027	42,940	1,962	44,902
2028	19,024	1,040	20,064
2029	19,538	527	20,065
Total Governmental	$ 378,470	$ 8,423	$ 386,893

Lease Receivable

As of September 30, 2025, the City had 8 active leases. Lease receipts range from $9,916 to $192,500, with interest rates ranging from .4753% to 1.8823%. As of the same date, the total lease receivable was $5,470,441 and the total deferred inflow of resources was $5,100,375.

Principal and interest expected to maturity:

	Governmental Activities		
Fiscal Year	Principal	Interest	Total
2026	$ 416,551	$ 89,103	$ 505,654
2027	350,260	84,704	434,964
2028	315,966	80,412	396,378
2029	298,959	76,262	375,221
2030	145,777	73,215	218,992
2031-2035	858,240	328,062	1,186,302
2036-2040	566,309	263,191	829,500
2041-2045	381,018	220,430	601,448
2045-2050	490,764	179,667	670,431
2051-2055	620,353	127,684	748,037
2056-2060	751,818	62,867	814,685
2061-2065	274,425	4,542	278,967
Total Governmental	$ 5,470,440	$ 1,590,139	$ 7,060,579

Note 5 - SBITA

As of September 30, 2025, the City had 31 active subscriptions. Subscription payments range from $1,043 to $209,822, with interest rates ranging from 2.3100% to 3.8040%. As of the same date, the total subscription liability was $1,358,714. The right-to-use asset had a total value of $3,819,508, with accumulated amortization of $2,253,432. The subscriptions had no variable payments. The software amortization expense is included with depreciation expense. The assets will be amortized over the lease term, which ranges from three to five years. There are no residual value guarantees in the arrangement provisions.

A summary of the principal and interest amounts for the remaining arrangements includes the following principal and interest payments:

Governmental Activities

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2026	$ 657,206	$ 33,553	$ 690,759
2027	451,571	13,155	464,726
2028	34,253	786	35,039
Total Governmental	1,143,030	47,494	1,190,524

Business-Type Activities

Fiscal Year	Principal Payments	Interest Payments	Total Payments
2026	$ 106,189	$ 5,552	$ 111,741
2027	109,495	2,247	111,742
Total Business-Type	215,684	7,799	223,483
Total	$ 1,358,714	$ 55,293	$ 1,414,007

Note 6 - Receivable

Amounts are aggregated into a single customer receivable (net of allowance for uncollectible) line for certain funds and aggregated columns. Below is the detail of the receivables for the General Fund and enterprise funds, including the applicable allowances for uncollectible amounts:

	General Fund	Sanitation Utility	Stormwater Utility
Customer Receivables	$ 675,466	$ 1,013,716	$ 365,662
(Less Allowance for Doubtful Accounts)	-	(43,337)	(27,743)
Customer Receivable, Net	$ 675,466	$ 970,379	$ 337,919

Note 7 - Long-Term Liabilities

Long-term liability for the year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Direct Borrowing and Direct Placement:					
Florida DEP Revolving Fund Note - 2002	$ 35,835	$ -	$ (17,656)	$ 18,179	$ 18,179
Florida DEP Revolving Fund Note - 2005	215,277	-	(105,642)	109,635	108,980
Florida DEP Revolving Fund Note - 2006	291,682	-	(144,015)	147,667	147,667
Capital Improvement Revenue Note - 2019	29,530,000	-	(1,530,000)	28,000,000	1,570,000
Revenue Note - 2024	18,112,000	-	(18,112,000)	-	-
Revenue Bonds and Notes:					
Capital Improvement Revenue Bonds - 2025	-	80,440,000	-	80,440,000	2,430,000
Total Revenue Bonds and Notes	48,184,794	80,440,000	(19,909,313)	108,715,481	4,274,826
Add: Premium	-	5,449,038	-	5,449,038	-
Bonds and Notes, Net of Premium	48,184,794	85,889,038	(19,909,313)	114,164,519	4,274,826
Other Liabilities:					
Lease Payable	515,917	168,276	(305,723)	378,470	296,968
Subscription Arrangements	1,919,523	43,690	(820,183)	1,143,030	657,206
Compensated Absences	5,914,580	681,159	-	6,595,739	3,957,443
Total OPEB Liability	3,199,094	-	(1,067,645)	2,131,449	518,214
Total Other Liabilities	11,549,114	893,125	(2,193,551)	10,248,688	5,429,831
Total Government Activities	$ 59,733,908	$ 86,782,163	$ (22,102,864)	$ 124,413,207	$ 9,704,657

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Business-Type Activities					
Stevens Plantation Dependent					
Special District Bonds	$ 3,583,849	$ -	$ (3,583,849)	$ -	$ -
Total Revenue Notes and Bonds Payable	3,583,849	-	(3,583,849)	-	-
Other Liabilities:					
Lease Payable	346	-	(346)	-	-
Subscription Arrangements	31,743	288,388	(104,447)	215,684	106,189
Landfill Closure Liability	1,504,084	-	(103,919)	1,400,165	140,017
Compensated Absences	659,504	47,930	-	707,434	424,460
Total OPEB Liability	571,099	-	(153,061)	418,038	101,637
Total Other Liabilities	2,766,776	336,318	(361,773)	2,741,321	772,303
Total Business-Type Activities	$ 6,350,625	$ 336,318	$ (3,945,622)	$ 2,741,321	$ 772,303

The following is a schedule of bonds and notes outstanding at September 30, 2025:

Description of Bonds	Purpose of Issue	Issued	Outstanding	Rates
Governmental Activities				
Direct Borrowing and Direct Placement:				
Florida DEP Revolving Fund Note - 2002	Capital Improvement	$ 281,223	$ 18,178	2.93%
Florida DEP Revolving Fund Note - 2005	Capital Improvement	1,770,791	109,636	2.51%
Florida DEP Revolving Fund Note - 2006	Capital Improvement	2,312,479	147,667	2.46-2.52%
Capital Improvement Rev Note, 2019	Capital Improvement	35,585,000	28,000,000	2.54%
Capital Improvement Rev Bonds, 2025	Capital Improvement	80,440,000	80,440,000	5.00%
Total Governmental Activities		$ 120,389,493	$ 108,715,481	

Debt service to maturity on the City's bonded indebtedness, for the direct placement, and direct borrowing is as follows:

	Governmental Activities	
Fiscal Year	Principal	Interest
2026	$ 1,844,826	$ 716,453
2027	1,610,000	671,322
2028	1,650,000	630,428
2029	1,685,000	588,518
2030	1,730,000	545,719
2031-2035	9,285,000	2,048,256
2036-2040	10,470,655	810,260
Total	$ 28,275,481	$ 6,010,956

Debt service to maturity on the City's bonded indebtedness is as follows:

	Govermental Activities	
Fiscal Year	Principal	Interest
2026	$ 2,430,000	$ 3,958,748
2027	2,555,000	3,848,275
2028	2,685,000	3,720,525
2029	2,820,000	3,586,275
2030	2,960,000	3,445,275
2031-2035	17,160,000	14,854,125
2036-2040	21,905,000	10,112,875
2041-2045	27,925,000	4,090,150
Total	$ 80,440,000	$ 47,616,248

The City has pledged certain revenues to repay certain bonds and notes outstanding as of September 30, 2025. The following table reports the revenues, sometimes net of related operating expenses, pledged for each debt issue; the amounts of such revenues received in the current year; the current year principal and interest paid on the debt; the approximate percentage of each revenue, which is pledged to meet the debt obligation; the date through which the revenue is pledged under the debt agreement; and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds and notes at September 30, 2025:

Description of Bonds	Pledge Revenue	Revenue Received	Principal and Interest Paid	Estimated Percentage Pledged	Outstanding Principal and Interest	Pledged Through
Governmental Activities						
Capital Improvement Revenue Refundings Note, 2019 Series	Mobility Impact Fee and 1% Surcharge **(Covenant to Appropriate)**	N/A	$ 2,280,062	N/A	$ 34,005,703	2040
Capital Improvement Revenue Refundings Bonds, 2025 Series	Various **(Covenant to Appropriate)**	N/A	$ -	N/A	$ 128,056,248	2045
Revenue Note, Draw No A-1-1, 2024 Commercial Paper Loan	Various **(Covenant to Appropriate)**	N/A	$ 18,613,728	N/A	$ -	2025
Direct Borrowing and Direct Placement Florida DEP Revolving Fund Notes	Net Stormwater Revenue	$ 5,387,831	$ 280,079	5.20%	$ 280,734	2026

Estimated Landfill Closure Cost and Post-Closure Liability

The landfill closure was officially accepted and declared by the Florida Department of Environmental Protection on October 10, 2005. State and federal laws and regulations require the City to continue to perform certain maintenance and monitoring functions at the site for 30 years after closure. During operation of the landfill, the City annually funded a liability and an escrow account to cover estimated landfill closure costs and post-closure costs. Based upon full closure of the landfill, excess funds held in the escrow account over the originally estimated closure were withdrawn and deposited to the Sanitation Fund of the City. The remaining liability and escrow funds of $1,400,165 and $1,400,165, respectively, have been maintained to cover the post-closure costs estimated for the entire 30-year post-closure period. Actual costs may be different due to inflation, deflation, changes in technology, or changes in regulations.

Note 8 - Interfund Transfers and Payables

The following is a reconciliation of current and long-term interfund receivables and payables:

	Due From	Due To
Current Interfund		
General Fund	$ 26,926	$ 1,949
Mobility Fee Fund	-	16,155,736
One Percent Surcharge Fund	-	13,068,558
Parks and Recreation Impact Fees Fund	-	9,248,915
Police and Fire Impact Fees Fund	-	5,645,837
Capital Projects Fund	48,299,107	-
Stormwater Utility Fund	1,949	-
Other Governmental Funds – Non-Major	-	4,206,987
Total Current Interfund Receivables and Payables	$ 48,327,982	$ 48,327,982

All interfund balances relate to the funding of various capital projects and are expected to be drawn down as the Capital Projects Fund pays for construction costs. These funds will be repaid as project costs are incurred, but full repayment is not expected within one year.

The following is a reconciliation of interfund transfers:

	Transfer In	Transfer (Out)
Interfund Transfers		
General Fund	$ 24,378,449	$ (5,020,359)
OUC Interlocal	350,000	(12,909,854)
Mobility Fee Fund	-	(10,845,012)
One Percent Surcharge Fund	-	(4,277,851)
Parks and Recreation Impact Fees Fund	-	(3,615,471)
Police and Fire Impact Fees Fund	-	(1,032,959)
Capital Projects Fund	18,834,321	(18,688,082)
Stormwater Fund	-	(502,370)
Sanitation Fund	-	(1,457,466)
Other Governmental Funds – Non-Major	21,676,020	(6,539,366)
Enterprise Funds – Non-Major	-	(350,000)
Total Interfund Transfers	$ 65,238,790	$ (65,238,790)

The interfund transfers to the Debt Service Fund were for funding the City's long-term notes and bonds payable. Annual budgeted transfers from the OUC Interlocal Agreement Fund to the General Fund are based on budgeted expenses and approved projects. Transfers made from the Capital Projects Fund back to the Mobility Fund were for projects that were canceled or completed under budget. The majority of transfers out are to the Capital Projects Fund for new approved projects. Transfers to and from Internal Service Funds are to shift excess funds initially recorded in the self-insurance fund - health from the self-insurance fund - workers' comp.

Note 9 - Risk Management

The City is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters, for which the City carries commercial insurance. Insurance against losses is provided through various commercial carriers for the following types of risk:

- General Liability
- Property
- Public Officials' and Employment Practices Liability
- Pollution Liability
- Automobile
- Crime

The City's coverage for workers' compensation is under a retrospectively rated policy. Premiums are accrued based on the ultimate cost to date of the City's experience for this type of risk.

A detailed schedule of insurance in force is located in the statistical section.

There was no significant reduction in insurance coverage from the prior year. Also, there were no settlements in excess of coverage for the past three years.

In 2012, the City established a limited risk management program to help contain rising health insurance costs. In 2017, the City established a limited risk management program to help contain rising workers' comp insurance costs. The program consists of purchasing an aggregate stop loss and individual maximum claims reinsurance policy with the City being responsible for the claims not covered by the policy. Premiums collected are then deposited into the Internal Service Funds. All administrative, network, insurance, and claims costs are charged to the funds. If there were to be a shortage that would not be recovered through user fees over a reasonable period of time, then the excess would be charged to each fund and department based upon their portioned share.

Liabilities of the funds are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNRs) based on the estimated claims incurred as of September 30 and offset by an estimated recovery from the excess insurance. The results of the process to estimate the claims liability is not an exact amount as it is dependent on timing of claims being reported and processed through the system.

	Fiscal Year Ended	
	September 30, 2025	September 30, 2024
Unpaid Claims, Beginning of Fiscal Year	$ 883,089	$ 878,586
Incurred Claims (including IBNRs)	7,118,650	7,677,482
Claims Payments	(6,990,714)	(7,672,979)
Unpaid Claims, End of Fiscal Year	$ 1,011,025	$ 883,089

Note 10 - Defined Benefit Pension Plans

Plan Descriptions

The City maintains two separate, single-employer defined benefit pension plans, one single-employer for police officers and firefighters, and a multiple-employer defined benefit plan for general employees' retirement plan that covers substantially all other full-time City employees and Tohopekaliga Water Authority (TOHO) who were employees of the City that become an employee of TOHO on October 1, 2022. These plans are maintained as pension trust funds and are included as part of the City's reporting entity, using the accrual basis of accounting in accordance with U.S. GAAP. Plan member contributions are recognized in the period in which the contributions are due. Investments are reported at fair value. City ordinance and state law requires contributions to be determined by actuarial studies at least every three years. Stand-alone financial reports are not issued.

The General Employees' Retirement System plan was amended, effective October 1, 2022, to include previous city employees who transitioned to TOHO on the transition date of October 1, 2022, amending the plan to be a multiple-employer plan as of that date.

Membership of each plan consisted of the following at the date of the latest actuarial valuation, October 1, 2024 for general employees (including TOHO employees) and for police officers and firefighters:

	General	Police Officers and Firefighters
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	203	83
Inactive Plan Members Entitled to But Not Yet Receiving Benefits	402	49
Active Plan Members	384	191
Total	989	323

General Employees' Retirement Plan

- **Plan Administration**—The General Employees' Retirement Plan (GERP) is a multi-employer defined benefit pension plan administered by a Board of Trustees, which acts as the administrator of the GERP. The Board of Trustees consists of seven trustees, three of whom shall be legal residents of the City who are appointed by the City Council and four of whom are members of the GERP, three of whom shall be elected by a majority of the general employees who are employed by the City who are members of the system and one of whom shall be elected by the TOHO.

- **Plan Benefits**—The GERP provides retirement, termination, disability, and death benefits to GERP members and their beneficiaries.

  Normal Retirement—Eligibility: Earlier of: 1) Age 60 and five years of Credited Service, or 2) the completion of 30 years of Credited Service, regardless of age.

  - Benefit Amount: 3.00% of Average Final Compensation (AFC) times Credited Service.

  Early Retirement—Eligibility: Age 55 and five years of Credited Service.

  - Benefit Amount: Computed as for Normal Retirement, actuarially reduced to reflect payment prior to age 60.

  Disability—Eligibility: Total and permanent disability as determined by the Board of Trustees.

  - Benefit Amount: Accrued benefit, actuarially reduced as for Early Retirement.

  Pre-Retirement Death Benefits—Eligibility: Total and permanent disability as determined by the Board of Trustees.

  - Benefit Amount: Accrued benefit, actuarially reduced as for Early Retirement.

  Vesting (Termination)—Less than five years: Refund of Member Contributions. Five years or more: Accrued benefit payable at age 60 or age 55 (reduced), or refund of Member Contributions.

- **Contributions**—The City and TOHO are required to contribute at an actuarially determined rate, or 10% of the employee's compensation, whichever is greater. GERP members hired before October 1, 2024 contribute 1.0% of their annual covered salary, while members hired on or after that date contribute 3.0% of their annual covered salary. Contribution requirements are based upon the normal (current year) cost and amortization of the accrued past service liability as provided in Part VII of Chapter 112, Florida Statutes. The total cost for any year shall be determined based on the actuarial assumptions and cost method used for calculating the City's annual contributions to the General Employees' Retirement System. Administrative expenses and payment for the Unfunded Actuarial Accrued Liability shall be allocated on a pro-rata basis using the total Actuarial Accrued Liability under the specified actuarial cost method.

Police Officers' and Firefighters' Retirement Plan

- **Plan Administration**—The Police Officers' and Firefighters' Retirement Plan (PFRP) is a single-employer defined benefit pension plan administered by a Board of Trustees, which acts as the administrator of the PFRP. The Board of Trustees consists of five trustees, two of whom are legal residents appointed by the City Council, one of whom is a full-time police officer member, and one of whom is a full-time firefighter member who are elected by a majority of the police officers or firefighters, respectively, who are members of the PFRP and a fifth trustee who is chosen by a majority of the first four trustees.

- **Plan Benefits**—The PFRP provides retirement, disability, and death benefits to PFRP members and their beneficiaries.

  Normal Retirement—Eligibility: Earlier of: 1) Age 55 and ten years of Credited Service, or 2) the completion of 25 years (20 for firefighters) of Credited Service, regardless of age.

  - Benefit Amount: AFC times 3.75% (4.00% for firefighters) times Credited Service plus an additional fraction of 3.75% (4.00% for firefighters) where the numerator is hours of accrued sick leave and the denominator is annual scheduled work hours.

  Early Retirement—Eligibility: Age 50 and ten years of Credited Service.

  - Benefit Amount: Accrued benefit, reduced 3% for each year that benefit commencement precedes normal retirement.

  Disability—Eligibility: Total and permanent disability as determined by the Board of Trustees from date of hire (service incurred) or after ten years of Credited Service (non-service incurred).

  - Benefit Amount Service: Unreduced accrued benefit, but not less than 42% of AFC.

  - Benefit Amount Non-Service: Unreduced accrued benefit.

  Pre-Retirement Death Benefits—Vested: Accrued benefit, payable for ten years beginning at the member's otherwise Early Retirement Date (reduced basis) or Normal Retirement Date (unreduced).

  - Non-Vested: Refund of member contributions.

  Vesting (Termination)—Less than ten years of Service: Refund of Member Contributions. Ten years or more: Accrued benefit payable at otherwise Normal or Early (reduced) Retirement Date.

  Cost of Living Adjustments (COLA)—For members retiring after September 15, 2016, a 1.00% automatic lifetime COLA, beginning five years after retirement, for all retirees, including normal, Deferred Retirement Option Program (DROP), early, line-of-duty disability, and their beneficiaries, but excluding vested terminated and non-duty-related disability retirees.

- **Contributions**—Plan members are required to contribute 5.55% of salary for police officers and 12.62% for firefighters effective October 9, 2021, of their annual covered salary. The City is required to contribute at actuarially determined rates or 10% of the employee's compensation, whichever is greater. Per City Code Section 54.76, the City Council may amend established contribution requirements. Actuarially determined contribution rates are based upon the remaining amount necessary for payment of Normal (current year's) Cost and amortization of the accrued past service liability as provided in Part VII of Chapter 112, Florida Statutes.

Plan Investments
The following was the Board of Trustees' adopted asset allocation policy as of September 30, 2025:

	Target Allocation	
Asset Class	**GERP**	**PFRP**
Domestic Equity	40%	40%
Foreign Equity Securities	15%	15%
Broad Market Fixed Income	20%	20%
Fixed Income (Non-Core)	15%	15%
Real Estate	10%	10%
Total	100%	100%

Concentrations
The plans did not hold investments in any one organization that represent 5% or more of the pension plans' fiduciary net position.

Rate of Return
For the year ended September 30, 2025, the annual money-weighted rates of return on pension plans investments, net of pension plans investment expense, are as follows:

	GERP	PFRP
Rate of Return	11.36%	10.87%

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

DROP
When a member reaches normal retirement age, they may elect in writing to participate in the DROP for a maximum of five years. Participants elect to receive a credit equal to the monthly-calculated pension amount plus 6.5% Return On Investment (ROI) per annum, compounded monthly or Net ROI Return (total return net of brokerage commissions, management fees, and transaction costs). The balance of the participants' DROP accounts as of September 30, 2025, for GERP was $1,607,226 and for PFRP $1,132,208.

Net Pension Liability
The components of the net pension liability of the Sponsor on September 30, 2025, were as follows:

	GERP	PFRP
Total Pension Liability	$ 98,900,687	$ 122,096,663
Plan Fiduciary Net Position	(93,949,160)	(101,953,521)
Plan's Net Pension Liability	$ 4,951,527	$ 20,143,142
City's Proportionate Share	76.316922%	100%
City's Net Pension Liability	$ 3,778,853	$ 20,143,142
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	94.99%	83.50%

The measurement date for both plans was September 30, 2025. The measurement period and the reporting period for both plans was October 1, 2024 through September 30, 2025. The Sponsor's Net Pension Liability was measured as of September 30, 2025, which was the same date used for the Total Pension Liability.

Actuarial Assumptions

The Total Pension Liability was determined by an actuarial valuation as of October 1, 2024 updated to September 30, 2025, using the following actuarial assumptions:

	GERP	PFRP
Investment Rate of Return	7.25%	7.25%
Projected Salary Increases	Service Based	Service Based
Inflation Rate	2.50%	2.50%
Discount Rate	7.25%	7.25%

GERP

Mortality Rate:
Healthy Active Lives:
Female: PubG.H-2010 for Employees.
Male: PubG.H-2010 (Below Median) for Employees, set back one year.

Retiree Lives:
Female: PubG.H-2010 for Healthy Retirees.
Male: PubG.H-2010 for Healthy Retirees, set back one year.

Beneficiary Lives:
Female: PubG.H-2010 for Healthy Retirees.
Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:
PubG.H-2010 for Disabled Retirees, set forward three years.

PFRP

Mortality Rate:
Healthy Active Lives:
PubS.H-2010 (Below Median) for Employees, set forward one year.

Healthy Retiree Lives:
PubS.H-2010 for Healthy Retirees, set forward one year.

Beneficiary Lives:
Female: PubG.H-2010 for Healthy Retirees.
Male: PubG.H-2010 for Healthy Retirees, set back one year.

Disabled Lives:
80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates for healthy lives are projected generationally with Mortality Improvement Scale MP-2021

The previously described mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2024 FRS valuation report for special risk employees, with appropriate risk and collar adjustments made based on plan demographics. We feel this assumption sufficiently accommodates future mortality improvements.

The most recent actuarial experience study used to review the other significant assumptions was dated August 6, 2021 for GERP and August 8, 2024 for PFRP.

Long-Term Expected Rate of Return

The long-term expected rate of return on pension plans investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plans investment expenses and inflation) are developed for each major asset class.

These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocation as of September 30, 2025, are summarized in the following table:

	GERP	PFRP
Domestic Equity	7.50%	7.50%
Foreign Equity Securities	8.50%	8.50%
Broad Market Fixed Income	2.50%	2.50%
Fixed Income (Non-Core)	2.50%	2.50%
Real Estate	4.50%	4.50%

Discount Rate

The discount rate used to measure the total pension liability for GERP and PFRP was 7.25% and 7.25%, respectively. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that Sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plans investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate Assumption

	1% Decrease	Current Discount Rate	1% Increase
GERP	6.25%	7.25%	8.25%
Plan's Net Pension Liability/(Asset)	$ 17,914,131	$ 4,951,527	$ (5,786,153)
City's Proportionate Share	76.316922%	76.316922%	76.316922%
City's Net Pension Liability/(Asset)	$ 13,671,513	$ 3,778,853	$ (4,415,814)
PFRP	6.25%	7.25%	8.25%
City's Net Pension Liability	$ 36,908,405	$ 20,143,142	$ 6,380,098

Changes in Net Pension Liability

The Changes in Net Pension Liability for the GERP are as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a-b)
Reporting Period Ended September 30, 2024	$ 90,786,264	$ 83,720,023	$ 7,066,241
Change for a Year:			
Service Cost	3,126,970	-	3,126,970
Interest	6,657,404	-	6,657,404
Experience Gains/Losses	2,670,846	-	2,670,846
Changes of Assumptions	(190,901)	-	(190,901)
Contributions - Buy Back	24,061	24,061	-
Contributions - Employer	-	4,738,982	(4,738,982)
Contributions - Employee	-	266,665	(266,665)
Net Investment Income	-	9,541,539	(9,541,539)
Benefit Payments, Including Refunds of Employee Contributions	(4,173,957)	(4,173,957)	-
Administrative Expense	-	(168,153)	168,153
Reporting Period Ended September 30, 2025	$ 98,900,687	$ 93,949,160	$ 4,951,527

The difference between Plan Fiduciary Net Position for the GERP presented above and the amounts presented in the financial statements are due to timing differences in certain accruals. These differences are not considered to be significant.

The Changes in Net Pension Liability for the PFRP are as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a-b)
Reporting Period Ended September 30, 2024	$ 109,608,338	$ 87,437,517	$ 22,170,821
Change for a Year:			
Service Cost	4,258,940	-	4,258,940
Interest	8,099,844	-	8,099,844
Share Plan Allocation	748,819	-	748,819
Experience Gains/Losses	2,456,634	-	2,456,634
Change of Assumptions	1,146,726	-	1,146,726
Contributions - Buy Back	24,045	24,045	-
Contributions - Employer	-	6,190,570	(6,190,570)
Contributions - State	-	1,441,979	(1,441,979)
Contributions - Employee	-	1,583,338	(1,583,338)
Net Investment Income	-	9,675,942	(9,675,942)
Benefit Payments, Including Refunds of Employee Contributions	(4,246,683)	(4,246,683)	-
Administrative Expense	-	(153,187)	153,187
Reporting Period Ended September 30, 2025	$ 122,096,663	$ 101,953,521	$ 20,143,142

The difference between Plan Fiduciary Net Position for the PFRP presented above and the amounts presented in the financial statements are due to timing differences in certain accruals. These differences are not considered to be significant.

Pension Expense

For the year ended September 30, 2025, the City recognized Pension Expense of $4,108,700 and $6,814,622 for the GERP and the PFRP, respectively, and total Pension Expense of $10,923,322.

The pension liability from the governmental funds is typically liquidated in the General Fund.

Deferred Inflows and Deferred Outflows of Resources

On September 30, 2025, the City reported Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
GERP		
Differences Between Expected and Actual Experience	$ 3,586,774	$ -
Changes of Assumptions	-	114,000
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	3,600,388
GERP Total	3,586,774	3,714,388
PFRP		
Differences Between Expected and Actual Experience	4,347,588	2,058,446
Changes of Assumptions	3,871,282	-
Net Differences Between Projected and Actual Earnings on Pension Plan Investments	-	4,501,232
Total PFRP	8,218,870	6,558,678
Total	$ 11,805,644	$ 10,273,066

Amounts reported as Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions will be recognized in Pension Expense as follows:

Year Ending September 30,	GERP
2026	$ 2,402,514
2027	(581,000)
2028	(1,400,224)
2029	(548,904)
2030	-
Thereafter	-

Year Ending September 30,	PFRP
2026	$ 2,829,239
2027	(1,536,480)
2028	(679,293)
2029	445,166
2030	600,560
Thereafter	-

The City's Proportionate share for the GERP plan for the year ended September 30, 2025 and 2024, was 76.316922% and 77.306208%, respectively.

Other Pension Plan Information

STATEMENT OF FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2025

	General Employees' Retirement Fund	Police Officers' and Firefighters' Retirement Fund	Total
Assets			
Cash and Cash Equivalents	$ 3,479,491	$ 5,425,921	$ 8,905,412
Investments at Fair Value:			
Domestic Equities	38,605,977	42,423,988	81,029,965
Foreign Equities	14,472,694	14,468,264	28,940,958
Private Equities	1,103,727	1,103,727	2,207,454
Domestic Fixed Income Funds	29,208,273	32,614,357	61,822,630
Real Estate	7,061,787	5,975,392	13,037,179
Alternatives	-	9,488	9,488
Total Investments at Fair Value	90,452,458	96,595,216	187,047,674
Total Assets	93,931,949	102,021,137	195,953,086
Net Position			
Restricted for Pensions	$ 93,931,949	$ 102,021,137	$ 195,953,086

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION AS OF SEPTEMBER 30, 2025

Additions			
Contributions:			
Employer - City	$ 3,773,230	$ 6,190,570	$ 9,963,800
Employer - TOHO	995,187	-	995,187
Employer from State	-	1,441,980	1,441,980
Employee - City	228,882	1,595,079	1,823,961
Employee - TOHO	39,435	-	39,435
Miscellaneous	37,520	17,068	54,588
Total Contributions	5,074,254	9,244,697	14,318,951
Investment Income:			
Investment Earnings (Loss)	7,850,009	7,862,248	15,712,257
Dividend Income	2,005,064	2,051,685	4,056,749
Total Income on Investments	9,855,073	9,913,933	19,769,006
Total Additions	14,929,327	19,158,630	34,087,957
Deductions			
Pension Payments	3,586,815	3,788,377	7,375,192
Refunds to Employees	25,771	173,104	198,875
DROP/PLOP/Rollover Distribution	555,592	225,812	781,404
Administration	466,733	390,587	857,320
(Total Deductions)	(4,634,911)	(4,577,880)	(9,212,791)
Net Increase	10,294,416	14,580,750	24,875,166
Net Position Restricted for Pensions			
Beginning of Year	83,637,533	87,440,387	171,077,920
End of Year	$ 93,931,949	$ 102,021,137	$ 195,953,086

Deferred Compensation Fund
The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code (IRC) Section 457. The deferred compensation plan, available to all City employees, permits them to defer a portion of their salary until future years. Employees' money held in the deferred compensation plan is not available to employees until termination, retirement, death, or unforeseeable emergency.

In October 1997, the GASB issued Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. This statement allows the employer to not report the assets and liabilities in its financial statements if the employer has met the criteria of IRC Section 457 and does not retain fiduciary accountability for the plan assets. During 1998, the City amended its deferred compensation plan to reflect the changes in the IRC and, in the opinion of management, does not retain fiduciary accountability for plan assets.

Note 11 - Other Postemployment Benefits (OPEB)

The City of St. Cloud's Retiree Healthcare Plan (the Plan) is a single-employer defined benefit postemployment heath care plan that covers eligible retired employees of the City. The Plan, which is administered by the City, allows employees who retire and meet retirement eligibility requirements under one of the City's retirement plans to continue medical, vision, and dental insurance coverage as a participant in the City's Plan. For purposes of applying Paragraph 4 under GASB Statement No. 75, the Plan does not meet the requirements for an OPEB plan administered through a trust.

The City subsidizes the premium rates paid by retirees by allowing them to participate in the Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the Plan on average than those of active employees. The City does not offer any explicit subsidies for retiree coverage. Retirees are assumed to enroll in the Federal Medicare program for their primary coverage as soon as they are eligible. The Plan does not issue a stand-alone report. The authority for establishing and amending the funding policy rests with the City Council. No stand-alone financial report is issued.

Membership of the Plan consisted of the following:

Date of Actuarial Valuation	September 30, 2024
Retirees and Beneficiaries Receiving Benefits	13
Covered Spouses	12
Active Plan Members	501
Total	526

Changes in the Total OPEB Plan Liability
The following table shows the changes in the City's OPEB Plan liability:

	Increase/ (Decrease) in Total OPEB Liability
Reporting Period Ended September 30, 2024	$ 3,770,193
Changes for the Year:	
Service Cost	219,074
Interest	188,710
Differences Between Expected and Actual Experiences	(439,731)
Changes of Assumptions	(957,365)
Benefit Payments	(231,394)
Net Changes	(1,220,706)
Reporting Period Ended September 30, 2025	$ 2,549,487

As of September 30, 2025, the total OPEB Plan liability was $2,549,487 and assets held in trust were $0, resulting in a funded ratio of 0.00%. The covered employee payroll (annual payroll of active participating employees) was $28,417,767, and the ratio of the total OPEB Plan liability to the covered-employee payroll was 8.97%.

Actuarial Assumptions and Methods

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the health care cost trend. Amounts determined regarding the funding status of a plan and the annual required contributions of the employer are subject to continual revision, as actual results are compared with past expectations and new estimates are made about the future.

All mortality rates were based on the Pub-2010 mortality tables. All mortality rates are those outlined in Milliman's July 1, 2023 FRS valuation report, with appropriate risk and collar adjustments made based on plan demographics.

Retirement, termination, and disability rates are consistent with those used in corresponding pension plan valuations and align with rates resulting from recent experience studies (the study dates are August 6, 2021, for the General Employees' Retirement System and August 8, 2024, for the Police Officers' and Firefighters' Retirement System).

Healthcare inflation rates reflect recent healthcare trend rate surveys, blended with the long-term rates from the Getzen model published by the Society of Actuaries.

The discount rate used has been updated to utilize the mandated discount rate based on the 20-year Municipal Bond Rate as of the measurement date, as required under GASB Statement No. 75.

The valuation results were calculated using the Entry Age cost method. This is the required cost method under GASB Statement Nos. 74 and 75 standards.

On September 30, 2025, the Sponsor reported Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 203,367	$ 442,103
Changes of Assumptions	248,224	1,857,932
Employer Contributions Subsequent to the Measurement Date	168,260	-
Total	$ 619,851	$ 2,300,035

The Deferred Outflows of Resources related to OPEB totaling $168,260 resulting from the City's contributions to the Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2026. Other amounts reported as Deferred Inflows of Resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30,	
2026	$ (292,765)
2027	(268,987)
2028	(247,513)
2029	(211,885)
2030	(273,949)
Thereafter	(553,345)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate:

	1% Decrease 3.06%	Current Discount Rate 4.06%	1% Increase 5.06%
Total OPEB Liability	$ 2,807,896	$ 2,549,487	$ 2,322,988

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates:

	1% Decrease 3.00%-6.50%	Healthcare Cost Trend Rate 4.00%-7.50%	1% Increase 5.00%-8.50%
Total OPEB Liability	$ 2,267,886	$ 2,549,487	$ 2,887,836

Note 12 - OUC Interlocal Agreement

Effective May 1, 1997, the City entered into an inter-local agreement with OUC, whereby OUC would operate the City's electric system for a period of 25 years. Terms of the agreement provide that all electric billings belong to OUC, with guaranteed payments from OUC to the City for the second preceding year's gross electric billings, not to go below $2,361,000 per year. In December 2020, the agreement was extended for 10 years.

As a part of the agreement, the City sold to OUC the majority of its electric materials inventory and rolling stock. Virtually all employees of the City's Electric Fund were transferred to OUC, along with accrued benefits, including a transfer from the City's defined benefit pension plan of the present value of the accrued pension benefit. Additionally, the City terminated the electric utility proprietary fund by transferring the fund's assets and liabilities to other funds and account groups of the City.

Note 13 - TOHO Interlocal Agreement

Effective February 10, 2022, the City entered into an inter-local agreement with TOHO. As of October 1, 2022, TOHO's operation of the City's water and sewer system started for a period of 60 years. Terms of the agreement provide that all water and sewer billings belong to TOHO, with guaranteed payments from TOHO to the City of $3,300,000 annually for thirty full fiscal years after the transfer date, escalated annually by the GDP Implicit Price Deflator Index not to exceed 12% of then-current gross revenues. After the thirty-year period, there is no minimum annual transfer amount but equal to 12% of the annual gross revenues of the utility system.

As a part of the agreement, the City transferred to TOHO the majority of its utility materials inventory and rolling stock. The majority of employees of the City's Utility Fund were transferred to TOHO, along with accrued benefits. Employees who transferred to TOHO had the option to transfer the actuarial value of their pension plan benefits to and enter the defined contribution plan of TOHO or remain a member in the pension plan, which became a multiple-employer plan effective October 1, 2022.

Note 14 - Commitment and Contingencies

For Grants and Loans
Under the terms of federal and state grants and loans, periodic audits are required, and certain costs may be questioned as not allowable as expenditures under the terms of the grants, which could lead to reimbursement to the grantor agencies. City management believes disallowances, if any, will not be material.

Lawsuits
Various suites and claims arising in the ordinary course of City operations are pending against the City. While the ultimate effect of such litigation cannot be ascertained at this time, the City does not expect any of these routine items to have a material impact on the financial condition of the City.

Construction Contracts

At September 30, 2025, the City had several uncompleted construction contracts. These contracts will be paid in future periods as work is performed. Payment will be made with proceeds from debt issues, impact fees, operating revenues, restricted cash on hand, and grants to be received. The remaining commitment on these construction contracts was approximately as follows:

Capital Projects Fund	$ 16,953,590
Stormwater Fund	$ 64,568

Encumbrances

The City utilizes encumbrance accounting in its governmental funds. Encumbrances are recognized as a valid and proper charge against a budget appropriation in the year in which a purchase order, contract, or other commitment is issued. All unencumbered appropriations lapse at year-end.

Note 15 - Deficit Fund Balance

As of September 30, 2025, the CDBG Fund had deficit fund balance of ($83,843).

Note 16 - Fund Balance Reporting

GASB Statement No. 54 requires portions of governmental fund balances to be classified as shown in Note 1 - Description of Funds and Summary of Significant Accounting Policies. A detailed schedule of governmental fund balances is as follows:

Fund Balances	General Fund	OUC/St. Cloud Interlocal Fund	Mobility Fee Fund	One Percent Surcharge Fund	Parks and Recreation Impact Fees Fund	Police and Fire Impact Fees Fund	Capital Projects Fund	Total Other Governmental Funds	Total All Governmental Funds
Non-Spendable									
Inventory	$ 99,231	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 99,231
Prepaid Items	812,595	-	-	83,601	-	-	-	-	896,196
Long-Term Receivable	-	447,022	-	-	-	-	-	-	447,022
Restricted for									
Community Redevelopment	-	-	-	-	-	-	-	1,305,421	1,305,421
Transportation	-	-	14,452,060	-	-	-	-	764,981	15,217,041
Federal Equitable Funds	67,718	-	-	-	-	-	-	-	67,718
Law Enforcement	233,866	-	-	-	-	-	-	-	233,866
Public Safety Initiative	39,336	-	-	-	-	-	-	-	39,336
School Crossing Guard Program	11,635	-	-	-	-	-	-	-	11,635
Capital Projects	-	-	-	3,336,241	15,550,038	6,710,908	119,969,102	-	145,566,289
Debt Service	-	-	-	-	-	-	-	34,381	34,381
Committed to									
Tree Fund	758,232	-	-	-	-	-	-	-	758,232
Assigned to									
Subsequent Year's Budget	4,828,516	-	-	-	-	-	-	-	4,828,516
Self-Insurance	398,000	-	-	-	-	-	-	-	398,000
Economic Development	-	2,212,999	-	-	-	-	-	1,712,887	3,925,886
Unassigned	14,409,997	-	-	-	-	-	-	(83,843)	14,326,154
Total Fund Balances	$ 21,659,126	$ 2,660,021	$ 14,452,060	$ 3,419,842	$ 15,550,038	$ 6,710,908	$119,969,102	$ 3,733,827	$ 188,154,924

Note 17 - Stevens Plantation Dependent Special District

During the current year, the City recognized a special item related to a gain from the removal of debt obligations previously reported in prior years. These obligations were associated with bonds issued by the Stevens DSD. In accordance with the applicable bond documents, the Stevens DSD's sole repayment obligation was limited to the distribution of net proceeds from the sale of land subject to the bonds. The Stevens DSD sold the final parcel of land in September 2022, and all net proceeds from land sales were distributed to the bond trustee in accordance with the trust indenture. Based on management's determination that the Stevens DSD has satisfied all repayment obligations under the bond agreements and that neither the Stevens DSD nor the City has any further financial obligation to the bondholders, the related debt obligations were removed from the City's financial statements, resulting in a gain reported as a special item.

REQUIRED
SUPPLEMENTARY
INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts		Actual	
	Original	Final	Amounts	Variance
Revenues				
Taxes	$ 31,553,911	$ 31,796,011	$ 32,172,080	$ 376,069
Permits and Fees	2,786,737	2,786,737	3,504,154	717,417
Intergovernmental Revenues	8,945,391	8,945,391	8,214,819	(730,572)
Charges for Services	5,384,347	5,982,967	6,384,914	401,947
Fines and Forfeitures	100,756	100,756	430,270	329,514
Grants	613,464	1,114,917	1,112,775	(2,142)
Investment Income	835,064	835,064	1,488,275	653,211
Other Revenue	3,820,336	3,820,336	903,449	(2,916,887)
Total Revenues	54,040,006	55,382,179	54,210,736	(1,171,443)
Expenditures				
Current:				
City Council	1,498,032	1,064,005	779,323	284,682
City Manager	2,653,761	2,572,513	1,814,303	758,210
City Clerk	1,336,610	1,362,617	675,345	687,272
Human Resources	1,659,715	1,696,796	1,262,151	434,645
Finance	2,167,141	2,237,428	1,580,362	657,066
Procurement	1,852,044	1,988,069	1,089,873	898,196
Information Technology	3,930,238	4,149,210	3,398,540	750,670
Planning/Zoning	3,538,448	4,112,176	3,185,938	926,238
Building Maintenance	-	142,635	115,953	26,682
Police	26,251,100	27,640,079	26,754,270	885,809
Fire	18,324,485	18,980,610	17,923,187	1,057,423
Public Works	5,717,649	5,482,050	4,643,065	838,985
Parks and Recreation	9,949,594	10,072,974	8,533,060	1,539,914
Capital Outlay	1,174,770	3,383,019	3,223,770	159,249
(Total Expenditures)	(80,053,587)	(84,884,181)	(74,979,140)	9,905,041
Excess (Deficiency) of Revenues Over (Under) Expenditures	(26,013,581)	(29,502,002)	(20,768,404)	8,733,598
Other Financing Sources (Uses)				
Transfers from Other Funds	23,802,367	24,378,449	24,378,449	-
Transfers to Other Funds	(5,020,359)	(5,020,359)	(5,020,359)	-
Lease (as Lessee)	-	-	211,966	211,966
Sale of Capital Assets	35,000	35,000	35,241	241
Insurance Recoveries	25,000	25,000	113,842	88,842
Total Other Financing Sources (Uses)	18,842,008	19,418,090	19,719,139	301,049
Net Change in Fund Balances	(7,171,573)	(10,083,912)	(1,049,265)	9,034,647
Fund Balance, Beginning of Year	22,708,391	22,708,391	22,708,391	-
Fund Balance, End of Year	$ 15,536,818	$ 12,624,479	$ 21,659,126	$ 9,034,647

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
OUC INTERLOCAL AGREEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts		Actual	
	Original	Final	Amounts	Variance
Revenues				
Payments from Other Governments	$ 12,559,854	$ 12,559,854	$ 12,559,854	$ -
Investment Income	60,000	60,000	112,009	52,009
Total Revenues	12,619,854	12,619,854	12,671,863	52,009
Excess (Deficiency) of Revenues Over (Under) Expenditures	12,619,854	12,619,854	12,671,863	52,009
Other Financing Sources (Uses)				
Transfers to Other Funds	350,000	350,000	350,000	-
Transfers to Other Funds	(12,909,854)	(12,909,854)	(12,909,854)	-
Total Other Financing Sources (Uses)	(12,559,854)	(12,559,854)	(12,559,854)	-
Net Change in Fund Balances	60,000	60,000	112,009	52,009
Fund Balance, Beginning of Year	2,548,012	2,548,012	2,548,012	-
Fund Balance, End of Year	$ 2,608,012	$ 2,608,012	$ 2,660,021	$ 52,009

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
MOBILITY FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Permits and Fees	$ 7,421,077	$ 7,898,362	$ 8,237,928	$ 339,566
Investment Income	670,696	670,696	1,193,555	522,859
Total Revenues	8,091,773	8,569,058	9,431,483	862,425
Expenditures				
Current:				
General Government	520,000	520,000	-	520,000
Transportation	726,761	1,204,046	477,284	726,762
(Total Expenditures)	(1,246,761)	(1,724,046)	(477,284)	1,246,762
Excess (Deficiency) of Revenues Over (Under) Expenditures	6,845,012	6,845,012	8,954,199	2,109,187
Other Financing Sources (Uses)				
Transfers to Other Funds	(6,845,012)	(10,845,012)	(10,845,012)	-
Total Other Financing Sources (Uses)	(6,845,012)	(10,845,012)	(10,845,012)	-
Net Change in Fund Balances	-	(4,000,000)	(1,890,813)	2,109,187
Fund Balance, Beginning of Year	16,342,873	16,342,873	16,342,873	-
Fund Balance, End of Year	$ 16,342,873	$ 12,342,873	$ 14,452,060	$ 2,109,187

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
ONE PERCENT SURCHARGE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Taxes	$ 8,723,556	$ 8,723,556	$ 8,768,300	$ 44,744
Investment Income	290,295	290,295	611,015	320,720
Other Revenue	-	-	203,396	203,396
Total Revenues	9,013,851	9,013,851	9,582,711	568,860
Expenditures				
Capital Outlay	6,492,845	6,401,788	4,183,317	2,218,471
Principal Payments	-	-	212,456	(212,456)
Interest and Fees	-	-	2,187	(2,187)
(Total Expenditures)	(6,492,845)	(6,401,788)	(4,397,960)	2,003,828
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,521,006	2,612,063	5,184,751	2,572,688
Other Financing Sources (Uses)				
Transfers to Other Funds	(2,521,006)	(4,277,851)	(4,277,851)	-
Sale of Capital Assets	-	-	84,844	84,844
Total Other Financing Sources (Uses)	(2,521,006)	(4,277,851)	(4,193,007)	84,844
Net Change in Fund Balances	-	(1,665,788)	991,744	2,657,532
Fund Balance, Beginning of Year	2,428,098	2,428,098	2,428,098	-
Fund Balance, End of Year	$ 2,428,098	$ 762,310	$ 3,419,842	$ 2,657,532

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
PARKS AND RECREATION IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental Revenues	$ 200,000	$ 200,000	$ 3,332,842	$ 3,132,842
Impact Fees	2,865,000	2,865,000	4,472,910	1,607,910
Investment Income	467,977	467,977	921,403	453,426
Total Revenues	3,532,977	3,532,977	8,727,155	5,194,178
Expenditures				
Capital Outlay	73,000	73,000	71,772	1,228
(Total Expenditures)	(73,000)	(73,000)	(71,772)	1,228
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,459,977	3,459,977	8,655,383	5,195,406
Other Financing Sources (Uses)				
Transfers to Other Funds	(639,758)	(3,839,758)	(3,615,471)	224,287
Total Other Financing Sources (Uses)	(639,758)	(3,839,758)	(3,615,471)	224,287
Net Change in Fund Balances	2,820,219	(379,781)	5,039,912	5,419,693
Fund Balance, Beginning of Year	10,510,126	10,510,126	10,510,126	-
Fund Balance, End of Year	$ 13,330,345	$ 10,130,345	$ 15,550,038	$ 5,419,693

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
POLICE AND FIRE IMPACT FEES FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Impact Fees	$ 2,126,548	$ 2,626,548	$ 3,312,980	$ 686,432
Investment Income	298,664	298,664	516,355	217,691
Total Revenues	2,425,212	2,925,212	3,829,335	904,123
Expenditures				
Current:				
Public Safety	333,200	333,200	60,102	273,098
Capital Outlay	3,703,500	6,012,088	984,013	5,028,075
(Total Expenditures)	(4,036,700)	(6,345,288)	(1,044,115)	5,301,173
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,611,488)	(3,420,076)	2,785,220	6,205,296
Other Financing Sources (Uses)				
Transfers to Other Funds	(106,877)	(1,352,959)	(1,032,959)	320,000
Sale of Capital Assets	-	-	7,960	7,960
Total Other Financing Sources (Uses)	(106,877)	(1,352,959)	(1,024,999)	327,960
Net Change in Fund Balances	(1,718,365)	(4,773,035)	1,760,221	6,533,256
Fund Balance, Beginning of Year	4,950,687	4,950,687	4,950,687	-
Fund Balance, End of Year	$ 3,232,322	$ 177,652	$ 6,710,908	$ 6,533,256

Note to Schedule:

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

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION LIABILITY AND RELATED RATIOS
GENERAL EMPLOYEES' RETIREMENT PLAN
LAST 10 FISCAL YEARS
(UNAUDITED)
CITY OF ST. CLOUD, FLORIDA

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 3,126,970	$ 2,796,753	$ 2,244,098	$ 2,234,336	$ 2,019,461	$ 1,830,118	$ 1,644,685	$ 1,475,949	$ 1,353,872	$ 1,719,953
Interest	6,657,404	5,935,263	5,512,178	5,262,744	5,079,659	4,698,858	4,408,210	4,051,364	3,838,179	3,755,454
Change in Benefit Terms	-	(5,108,840)	6,257,925	-	-	-	1,103,540	-	-	-
Differences Between										
Expected and Actual Experience	2,670,846	4,982,949	340,274	(386,095)	445,952	1,025,549	233,383	330,362	(265,504)	(742,927)
Changes in Assumptions	(190,901)	-	-	-	2,403,878	8,561	-	-	166,757	280,136
Contributions - Buy Back	24,061	-	-	-	-	-	-	-	15,216	16,475
Benefit Payments, Including Refunds										
of Employee Contributions	(4,173,957)	(3,995,276)	(3,930,000)	(3,430,574)	(2,805,888)	(2,871,858)	(2,570,974)	(2,479,987)	(2,479,651)	(1,682,941)
Net Change in Total Pension Liability	8,114,423	4,610,849	10,424,475	3,680,411	7,143,062	4,691,228	4,818,844	3,377,688	2,628,869	3,346,150
Total Pension Liability - Beginning	90,786,264	86,175,415	75,750,940	72,070,529	64,927,467	60,236,239	55,417,395	52,039,707	49,410,838	46,064,688
Total Pension Liability - Ending (a)	$ 98,900,687	$ 90,786,264	$ 86,175,415	$ 75,750,940	$ 72,070,529	$ 64,927,467	$ 60,236,239	$ 55,417,395	$ 52,039,707	$ 49,410,838
Plan Fiduciary Net Position										
Contributions - Employer	$ 4,738,982	$ 3,895,668	$ 2,646,139	$ 2,671,276	$ 2,364,184	$ 2,215,159	$ 2,720,561	$ 2,339,380	$ 2,142,198	$ 1,996,026
Contributions - Employee	266,665	220,119	196,917	171,562	155,517	150,302	142,820	121,357	110,834	104,401
Contributions - Buy Back	24,061	-	-	-	-	-	-	-	15,216	16,475
Net Investment Income	9,541,539	13,772,005	5,640,643	(13,137,897)	12,203,562	6,178,336	2,821,009	3,917,769	5,986,946	3,488,201
Benefit Payments, Including Refunds										
of Employee Contributions	(4,173,957)	(3,995,276)	(3,930,000)	(3,430,574)	(2,805,888)	(2,871,858)	(2,570,974)	(2,479,987)	(2,479,651)	(1,682,941)
Administrative Expense	(168,153)	(170,259)	(144,337)	(124,922)	(138,932)	(108,666)	(94,851)	(73,591)	(88,341)	(72,563)
Net Change in Plan Fiduciary Net Position	10,229,137	13,722,257	4,409,362	(13,850,555)	11,778,443	5,563,273	3,018,565	3,824,928	5,687,202	3,849,599
Plan Fiduciary Net Position - Beginning	83,720,023	69,997,766	65,588,404	79,438,959	67,660,516	62,097,243	59,078,678	55,253,750	49,566,548	45,716,949
Plan Fiduciary Net Position - Ending (b)	93,949,160	83,720,023	69,997,766	65,588,404	79,438,959	67,660,516	62,097,243	59,078,678	55,253,750	49,566,548
Net Pension Liability - Ending (a) - (b)	$ 4,951,527	$ 7,066,241	$ 16,177,649	$ 10,162,536	$ (7,368,430)	$ (2,733,049)	$ (1,861,004)	$ (3,661,283)	$ (3,214,043)	$ (155,710)
Plan Fiduciary Net Position as a Percentage of the Liability of Total Pension Liability	94.99%	92.22%	81.23%	86.58%	110.22%	104.21%	103.09%	106.61%	106.18%	100.32%
Covered Payroll	$ 23,639,696	$ 22,011,870	$ 19,684,539	$ 17,156,153	$ 15,597,941	$ 14,983,974	$ 14,290,919	$ 12,126,709	$ 11,180,449	$ 10,440,155
Net Pension Liability as a Percentage of Covered Payroll	20.95%	32.10%	82.18%	59.24%	-47.24%	-18.24%	-13.02%	-30.19%	-28.75%	-1.49%

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
GENERAL EMPLOYEES' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
City's Portion of the Net Pension Liability										
Net Pension Liability	76.32%	77.31%	80.65%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
City's Proportionate Share of the Net Net Pension Liability (Asset)	$ 3,778,853	$ 5,462,643	$ 13,046,973	$ 10,162,536	$ (7,368,430)	$ (2,733,049)	$ (1,861,004)	$ (3,661,283)	$ (3,214,043)	$ (155,710)
City's Covered Payroll	$ 20,687,610	$ 17,215,417	$ 16,732,591	$ 17,156,153	$ 15,597,941	$ 14,983,974	$ 14,290,919	$ 12,126,709	$ 11,180,449	$ 10,440,155
City's Net Pension Liability as a Percentage of Covered Payroll	18.27%	31.73%	77.97%	59.24%	-47.24%	-18.24%	-13.02%	-30.19%	-28.75%	-1.49%
Plan Fiduciary Net Position as a Percentage of the Liability of Total Pension Liability	94.99%	92.22%	81.23%	86.58%	110.22%	104.21%	103.09%	106.61%	106.18%	100.32%

Changes of Assumptions:

For measurement date 09/30/2025, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2024, FRS valuation report for non-special risk employees.

For measurement date September 30, 2021, the following assumption changes have been made and were adopted based on recommendations from August 6, 2021 experience study:

1. Investment return assumption was reduced from 7.75% to 7.25% net of investment related expense.
2. Changing the assumed salary increased rates to be 6.25% for those with less than 3 years of service, 4.75% for those with 3-5 years of service, 4.50% for those with 6-9 years of services, and 3.75% for those with 10 or more years of service.
3. Changing the retirement rates to be generally lower than previously assumed for normal retirement but higher for early retirement.
4. Changing the assumed rates of withdrawal to be generally more withdrawals than previously assumed.

For measurement date September 30, 2020, as mandated by Chapter 2015-157, *Laws of Florida* , the assumed rates of mortality were changed to the rates used in the July 1, 2019 actuarial valuation for non-special-risk lives, with appropriate risk and collar adjustments made based on plan demographics.

Changes of Benefit Terms:

For measurement date September 30, 2024, the valuation reflects the following benefit changes:

A 3% employee contribution rate applies prospectively to members hired on or after October 1, 2024, while existing members remain at 1%.

Cost-of-living adjustments established by Ordinance 2023-38 are eliminated for all current and future retirees.

For measurement date September 30, 2023, the valuation reflects the following benefit changes:

Ordinance No. 2023-31 adopted and effective on July 22, 2023, provided a one-time increase in monthly benefits equal to a flat 3.00% for all participants in pay status (including DROP Retirees) on or before October 1, 2023.

Ordinance 2023-38, adopted and effective on September 14, 2023, introduced the following change, which took effect on October 1, 2023: The monthly benefit for all current and future normal or early retirees [including deferred retirement option program (DROP) retirees], as well as their joint pensioners and beneficiaries, and the benefit for every pre-retirement death beneficiary, shall be increased by one percent (1%) annually, starting five (5) years after retirement. Pre-retirement death beneficiaries shall begin receiving the increase five (5) years after the commencement of benefits. Terminated vested persons and disability retirees are not eligible for this benefit. Beneficiaries and joint pensioners of deceased eligible retirees shall receive adjustments as outlined herein, based on the retirement date of the deceased retiree. This cost-of-living adjustment shall be payable to members currently in or entering the DROP, and years of DROP participation shall count toward the five-year waiting period.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	$ 4,258,940	$ 3,695,261	$ 3,463,217	$ 2,953,804	$ 2,909,533	$ 2,617,000	$ 2,066,573	$ 1,891,141	$ 1,829,376	$ 1,743,397
Interest	8,099,844	7,509,373	6,464,398	6,337,267	5,898,018	5,191,247	4,932,417	4,646,449	4,337,544	3,975,751
Change in Excess State Money	-	-	-	-	-	-	-	-	-	(845,672)
Share Plan Allocation	748,819	548,704	416,448	97,776	220,707	171,276	41,515	61,968	41,835	-
Changes of Benefit Terms	-	-	3,797,438	-	2,233,122	-	(6,576)	-	-	2,314,678
Differences Between Expected and Actual Experience	2,456,634	(757,834)	3,754,664	(4,659,664)	410,709	2,482,271	(913,814)	299,766	180,857	110,348
Changes of Assumptions	1,146,726	3,618,993	-	-	2,461,875	648,903	765,708	396,811	195,056	1,685,690
Contributions - Buy Back	24,045	4,967	-	-	1,170	6,242	15,595	10,257	14,687	63,525
Benefit Payments, Including Refunds of Employee Contributions	(4,246,683)	(4,269,539)	(3,933,849)	(3,130,443)	(3,829,413)	(3,369,407)	(3,309,850)	(2,930,568)	(2,669,047)	(2,509,759)
Net Change in Total Pension Liability	12,488,325	10,349,925	13,962,316	1,598,740	10,305,721	7,747,532	3,591,568	4,375,824	3,930,308	6,537,958
Total Pension Liability - Beginning	109,608,338	99,258,413	85,296,097	83,697,357	73,391,636	65,644,104	62,052,536	57,676,712	53,746,404	47,208,446
Total Pension Liability - Ending (a)	$ 122,096,663	$ 109,608,338	$ 99,258,413	$ 85,296,097	$ 83,697,357	$ 73,391,636	$ 65,644,104	$ 62,052,536	$ 57,676,712	$ 53,746,404
Plan Fiduciary Net Position										
Contributions - Employer	$ 6,190,570	$ 4,649,044	$ 3,426,750	$ 3,816,835	$ 3,457,052	$ 3,686,111	$ 2,898,931	$ 2,418,708	$ 2,417,281	$ 2,289,411
Contributions - State	1,441,979	1,175,159	998,818	834,657	737,830	671,921	609,613	567,489	499,334	465,507
Contributions - Employee	1,583,338	1,206,757	1,105,946	1,045,923	587,944	595,032	542,212	452,315	451,550	394,913
Contributions - Buy Back	24,045	4,967	-	-	1,170	6,242	15,595	10,257	14,687	63,525
Net Investment Income	9,675,942	14,115,601	5,225,298	(11,652,510)	10,574,031	5,491,654	2,384,142	3,375,968	5,260,231	2,923,518
Benefit Payments, Including Refunds of Employee Contributions	(4,246,683)	(4,269,539)	(3,933,849)	(3,130,443)	(3,829,413)	(3,369,407)	(3,309,850)	(2,930,568)	(2,669,047)	(2,509,759)
Administrative Expense	(153,187)	(133,905)	(130,252)	(146,613)	(134,171)	(95,477)	(102,056)	(119,395)	(62,715)	(59,280)
Net Change in Plan Fiduciary Net Position	14,516,004	16,748,084	6,692,711	(9,232,151)	11,394,443	6,986,076	3,038,587	3,774,774	5,911,321	3,567,835
Plan Fiduciary Net Position - Beginning	87,437,517	70,689,433	63,996,722	73,228,873	61,834,430	54,848,354	51,809,767	48,034,993	42,123,672	38,555,837
Plan Fiduciary Net Position - Ending (b)	101,953,521	87,437,517	70,689,433	63,996,722	73,228,873	61,834,430	54,848,354	51,809,767	48,034,993	42,123,672
Net Pension Liability - Ending (a) - (b)	$ 20,143,142	$ 22,170,821	$ 28,568,980	$ 21,299,375	$ 10,468,484	$ 11,557,206	$ 10,795,750	$ 10,242,769	$ 9,641,719	$ 11,622,732
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.50%	79.77%	71.22%	75.03%	87.49%	84.25%	83.55%	83.49%	83.28%	78.37%
Covered Payroll	$ 18,019,167	$ 14,334,834	$ 12,911,359	$ 12,466,715	$ 10,586,506	$ 10,721,291	$ 9,769,589	$ 8,149,826	$ 8,136,139	$ 7,743,398
Net Pension Liability as a Percentage of Covered Payroll	111.79%	154.66%	221.27%	170.85%	98.89%	107.80%	110.50%	125.68%	118.50%	150.10%

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE EMPLOYERS' NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
CITY OF ST. CLOUD, FLORIDA
(Concluded)

Notes to Schedule:

Changes of Benefit Terms:

For measurement date September 30, 2023, the valuation reflects the following benefit changes:

Additional Ordinance No. 2023-09 was adopted on March 9, 2023. This Ordinance provided a one-time increase in monthly benefits for all participants in pay status on or before October 1, 2022, (including deferred retirement option program retirees) equal to a flat 3.00%. Note that this does not apply to those who are currently entitled to the 1.00% automatic cost of living adjustment (COLA).

Additional Ordinance No. 2023.39 was adopted on September 14, 2023. This ordinance provided a change in the COLA provision to extend the existing COLA benefit (1% annually, beginning the first October 1 following commencement of benefits/DROP entry) to current retirees and beneficiaries who retired prior to September 16, 2016. The proposed COLA would apply to all categories, within the exception of Non-Duty Disability Retiree and prior Terminated Vested members who are in payment status. Additionally, the first adjustment for the proposed COLA would be October 1, 2023.

For measurement date September 30, 2021, amounts reported as changes of benefit terms, resulted from Ordinance No. 2021-66. This ordinance provided the following benefit changes for firefighters members only:

- Effective October 1, 2020, an increase in the benefit accrual rate to 4.00%, applicable only to service accrued on or after October 1, 2020.
- Effective October 1, 2021, a normal retirement eligibility upon the completion of 20 years of credited service, regardless of age. There is no change to the age 55 with 10 years of credited service eligibility.

Additional Ordinance No. 2021-52 was adopted on September 23, 2021. This Ordinance provided a one-time increase in monthly benefits for all participants in pay status on or before October 1, 2020, (including DROP retirees) equal to a flat 2.00%.

Note that this does not apply to those who are currently entitled to the 1.00% automatic COLA.

Changes of Assumptions:

For measurement date September 30, 2021, the investment rate of return was lowered from 7.70% to 7.45% per year compounded annually, net of investment related expenses.

Total Pension Liability as of the September 30, 2024 measurement date reflects the following assumption changes:

The discount rate was updated from 7.45% to 7.25%.
The expected individual salary increases were increased and changed from a flat salary scale assumption to a service-based table.
The expected rates of normal retirement were amended to be generally lower than previously assumed.
The expected withdrawal rates were amended to be generally more than previously assumed for service less than 10 years and less than previously assumed for service between 10 to 15 years.
The expected rates of disability retirement were tripled at all ages.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF EMPLOYER CONTRIBUTIONS
GENERAL EMPLOYEES' RETIREMENT PLAN AND
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
CITY OF ST. CLOUD, FLORIDA

GENERAL EMPLOYEES' RETIREMENT PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contributions	$ 3,741,876	$ 3,816,810	$ 2,543,209	$ 2,542,541	$ 2,297,576	$ 2,219,126	$ 1,880,685	$ 1,508,563	$ 1,675,949	$ 1,795,707
Contributions in Relation to the Actuarially Determined Contributions	3,616,645	3,011,593	1,721,081	2,671,276	2,364,184	2,215,159	2,720,561	2,339,380	2,142,198	1,996,026
Contributions Deficiency (Excess)	$ 125,231	$ 805,217	$ 822,128	$ (128,735)	$ (66,608)	$ 3,967	$ (839,876)	$ (830,817)	$ (466,249)	$ (200,319)
City's Covered Payroll	$ 20,687,610	$ 17,215,417	$ 16,732,591	$ 17,156,153	$ 15,597,941	$ 14,983,974	$ 14,290,919	$ 12,126,709	$ 11,180,449	$ 10,440,155
Contributions as a Percentage of Covered Payroll	17.48%	17.49%	10.29%	15.57%	15.16%	14.78%	19.04%	19.29%	19.16%	19.12%

POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially Determined Contributions	$ 6,683,309	$ 5,193,511	$ 3,976,698	$ 4,519,185	$ 3,974,175	$ 4,243,487	$ 3,746,637	$ 2,989,357	$ 2,712,589	$ 2,471,693
Contributions in Relation to the Actuarially Determined Contributions	6,883,730	5,275,499	4,009,120	4,553,716	3,974,175	4,186,756	3,342,485	2,862,262	2,860,835	2,732,965
Contributions Deficiency (Excess)	$ (200,421)	$ (81,988)	$ (32,422)	$ (34,531)	$ -	$ 56,731	$ 404,152	$ 127,095	$ (148,246)	$ (261,272)
Covered Payroll	$ 18,019,167	$ 14,334,834	$ 12,911,359	$ 12,466,715	$ 10,586,506	$ 10,721,291	$ 9,769,589	$ 8,149,826	$ 8,136,139	$ 7,743,398
Contributions as a Percentage of Covered Payroll	38.20%	36.80%	31.05%	36.53%	37.54%	39.05%	34.21%	35.12%	35.16%	35.29%

Notes to Schedules:

Methods and Assumptions Used to Determine Contribution Rates:

Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

	General Employees' Retirement Plan	Police Officers' and Firefighters' Retirement Plan
Valuation Date	October 1, 2023	October 1, 2023
Funding Method	Entry Age Normal Actuarial Cost Method	Entry Age Normal Actuarial Cost Method
Asset Smoothing Methodology	Four-Year Geometric Average of Market Value Returns (Net-of-Fees)	Four-Year Geometric Average of Market Value Returns (Net-of-Fees)
Salary Increase	Service Based	Service Based
Discount Rate	7.25%	7.25%

Changes in Assumption:

As mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2024, FRS valuation report for special risk employees.

Update to Plan

Ordinance No. 2022-52 restated the City of St. Cloud, Florida (the City) General Employee's Retirement System, whereas the City and Tohopekaliga Water Authority (the Authority) have agreed to include the Authority employees within the City retirement system and provide for appropriate funding from the Authority. This was effective on October 1, 2022.

Fiscal Year 2023 the Actuarially Determined Contribution total includes the Authority, the contributions listed are just from the City.

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF INVESTMENT RETURNS
GENERAL EMPLOYEES' RETIREMENT PLAN AND
POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN
LAST 10 FISCAL YEARS
(UNAUDITED)
CITY OF ST. CLOUD, FLORIDA

GENERAL EMPLOYEES' RETIREMENT PLAN

For the Year Ended September 30:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return Net of Investment Expense	11.36%	19.74%	8.68%	-16.62%	18.09%	9.97%	4.75%	7.09%	12.11%	7.61%

POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT PLAN

For the Year Ended September 30:	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Annual Money-Weighted Rate of Return Net of Investment Expense	10.87%	19.73%	8.14%	-15.79%	17.28%	10.00%	4.60%	7.04%	12.44%	7.61%

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGE IN OTHER POSTEMPLOYMENT BENEFITS (OPEB)
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS *
CITY OF ST. CLOUD, FLORIDA

Reporting Period Ended	2025	2024	2023	2022	2021	2020	2019	2018
Service Cost	$ 219,074	$ 211,545	$ 310,863	$ 334,091	$ 241,617	$ 197,295	$ 207,500	$ 220,490
Interest	188,710	178,358	105,238	94,646	128,090	153,163	133,657	113,192
Changes of Benefit Terms	-	-	-	-	-	-	-	-
Differences Between Expected and Actual Experience	(439,731)	-	305,049	(1,884)	-	(150,551)	-	-
Changes of Assumptions	(957,365)	(38,187)	(1,017,546)	(315,830)	558,499	(170,057)	(193,283)	(214,017)
Benefit Payments	(231,394)	(215,752)	(177,522)	(182,007)	(169,309)	(151,465)	(139,599)	(128,367)
Net Change in Total OPEB Liability	(1,220,706)	135,964	(473,918)	(70,984)	758,897	(121,615)	8,275	(8,702)
Total OPEB Liability - Beginning	3,770,193	3,634,229	4,108,147	4,179,131	3,420,234	3,541,849	3,533,574	3,542,276
Total OPEB Liability - Ending	$ 2,549,487	$ 3,770,193	$ 3,634,229	$ 4,108,147	$ 4,179,131	$ 3,420,234	$ 3,541,849	$ 3,533,574
Covered-Employee Payroll**	$28,417,767	$25,858,884	$24,506,145	$26,231,144	$26,804,635	$25,448,244	$22,274,951	$21,185,596
Sponsor's Total OPEB Liability as a Percentage of Covered-Employee Payroll	8.97%	14.58%	14.83%	15.66%	15.59%	13.44%	15.90%	16.68%

* Governmental Accounting Standards Board Statement No. 75 was adopted for the 2018 Fiscal Year and 10-year trend information will be developed from 2018 forward.

** Fiscal Year 2018 covered-employee payroll projected based on actual Fiscal Year 2017 covered-employee payroll.

Notes to Schedules:

No assets are accumulated in a trust that meets all of the criteria in GASB Statement No. 75, Paragraph 4.

Differences Between Expected and Actual Experience

Differences between expected and actual experience reflects the impact of changes to the census data from the prior valuation to the valuation as of September 30, 2024.

Changes of Assumptions

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period.

The following are the discount rates used in each period:

Fiscal Year 2025	4.06%
Fiscal Year 2024	4.87%
Fiscal Year 2023	4.77%
Fiscal Year 2022	2.43%
Fiscal Year 2021	2.14%
Fiscal Year 2020	3.58%
Fiscal Year 2019	4.18%
Fiscal Year 2018	3.64%
Fiscal Year 2017	3.06%

Also reflected as assumption changes are updated health care costs and premiums and updated trend rates, retirement, termination, salary scale, mortality and disability rates.

Benefits Payment

The Plan sponsor did not provide actual net benefits paid by the Plan for the fiscal year ended on September 30, 2025. Expected net benefit payments produced by the valuation model for the same period are shown in the table above.

SUPPLEMENTAL INFORMATION

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Investment Income	$ 640,237	$ 485,532	$ 154,705
Total Revenues	640,237	485,532	154,705
Expenditures			
Capital Outlay	20,606,392	89,143,799	68,537,407
Interest and Fees	877,166	700,000	(177,166)
(Total Expenditures)	(21,483,558)	(89,843,799)	68,360,241
Excess (Deficiency) of Revenues Over (Under) Expenditures	(20,843,321)	(89,358,267)	68,514,946
Other Financing Sources (Uses)			
Transfers to Other Funds	(18,688,082)	(18,688,082)	-
Transfers from Other Funds	18,834,321	18,834,321	-
Debt Proceeds	85,889,038	77,700,000	8,189,038
Total Other Financing Sources (Uses)	86,035,277	77,846,239	8,189,038
Net Change in Fund Balances	65,191,956	(11,512,028)	76,703,984
Fund Balance, Beginning of Year	54,777,146	54,777,146	-
Fund Balance, End of Year	$ 119,969,102	$ 43,265,118	$ 76,703,984

COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Special Revenue Funds		
	County Gas Tax Fund	TOHO Interlocal Agreement Fund	CDBG Fund
Assets			
Cash and Investments	$ 2,080,691	$ 646,317	$ -
Lease Receivable	-	-	-
Other Receivables, Net	-	838,095	123,139
Due from Other Governments	128,516	-	-
Total Assets	2,209,207	1,484,412	123,139
Liabilities and Fund Balances			
Liabilities			
Accounts and Retainage Payable	40,120	-	56,917
Accrued Liabilities	-	-	-
Due to Other Governments	-	265	-
Due to Other Funds	1,404,106	-	26,926
Unearned Revenues	-	-	-
Total Liabilities	1,444,226	265	83,843
Deferred Inflows of Resources			
Unavailable Revenue - Grants	-	-	123,139
Lease Related	-	-	-
Total Deferred Inflows of Resources	-	-	123,139
Fund Balances			
Restricted	764,981	-	-
Assigned	-	1,484,147	-
Unassigned	-	-	(83,843)
Total Fund Balances	764,981	1,484,147	(83,843)
Total Liabilities and Fund Balances	$ 2,209,207	$ 1,484,412	$ 123,139

Special Revenue Funds			
Community Redevelopment Agency Fund	Economic Development Fund	Debt Service Fund	Total
$ 4,108,701	$ 232,721	$ 429	$ 7,068,859
-	722,527	-	722,527
-	1,452	33,952	996,638
-	-	-	128,516
4,108,701	956,700	34,381	8,916,540
21,969	5,831	-	124,837
5,356	2,927	-	8,283
-	-	-	265
2,775,955	-	-	4,206,987
-	15,000	-	15,000
2,803,280	23,758	-	4,355,372
-	-	-	123,139
-	704,202	-	704,202
-	704,202	-	827,341
1,305,421	-	34,381	2,104,783
-	228,740	-	1,712,887
-	-	-	(83,843)
1,305,421	228,740	34,381	3,733,827
$ 4,108,701	$ 956,700	$ 34,381	$ 8,916,540

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS FOR THE YEAR ENDED SEPTEMBER 30, 2025 CITY OF ST. CLOUD, FLORIDA

	Special Revenue Funds		
	County Gas Tax Fund	TOHO Interlocal Agreement Fund	CDBG Fund
Revenues			
Taxes	$ 1,548,693	$ -	$ -
Intergovernmental Revenues	-	-	327,475
Charges for Service	-	4,911,775	-
Investment Income (Loss)	112,520	54,693	2,878
Other Revenue	-	-	-
Total Revenues	1,661,213	4,966,468	330,353
Expenditures			
Current:			
General Government	-	-	524,880
Transportation	585,644	-	-
Economic Environment	-	-	-
Capital Outlay	-	-	-
Principal Payments	-	-	-
Interest and Fees	-	-	-
(Total Expenditures)	(585,644)	-	(524,880)
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,075,569	4,966,468	(194,527)
Other Financing (Uses) Sources			
Transfers to Other Funds	(1,000,000)	(4,425,972)	-
Transfers from Other Funds	-	-	-
Repayment of Revenue Note	-	-	-
Total Other Financing (Uses) Sources	(1,000,000)	(4,425,972)	-
Net Change in Fund Balances	75,569	540,496	(194,527)
Fund Balances, Beginning of Year	689,412	943,651	110,684
Fund Balances, End of Year	$ 764,981	$ 1,484,147	$ (83,843)

Special Revenue Funds				
Community Redevelopment Agency Fund	Economic Development Fund	Debt Service Fund	Total
$ -	$ -	$ -	$ 1,548,693
1,307,971	-	-	1,635,446
-	-	-	4,911,775
174,497	17,226	9,349	371,163
3,445	189,627	26,051	219,123
1,485,913	206,853	35,400	8,686,200
-	-	-	524,880
-	-	-	585,644
708,658	265,088	-	973,746
200,000	-	-	200,000
-	-	1,797,313	1,797,313
-	-	1,387,966	1,387,966
(908,658)	(265,088)	(3,185,279)	(5,469,549)
577,255	(58,235)	(3,149,879)	3,216,651
(1,113,394)	-	-	(6,539,366)
728,166	-	20,947,854	21,676,020
-	-	(18,112,000)	(18,112,000)
(385,228)	-	2,835,854	(2,975,346)
192,027	(58,235)	(314,025)	241,305
1,113,394	286,975	348,406	3,492,522
$ 1,305,421	$ 228,740	$ 34,381	$ 3,733,827

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
COUNTY GAS TAX FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Taxes	$ 1,548,693	$ 1,506,132	$ 42,561
Investment Income	112,520	55,678	56,842
Total Revenues	1,661,213	1,561,810	99,403
Expenditures			
Current:			
Operating Expenditures	585,644	663,330	77,686
(Total Expenditures)	(585,644)	(663,330)	77,686
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,075,569	898,480	177,089
Other Financing (Uses)			
Transfers to Other Funds	(1,000,000)	(1,000,000)	-
Total Other Financing (Uses)	(1,000,000)	(1,000,000)	-
Net Change in Fund Balances	75,569	(101,520)	177,089
Fund Balance, Beginning of Year	689,412	689,412	-
Fund Balance, End of Year	$ 764,981	$ 587,892	$ 177,089

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
TOHO INTERLOCAL AGREEMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Charges for Service	$ 4,911,775	$ 4,425,972	$ 485,803
Investment Income	54,693	8,632	46,061
Total Revenues	4,966,468	4,434,604	531,864
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,966,468	4,434,604	531,864
Other Financing (Uses)			
Transfers to Other Funds	(4,425,972)	(4,425,972)	-
Total Other Financing (Uses)	(4,425,972)	(4,425,972)	-
Net Change in Fund Balances	540,496	8,632	531,864
Fund Balance, Beginning of Year	943,651	943,651	-
Fund Balance, End of Year	$ 1,484,147	$ 952,283	$ 531,864

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
CDBG FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Intergovernmental Revenues	$ 327,475	$ 955,791	$ (628,316)
Investment Income	2,878	-	2,878
Total Revenues	330,353	955,791	(625,438)
Expenditures			
Current:			
Operating Expenditures	524,880	1,324,124	799,244
(Total Expenditures)	(524,880)	(1,324,124)	799,244
Excess (Deficiency) of Revenues Over (Under) Expenditures	(194,527)	(368,333)	173,806
Fund Balance, Beginning of Year	110,684	(80,120)	190,804
Fund Balance, End of Year	$ (83,843)	$ (448,453)	$ 364,610

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

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

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Investment Income	$ 17,226	$ 5,349	$ 11,877
Other Revenue	189,627	200,007	(10,380)
Total Revenues	206,853	205,356	1,497
Expenditures			
Current:			
Operating Expenditures	265,088	301,718	36,630
(Total Expenditures)	(265,088)	(301,718)	36,630
Excess (Deficiency) of Revenues Over (Under) Expenditures	(58,235)	(96,362)	38,127
Fund Balance, Beginning of Year	286,975	286,975	-
Fund Balance, End of Year	$ 228,740	$ 190,613	$ 38,127

SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Actual	Final Budget	Variance
Revenues			
Investment Income	$ 9,349	$ -	$ 9,349
Other Revenue	26,051	-	26,051
Total Revenues	35,400	-	35,400
Expenditures			
Debt Service:			
Principal Payments	1,797,313	1,797,969	656
Interest and Fees	1,387,966	1,582,174	194,208
(Total Expenditures)	(3,185,279)	(3,380,143)	194,864
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,149,879)	(3,380,143)	230,264
Other Financing Sources			
Transfers from Other Funds	20,947,854	21,492,143	(544,289)
Repayment of Revenue Note	(18,112,000)	(18,112,000)	-
Total Other Financing Sources	2,835,854	3,380,143	(544,289)
Net Change in Fund Balances	(314,025)	-	(314,025)
Fund Balances, Beginning of Year	348,406	348,406	-
Fund Balances, End of Year	$ 34,381	$ 348,406	$ (314,025)

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Motor Pool Fund	Self-Insurance Fund Health	Self-Insurance Fund Workers' Comp	Total
Assets				
Current Assets				
Cash and Investments	$ 265,715	$ 1,420,716	$ 1,199,771	$ 2,886,202
Other Receivable	4,092	-	-	4,092
Total Current Assets	269,807	1,420,716	1,199,771	2,890,294
Non-Current Assets				
Capital Assets:				
Property, Plant and Equipment	574,731	162,027	-	736,758
(Accumulated Depreciation and Amortization)	(291,871)	(60,212)	-	(352,083)
Total Capital Assets - Cost Less Depreciation	282,860	101,815	-	384,675
Total Non-Current Assets	282,860	101,815	-	384,675
Total Assets	552,667	1,522,531	1,199,771	3,274,969
Deferred Outflows of Resources				
Pension Related	69,258	-	-	69,258
OPEB Related	6,706	-	-	6,706
Total Deferred Outflows of Resources	75,964	-	-	75,964
Liabilities and Net Position				
Current Liabilities				
Accounts Payable	211,761	88,423	34,538	334,722
Claims Payable	-	441,025	570,000	1,011,025
Accrued Expenses	16,554	-	-	16,554
Compensated Absences	26,567	-	-	26,567
OPEB Liability	6,706	-	-	6,706
Total Current Liabilities	261,588	529,448	604,538	1,395,574
Long-Term Liabilities				
Compensated Absences	17,712	-	-	17,712
OPEB Liability	20,877	-	-	20,877
Net Pension Liability	72,967	-	-	72,967
Total Long-Term Liabilities	111,556	-	-	111,556
Total Liabilities	373,144	529,448	604,538	1,507,130
Deferred Inflows of Resources				
Pension Related	71,722	-	-	71,722
OPEB Related	24,884	-	-	24,884
Total Deferred Inflows of Resources	96,606	-	-	96,606
Net Position				
Net Investment in Capital Assets	282,860	101,815	-	384,675
Unrestricted	(123,979)	891,268	595,233	1,362,522
Total Net Position	$ 158,881	$ 993,083	$ 595,233	$ 1,747,197

COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Motor Pool Fund	Self-Insurance Fund Health	Self-Insurance Fund Workers' Comp	Total
Operating Revenues				
Charges for Services	$ 3,045,614	$ 8,875,381	$ 1,011,941	$ 12,932,936
Other	-	319,210	-	319,210
Total Operating Revenues	3,045,614	9,194,591	1,011,941	13,252,146
Operating Expenses				
Personnel Service	586,684	-	-	586,684
Materials and Supplies	65,416	-	-	65,416
Other Services and Charges	2,818,772	833,933	229,007	3,881,712
Contractual Services	-	310,726	30,433	341,159
Claims	-	7,249,005	535,032	7,784,037
Depreciation and Amortization	64,272	3,442	-	67,714
Total Operating Expenses	3,535,144	8,397,106	794,472	12,726,722
Operating (Loss) Income	(489,530)	797,485	217,469	525,424
Non-Operating Revenues (Expenses)				
Investment Earnings	23,882	48,874	39,988	112,744
Gain (Loss) on Sale of Capital Assets	12,304	-	-	12,304
Total Non-Operating Revenues (Expenses)	36,186	48,874	39,988	125,048
Income (Loss) Before Transfers	(453,344)	846,359	257,457	650,472
Change in Net Position	(453,344)	846,359	257,457	650,472
Net Position, Beginning of Year	629,902	146,724	337,776	1,114,402
Adjustment to Beginning Net Position	(17,677)	-	-	(17,677)
Beginning of Year, as Restated	612,225	146,724	337,776	1,096,725
Net Position, End of Year	$ 158,881	$ 993,083	$ 595,233	$ 1,747,197

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

	Motor Pool Fund	Self-Insurance Fund Health	Self-Insurance Fund Workers' Comp	Total
Cash Flows from Operating Activities				
Cash Received from Customers	$ 3,045,614	$ 8,875,381	$ 1,011,941	$ 12,932,936
Cash Paid to Suppliers	(3,369,698)	(8,879,647)	(651,298)	(12,900,643)
Cash Paid to Employees for Services	(596,690)	-	-	(596,690)
Other Operating Receipts	-	319,210	-	319,210
Net Cash Provided by (Used in) Operating Activities	(920,774)	314,944	360,643	(245,187)
Cash Flows from Capital and Related Financing Activities				
Property, Plant and Equipment Acquisitions	(50,040)	-	-	(50,040)
Proceeds from the Sale of Assets	12,304	-	-	12,304
Net Cash Provided by (Used in) Capital and Related Financing Activities	(37,736)	-	-	(37,736)
Cash Flows from Investing Activities				
Investment Earnings	23,882	48,874	39,988	112,744
Total Cash Flows from Investing Activities	23,882	48,874	39,988	112,744
Net Increase (Decrease) in Cash and Cash Equivalents	(934,628)	363,818	400,631	(170,179)
Cash and Cash Equivalents, Beginning of Year	1,200,343	1,056,898	799,140	3,056,381
Cash and Cash Equivalents, End of Year	$ 265,715	$ 1,420,716	$ 1,199,771	$ 2,886,202
Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities				
Operating Income (Loss)	$ (489,530)	$ 797,485	$ 217,469	$ 525,424
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:				
Depreciation and Amortization	64,272	3,442	-	67,714
Changes in Assets Decrease (Increase) and Liabilities Increase (Decrease):				
Prepaids	4,574	-	-	4,574
Accounts Payable	(490,084)	(485,983)	143,174	(832,893)
Accrued Expenses	(2,398)	-	-	(2,398)
Compensated Absences	8,715	-	-	8,715
Total OPEB Liability	(6,760)	-	-	(6,760)
Net Pension Liability	(9,563)	-	-	(9,563)
Total Adjustments	(431,244)	(482,541)	143,174	(770,611)
Net Cash Provided by (Used in) Operating Activities	$ (920,774)	$ 314,944	$ 360,643	$ (245,187)

STATISTICAL SECTION

Statistical tables differ from financial statements because they usually cover more than one fiscal year and may present non-accounting data. They reflect social and economic data, financial trends and the fiscal capacity of the government.

STATISTICAL SECTION
(UNAUDITED)

STATISTICAL SECTION

This part of the City of St. Cloud's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends	
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	102
Revenue Capacity	
These schedules contain information to help the reader access the factors related to the City's most significant local revenue sources, property tax, and sanitation revenue.	112
Debt Capacity	
These schedules present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.	118
Demographic and Economic Information	
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.	129
Operating Information	
These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	132

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF ST. CLOUD
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	2016	2017	2018	2019
Governmental Activities:				
Net Investment in Capital Assets	$ 85,880,700	$ 87,972,999	$ 93,017,432	$ 98,669,983
Restricted	23,894,073	30,078,552	33,378,737	39,195,441
Unrestricted	(1,511,563)	11,891	2,537,652	4,781,245
Total Governmental Activities Net Position	$ 108,263,210	$ 118,063,442	$ 128,933,821	$ 142,646,669
Business-Type Activities:				
Net Investment in Capital Assets	$ 158,947,255	$ 166,769,263	$ 180,191,229	$ 197,342,570
Restricted	14,121,470	22,125,273	25,548,508	34,226,595
Unrestricted	4,624,644	2,789,769	7,778,743	13,078,688
Total Business-Type Activities Net Position	$ 177,693,369	$ 191,684,305	$ 213,518,480	$ 244,647,853
Primary Government:				
Net Investment in Capital Assets	$ 244,827,955	$ 254,742,262	$ 273,208,661	$ 296,012,553
Restricted	38,015,543	52,203,825	58,927,245	73,422,036
Unrestricted	3,113,081	2,801,660	10,316,395	17,859,933
Total Government Net Position	$ 285,956,579	$ 309,747,747	$ 342,452,301	$ 387,294,522

2020	2021	2022	2023	2024	2025
$ 97,971,031	$ 106,853,944	$ 114,724,271	$ 331,348,809	$ 338,335,532	$ 340,453,865
48,780,445	57,561,348	65,587,576	67,828,039	80,301,138	99,765,000
6,467,944	2,780,592	7,513,937	(2,935,025)	(421,402)	(3,672,935)
$ 153,219,420	$ 167,195,884	$ 187,825,784	$ 396,241,823	$ 418,215,268	$ 436,545,930
$ 203,952,152	$ 213,749,760	$ 224,324,491	$ 48,061,281	$ 59,081,540	$ 66,953,842
42,742,538	77,918,749	92,852,290	1,150,720	964,510	5,645,467
23,832,779	19,467,718	18,210,313	906,716	648,458	5,951,103
$ 270,527,469	$ 311,136,227	$ 335,387,094	$ 50,118,717	$ 60,694,508	$ 78,550,412
$ 301,923,183	$ 320,603,704	$ 339,048,762	$ 379,410,090	$ 397,417,072	$ 407,407,707
91,522,983	135,480,097	158,439,866	68,978,759	81,265,648	105,410,467
30,300,723	22,248,310	25,724,250	(2,028,309)	227,056	2,278,168
$ 423,746,889	$ 478,332,111	$ 523,212,878	$ 446,360,540	$ 478,909,776	$ 515,096,342

CITY OF ST. CLOUD

Changes in Net Position, Last Ten Fiscal Years

(accrual basis of accounting)

	2016	2017	2018	2019
Expenses				
Governmental Activities:				
General Government	$ 4,946,449	$ 5,483,691	$ 5,352,138	$ 6,664,995
Public Safety	23,098,871	22,074,869	23,119,191	26,392,331
Transportation	6,707,860	6,398,831	7,160,776	7,671,124
Parks and Recreation	4,398,586	4,489,325	4,828,059	5,252,656
Economic Environment	552,186	415,412	445,148	642,925
Utility System	-	-	-	-
Electric System	315,708	1,557,188	894,125	699,213
Interest and Fees	2,581,830	2,500,440	2,402,654	2,275,732
Total Governmental Activities Expenses	42,601,490	42,919,756	44,202,091	49,598,976
Business-Type Activities:				
Water Utility	10,960,222	11,550,809	12,216,311	13,196,615
Sewer Utility	10,622,167	11,156,101	11,613,763	12,140,863
Sanitation Utility	9,263,695	10,030,131	10,881,717	11,673,867
Stormwater Utility	1,764,047	2,225,592	2,132,730	2,432,995
Development Special District	764,474	1,677,999	1,750,321	760,866
Building Department	-	-	1,281,754	1,758,767
Total Business-Type Activities Expenses	33,374,605	36,640,632	39,876,596	41,963,973
Total Primary Government Expenses	$ 75,976,095	$ 79,560,388	$ 84,078,687	$ 91,562,949
Program Revenues				
Governmental Activities:				
Charges for Services:				
General Government	$ 758,852	$ 869,902	$ 881,452	$ 1,061,749
Public Safety	4,541,906	5,677,410	4,171,948	4,454,629
Parks and Recreation	748,009	798,307	812,796	799,604
Economic Environment	-	-	-	-
Utility System	-	-	-	-
Electric System	6,467,419	6,860,168	7,285,569	7,009,383
Operating Grants and Contributions	874,952	960,078	994,344	1,465,076
Capital Grants and Contributions	6,870,964	7,955,513	12,666,902	15,241,261
Total Governmental Activities Program Revenues	20,262,102	23,121,378	26,813,011	30,031,702
Business-Type Activities:				
Charges for Services:				
Water Utility	11,069,722	12,894,803	12,884,069	13,826,534
Sewer Utility	10,455,509	11,397,816	11,995,161	12,904,153
Sanitation Utility	10,244,028	11,078,291	12,207,178	12,358,305
Stormwater Utility	1,777,726	1,805,823	1,891,786	2,012,811
Development Special District	7,787	8,011	-	-
Building Department	-	-	2,592,556	3,111,893
Operating Grants and Contributions	893,355	744,000	1,336,259	160,384
Capital Grants and Contributions	16,784,716	18,149,610	23,016,662	31,221,199
Total Business-Type Activities Program Revenues	51,232,843	56,078,354	65,923,671	75,595,279
Total Primary Government Program Revenues	$ 71,494,945	$ 79,199,732	$ 92,736,682	$ 105,626,981

2020	2021	2022	2023	2024	2025
$ 5,903,303	$ 8,804,811	$ 11,576,589	$ 22,434,316	$ 17,372,818	$ 18,253,495
27,934,401	30,294,503	33,002,243	38,873,919	39,756,812	47,947,426
7,639,113	9,201,916	7,316,162	8,809,912	8,209,173	9,362,735
5,008,231	6,001,879	7,192,060	10,439,141	9,214,147	10,192,275
769,691	1,109,065	1,578,848	1,397,329	1,031,057	964,320
-	-	-	9,865,795	13,092,803	9,618,139
472,177	145,079	97,846	79,840	2,173,251	375,457
1,166,069	1,081,340	1,118,271	1,033,822	1,117,297	2,416,607
48,892,985	56,638,593	61,882,019	92,934,074	91,967,358	99,130,454
13,344,125	13,610,524	16,777,150	17,494	-	-
12,971,698	13,081,821	15,850,928	17,427	-	-
10,605,845	10,601,755	14,128,830	15,813,073	15,497,075	18,360,419
2,633,013	2,500,567	2,688,276	3,516,642	3,669,600	4,790,154
767,333	8,927,518	4,286,449	228,494	267,159	-
2,266,932	2,967,520	3,288,259	3,706,360	3,029,908	3,527,918
42,588,946	51,689,705	57,019,892	23,299,490	22,463,742	26,678,491
$ 91,481,931	$ 108,328,298	$ 118,901,911	$ 116,233,564	$ 114,431,100	$ 125,808,945
$ 975,210	$ 1,243,389	$ 1,305,149	$ 1,336,515	$ 2,288,879	$ 2,354,166
4,859,895	6,207,581	8,126,082	6,001,335	6,079,711	7,056,568
379,500	708,289	843,390	905,069	999,454	1,193,111
-	-	-	185,588	185,588	185,588
-	-	-	4,566,380	5,242,445	5,316,135
7,579,892	8,019,487	8,467,344	8,866,429	9,731,833	12,559,854
818,683	1,150,625	6,180,537	5,148,016	1,632,124	1,348,567
12,097,943	18,909,074	17,543,641	14,456,423	29,228,585	29,920,009
26,711,123	36,238,445	42,466,143	41,465,755	55,388,619	59,933,998
14,460,327	16,305,286	16,965,980	64,780	-	-
14,399,344	15,742,020	16,663,148	28,231	-	-
11,996,998	12,970,936	14,863,817	15,793,539	16,473,303	20,383,634
2,117,139	2,225,280	2,329,334	3,850,977	4,754,162	5,366,899
-	8,137,284	3,191,224	2,461	110,384	-
2,906,348	3,607,308	3,677,997	3,467,385	4,062,629	4,249,799
717,214	-	-	-	-	-
24,060,260	34,579,356	32,798,689	3,459,707	13,336,033	8,473,250
70,657,630	93,567,470	90,490,189	26,667,080	38,736,511	38,473,582
$ 97,368,753	$ 129,805,915	$ 132,956,332	$ 68,132,835	$ 94,125,130	$ 98,407,580

CITY OF ST. CLOUD

Changes in Net Position, Last Ten Fiscal Years

(accrual basis of accounting)

(Concluded)

	2016	2017	2018	2019
Net (Expense)/Revenue				
Governmental Activities	$ (22,339,388)	$ (19,798,378)	$ (17,389,080)	$ (19,567,274)
Business-Type Activities	17,858,238	19,437,722	26,047,075	33,631,306
Total Primary Government Net Expense	$ (4,481,150)	$ (360,656)	$ 8,657,995	$ 14,064,032
General Revenues and Other Changes in Net Position				
Governmental Activities:				
General Revenues:				
Property Taxes	$ 7,263,646	$ 7,889,505	$ 8,949,522	$ 10,170,449
Intergovernmental, Unrestricted	4,512,622	4,848,217	5,895,419	6,381,177
Other Taxes	9,545,394	9,743,963	10,406,248	10,758,255
Investment Income	385,495	318,793	615,028	1,478,383
Miscellaneous	1,037,481	1,197,474	399,359	660,190
Transfers	1,323,563	5,630,658	1,955,487	3,831,668
Total Governmental Activities	24,068,201	29,628,610	28,221,063	33,280,122
Business-Type Activities:				
Investment Income	203,496	183,272	486,183	1,329,735
Special Item	-	-	-	-
Transfers	(1,323,563)	(5,630,658)	(1,955,487)	(3,831,668)
Total Business-Type Activities	(1,120,067)	(5,447,386)	(1,469,304)	(2,501,933)
Total Primary Government General Revenues and Other Changes in Net Position	$ 22,948,134	$ 24,181,224	$ 26,751,759	$ 30,778,189
Change in Net Position				
Governmental Activities	$ 1,728,813	$ 9,830,232	$ 10,831,983	$ 13,712,848
Business-Type Activities	16,738,171	13,990,336	24,577,771	31,129,373
Total Primary Government Change in Net Position	$ 18,466,984	$ 23,820,568	$ 35,409,754	$ 44,842,221

2020	2021	2022	2023	2024	2025
$ (22,181,862)	$ (20,400,148)	$ (19,415,876)	$ (51,468,319)	$ (36,578,739)	$ (39,196,456)
28,068,684	41,877,765	33,470,297	3,367,590	16,272,769	11,795,091
$ 5,886,822	$ 21,477,617	$ 14,054,421	$ (48,100,729)	$ (20,305,970)	$ (27,401,365)
$ 11,741,556	$ 13,576,178	$ 15,206,047	$ 18,311,435	$ 22,276,252	$ 25,792,494
5,658,982	6,642,926	8,351,567	9,872,216	9,627,397	9,522,790
10,157,070	11,381,067	13,713,748	15,432,692	16,003,367	16,696,577
1,050,336	567,682	(3,099,322)	3,364,075	7,492,741	5,854,012
922,390	265,611	414,720	380,848	458,919	674,629
3,224,279	1,943,148	5,459,016	212,523,092	2,693,508	2,309,836
32,754,613	34,376,612	40,045,776	259,884,358	58,552,184	60,850,338
1,035,211	674,141	(3,760,414)	2,427,705	691,364	533,532
-	-	-	(78,540,580)	-	4,483,256
(3,224,279)	(1,943,148)	(5,459,016)	(212,523,092)	(2,693,508)	(2,309,836)
(2,189,068)	(1,269,007)	(9,219,430)	(288,635,967)	(2,002,144)	2,706,952
$ 30,565,545	$ 33,107,605	$ 30,826,346	$ (28,751,609)	$ 56,550,040	$ 63,557,290
$ 10,572,751	$ 13,976,464	$ 20,629,900	$ 208,416,039	$ 21,973,445	$ 21,653,882
25,879,616	40,608,758	24,250,867	(285,268,377)	14,270,625	14,502,043
$ 36,452,367	$ 54,585,222	$ 44,880,767	$ (76,852,338)	$ 36,244,070	$ 36,155,925

CITY OF ST. CLOUD
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2016	2017	2018	2019
General Fund				
Non-Spendable	$ 1,801,074	$ 1,836,846	$ 1,777,917	$ 1,973,964
Restricted	892,953	1,265,947	39,938	42,573
Committed	-	-	-	-
Assigned	207,172	31,854	1,433,135	1,001,880
Unassigned	7,281,247	10,169,034	10,697,849	10,080,338
Total General Fund	$ 10,182,446	$ 13,303,681	$ 13,948,839	$ 13,098,755
All Other Governmental Funds				
Non-Spendable	$ 1,638	$ 1,305	$ 1,522	$ 2,705
Restricted	26,191,375	30,249,805	32,516,986	39,339,956
Assigned	808,919	260,379	341,686	1,398,640
Unassigned	-	(146,821)	(108,404)	(481,795)
Total All Other Governmental Funds	$ 27,001,932	$ 30,364,668	$ 32,751,790	$ 40,259,506

2020	2021	2022	2023	2024	2025
$ 1,936,943	$ 3,443,608	$ 1,945,637	$ 2,163,061	$ 552,240	$ 911,826
29,309	29,537	239,315	251,085	267,111	352,555
-	-	-	-	436,949	758,232
3,383,003	5,053,709	7,057,513	7,652,385	8,242,573	5,226,516
8,209,189	6,960,118	10,042,953	11,640,823	13,209,518	14,409,997
$ 13,558,444	$ 15,486,972	$ 19,285,418	$ 21,707,354	$ 22,708,391	$ 21,659,126
$ 846	$ 4,203	$ 8,121	$ 301,999	$ 1,194,579	$ 530,623
48,279,648	54,895,867	62,671,163	65,243,978	90,571,668	162,123,132
1,431,831	1,687,784	2,318,740	2,838,003	3,283,217	3,925,886
(78,478)	(67,463)	-	-	-	(83,843)
$ 49,633,847	$ 56,520,391	$ 64,998,024	$ 68,383,980	$ 95,049,464	$ 166,495,798

CITY OF ST. CLOUD
Changes in Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2016	2017	2018	2019
Revenues				
Taxes	$ 16,809,041	$ 17,633,468	$ 19,355,770	$ 20,928,705
Licenses, Permits, and Fees	6,848,369	8,359,304	8,356,146	11,957,241
Intergovernmental	5,164,335	5,580,674	6,538,387	7,071,498
Charges for Services	9,478,806	10,230,842	10,838,656	11,048,764
Fines and Forfeitures	190,264	205,461	153,285	162,109
Grants	373,532	685,407	443,684	1,215,078
Investment Income	385,422	317,261	615,028	1,478,386
Other Revenues	1,700,547	1,596,474	851,678	1,037,675
Total Revenues	40,950,316	44,608,891	47,152,634	54,899,456
Expenditures				
Current:				
General Government	5,291,917	6,120,256	5,448,154	6,314,706
Public Safety	19,708,851	20,443,363	21,308,489	24,124,422
Transportation	1,844,756	1,536,532	1,880,374	2,209,756
Parks and Recreation	3,245,669	3,447,659	3,763,598	4,050,481
Economic Environment	550,898	422,255	451,677	638,426
Capital Outlay	4,190,641	6,277,401	8,057,599	8,936,769
Debt Service:				
Principal Retirement	2,892,145	3,055,355	2,794,661	2,574,751
Interest and Fees	2,540,894	2,452,757	2,371,289	2,255,245
(Total Expenditures)	(40,265,771)	(43,755,578)	(46,075,841)	(51,104,556)
Excess (Deficiency) of Revenues Over (Under) Expenditures	684,545	853,313	1,076,793	3,794,900
Other Financing Sources (Uses)				
Issuance of Debt	972,490	-	-	-
Leases (as Lessee)	-	-	-	-
SBITA	-	-	-	-
Payment to Refunded Bond Escrow Agent	-	-	-	-
Repayment of Revenue Note	-	-	-	-
Transfers in/from Other Funds	19,916,711	28,485,467	18,210,264	23,228,627
Transfers (out)/(to) Other Funds	(18,592,959)	(22,854,809)	(16,254,777)	(20,365,895)
Sale of Capital Assets	-	-	-	-
Insurance Recoveries	-	-	-	-
Other Financing Sources (Uses)	2,296,242	5,630,658	1,955,487	2,862,732
Net Change in Fund Balances	$ 2,980,787	$ 6,483,971	$ 3,032,280	$ 6,657,632
Debt Service as a Percentage of Non-Capital Expenditures	15.1%	14.7%	13.6%	11.5%

2020	2021	2022	2023	2024	2025
$ 21,898,628	$ 24,957,243	$ 28,919,794	$ 33,744,127	$ 38,279,618	$ 42,489,073
11,772,765	15,782,303	12,312,373	11,792,764	18,162,365	19,527,972
5,765,943	10,319,004	11,888,369	12,608,888	13,887,922	13,183,107
11,466,179	12,840,722	14,713,662	19,015,431	20,462,066	23,856,543
105,044	186,650	430,045	189,058	194,300	430,270
1,028,528	1,338,040	6,404,310	4,464,963	1,218,578	1,112,775
1,050,338	567,683	(3,099,322)	3,364,075	7,492,741	5,854,012
622,539	632,747	840,546	1,152,284	1,264,640	1,325,968
53,709,964	66,624,392	72,409,777	86,331,590	100,962,230	107,779,720
6,047,977	7,285,082	8,918,810	12,100,356	14,870,390	15,665,313
26,107,192	27,386,170	29,713,548	32,555,528	37,437,349	44,738,193
2,342,751	3,926,483	1,974,019	2,787,864	2,973,728	3,674,807
3,918,648	4,484,740	5,441,360	6,859,076	7,891,634	8,533,060
781,430	1,088,807	1,540,027	1,184,012	1,048,716	973,746
4,630,186	13,012,081	15,184,886	24,389,536	26,552,284	29,099,568
2,985,118	3,071,028	3,083,281	2,708,907	2,823,856	2,923,219
1,087,982	1,031,719	942,951	929,223	1,015,482	2,315,472
(47,901,284)	(61,286,110)	(66,798,882)	(83,514,502)	(94,613,439)	(107,923,378)
5,808,680	5,338,282	5,610,895	2,817,088	6,348,791	(143,658)
35,585,000	-	1,147,261	1,402,339	18,112,000	85,889,038
-	-	-	-	55,780	211,966
-	-	-	-	254,003	-
(35,493,000)	-	-	-	-	-
-	-	-	-	-	(18,112,000)
24,451,244	33,922,724	36,511,050	56,439,739	47,461,580	65,238,790
(21,226,965)	(30,492,093)	(31,052,034)	(54,946,914)	(44,768,072)	(62,928,954)
464,386	27,333	32,063	58,201	153,024	128,045
244,685	18,826	26,824	37,439	49,415	113,842
4,025,350	3,476,790	6,665,164	2,990,804	21,317,730	70,540,727
$ 9,834,030	$ 8,815,072	$ 12,276,059	$ 5,807,892	$ 27,666,521	$ 70,397,069
9.4%	8.5%	7.8%	6.2%	5.6%	6.6%

CITY OF ST. CLOUD
Sanitation Revenue Indicators
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Annual Tonnage										
City	25,135	27,416	29,155	29,706	31,005	50,195	42,938	35,588	34,456	51,999
Non-City	71,276	74,718	80,859	78,638	73,692	63,278	54,414	46,700	37,693	33,081
Total	96,411	102,134	110,014	108,344	104,697	113,473	97,352	82,288	72,149	85,080
Rates										
City	$ 42	$ 42	$ 42	$ 42	$ 42	$ 42	$ 57	$ 57	$ 75	$ 88
Non-City	47	49	49	51	51	51	69	69	75	88
Customers										
Residential	16,874	17,420	18,533	19,660	20,795	22,262	22,495	25,468	37,110	29,044
Commercial	278	567	309	338	325	386	595	1,252	1,669	2,165
Shared Containers	142	143	153	157	159	142	146	186	188	93
Dumpsters	326	380	346	404	390	410	437	433	582	595
Rates										
Curbside:										
Residential	$18	$18	$18	$18	$20	$20	$20	$20	$28	$33
Commercial	18	18	18	18	20	20	20	20	28	33
Additional	100	100	100	100	100	100	100	100	100	100
Dumpsters	Variable	Variable	Variable	Variable	Variable	Variable	Variable	Variable	Variable	Variable

CITY OF ST. CLOUD
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Real Property		Personal Property	
	Assessed Value	Estimated Actual Value	Assessed Value	Estimated Actual Value
2016	$ 1,402,905,315	$ 2,271,106,956	$ 69,847,916	$ 387,216,147
2017	1,529,793,107	2,481,494,926	67,108,420	384,641,893
2018	1,721,422,794	2,756,485,576	77,202,223	512,965,691
2019	1,973,204,723	3,187,568,228	72,843,938	524,883,070
2020	2,301,699,575	3,725,971,390	86,429,409	540,484,533
2021	2,667,598,669	4,241,418,591	86,163,840	535,780,468
2022	3,034,386,008	4,761,587,899	81,459,852	531,318,698
2023	3,625,122,684	6,168,626,978	92,278,354	594,877,345
2024	4,425,410,509	7,728,761,127	95,465,816	495,260,557
2025	5,137,030,885	8,655,323,155	104,359,593	444,671,966

Source: Osceola County Property Appraiser (DR-403V)

Notes: This schedule reflects values corresponding with the fiscal year(s) in which taxes are levied and payable.

Centrally Assessed Property consists of railroad and telegraph systems, which are assessed by the State of Florida. Currently, the City of St. Cloud does not have Centrally Assessed Property.

Centrally Assessed Property		Total			Percent of Total Assessed Value to Total Estimated Actual Value
Assessed Value	Estimated Actual Value	Assessed Value	Direct Tax Rate	Estimated Actual Value	
$ -	$ -	$ 1,472,753,231	5.1128	$ 2,658,323,103	55.4%
-	-	1,596,901,527	5.1128	2,866,136,819	55.7%
-	-	1,798,625,017	5.1128	3,269,451,267	55.0%
-	-	2,046,048,661	5.1128	3,712,451,298	55.1%
-	-	2,388,128,984	5.1128	4,266,455,923	56.0%
-	-	2,753,762,509	5.1128	4,777,199,059	57.6%
-	-	3,115,845,860	5.1128	5,292,906,597	58.9%
-	-	3,717,401,038	5.1128	6,763,504,323	55.0%
-	-	4,520,876,325	5.1128	8,224,021,684	55.0%
-	-	5,241,390,478	5.1128	9,099,995,121	57.6%

CITY OF ST. CLOUD
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per $1,000 of assessed value)

	City Direct Rates			Overlapping Rates		
Fiscal Year	Basic Rate	General Obligation Debt Service	Total Direct Rate	Osceola County	Osceola County School District	South Florida Water Management
2025	5.1128	-	5.1128	7.1626	5.3430	0.2301
2024	5.1128	-	5.1128	7.1626	5.5040	0.2301
2023	5.1128	-	5.1128	7.1626	5.5160	0.2301
2022	5.1128	-	5.1128	7.1626	5.8970	0.2572
2021	5.1128	-	5.1128	7.1635	6.0260	0.2675
2020	5.1128	-	5.1128	7.1858	6.2400	0.2795
2019	5.1128	-	5.1128	7.1858	6.4110	0.2936
2018	5.1128	-	5.1128	7.1997	6.7490	0.3100
2017	5.1128	-	5.1128	7.1928	6.9050	0.3307
2016	5.1128	-	5.1128	7.2186	7.2610	0.3551

Source: Osceola County Tax Collector

Note: This schedule reflects rates corresponding with the fiscal year(s) in which taxes are levied and payable.

CITY OF ST. CLOUD
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	Fiscal Year 2024/2025 (a) Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Fiscal Year 2015/2016 (b) Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
AMH DEVELOPMENT LLC	$ 60,573,209	1	1.16%			
PROGRESS RESIDENTIAL BORROWER LLC 1 / 2/ 3/ 4 / 5/ 6/ 7/ 9/ 11-21/ 23/ 24/ 25/ HVH	60,153,385	2	1.15%			
IH3 / IH4 / IH5/ IH6 PROPERTY FLORIDA LP	47,118,904	3	0.90%			
PULTE HOME COMPANY LLC	39,187,985	4	0.75%			
PROSE STEVENS POINT VENTURE LP	34,100,465	5	0.65%			
SOLEIL BLU WEST ELEVEN LLC	32,996,155	6	0.63%			
2013-1 / 2017-1 / 2017-2 / 2018-2 / 2018-3 / 2018-4 / 2019-1 IH BORROWER LP	22,085,875	7	0.42%			
MERITAGE HOMES OF FLORIDA INC	18,739,006	8	0.36%			
UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP	18,454,622	9	0.35%			
WAL-MART EAST LP	18,335,534	10	0.35%	$ 9,303,262	5	0.63%
IH & IH2 BORROWER LP / IH2 - IH3 - IH4 - IH5 - IH6 PROPERTY FLORIDA LP / IH2 PROPERTY TRUST 2 LP				15,714,220	1	1.07%
OSCEOLA SC LLC/ST CLOUD REGIONAL MEDICAL CENTER				15,389,474	2	1.04%
D R HORTON INC / DRH ENERGY INC				13,747,610	3	0.93%
NEPTUNE BAY APARTMENTS LTD				12,650,345	4	0.86%
CATLANTIC GROUP INC				8,901,658	6	0.60%
MERCURY MARINE #7 / BRUNSWICK CORP				8,444,429	7	0.57%
KRG ST CLOUD 13TH LLC				7,925,600	8	0.54%
EQUITY PRESERVE LLC/ EQUITY OAK RIDGE LLC / EQUIITY STEVENS LLC / EQUITY TERRA VISTA LLC				7,673,421	9	0.52%
KISSIMMEE LEASED HOUSING ASSOCIATES I LP				7,389,000	10	0.50%
Total Taxable Assessed Value	$ 351,745,140		6.72%	$ 107,139,019		7.27%
Total Taxable Assessed Value all Other Taxpayers	$ 4,889,645,338		93.28%	$ 1,365,614,212		92.73%
Total Taxable Assessed Value all Taxpayers	$ 5,241,390,478		100.00%	$ 1,472,753,231		100.00%

(a) Taxes levied in FY2024/2025 are baed on the 2024 Tax roll

(b) Taxes levied in FY2015/2016 are baed on the 2015 Tax roll

Source: Osceola County Property Appraiser

CITY OF ST. CLOUD
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2016	$ 7,539,265	$ 7,243,253	96.07%	$ 20,393	$ 7,263,646	96.34%
2017	8,161,308	7,870,071	96.43%	19,434	7,889,505	96.67%
2018	9,193,298	8,907,454	96.89%	42,068	8,949,522	97.35%
2019	10,461,038	10,161,389	97.14%	9,060	10,170,449	97.22%
2020	12,210,026	11,729,490	96.06%	12,066	11,741,556	96.16%
2021	14,079,437	13,559,058	96.30%	17,120	13,576,178	96.43%
2022	15,930,697	15,202,610	95.43%	3,437	15,206,047	95.45%
2023	19,006,328	18,278,329	96.17%	33,106	18,311,435	96.34%
2024	23,114,336	22,216,166	96.11%	60,086	22,276,252	96.37%
2025	26,798,181	25,783,895	96.22%	8,599	25,792,495	96.25%

Sources: Osceola County Tax Collector
City of St. Cloud Finance Department

CITY OF ST. CLOUD
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Type Activities			Business-Type Activities					
Fiscal Year	Revenue Bonds	Lease Payable	Subscription Arrangements	Revenue Bonds	Lease Payable	Subscription Arrangements	Total Primary Government	Percentage of Personal Income	Per Capita
2016	$ 49,356,603	$ -	$ -	$ 56,498,966	$ -	$ -	$105,855,569	8.03%	$ 2,462
2017	46,271,334	-	-	52,779,183	-	-	99,050,517	6.84%	2,197
2018	43,447,700	-	-	48,972,187	-	-	92,419,887	5.96%	1,987
2019	40,878,973	-	-	45,071,371	-	-	85,950,344	5.09%	1,795
2020	39,467,868	-	-	41,075,091	-	-	80,542,959	4.04%	1,582
2021	36,400,758	-	-	36,100,507	-	-	72,501,265	2.84%	1,230
2022	33,548,837	951,363	-	31,903,187	15,866	-	66,419,253	2.44%	1,083
2023	31,834,076	711,013	2,477,219	3,583,849	2,032	41,673	38,649,862	1.30%	623
2024	48,184,794	515,917	1,919,523	3,583,849	346	31,743	54,236,172	1.90%	822
2025	114,164,519	378,470	1,143,030	-	-	215,684	115,901,703	3.61%	1,632

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

N/A = Not available at time of publication.

CITY OF ST. CLOUD
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year[(1)]	Limited General Obligation Bonds	Total	Percentage of Actual Taxable Value of Property	Per Capita
2025				
2024				
2023				
2022				
2021				
2020				
2019				
2018				
2017				
2016				

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

[(1)] There was no general bonded debt in these fiscal years.

CITY OF ST. CLOUD
Direct and Overlapping Governmental Activities Debt
as of September 30, 2025
(Unaudited)

Governmental Unit	Debt Outstanding	Estimated Overlapping (2)	Estimated Share of Direct and Overlapping Debt (2)
Overlapping Debt			
School District of Osceola County, Florida			
Long-Term Debt (1)			
Self Supporting State Bonds			
Series 2017ARFD	$ 151,000	10.1691%	$ 15,355
District Revenue Bonds			
Sales Tax Revenue Bonds, Series 2023	60,000,000	10.1691%	6,101,486
Capital Outlay Sales Tax Revenue Bonds, Series 2017	50,350,000	10.1691%	5,120,164
Capital Outlay Sales Tax Revenue Bonds, Series 2020	46,475,000	10.1691%	4,726,109
Capital Outlay Sales Tax Revenue Bonds, Series 2025	109,185,000	10.1691%	11,103,179
Certificates of Participation			
Series 2014A	3,605,000	10.1691%	366,598
Series 2017A	18,525,000	10.1691%	1,883,834
Series 2023A	13,845,000	10.1691%	1,407,918
Qualified School Construction Bonds			
Series 2010A	40,500,000	10.1691%	4,118,503
Education Benefit Districts			
Bellalago Benefit District	6,191,457	10.1691%	629,618
Total Osceola County School District (1)	348,827,457	10.1691%	35,472,764
Osceola County			
Limited General Obligation Debt			
Series 2015	1,105,000	10.1691%	112,369
Series 2020	1,950,000	10.1691%	198,298
Total Osceola County	3,055,000	10.1691%	310,667
Dir Subtotal - Overlapping Debt	351,882,457	10.1691%	35,783,431
Tot City of St. Cloud	115,686,019	100.0000%	115,686,019
	$ 467,568,476		$ 151,469,450

Sources: Osceola County Finance Department
Osceola County School Board Finance Department
City of St. Cloud Finance Department

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of St. Cloud, Florida. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying debt of each overlapping government.

(1) Excluding Capital Leases, Installment Purchases, Compensated Absences, and Estimated Insurance Claims Payable.

(2) Allocated on the basis of assessed values used for the purpose of ad valorem taxation.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

One Percent Surcharge Revenue Notes

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 4,438,492	$ -	$ 4,438,492	$ 1,648,686	$ 289,724	2.29
2017	4,661,119	-	4,661,119	1,710,363	225,089	2.41
2018	5,135,595	-	5,135,595	1,421,411	173,139	3.22
2019	5,419,234	-	5,419,234	1,143,507	114,970	4.31
2020	4,649,414	-	4,649,414	1,177,370	80,664	3.70
2021	5,505,238	-	5,505,238	627,757	41,918	8.22
2022	7,812,591	-	7,812,591	614,732	21,516	12.28
2023	8,962,175	-	8,962,175	146,000	82,525	39.22
2024	9,517,884	-	9,517,884	150,000	78,816	41.60
2025	9,379,315	-	9,379,315	153,000	75,006	41.14

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Gas Tax Revenue Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service (1)	Debt Service		Coverage
				Principal	Interest	
2016 (2)	$ 1,794,354	$ 1,007,362	$ 1,794,354	$ 213,467	$ 66,612	6.41
2017	1,817,205	1,373,430	1,817,205	218,928	61,151	6.49
2018	1,916,167	1,634,928	1,916,167	224,529	55,550	6.84
2019	2,033,207	-	2,033,207	230,273	49,806	7.26
2020	2,127,557	-	2,127,557	236,165	43,914	7.60
2021	2,231,556	-	2,231,556	242,208	37,871	7.97
2022	2,279,866	-	2,279,866	248,406	31,673	8.14
2023	2,380,834	-	2,380,834	254,762	25,317	8.50
2024	4,564,721	-	4,564,721	261,282	18,797	16.30
2025	5,387,831	-	5,387,831	267,313	12,766	19.24

(1) Gas tax revenue bonds are paid prior to operating expenses.

(2) Funding source changed to Stormwater revenue in FY2016.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Police Impact Fee Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016						
2017						
2018						
2019						
2020						
2021						
2022						
2023						
2024						
2025 (1)	$ 2,080,002	$ -	$ 2,080,002	$ -	$ -	

(1) This was the year of issuance. Accordingly, no principlal payments were scheduled. Further, there was no outstanding debt in the previous nine years that was secured by pledge.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Fire Impact Fee Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016						
2017						
2018						
2019						
2020						
2021						
2022						
2023						
2024						
2025 (1)	$ 1,749,332	$ -	$ 1,749,332	$ -	$ -	

(1) This was the year of issuance. Accordingly, no principal payments were scheduled. Further, there was no outstanding debt in the previous nine years that was secured by pledge.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Traffic/Mobility Impact Fee Bonds

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 3,201,916	$ -	$ 3,201,916	$ 941,314	$ 2,183,235	1.02
2017 (3)	3,265,589	-	3,265,589	979,637	2,145,583	1.04
2018	4,137,457	-	4,137,457	1,003,589	2,120,373	1.32
2019	6,610,945	-	6,610,945	1,051,493	2,072,589	2.12
2020	6,346,987	-	6,346,987	1,417,630	862,540	2.78
2021	8,078,336	-	8,078,336	1,912,243	933,895	2.84
2022	4,496,071	-	4,496,071	1,990,268	881,225	1.57
2023	5,748,627	-	5,748,627	1,314,000	742,721	2.80
2024	9,017,177	-	9,017,177	1,350,000	709,346	4.38
2025	9,431,483	-	9,431,483	1,377,000	675,056	4.60

(1) Total Revenues (including interest)
(2) Total Operating Expenses Exclusive of Depreciation
(3) Mobility fees added in 2017

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Governmental-Type Activities

Recreation Impact Fee Bonds

Fiscal Year	Gross Revenues	Operating Expenses	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016						
2017						
2018						
2019						
2020						
2021						
2022						
2023						
2024						
2025 (1)	$ 8,727,155	$ -	$ 8,727,155	$ -	(1) $ -	

(1) This was the year of issuance. Accordingly, no principlal payments were scheduled. Further, there was not any debt outstanding in the previous nine years that was secured by pledge revenue.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Business-Type Activities

Water Utility Revenue Bonds

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 12,777,184	$ 6,141,334	$ 6,635,850	$ 1,927,661	$ 814,893	2.42
2017	14,614,213	6,660,795	7,953,418	1,979,350	764,876	2.90
2018	14,764,541	7,156,715	7,607,826	2,026,755	716,363	2.77
2019	16,111,439	8,266,460	7,844,979	2,079,895	664,492	2.86
2020	16,475,456	8,867,131	7,608,325	2,133,789	609,507	2.77
2021	18,131,225	9,061,952	9,069,273	2,188,458	553,069	3.31
2022	17,105,011	12,052,419	5,052,592	2,243,922	495,181	1.84
2023 (3)	-	-	-	-	-	
2024 (3)	-	-	-	-	-	
2025 (3)	-	-	-	-	-	

(1) Total operating revenues (including interest) as of FY 2010.
(in prior years pledged revenue included other non-operating income)
Impact fee revenue included does not exceed debt service on eligible portion of loan(s).

(2) Total operating expenses exclusive of depreciation.

(3) Pursuant to the Interlocal Agreement with Tohopekaliga Water Authority (TOHO), dated February 10, 2022, all debt related to the City's utility system was refunded by TOHO, effective October 1, 2022.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Pledged-Revenue Coverage
Last Ten Fiscal Years

Business-Type Activities

Sewer Utility Revenue Bonds

Fiscal Year	Gross Revenues (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service		Coverage
				Principal	Interest	
2016	$ 12,638,003	$ 5,099,130	$ 7,538,873	$ 1,802,180	$ 564,647	3.19
2017	13,440,582	5,376,924	8,063,658	1,740,432	522,654	3.56
2018	13,321,254	5,418,713	7,902,541	1,780,242	486,691	3.49
2019	14,574,125	5,823,048	8,751,077	1,820,920	446,575	3.86
2020	15,886,510	6,603,896	9,282,614	1,862,491	402,913	4.10
2021	17,076,231	6,526,400	10,549,831	1,909,976	358,145	4.65
2022	16,146,722	9,182,592	6,964,130	1,953,397	312,309	3.07
2023 (3)	-	-	-	-	-	
2024 (3)	-	-	-	-	-	
2025 (3)	-	-	-	-	-	

(1) Total operating revenues (including interest) as of FY 2010.
(in prior years pledged revenue included other non-operating income)
Impact fee revenue included does not exceed debt service on eligible portion of loan(s).

(2) Total operating expenses exclusive of depreciation.

(3) Pursuant to the Interlocal Agreement with Tohopekaliga Water Authority (TOHO), dated February 10, 2022, all debt related to the City's utility system was refunded by TOHO, effective October 1, 2022.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF ST. CLOUD
Demographic and Economic Statistics
Last Ten Calendar Years

	CITY OF ST. CLOUD		OSCEOLA COUNTY			
Year	Population (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (2)	Median Age (3)	School Enrollment (4)	Unemployment Rate (5)
2016	42,998	$ 1,318,534	$ 30,665	36.5	62,648	4.8%
2017	45,094	1,447,337	32,096	35.7	67,796	3.6%
2018	46,519	1,551,223	33,346	35.7	71,901	3.3%
2019	47,874	1,687,941	35,258	36.7	69,332	3.0%
2020	50,897	1,995,671	39,210	36.0	68,519	13.3%
2021	58,964	2,556,325	43,354	36.0	74,769	5.4%
2022	61,331	2,719,662	44,344	37.0	79,043	3.2%
2023	61,997	2,964,945	47,824	37.1	79,134	3.6%
2024	65,974	2,857,532	43,313	37.3	73,780	3.9%
2025	71,018	3,213,991	45,256	35.0	72,400	4.4%

Sources: Beginning in FY2025

https://data.census.gov/

FY2024 and earlier

(1) https://www.bebr.ufl.edu/population/population-data-archive

(2) https://apps.bea.gov/regional/bearfacts

Estimated - Personal Income for St. Cloud estimated by multiplying Osceola Co. per capita by City

(3) https://business.orlando.org/1/data-downloads

(4) https://www.osceolaschools.net

(5) https://properties.orlando.org

CITY OF ST. CLOUD
Principal Employers
Osceola County, Florida
Current Year and Nine Years Ago

	2025			2016		
Employer	**Employees**	**Rank**	**Percentage of Total County Employment**	**Employees**	**Rank**	**Percentage of Total County Employment**
School District of Osceola County	8,135	1	6.91%	6,000	1	7.28%
Wal-Mart Stores, Inc.	3,800	2	3.23%	2,730	3	3.31%
Advent Health System	3,580	3	3.04%			
Walt Disney Company - Osceola County Offices	3,565	4	3.03%	3,700	2	4.49%
Publix Supermarkets	2,215	5	1.88%	1,350	7	1.64%
HCA Healthcare (Osceola Regional Medical Center)	2,000	6	1.70%	1,357	6	1.65%
Gaylord Palms Resort & Convention Center	1,600	7	1.36%	1,445	4	1.75%
McLane/Suneast, Inc.	1,559	8	1.32%	900	9	1.09%
Osceola County Government	1,479	9	1.26%	1,407	5	1.71%
Darden Restaurants	1,008	10	0.86%			
Omni Orlando Resort at Champions Gate				750	10	0.91%
Florida Hosptial Celebration				1,300	8	1.58%
Total Largest Employers	28,941	(1)	24.59%	20,939		25.41%
Total All Other Employers	88,845			61,535		
Total Employment	117,786	(2)		82,474	(4)	

Sources: (1) Orlando Business Journal, 2/27/2025
(2) Florida Commerce - Bureau of Workforce Statistics and Economic Research (WSER), 2025
(3) Florida Department of Economic Opportunity (DEO), Local Area Unemployement Statistics (LAUS)
(4) Osceola County ACFR - Fiscal Year 2016

CITY OF ST. CLOUD
Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
Council Members	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
City Clerk	6.50	6.00	6.00	7.50	8.00	6.00	6.00	6.50	6.50	6.50
City Manager	4.00	9.00	10.00	12.50	16.50	20.00	21.00	25.00	27.00	28.50
Human Resources	6.00	7.00	7.00	7.00	8.00	8.00	9.00	9.00	9.00	10.00
Information Technology	13.00	12.00	13.00	13.00	10.00	10.50	12.50	14.50	14.50	14.50
Finance & Accounting	34.50	18.00	19.50	18.00	19.00	21.00	16.00	16.00	15.00	15.00
Building & Permitting	21.00	22.00	25.00	30.00	34.00	36.00	28.00	33.00	33.00	27.00
Planning & Zoning	8.00	8.00	10.00	19.00	16.00	20.00	21.00	18.00	18.00	25.50
Public Safety										
Police										
Sworn Officers	83.50	83.50	87.50	98.50	100.50	105.50	105.50	109.50	111.50	121.50
Civilians	55.50	63.50	62.50	64.50	65.50	67.50	64.50	65.50	66.50	74.50
Fire										
Fire Control	48.00	48.00	46.00	50.00	58.00	59.00	59.00	60.00	60.00	76.00
Fire Inspection	4.00	4.00	4.00	4.00	4.00	4.00	4.00	2.00	2.00	3.00
Emergency Services	20.00	20.00	24.00	24.00	19.00	26.00	26.00	30.00	30.00	27.00
Public Works										
Engineering	7.00	7.00	5.00	5.00	6.00	9.00	9.00	8.00	8.00	9.00
Street Maintenance	16.00	15.00	15.00	16.00	18.00	18.00	18.00	23.00	23.00	26.00
Building Maintenance	-	-	-	-	-	-	16.00	18.00	18.00	18.00
Fleet Maintenance	7.00	7.00	7.00	8.00	7.00	7.00	9.00	10.00	10.00	10.00
Traffic Control	3.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00	5.00
Turf & Landscape	17.50	9.50	13.50	13.50	14.00	13.00	13.00	14.00	14.00	20.00
Parks & Recreation	71.50	72.50	72.50	78.50	75.00	76.50	79.50	79.00	79.00	74.00
Water	77.00	90.00	90.00	95.00	92.50	97.00	104.00	-	-	-
Sewer	12.00	12.00	12.00	13.00	13.00	14.00	14.00	-	-	-
Sanitation	35.00	37.00	37.00	37.00	37.00	39.00	40.00	44.00	47.00	46.00
Total	552.50	556.50	572.00	619.50	626.50	662.50	680.50	591.50	598.50	639.50

Source: City of St. Cloud Annual Budget
Funded Full Time Equivalents

CITY OF ST. CLOUD
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government:										
Building Permits Issued	3,195	3,825	5,782	4,944	4,403	5,813	5,697	5,584	5,832	6,812
Building Inspections Conducted	3,219	11,848	16,309	35,055	24,584	24,650	32,895	33,202	30,184	29,510
Police:										
Physical Arrests	1,188	1,435	1,109	1,102	950	783	1,058	1,339	1,309	1,169
Citations	3,519	3,170	5,260	5,983	5,864	4,807	5,993	2,600	6,462	5,361
Calls for Service	83,109	85,186	90,667	95,432	92,906	96,854	100,714	101,487	93,022	95,308
Fire:										
EMS Responses	4,239	4,524	4,700	4,920	5,160	6,063	6,260	6,194	5,945	6,419
Calls for Service (Non-Fire/EMS)	1,404	1,624	1,723	1,651	1,876	2,283	2,239	2,339	2,375	2,227
Fires Emergencies	84	117	103	92	101	131	119	117	84	139
Inspections	1,235	1,061	1,355	1,327	1,380	1,960	1,965	1,795	2,433	2,128
Refuse Collection:										
Refuse Collected (Tons per Year)	33,153	35,460	37,143	38,366	41,170	43,800	46,647	35,295	50,868	51,232
Refuse - Transfer Station (Tons per Year)	98,172	103,305	112,909	129,101	94,853	91,434	92,141	86,190	85,158	100,904
Other Public Works:										
Street Resurfacing (Miles)	3	-	3	4	1	8	7	7.8	-	5.1
Potholes Repaired (Yards)	5,317	4,100	3,600	3,376	2,448	1,340	855	907	530	624
Parks & Recreation:										
Camp Registrations	5,799	4,661	5,281	3,844	589	2,451	2,332	3,134	3,155	2,658
Pool Memberships	182	755	448	774	318	899	1,181	1,280	1,343	1,187
Private Use Rentals	315	427	496	650	437	866	769	795	818	845
Boat Basin Rentals	200	552	546	509	527	486	269	361	76	92
Potable Water:										
Total Average Connections/Customers	24,255	25,602	26,978	28,020	30,573	33,167	33,165	-	-	-
Average Annual Daily Consumption (MGD)	5	6	6	6	6	6	7	-	-	-
Wastewater:										
Total Connections	17,437	18,512	19,772	20,619	23,176	24,254	27,499	-	-	-
Average Annual Daily Sewage Treatment (MGD)	5	5	5	5	5	5	5	-	-	-
Reuse Water:										
Total Connections	5,191	5,567	6,726	7,204	8,857	9,401	10,975	-	-	-

Note:

Non-Fire/EMS calls for service estimated in FY2015.

Beginning in FY2023, Water & Sewer Utility managed and operated by TOHO Water Authority.

Beginning in FY2024, boat basin rentals are renewed annually, as opposed to quarterly in prior years.

Source: Various City of St. Cloud Departments

CITY OF ST. CLOUD
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Function/Program	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Police:										
Stations (Square Footage)	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	28,638.0	30,318.0	32,418.0
Training Facilities (Square Footage)	3,686.0	3,686.0	3,686.0	3,686.0	3,689.0	3,689.0	3,689.0	3,689.0	3,689.0	3,689.0
Marked Vehicles	61.0	69.0	73.0	92.0	88.0	92.0	100.0	94.0	108.0	111.0
Unmarked Vehicles	32.0	36.0	38.0	35.0	43.0	37.0	44.0	36.0	37.0	39.0
Special Operation Vehicles	16.0	19.0	22.0	24.0	26.0	30.0	33.0	35.0	35.0	36.0
Fire:										
Stations	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0
Fire Trucks/Engines	5.0	6.0	6.0	6.0	6.0	6.0	6.0	7.0	8.0	8.0
Fire Rescue Vehicles (Ambulances)	5.0	7.0	8.0	8.0	8.0	8.0	8.0	8.0	10.0	10.0
Public Relations Vehicles	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Refuse Collection:										
Collection Trucks	26.0	30.0	27.0	33.0	28.0	34.0	34.0	30.0	31.0	35.0
Public Works:										
Storm Sewers (Miles)	145.8	153.0	200.0	156.8	345.0	347.7	356.7	360.7	370.7	375.2
Paved Miles	175.4	161.3	200.0	190.4	195.8	198.8	209.7	214.0	225.1	229.7
Unpaved Miles	-	1.2	1.2	1.2	10	10	10	10	10	10
Parks and Recreation:										
Parks	15.0	16.0	17.0	18.0	19.0	19.0	19.0	19.0	19.0	20.0
Park Acreage	291.4	419.4	420.4	421.4	640.4	640.4	640.4	640.4	642.4	646.3
Boat Slips	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0
Playgrounds	11.0	13.0	13.0	14.0	14.0	14.0	14.0	14.0	14.0	15.0
Baseball Fields	13.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	16.0
Soccer Fields	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Community Centers	5.0	5.0	5.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Urban Agricultural Area	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Water:										
Water Mains (Miles)	301.4	317.7	331.1	346.6	355.4	355.4	464.0	-	-	-
Fire Hydrants	2,279.0	2,450.0	2,594.0	2,738.0	2,867.0	2,889.0	3,279.0	-	-	-
Storage Capacity (Millions of Gallons)	5.2	5.2	5.2	5.2	5.2	5.2	5.2	-	-	-
Treatment Capacity (Millions of Gallons)	15.8	15.8	15.8	15.8	15.8	15.8	15.8	-	-	-
Wastewater:										
Sanitary Sewers (Miles)	257.9	271.2	285.3	300.2	306.4	306.4	339.0	-	-	-
Treatment Capacity (Millions of Gallons)	6.0	6.0	6.0	7.6	7.6	7.6	7.6	-	-	-

Note: Beginning in FY2020, roadways are tracked by lane mile**.**

Beginning in FY2023, Water & Sewer Utility managed and operated by TOHO Water Authority.

Source: Various City of St. Cloud Departments

CITY OF ST. CLOUD
Commercial Construction Value
and Residential Construction Value
Last Ten Fiscal Years

Fiscal Year	Commercial Construction Value	Residential Construction	
		Number of Units	Value
2016	$ 16,804,745	711	$ 107,927,290
2017	11,365,658	725	153,843,105
2018	22,245,440	873	275,086,866
2019	26,416,791	1,250	401,866,036
2020	21,040,323	1,050	338,950,606
2021	50,524,599	1,207	462,242,949
2022	58,899,214	1,145	426,128,781
2023	36,918,117	1,006	429,765,408
2024	81,291,793	1,338	648,970,859
2025	35,942,022	1,588	766,464,925

Source: City of St. Cloud Building Department

CITY OF ST. CLOUD
Tourist Statistical Data for Osceola County
Estimated Number of Overnight Visitors and Mode of Transportation
Last Ten Years

Year (1)	Room Nights	Occupancy	Total Economic Impact	Total Visitors	% Change
2016[2]	7,149,000	73.20%	$ 5,431,139,000	7,460,000	22.30%
2017[2]	7,545,000	75.60%	$ 5,934,129,000	7,901,000	5.91%
2018[3]	10,216,000	62.20%	$ 6,000,000,000	8,600,000	8.85%
2019	10,446,000	63.60%	$ 5,300,000,000	9,200,000	6.98%
2020	6,500,000	45.70%	$ 5,000,000,000	6,000,000	-34.78%
2021	7,678,000	50.08%	$ 5,500,000,000	9,587,000	59.78%
2022[4]	10,982,000	63.59%	$ 9,800,000,000	10,843,000	13.10%
2023	10,950,000	64.78%	$ 10,900,000,000	10,900,000	0.53%
2024	10,854,000	62.51%	$ 10,217,600,000	10,389,000	-4.69%
2025	11,552,000	64.26%	$ 10,800,000,000	10,524,000	1.30%

Notes: [1] Data is on a calendar year basis
[2] This data consists of 11 calendar months
[3] After 2018 data is calculated on calendar year
[4] After 2022 data is calculated on fiscal year basis, except for the Tourism Economics regional study that estimates the total economic impact on a calendar year

Source: Experience Kissimmee

CITY OF ST. CLOUD
Insurance Coverage
September 30, 2025

Types of Coverage	Coverages and Limits		Deductibles	
A. **General Liability Insurance**	No Aggregate			
1 Bodily Injury and Property Damage Limit	1,000,000	Per Occurrence	$ -	
2 Personal Injury and Advertising Injury Limit	Included	Per Person or Organization	$ -	
3 Products & Completed Operations	Included		$ -	
4 Employee Benefits Liability, per person	1,000,000	Per Occurrence	$ -	
5 Fire Damage Limit	Included		$ -	
6 Deadly Weapon Protection (Claims Made)	**1,000,000**	**Per Occurrence**	**$ -**	
7 Law Enforcement Liability	**1,000,000**	**Per Person/Occurrence/Aggregate**	**$ 25,000**	
8 Cyber Liability Insurance	**2,000,000**		**$ 25,000**	
B. **Property**				
1 **Building and Contents Limit, per schedule**	67,846,942		$ 25,000	w/ 5% for Named Storm, at a minimum of $35,000.00
a. Flood (Excess of NFIP where available)	1,000,000	Per Occurrence/Aggregate	$ 25,000	
b. Earth Movement (Earthquake)	1,000,000		$ 25,000	
c. Boiler & Machinery	67,846,942		$ 25,000	
2 **Inland Marine**	5,437,320			
a. Unscheduled Blanket Inland Marine	1,701,795		$ 10,000	
b. Scheduled Inland Marine	Included		$ 10,000	
c. Contractor's Mobile Equipment	2,952,136		$ 10,000	
c. Contractor's Mobile Equipment	25,099		$ 1,000	
d. Electronic Data Processing Equipment	500,000		$ 10,000	
e. Emergency Services Portable Equipment	Included		$ 10,000	
f. Fine Arts	Included		$ 10,000	
g. Rented, Borrowed, Leased Equipment	200,000		$ 10,000	
h. Valuable Papers	Included		$ 10,000	
i. Watercraft	13,490		$ 5,000	10,000 for Named Storm
j. Other Inland Marine	44,800		$ 10,000	
C. **Automobile**				
1 Physical Damage Comprehensive/Collision Coverage	**500,000**		**$ 5,000**	
2 Automobile Liability	1,000,000		$ 5,000	
3 Personal Injury Protection	Statutory		$ -	
D. **Public Officials**				
1 Employment Practices Liability	1,000,000	Per Claim/Aggregate	$ 25,000	
2 Professional Liability	1,000,000	Per Claim/Aggregate	$ 25,000	
E. **Crime - 3-Year Policy Term, Annual Installments**				
1 Employee Dishonesty	1,000,000	Per Loss	$ 10,000	
2 On Premises/In Transit	50,000	Per Loss	$ 5,000	
3 Forgery or Alteration	250,000	Per Loss	$ 5,000	
4 Computer Fraud	1,000,000	Per Loss	$ 10,000	
5 Funds Transfer	1,000,000	Per Loss	$ 10,000	
6 Claim Expense	5,000		$ -	
F. **Environmental (Pollution) - 3-Year Policy Term**				
1 Above Ground Storage Tanks, per schedule	$1,000,000/$3,000,000	Per occurrence/Aggregate	$ 25,000	
G. **Workers' Compensation**				
1 Compensation Benefits	Statutory	City is self-insured up to $500,000 per occurrence		
2 Employers Liability:		Excess coverage for losses over $ 500,000, per occurrence		
a. Each Accident	1,000,000		$ -	
b. Disease - Policy Limit	1,000,000		$ -	
c. Disease - Each Employee	1,000,000		$ -	
H. **Fiduciary Funds - 3-Year Policy Term, Annual Installments**				
PO/FF Travelers Casualty and Surety Company of America	1,000,000		$ -	
GE Travelers Casualty and Surety Company of America	1,000,000		$ -	
I. **Cancer Fund Fire Fighter Insurance**				
First Diagnosis - Class 1	25,000		$ -	
Cancer Death	75,000		$ -	
First Diagnosis - Class 2	25,000			
First Diagnosis - Class 3	25,000		$ -	

CITY OF ST. CLOUD
Insurance Coverage
September 30, 2025

Types of Coverage	Coverages and Limits		Deductibles	
J. **Group Health**				
1 PPO Coverage - Preferred Plan		Office Co-pay	$ 30	
		Specialist Co-pay	$ 40	
		Hospital		Ded + Coins
		Rx - Tier 1	$ 10	
		Rx - Tier 2	$ 30	
		Rx - Tier 3	$ 50	
		Emer. Room	$ 300	
		Co-Ins.	80/20	
		Max. out of Pocket	$ 4,000	Individual
			$ 8,000	Family
		Deductible	$ 1,250	Individual
			$ 2,500	Family
2 PPO Coverage - Standard Plan		Office Co-pay	$ 30	
		Specialist Co-pay	$ 50	
		Hospital		Ded + Coins
		Rx - Tier 1	$ 10	
		Rx - Tier 2	$ 30	
		Rx - Tier 3	$ 50	
		Emer. Room	$ 300	
		Co-Ins.	80/20	
		Max. out of Pocket	$ 5,000	Individual
			$ 10,000	Family
		Deductible	$ 1,750	Individual
			$ 3,500	Family
K. **Group Life and Accidental Death and Dismemberment Insurance**	1 times annual earnings rounded to the next higher multiple of $1,000 Maximum amount of $150,000 AD&D an amount equal to life insurance			
L. **Accidental Death and Dismemberment** *(Statutory Death Benefit Coverages for Police Officers and Firefighters)*	• Line of Duty Coverage Principal Sum: $75,000.00 • Fresh Pursuit Coverage Principal Sum: $150,000.00 • Unlawful & Intentional Coverage Principal Sum: $225,000			
M. **Employee Long-Term Disability**	66-2/3 of the first $7,500 of predisability earnings, subject to income which will reduce disability section Maximum Benefit Period: later of normal retirement age Maximum: $5,000; Minimum: $100 Partial disability included			
N. **Group Dental Insurance**				
Low Plan	Preventative Procedures		100/0	
	Basic Procedures	Co-Ins.	80/20	
	Major Procedures	Co-Ins.	50/50	
	Orthodontia	Co-Ins.	50/50	
	Year Deductible (In Network)		Individual $0 / Family $0	
	Year Deductible (Out of Network)		Individual $50 / Family $150	
	Annual Max		$ 1,000	
	Lifetime Max Ortho		$ 1,000	
High Plan	Preventative Procedures		100/0	
	Basic Procedures	Co-Ins.	100/0	
	Major Procedures	Co-Ins.	60/40	
	Orthodontia	Co-Ins.	50/50	
	Year Deductible (In Network)		Individual $0 / Family $0	
	Year Deductible (Out of Network)		Individual $50 / Family $150	
	Annual Max		$ 1,500	
	Lifetime Max Ortho		$ 2,000	
O. **Fiduciary Liability**				
Police Officers & Firefighters	1,000,000			
General Employees	1,000,000			

CITY OF ST. CLOUD
Miscellaneous Statistical Data
September 30, 2025

CITY OF ST. CLOUD, FLORIDA

(UNAUDITED)

Date of Incorporation
March 4, 1911

Original Charter Adopted
September 12, 1967

Present Charter Adopted
January 27, 1994
Re-published on February 11, 2010

Most Recent Referendum
March 17, 2009

Form of Government
Council - Manager

Terms of Office
Mayor/Councilman and Four Councilmen - Staggered Four-year Terms

Boundary Areas

Municipality - 35.60 Square Miles

Electric Service Area - 150 Square Miles

COMPLIANCE SECTION

Additional elements of the report prepared
in accordance with the provisions of the
Uniform Guidance and the Rules of the Auditor
General of the State of Florida

COMPLIANCE SECTION

CITY OF ST. CLOUD, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Assistance Listing Number	Grant/Contract Number	Expenditures	Federal Amount Provided to Subrecipients
Federal Awards				
U.S. Department of Housing and Urban Development				
Community Development Block Grants/Entitlement Grants	14.218	B-20-MC-12-0067	$ 17,596	$ 17,596
Community Development Block Grants/Entitlement Grants	14.218	B-22-MC-12-00067	142,682	142,682
Community Development Block Grants/Entitlement Grants	14.218	B-23-MC-12-00067	114,987	114,987
Community Development Block Grants/Entitlement Grants	14.218	B-24-MC-12-00067	167,349	44,210
Total U.S. Department of Housing and Urban Development			442,614	319,475
U.S. Department of Justice				
Bulletproof Vest Partnership Program	16.607	1121-0235	17,608	-
Equitable Sharing Program	16.922	FL0490100	18,776	-
Public Safety Partnership and Community Policing Grants	16.710	15JCOPS-23-GG-04802-UHPX	368,279	-
Passed Through Florida Department of Law Enforcement:				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	6N240	25,999	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	3X114	249,339	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	5PBJA-23-GG-02972-MUMU	7,204	-
			282,542	-
Total U.S. Department of Justice			687,205	-
U.S. Department of Homeland Security				
Assistance to Firefighters Grant	97.044	DHS-22-GPD-044-00-98	37,272	-
Disaster Grants - Public Assistance (Presidentially Declared Disaster)	97.036	FEMA-4673-DR-FL	69,817	-
COVID-19 - Disaster Grants - Public Assistance (Presidentially Declared Disaster)	97.036	DR-4486-COVID-19	175	-
Total U.S. Department of Homeland Security			107,264	-
U.S. Department of Energy				
Energy Efficiency and Conservation Block Grant	81.128	IA-0000000991	113,072	-
Total U.S. Department of Energy			113,072	-
Total Expenditures of Federal Awards			$ 1,350,155	$ 319,475

Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of St. Cloud, Florida and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the Office of Management and Budget Uniform Guidance. Therefore, amounts presented in this schedule may differ from the amounts presented in, or used in, the preparation of the basic financial statements.

Indirect Cost Rate

The City of St. Cloud, Florida has elected not to use the 15% de minimis indirect cost rate allowed under the OMB Uniform Guidance.

Additional Information

Assistance Listing Number 97.036, Disaster Grants - Public Assistance (Presidentially Declared Disasters) includes $69,992 in expenditures that occurred prior to October 1, 2024.

PURVIS GRAY

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 Honorable Members of the City Council
City of St. Cloud
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 governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information 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 City's basic 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 City'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 of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operations 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 of the City'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 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 consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

The Honorable Members of the City Council
City of St. Cloud
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*

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City'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 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 City'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 City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Purvis Gray

March 25, 2026
Ocala, Florida

PURVIS GRAY

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of St. Cloud, Florida's (the City) compliance with the types of compliance requirements described in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance 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 the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material non-compliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material non-compliance when it exists. The risk of not detecting material non-compliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material non-compliance, 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 City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

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

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Purvis Gray

March 25, 2026
Ocala, Florida

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FEDERAL AWARD PROGRAMS
FOR THE YEAR ENDED SEPTEMBER 30, 2025
CITY OF ST. CLOUD, FLORIDA

SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of Auditor's Report Issued:	Unmodified
Internal Control Over Financial Reporting:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None Reported
Non-compliance material to financial statements noted?	No

Federal Awards

Internal Control Over Major Programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	No
Type of Auditor's Report Issued on Compliance for Major Programs:	Unmodified
Any Audit Findings Disclosed that are Required to be Reported in Accordance with 2 CFR 200.516(a)?	No

Identification of Major Programs:

Federal Program or Cluster	
U.S. Department of Justice:	Assistance Listing No.:
Public Safety Partnership and Community Policing Grants	16.710
Dollar Threshold Used to Distinguish Between Type A and Type B Programs – Federal Programs	$1,000,000
Auditee qualified as low-risk auditee pursuant to the Uniform Guidance?	Yes

Other Issues

- No summary schedule of prior audit findings is required because there were no prior audit findings related to federal programs.

PURVIS GRAY

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

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

We have examined the City of St. Cloud, Florida's (the City) 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 City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City 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.

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

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

In our opinion, the City 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 the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Members of the City Council, and applicable 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

PURVIS GRAY

MANAGEMENT LETTER

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

Report on the Financial Statements
We have audited the financial statements of the City of St. Cloud, Florida (the City) 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; and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, *Rules of the Auditor General*.

Other Reports and Schedules
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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control Over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an 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 significant findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit.

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 and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. These disclosures can be found in Note 1 to the financial statements.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

MANAGEMENT LETTER

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 City met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City'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 City stated they did not operate a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the City'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 St. Cloud Community Redevelopment Agency (CRA) reported this information in the CRA's separately issued financial statements.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, *Rules of the Auditor General*, the Stevens Plantation DSD (the District) reported the following information that was not subject to auditing procedures:

- 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 0.
- All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $0.

The Honorable Members of the City Council
City of St. Cloud
St. Cloud, Florida

MANAGEMENT LETTER

- All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as $0.
- There was no 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.
- 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, is not applicable for the District.

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 the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to take this opportunity to thank you and your staff for the cooperation and courtesies extended to us during the course of our audit. Please let us know if you have any questions or comments concerning this letter, our accompanying reports, or other matters.

Purvis Gray

March 25, 2026
Ocala, Florida

St. Cloud
FLORIDA
Your Centerplace for Life

March 16, 2026

AFFIDAVIT

FINANCE DEPARTMENT

BEFORE ME, the undersigned authority, personally appeared (Jeffrey Cooper), who being duly sworn, deposes and says on oath that:

- I am the Chief Financial Officer (Finance Director) of The City of St. Cloud, Florida which is a local jurisdiction (city) of the State of Florida;
- The City of St. Cloud has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.
- See the listing of impact fees adopted on the following page.

FURTHER AFFIANT SAYETH NAUGHT.

Jeffrey Dow Cooper
(Jeffrey Cooper)

STATE OF FLORIDA
COUNTY OF OSCEOLA

SWORN TO AND SUBSCRIBED before me this 16 day of March, 2026.

Notary Public State of Florida
Ariaddne Rausseo
My Commission HH 611867
Expires 11/22/2028

NOTARY PUBLIC
Print Name Ariaddne Rausseo

Personally known Y or produced identification _____

Type of identification produced: _____

My Commission Expires: 11/22/28

1300 Ninth Street, St. Cloud, FL 34769-3399 * 407-957-7315 * 407-957-7335 (fax)

St. Cloud
FLORIDA
Your Centerplace for Life

FINANCE DEPARTMENT

The impact fees adopted by ordinance or resolution as follows:

- The City of St. Cloud, Florida adopted Ordinance No. 2022-61 providing for the establishment of Park and Recreation Impact Fees, effective on January 27, 2023.
- * The City of St. Cloud, Florida adopted Ordinance No. 2010-051 that established the Potable Water Impact Fees, effective on January 1, 2011.
- * The City of St. Cloud, Florida adopted Ordinance No. 2010-052 that established the Sewer Impact Fees, effective on January 1, 2011.
- The City of St. Cloud, Florida adopted Ordinance No. 2022-61 that established the Public Safety Impact Fees, effective on January 27, 2023.
- The City of St. Cloud, Florida adopted Resolution No. 2019-253R adopting the Mobility Fee Schedule and discount percentages, effective on April 1, 2020.
- The City of St. Cloud, Florida adopted Ordinance No. 2020-10 which established the Solid Waste Impact Fees, effective on July 1, 2020.
- The City of St. Cloud, Florida adopted Ordinance No. 2021-85 which established the Education Impact Fees, effective on March 6, 2023.

*The City of St. Cloud (the City) entered into an interlocal agreement with TOHO Water Authority (see Note 13). TOHO will collect and expend impact fees on behalf of the City, to be used for the upgrade and expansion of the City's Water and Sewer Utility Systems.

PURVIS GRAY

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

Honorable Mayor and Members of the City Council
City of St. Cloud
St. Cloud, Florida

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of St. Cloud, Florida (the City) for the year ended September 30, 2025. Professional standards require that we provide you with the information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards,* and the Uniform Guidance*,* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated February 3, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. As outlined in the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*, and No. 102*, Certain Risk Disclosures*. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events, and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Estimation of the Allowance for Doubtful Accounts**—Management's estimate for the allowance for doubtful accounts is based on historical collection rates and an analysis of the collectability of individual receivables. Management's estimates included the assessment of the collectability of the advance from the General Fund and the Orlando Utilities Commission Interlocal Agreement Fund to the Stevens Plantation Dependent Special District, a blended component unit.

- **Useful Lives of Assets**—Management's estimate of the useful lives of assets is based upon known historical facts and industry standards for similar assets.

- **Leases and Subscription Arrangements**—Management's estimate related to the initial measurement of lease assets and subscription arrangements, as well as related liabilities, interest expense, lease term, present value of lease payments, and fair value of underlying assets is all based on terms in the agreements and the discount rate.

- **Other Postemployment Benefits (OPEB)**—The unfunded accrued actuarial liability for OPEB is determined by an actuarial report based on employee census data and assumptions selected by management, based on industry trends. There are significant underlying assumptions in the actuarial report, which if changed, would significantly affect the reported amounts.

- **Landfill Post-Closure Costs**—The City's calculation of accrued landfill post-closure care costs are based on cost estimates developed by a registered professional engineer. Generally, the same cost and capacity estimates are used for both regulatory and accounting purposes.

- **Self-Insurance Liabilities**—The City's self-insurance liability is determined based on an estimation of claims incurred as of September 30 and is offset by any estimated recovery from the excess insurance.

- **Net Pension Liability, Pension Related Deferred Outflows and Inflows of Resources, and Pension Expense**—The City's net pension liability, deferred outflows, deferred inflows, and pension expense for the established defined benefit plans are estimates based on actuarial studies performed by a qualified actuary hired by the City. There are significant underlying assumptions in the actuarial report, which if changed, would significantly affect the reported amounts.

We evaluated the methods, assumptions, and data used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Honorable Mayor and Members of the City Council
City of St. Cloud
St. Cloud, Florida

Management Representations
We have requested certain representations from management that are included in the management representation letter dated March 25, 2026.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following are audit matters that we would like to bring to the attention of the Mayor, City Council, and management of the City:

- **GASB Statement No. 103**, *Financial Reporting Model Improvements*, will be effective for the year ending September 30, 2026. This statement introduces improvements to the financial reporting model aimed at enhancing the clarity and decision-usefulness of key financial information while addressing certain application issues.

- **GASB Statement No. 104**, *Disclosure of Certain Capital Assets*, will be effective for the year ending September 30, 2026. This statement enhances financial statement note disclosures by requiring entities to provide more detailed information about certain types of capital assets. Specifically, lease assets, intangible right-to-use assets, and subscription-based IT assets must be disclosed separately by major class in the capital assets note disclosures. Additionally, intangible assets other than these categories must also be disclosed separately by major class.

- **GASB Statement No. 105**, *Subsequent Events*, will be effective for fiscal years beginning after September 30, 2027. This statement aims to improve financial reporting by clarifying the timeframe and requirements for reporting transactions or events that occur after the financial statement date. It defines the subsequent events timeframe as the period ending on the date the financial statements are "available to be issued", which is when they are complete in a accounting principles generally accepted in the United States of America (GAAP)-compliant format and all necessary approvals for issuance have been obtained. The City will need to disclose the specific date through which subsequent events were evaluated and provide detailed notes for "non-recognized events", such as significant debt-related transactions or changes to the reporting entity, including an estimate of their financial effect.

Honorable Mayor and Members of the City Council
City of St. Cloud
St. Cloud, Florida

- **Grant Reporting and Schedule of Expenditures of Federal Awards (SEFA) Preparation**. The City is responsible for preparing a SEFA that is timely, accurate, and complete, reflecting all federal expenditures incurred and eligible during the fiscal year. During the audit, we noted the need for continued improvement in the tracking and accounting of grant activity to ensure expenditures are recorded in the proper period and included on the SEFA when incurred.

  We encourage management to strengthen procedures over grant monitoring and SEFA preparation, including timely identification of eligible expenditures and reconciliation of grant activity to the general ledger. Enhanced oversight and review controls will help promote accurate reporting, reduce revisions during the audit process, and support compliance with federal requirements.

Other Matters

We applied certain limited procedures to management's discussion and analysis, major fund budgetary comparison statements, and pension and OPEB information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Schedule of Expenditures of Federal Awards, combining and individual non-major fund statements and schedules, and non-major fund budgetary comparison schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with GAAP, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Transmittal Letter or Statistical Information, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the Mayor, City Council, and management of the City, 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

Meeting: May 14, 2026

Agenda Item Type: First Readings and Introduction Ordinance No. 2026-25 Stephanie Leigh Rothstein Memorial Park ZMA

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2026-25, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 27.263 acres identified as Stephanie Leigh Rothstein Memorial Park additional parcels, Project #ZMA25-00023, from "A" Agriculture to "OR" Open Space/Recreation generally located north of Barina Street, east of Missouri Avenue, south of Fertic Road, and west of Ponds Trail. Providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on June 11, 2026) Action on Ordinance No. 2026-25 (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
This is a city initiated application.

Legal Authority:

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

Planning Commission will be held on May 19, 2026.

Final Action will be held on June 11, 2026.

Finance Director's Comments:

Procurement Director's Comments:

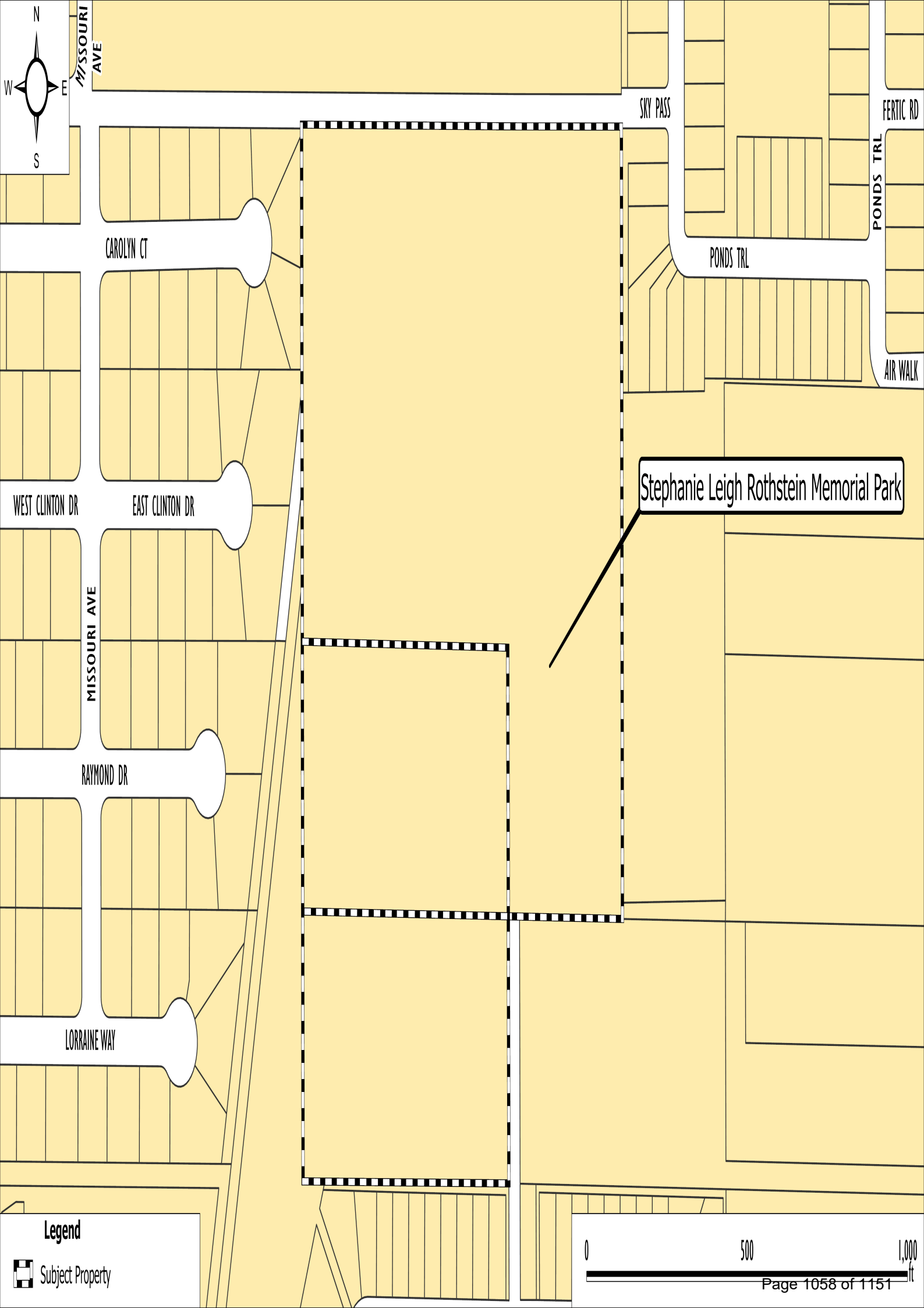
City Manager's Comments:
City Manager recommends approval

City Council Action:

6/11/26 - Final Action

Attachments:

1. ZMA25-00023_LOCATION
2. ZMA25-00023 STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK ADDITIONAL PARCELS ORDINANCE NO. 2026-25


N
W
E
S
MISSOURI AVE
SKY PASS
FERTIC RD
PONDS TRL
CAROLYN CT
PONDS TRL
AIR WALK
Stephanie Leigh Rothstein Memorial Park
WEST CLINTON DR
EAST CLINTON DR
MISSOURI AVE
RAYMOND DR
LORRAINE WAY
Legend
Subject Property
0
500
1,000
ft

RETURN TO:
CITY OF ST. CLOUD
COMMUNTIY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, PROVIDING FOR THE ZONING AMENDMENT OF THE ZONING MAP OF THE LAND DEVELOPMENT CODE OF THE CITY OF ST. CLOUD, FLORIDA, SPECIFICALLY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY +/- 27.263 ACRES IDENTIFIED AS STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK ADDITIONAL PARCELS, PROJECT #ZMA25-00023, FROM "A" AGRICULTURE TO "OR" OPEN SPACE/RECREATION GENERALLY LOCATED NORTH OF BARINA STREET, EAST OF MISSOURI AVENUE, SOUTH OF FERTIC ROAD, AND WEST OF PONDS TRAIL PROVIDING FOR ENTERING THE DESIGNATION ON THE OFFICIAL ZONING MAP, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, zoning districts are required to be consistent with Comprehensive Plan of the City of St. Cloud; and,

WHEREAS, the proposed zoning is consistent with the proposed Future Land Use designation of “Park and Open Space”; and,

WHEREAS, the property described below is less than five percent (5%) of the total land area of the City of St. Cloud; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated May 14, 2026; and,

WHEREAS, the City Council has held a Public Hearing on this matter after public notice has been provided, as required by law; and,

WHEREAS, it is in the best interest of the City of St. Cloud and its citizens that the proposed rezoning be approved.

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

SECTION 1:

That Ordinance No. 87-HH of the City of St. Cloud, Florida, passed and adopted October 1, 1987, and any amendments to the ordinance, being the Land Development Code of the City of St. Cloud, Florida, is hereby amended to include and designate on the Official Zoning Map a “Open Space and Recreation ” zoning district classification for the property described below and as shown on Exhibit “A”:

Stephanie Leigh Rothstein Memorial Park Additional Parcels:

PARCEL: 14-26-30-0725-0001-0050

S L & I C PB B PG 5 W 1/2 LOTS 4, 13 & 20 ALL LOTS 5, 12 & 28

Parcel: 14-26-30-0725-0001-0210

S L & I C PB B PG 5 LOT 21

Containing +/- 27.263 acres, more or less.

SECTION 2:

The property is rezoned to "OR" Open pace and Recreation, making applicable all provisions of the Land Development Code of the City of St. Cloud, Florida.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Community Development Department.

SECTION 5:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 6:

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

SECTION 7:

Effective Date. This ordinance has been published and shall take effect as provided by law.

DRAFT

First Reading on the 14th day of May 2026.

Final Reading on the 16th of June 2026.

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

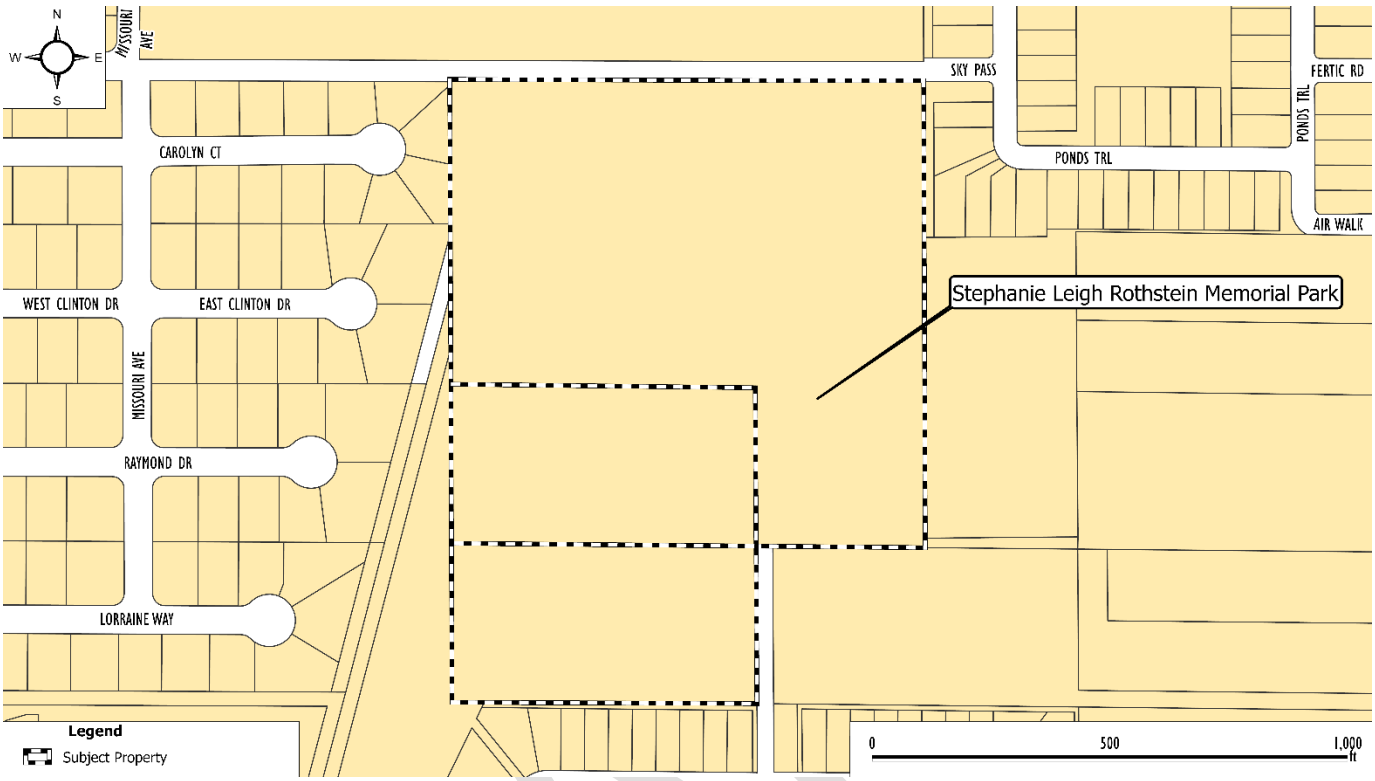
_____

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

DRAFT

EXHIBIT "A"



PARCEL ID NO(S).

14-26-30-0725-0001-0050

14-26-30-0725-0001-0210

DRAFT

Meeting: May 14, 2026

Agenda Item Type: First Readings and Introduction Ordinance No. 2026-26 - Regulations governing commercial use of public property

Park & Recreation Agenda Item:
First Reading and Introduction for Ordinance No. 2026-26, an ordinance of the City Council of the City of St. Cloud, amending Chapter 38 "Streets, Sidewalks and Other Public Places" to create new section 38-6 "Permit Required for Using Public Property for Compensation or Consideration"; providing for conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) (Final Public Hearing will be heard June 12, 2026) Action on Ordinance No. 2026-26.

Strategic Key Focus Areas:
High-Performing Government

Background Information:

Staff is bringing forward this ordinance amendment in response to a noticeable increase in businesses and individuals utilizing City-owned property for commercial purposes. These activities include providing services, advertising, and conducting transactions for profit on public lands and facilities.

Currently, the City Code does not clearly address or regulate all instances of private commercial use of public property. As a result, there is a need to establish consistent standards to ensure that such activities are properly reviewed, authorized, and managed in a manner that protects public use, safety, and the City's interests. Only at Lakefront Park is commercial activity currently prohibited without an approved permit or contract. This regulation was put in place to address the proliferation of for-profit businesses renting boats and jet skis.

The proposed ordinance addresses this need by requiring a permit or other formal authorization for any business or commercial activity conducted on City property. The specific changes to the ordinance are reflected as underlined text on the first and second pages of the attached ordinance.

The proposed Section 28-6 would:

- Prohibit conducting private business, commercial activity, or services for compensation on City property without proper authorization (e.g., permit, concession, lease, or franchise).
- Clarify that possession of a business tax receipt or license alone does not grant permission to operate on City property.
- Require permits for posting or distributing advertisements or promotional materials on City property.
- Define the scope of applicable City-owned or controlled properties.

- Establish enforcement provisions and penalties for violations.

This amendment provides the City with greater oversight and control over commercial activities occurring on public property, helping to ensure fairness, accountability, and appropriate use of public assets.

Legal Authority:
City of St. Cloud Charter Section 2.04

Budget and Recommendation:
No cost associated with this item.
Staff recommends **APPROVAL** of Ordinance 2026-26 on first reading and authorization for staff to advertise the public hearing for adoption.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
06/12/2026 - Final Action

Attachments:
1. Ordinance 2026- Using public property staff report
2. Ordinance 2026- Using public property (mark up)

MEMORANDUM REPORT
FOR CITY COUNCIL
May 14, 2026

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Ordinance No. 2026-26 (First Reading)

Date: April 23, 2026

REQUEST:

This ordinance amends Chapter 38 of the City Code by creating a new Section 38-6 to require permits for individuals or entities conducting business activities on City-owned or controlled property. The amendment establishes clear regulations governing the commercial use of public property and ensures appropriate authorization is obtained before such use.

BACKGROUND:

Staff is bringing forward this ordinance amendment in response to a noticeable increase in businesses and individuals utilizing City-owned property for commercial purposes. These activities include providing services, advertising, and conducting transactions for profit on public lands and facilities.

Currently, the City Code does not clearly address or regulate all instances of private commercial use of public property. As a result, there is a need to establish consistent standards to ensure that such activities are properly reviewed, authorized, and managed in a manner that protects public use, safety, and the City's interests.

The proposed ordinance addresses this need by requiring a permit or other formal authorization for any business or commercial activity conducted on City property. The specific changes to the ordinance are reflected as underlined text on the first and second pages of the attached ordinance.

The proposed Section 28-6 would:

- Prohibit conducting private business, commercial activity, or services for compensation on City property without proper authorization (e.g., permit, concession, lease, or franchise).
- Clarify that possession of a business tax receipt or license alone does not grant permission to operate on City property.
- Require permits for posting or distributing advertisements or promotional materials on City property.
- Define the scope of applicable City-owned or controlled properties.
- Establish enforcement provisions and penalties for violations.

This amendment provides the City with greater oversight and control over commercial activities occurring on public property, helping to ensure fairness, accountability, and appropriate use of public assets.

STRATEGIC PLAN GOALS:

High-Performing Government

Focus on the continuity and sustainability of core public services

COST:
There is no cost associated with this item.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Ordinance No. 2026-26

Attachment – Ordinance No. 2026-26

ORDINANCE NUMBER 2026 - 26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD AMENDING CHAPTER 38 "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES" TO CREATE NEW SECTION 38-6 "PERMIT REQUIRED FOR USING PUBLIC PROPERTY FOR COMPENSATION OR CONSIDERATION"; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST. CLOUD HEREBY ORDAINS:

Section 1. Chapter 38, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES", to create new Section 38-6 "Permit required for business using public property" of the St. Cloud City Code, is hereby amended to read as follows: (underlined indicates added language and ~~strike through~~ indicates deleted language)

Sec. 38 - 6. Permit required for using public property for compensation or consideration.

(a) It shall be unlawful for any person, firm, corporation or other legal entity to engage in any private business, commercial activity, or to undertake to provide any service for compensation or consideration of any kind, or to advertise or display merchandise, or to transact any business for profit, or to solicit business, on any property or facilities owned, leased, controlled or operated by the city without first obtaining a permit, concession, franchise, lease, or other authorization in writing approved or authorized by the city council or the city manager, as may be applicable.. A county or city license or business tax receipt shall not authorize any person, firm, corporation or other legal entity to engage in any of the prohibited activities on city property or facilities.

(b) It shall be unlawful for any person, firm, corporation or other legal entity to post, display or distribute any signs, advertisements, circulars, handbills, printed or written matter relating to any business or commercial activities on any property or facilities owned or operated by or for the city, without first obtaining a written permit issued or authorized by the city council; provided that the provisions of this section shall not be applicable to licensees, franchisees, concessionaires, lessees or agencies of the city.

(c) The provisions of this section shall be applicable to all lands, buildings, improvements, facilities, equipment, projects, and all property, either real or personal, owned, leased, operated, or under the custody or control of the city, or its agents, representatives, officials, departments or instrumentalities, except public streets, roads, highways and sidewalks.

(d) Any person, firm, corporation or other legal entity violating any provisions of this section shall be subject to the penalties as set forth in Section 1-15 and Section 2, Article VI of the City Code.

Section 2. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 4. Administrative Correction. Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

Section 5. Codification. The text of Section 2 of this ordinance shall be codified as a part of the St. Cloud City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

Section 6. Publication and Effective Date. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

FIRST READING ON THE 14TH DAY OF MAY 2026
SECOND READING ON THE 12TH DAY OF JUNE 2026

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 12th day of June 2026.

_____
Christian B. Roberston, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

1

Meeting: May 14, 2026

Agenda Item Type: First Readings and Introduction Ordinance No. 2026-27 Alcohol Berverage Establishment

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2026-27, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3 Performance and Siting Standards, Article 14 Use Regulations, Section 3.14.5 – Alcoholic Beverage Establishments; providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title) (Final Public Hearing will be heard on July 16, 2026) Action on Ordinance No. 2026-27

Strategic Key Focus Areas:

Background Information:
This is a city initiated application.

Legal Authority:

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

Planning Commission will be held on June 16, 2026.

Final Action will be held on July 16, 2026.

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:
7/16/26- Final Action

Attachments:
1. Ordinance No. 2026-27 - Alcohol Beverage Establishment Section 3.14.5 - CDA26-00004

CC1 05.14.26.

ORDINANCE NO 2026-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING CHAPTER 3 PERFORMANCE AND SITING STANDARDS, ARTICLE 14 USE REGULATIONS, SECTION 3.14.5 – ALCOHOLIC BEVERAGE ESTABLISHMENTS; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, CODIFICATION AND PUBLICATION AND EFFECTIVE DATE.

WHEREAS, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents; and

WHEREAS, the Planning Commission held a public hearing, with all required advertisements, on June 16, 2026, for the purpose of providing recommendation to the City Council to adopt Ordinance No. 2026-27 amending the Land Development Code, Section 3.14.5 - Alcohol Beverage Establishments;

WHEREAS, the City Council of the City of St. Cloud has determined and finds that the regulations contained herein are necessary and in the best interests of the health, safety, and welfare of the general public and the citizens of, and visitors to, St. Cloud.

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

SECTION 1: The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. CHAPTER 3, "PERFORMANCE AND SITING STANDARDS", Article 14-Use Regulations, Section 3.14.5 "Alcoholic Beverage Establishment", is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

3.14.5. Alcoholic beverage establishments. (See definition chapter 8.)

In addition to any other requirements or limitations of this Code, places for the sale of liquor, beer, or wine for on-premises consumption, such as <u>full-service restaurants,</u> cocktail bars, saloons, nightclubs or package liquor stores (hereinafter called "establishments") shall be subject to the following additional requirements and limitations:

A. These establishments shall be located at least 750 feet from any public, private, or parochial, elementary, junior high, or high school, and/or church or child day care center. The 750-foot minimum is to be measured in a straight line from the front or main entrance door of the establishment, as determined by the city manager or his designee, to the nearest point of the church structure or the nearest point of the school or child day care center property.

B. These establishments shall be located at least 500 feet from another establishment. The required 500 feet is to be measured in a straight line from the nearest point of the structure of the establishment to the nearest point of the structure of another.

C. Where an establishment is located and begins operation in conformity with this section and with this Code with subsequent locating of a school, church or child day care center within 750 feet of such existing establishment, or where an establishment began prior to the enactment of the

separation requirement, it shall not be construed that such establishment is in violation of this Code.

D. The sale of alcoholic beverages for on-premises consumption or the package sale of alcoholic beverages shall be exempt from the provisions of section 3.14.5.A. through 3.14.5.C. for the following, as described below:

1. Full-service restaurants where the service of food is more than 51 percent of the total sales, verifiable upon request, and alcoholic beverages is incidental to the service of food cooked on the premises; or
2. The sale of alcoholic beverages in certain bars/nightclubs which is incidental to a hotel or motel operation having more than 50 guestrooms; or
3. The package sale of alcoholic beverages is not for consumption on the premises; or
4. Micro-breweries or micro-wineries, as defined in section 8.2.2.
5. The establishment is located within the CBD-1 as a permitted use; or
6. The establishment is located within the CBD-2 as a conditional use; or
7. Publicly owned facilities; or
8. Private clubs where only members and their guests are served and there are no indications on the exterior of the building that alcoholic beverages are served therein, and where such private clubs, and fraternal organizations, are permitted within any zoning classifications, but shall be governed by the restrictions imposed by their state licenses.

E. *Full-service restaurants.* The provisions of section 3.14.5.A. through 3.14.5.C. (above) shall not apply to the sale of alcoholic beverages for on-premises consumption at a full-service restaurant. A full-service restaurant is defined as an establishment serving full-course meals and engaged primarily in the service of food and non-alcoholic beverages, with alcoholic beverages generally only consumed or sold in connection with the consumption or sale of food during all hours of operation. A full-service restaurant may have a bar area in which alcoholic beverages are served and consumed without the accompanying sales and consumption of food; however, such bar area shall be no more than 12 percent of the total gross-floor area of the full-service restaurant.

~~An establishment which con~~tains ~~pool tables, video games, a stage, live entertainment, illuminated or non-illuminated signs advertising alcoholic beverages, permits dancing, or which has live music or plays recorded music at a level above 70 decibels (measured six inches from the source), shall not be considered to be a full-service restaurant~~. An establishment which charges a cover charge at any time shall not be considered a full-service restaurant. An establishment that contains illuminated or non-illuminated signs advertising alcoholic beverages visible outside of the establishment shall not be considered a full-service restaurant. ~~An establishment which advertises anything other than the sale of food shall not be considered a full-service restaurant.~~

The full-service restaurant must have permanent kitchen facilities located within the premises in which full-course meals are regularly prepared for service to patrons of the establishment. Such kitchen facilities must be designed, constructed, equipped and maintained to actually allow preparation of food in sufficient quantities to serve full-course meals simultaneously to a number of patrons equal to at least 50 percent of the rated patron capacity of the restaurant. No person shall attempt to circumvent the intent of this part by an artifice or scheme, such as the serving of stock meals. Stock meals as used herein are defined to include and refer to the serving of cold plates,

snacks, previously prepared sandwiches and any other type of meal which is capable of being served to more than one customer.

~~The dining area shall contain tables and chairs or booths of standard table height. Counters and tables of cocktail table height shall not be permitted. All tables shall meet or exceed the minimally acceptable standard of 256 square inches of table space per patron.~~

The bar area, if one exists, shall be visually or physically separated from the remainder of the full-service restaurant and shall include the bar itself, any stools, chairs or other seating adjacent to the bar, and any other seating separated from the remainder of the full-service restaurant. The bar shall be accessible only from within the full-service restaurant and shall not have direct customer access to or from the outside.

F. *Certain bars/nightclubs in hotels or motels.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to the sale of alcoholic beverages for on-premises consumption at an establishment located within a hotel or motel containing 50 or more guestrooms where such establishment in the hotel or motel has no direct entrance or exit on a public street.

G. *For package sale of alcoholic beverages.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to a vendor who operates an establishment, the primary purpose of which is the package sale of alcoholic beverages for off-site consumption.

H. *Micro-breweries and micro-wineries.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to a vendor who is licensed by the Florida Department of Business and Professional Regulations, Division of Alcoholic Beverages and Tobacco to manufacture malt beverages or to produce wine.

I. *Establishment is a permitted use in CBD-1 district.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to an establishment that is approved as a permitted use and is located within the CBD-1 central business district 1.

J. *Establishment is permitted as conditional use in the CBD-2 district.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to an establishment that is approved as a conditional use and is located within the CBD-2 central business district 2.

K. *Publicly-owned facilities.* The provisions of sections 3.14.5.A. through 3.14.5.C. (above) shall not apply to an establishment located within a facility owned by the public where the primary purpose and design of the facility is to accommodate the assembly of people for entertainment or recreation.

L. *Establishments in the Entertainment District. The provisions of 3.14.5. A through 3.14.5.C and 3.14.5.E (above) shall not apply to Establishments located within the Entertainment District as established pursuant to Section 3.13.3 provided:*

1. *the establishment is in full compliance with the conditions and requirements of the applicable license to sell alcoholic beverages issued by the State of Florida for the establishment;*

2. *the* establishment does not charge a cover charge at any time;

3. the establishment does not contain illuminated or non-illuminated signs advertising alcoholic beverages visible outside of the establishment; and/or

4. if the establishment is licensed as a Full-service Restaurant by the State of Florida the establishment shall close for operation at 11:59 p.m.

SECTION 3. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 4. Administrative Correction. Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, this Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 5. Codification. The text of Section 2 of this ordinance shall be codified as a part of the St. Cloud City Code. The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

SECTION 6. Publication and Effective Date. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

FIRST READING ON THE 14th DAY OF MAY 2026
SECOND READING ON THE 16TH DAY OF JULY 2026

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 16th day of July 2026.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

DRAFT

CITY OF ST. CLOUD
RECREATION ADVISORY COMMITTEE MEETING
January 21, 2026
Civic Center
3001 17th Street
5:30 p.m.
Minutes

I. Call to Order

The meeting was called to order at 5:35 p.m. This meeting was not recorded.

II. Roll Call

Members Present

James Morency
Crystal Rosario
Thomas Richmeyer
Madie Zilke, Vice Chairperson
Christina Jones, Alternate 1
Alan Sherbourne, Alternate 2

Members Absent

Bobbie Lantry, Chairperson
Carter R. Student
Isabella S. Student

Staff Present

Stephanie Holtkamp, Director
April Sheeler, Recreation Specialist

III. Approval of Minutes

Upon a motion by Mr. Richmeyer, seconded by Mr. Morency, the minutes from August 20, 2025 were unanimously approved.

IV. Old Business

A. Ballfield Expansion Project

Ms. Holtkamp announced that the fields have been completed under budget and that the ribbon cutting was held on January 10. The new fields are multipurpose and can be used for baseball and softball. Rentals for the additional fields became available on January 12. St. Cloud Little League will use all twelve fields during the season so that games will be finished earlier in the evening than in previous seasons.

Mr. Sherbourne asked if there is a plan to market for tournaments. Ms. Holtkamp explained that the current fee schedule does not list tournament fees. The fee schedule is expected to go before City Council in February to add these fees.

B. Hopkins Park Community Center Update
Ms. Holtkamp reported that this project will go out to bid in February and will remain open for 30 days. The awarded contract will go before City Council for approval at the March meeting. Groundbreaking is expected to occur in April. The after-school program at the park will be held in a temporary facility. There will be no summer camp held at Hopkins Park; all camps will be held at the Civic Center.

C. Rummel Road Trail Update
Ms. Holtkamp explained that the project is moving forward. A utility conflict that was not noted in the original plan was identified. The plan has since been adjusted and has gone back out to bid.

V. New Business
There was no new business.

VI. Other Business

A. Mr. Sherbourne inquired about how upcoming Parks & Recreation programs are marketed and suggested the school district as a good resource for publishing information.

B. Mrs. Zilke asked about Partin Triangle Park. Ms. Holtkamp stated that the City took possession of the park on October 1. Conceptual plans for the park will be brought to the Committee for review, but not until after completion of the Rummel Road Trail, which is estimated for 2027.

C. Mr. Sherbourne suggested that the City host a pickleball tournament.

D. Ms. Holtkamp reported that a Recreation Superintendent has been hired. Leo Stoney comes with a background in government and non-profits. He will begin employment on February 9 and is expected to attend the next meeting.

E. Ms. Rosario shared that the St. Cloud Fire Department recently visited her child's school and suggested this could be a good for our homeschool program.

VII. Adjournment
Upon a motion by Mr. Richmeyer, seconded by Mr. Morencey, the meeting was adjourned at 6:05 p.m.

Respectfully Submitted by:

Bobbie Bryant, RAC Chairperson — Date: 3-18-26

April Sheeler, RAC Secretary — Date: 3-18-26

MINUTES
FINANCE COMMITTEE - REGULAR MEETING
CITY OF ST. CLOUD, FLORIDA - CITY HALL
1300 NINTH ST., ST CLOUD, FL 34769
FINANCE CONFERENCE ROOM-BUILDING B, 3RD FLOOR
Tuesday, January 20, 2026
6:00 PM

I. Chairman Rinehart called the meeting to order at 6:00 pm

II. Roll Call:

Chairman – Rinehart – Seat 2
Vice Chair – Hoglund – Seat 4 (Absent)
Member – Streeter – Seat 1
Member – Moore – Seat 3
Member – Fetzer – Seat 5

Staff Attending: Jeffrey Cooper, Finance Director
Eneida Vargas, Executive Administrative Assistant

Roll call was called.

III. Approval of minutes

Chairman Rinehart requested a motion for the approval of the minutes from October 21, 2025

Member Fetzer motioned for approval, and Member Streeter seconded the motion. All members voted Aye (5-0). Motion passed unanimously.

IV. Previous Business

No previous business to discuss.

V. Current Business

Ms. Leslie Weber from PFM Asset Management presented our investment performance review for the quarter ending December 31, 2025, by telephone.

Mr. Cooper presented the final report for FY 25-26, 1st quarter review ending December 31, 2025, highlighting 1st quarter budget performance and the City's revenue and expenditures for key department statistics.

Mr. Cooper started reviewing the top 10 revenue sources.

Ms. Streeter asked why the legal services are so high?

Mr. Cooper stated that we encumber the services for the whole year.

Ms. Street asked what could be causing the building's number not to increase?

Mr. Cooper stated there were fewer buyers due to high mortgage rates.

Ms. Streeter asked if, in the next meeting, explain more about those changes for the City if the Property tax law is approved.

Mr. Cooper stated that everything is in an initial stage and requires legislative approval before we proceed.
.
Mr. Rinehart asked how the new property tax law could affect the pension?

Mr. Cooper stated that not much we can do—basically, everything could be on the table.

VI. Chairman, Board Members' Comments

VII. Audience Comments

There were no comments at this time.

X. Adjournment 7:00 PM

City of St. Cloud

FY26 Warrant List #7

04/01/26 to 4/30/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/2/2026	22627 BIG DOG EXPRESS OF SOUTH FL INC		12,484.24
		VEGETATIVE WASTE DISPOSAL	
		VEGETATIVE WASTE DISPOSAL	
4/2/2026	22628 BOUNDTREE MEDICAL, LLC		2,061.63
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
4/2/2026	22629 CIVICPLUS		4,002.30
		DOCACCESS 2/26/26-9/30/26	
4/2/2026	22630 CIVITAS LLC		658.00
		CONSULTING HOUSING AND COMMUNITY DEVELOP FEB26	
4/2/2026	22631 FITNESS CF		3,084.44
		MARCH 2026 PREMIUM EMPLY GYM MEMBERSHIPS	
4/2/2026	22632 HABITAT FOR HUMANITY GREATER		54,376.29
		ROOF REPLACEMENT(FY23-24) 228 JERSEY AVE/ 715 11TH	
		ROOF REPLACEMENT(FY23-24) 20 ILLINOIS AVE	
		DELIVERY EXPENSES FEB26	
4/2/2026	22633 HANSON, WALTER & ASSOCIATES INC.		3,200.00
	ST2306 CREEK WOODS DR EXTENSION	COSC CREEK WOODS DR EXTN SERVICES THRU 01/31/26	
4/2/2026	22634 HUMANA INSURANCE COMPANY		4,005.61
		MARCH 2026 PREMIUM GROUP 591872	
		MARCH 2026 PREMIUM GROUP 591872	
4/2/2026	22635 LYNCH OIL		1,592.07
		FUEL DELIVERY 3/6/26	
		FUEL DELIVERY 3/10/26	
4/2/2026	22636 MILLER BROS. GIANT TIRE SERVICE INC		1,400.76
		RENTAL LOADER TIRE AND SUPPLIES	
		RENTAL LOADER TIRE AND SUPPLIES COF-FLAT	
4/2/2026	22637 MILLER ELECTRIC COMPANY		220.00
		SERVICE CALL 12/10/2025 CIVIC CENTER FIRE DOOR	

City of St. Cloud

FY26 Warrant List #7

04/01/26 to 4/30/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/2/2026	22638 ORLANDO UTILITIES COMMISSION		8,131.57
	ST2304 MICHIGAN AVE PED PROJECT	MICHIGAN AVE EXISTING LIGHT FIXTURES	
4/2/2026	22639 OSCEOLA ENGINEERING, INC.		1,125.00
	ST2304 MICHIGAN AVE PED PROJECT	SERVICE CONSULTANT FEB26 23-012 MICHIGAN AVE	
4/2/2026	22640 PETROLEUM TRADERS CORP.		70,417.61
		ULTRA LOW #2 DIESEL PO NUM 085630	
		ULTRA LOW #2 DIESEL PO NUM 085670	
4/2/2026	22641 POINT AND PAY, LLC.		14.00
		FEBRUARY 2026 INVOICE 28 E CHECKS	
4/2/2026	22642 RAFTELIS		7,953.50
		PROFESSIONAL SERVICES CIP 2/1/26 - 2/28/26	
		CONSULTING SERVICES CD 2/1/26 - 2/28/26	
4/2/2026	22643 SCHOOL DISTRICT OF OSCEOLA COUNTY		60.00
		CITATION FEES DUE TO SDOC WEEK ENDING (03/20/2026)	
4/2/2026	22644 TYLER TECHNOLOGIES, INC.		2,500.00
		TIME & ATTENDANCE INCREASE 2/1/25-4/30/25	
4/2/2026	22645 UNIVERSAL PROTECTION SERVICE, LLC		1,668.42
		SECURITY SERVICES CITY 1/1/26 - 1/31/26	
4/2/2026	22646 VEYTEC, INC.		6,887.20
		5 YEAR DOOR LICENCE 12/10/25-12/09/30	
		BACKUP BATTERY,INSTALL, CONFIGURE,LABOR & READER	
4/2/2026	22647 WASTE CONNECTIONS OF OSCEOLA COUNTY		69,711.92
		MSW DISPOSAL 3/2/26 - 3/7/26	
		CONSTRUCTION DEMOLITION 03/02/26 - 3/06/26	
4/2/2026	22648 WRIGHT-PIERCE		22,941.67
	ST2305 MASSACHUSETTS AVE EXT	MASS AVENUE EXTENSION SRVC THRU 2/27/26	
	ST2307 17TH STREET EXTENSION	17TH STREET EXTENSION SRVCS THRU 2/27/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PR2603 CENTENNIAL PARK RESTROOM	DOWNTOWN RESTROOMS SRVCS THRU 2/27/26	
	PR2603 CENTENNIAL PARK RESTROOM	DOWNTOWN RESTROOMS SRVCS THRU 11/28/25	
	ST2604 RUMMELL ROAD ROUNDABOUT	RUMMEL ROUNDABOUT SRVCS THRU 2/27/26	
4/2/2026	22649 YOUR EVENTS BY L&L LLC		795.00
	PRC024 YOUR EVENTS BY L&L	THE RANCH ST CLOUD SRVCS 02/10/26-02/28/26	
4/9/2026	22650 ARNCO CONSTRUCTION, INC.		4,307.25
		SWAT DAMAGE-1605 SNAPPER	
		POOL COVERING-211 INDIANA	
4/9/2026	22651 AT TRAILER CENTER		4,969.50
		WHITE TRAILER FOR P&R UNIT 17-100	
4/9/2026	22652 CHAPCO FENCE, LLC		3,253.37
		MOUNT PEACE CEMETERY ROLLING GATE REPAIR	
4/9/2026	22653 DIGITECH COMPUTER LLC		9,743.36
		MEDICAL BILLING FEB26	
4/9/2026	22654 FIFTH THIRD BANK		549,301.41
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
4/9/2026	22655 FL STATE LODGE FRAT.ORDER POLICE		1,260.00
		PAYROLL SUMMARY	
4/9/2026	22656 GRAYROBINSON, P.A.		7,500.00
		FEDERAL LOBBYING MAR26	
4/9/2026	22657 METROPOLITIAN LIFE INSURANCE CO.		40,122.49
		MARCH 2026 GROUP DENTAL EE/COBRA #5760484	
		MARCH 2026 GROUP DENTAL RETIREE/COBRA #5760484	
		MARCH 2026 GROUP DENTAL CITY CONTRIBUTE #5760484	
		MARCH 2026 GROUP DENTAL EE CONTRIBUTION #5760484	

City of St. Cloud

FY26 Warrant List #7

04/01/26 to 4/30/26

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
4/9/2026	22658	MISSIONSQUARE RETIREMENT		17,705.97
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
4/9/2026	22659	NAFECO, INC.		2,067.92
			SHORT J.LUCAS	
			SHIRT D.FOX	
			SHIRT ROZO	
			JOGGER R.ENNIS	
			TEE R.ENNIS	
			JOGGER J.VARGUS	
			BUGLES R.ENNIS	
			CREW JACKET A.RAO	
			SHIRT M.EVANS	
			CREW JACKET L.PERDOMO	
			DUFFLE BAG J.HART	
			SHORT K.MANKA	
			PANT C.MERRELL	
4/9/2026	22660	NATIONWIDE RETIREMENT SOLUTIONS INC		27,172.07
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
4/9/2026	22661	PETROLEUM TRADERS CORP.		30,551.73
			87 CONVENTIONAL FUEL PO NUM 085565	
4/9/2026	22662	SCHOOL DISTRICT OF OSCEOLA COUNTY		803,803.00
			EDUCATION IMPACT FEES COLLECTED MARCH 2026	
			CITATION FEES DUE TO SDOC WEEK ENDING (03/27/2026)	
4/9/2026	22663	STANDARD INSURANCE COMPANY		18,431.92
			MARCH 2026 LONG TERM INSURANCE	
			MARCH 2026 VOLUNTARY LIFE INSURANCE	
			MARCH 2026 CITY PAID LIFE INSURANCE	
4/9/2026	22664	WASTE CONNECTIONS OF OSCEOLA COUNTY		139,668.19
			MSW DISPOSAL 3/16/26 - 3/21/26	
			CONSTRUCTION DEMOLITION 3/9/26 - 3/13/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CONSTRUCTION DEMOLITION 3/16/26 - 3/20/26	
		MSW DISPOSAL 3/9/26 - 3/14/26	
		TIRE DISPOSAL 3/20/26	
4/16/2026	22665 ARNCO CONSTRUCTION, INC.		2,175,045.19
	PS2104 FIRE STATION 32 REBUILD	FS#32 WORK COMPLETED THRU 03/30/26	
	PS2409 FIRE HEADQUARTERS RENOV	FIRE ADMIN THRU 3/30/26	
	PS2103 FIRE STATION 35 NEW BUILD	FS#35 WORK COMPLETED THRU 03/30/26	
4/16/2026	22666 BIG DOG EXPRESS OF SOUTH FL INC		6,739.13
		VEGETATIVE WASTE DISPOSAL	
4/16/2026	22667 CHAPCO FENCE, LLC		3,633.63
		FS #34 INSTALL FENCE AND GATE ENCLOSURE W/SLATS	
4/16/2026	22668 DEBEAUBIEN, KNIGHT, SIMMONS		16,732.00
		LEGAL SERV THRU 3/31/26	
4/16/2026	22669 FIRST RESPONSE TRAINING GROUP		15,540.00
		PARAMEDIC COURSE-Y.CEDENO	
		EVOC DRIVING COURSE	
		FIRE MIN STAND-I.BRINLEY	
4/16/2026	22670 HABITAT FOR HUMANITY GREATER		11,290.00
		ROOF REPLACEMENT(FY23-24) 1804 MISSOURI AVE	
4/16/2026	22671 IN DEPTH, INC.		7,350.00
		MARINA FLOATING DOCK ASSESSMENT	
4/16/2026	22672 JOHNS EASTERN COMPANY, INC (CLAIMS)		25,644.36
		MARCH EOM 2026 WORKERS COMP CLAIMS	
4/16/2026	22673 JOHNS EASTERN COMPANY, INC.		5,651.50
		CLAIMS HANDLING 1ST QTR APRIL 2026 - JUNE 2026	
4/16/2026	22674 LYNCH OIL		3,536.29
		FUEL DELIVERY 3/17/26	
		FUEL DELIVERY 3/20/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/16/2026	22675 ORLANDO UTILITIES COMMISSION		91,072.41
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTRIC BILL JUFCOMTECH	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTRIC BILL ALLOCATION	
		MAR 2026 ELECTRIC BILL ALLOCATION	
		MAR 2026 ELECTRIC BILL ALLOCATION	
		MAR 2026 ELECTRIC BILL ALLOCATION	
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		MAR 2026 ELECTRIC BILL JUFCOMTECH	
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		MAR 2026 ELECTRIC BILL ALLOCATION	
		MAR 2026 ELECTRIC BILL JUFCOMTECH	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTRIC BILL JUFCOMTECH	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTRIC BILL ALLOCATION	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTIC BILL	
		MAR 2026 ELECTRIC BILL ALLOCATION	
4/16/2026	22676 SCHOOL DISTRICT OF OSCEOLA COUNTY		481.16
	PRE038 HOME SCHOOL PROGRAMS	ST.CLOUD TWIN TRIP#7606	
	PRE038 HOME SCHOOL PROGRAMS	TOHO WATER EDUCATIONAL FIELD TRIP #7605	
4/16/2026	22677 SUMMIT GROUP CONSULTING, LLC		1,775.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FEMA CONSULTING SERVICES 3/1/26 - 3/31/26	
		FEMA CONSULTING SERVICES 1/1/26 - 1/31/26	
4/23/2026	22678 BOUNDTREE MEDICAL, LLC		5,563.37
		FIRE MEDICAL SUPPLIES	
4/23/2026	22679 ESO SOLUTIONS, INC.		15,873.39
		PO 085689,EHR MANAGEMENT 04/06/26-04/05/27	
		PO 085689,EHR MANAGEMENT 04/06/26-04/05/27	
		EHR MANAGEMENT/MAINTENANC 04/06/26-04/05/27	
4/23/2026	22680 FIFTH THIRD BANK		541,101.26
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
4/23/2026	22681 FL STATE LODGE FRAT.ORDER POLICE		1,260.00
		PAYROLL SUMMARY	
4/23/2026	22682 GEORGE E. ALVARADO		1,762.50
	PRC023 FUTSAL TERRA INDR SOCCER	FUTSAL INDOOR SOCCER MAR26	
4/23/2026	22683 GRAYROBINSON, P.A.		16,770.00
		FEDERAL LOBBYING APR26	
		STATE LOBBYING APR26	
		STATE LOBBYING MAR26	
		STATE LOBBYING MAR26	
4/23/2026	22684 JAMMIN PLAYGROUNDS, INC		1,250.00
		REPAIR,REMOVAL & DISPOSAL PLAYGROUND EQUIPMENT	
4/23/2026	22685 KISSIMMEE UTILITY AUTHORITY		779.51
		METER SERVICE-CANE BRAKE 03/08/26-04/07/26	
		METER SERVICE-MACY ISLAND 03/08/26-04/07/26	
		METER SERVICE-KINGS CREST 03/08/26-04/07/26	

City of St. Cloud

FY26 Warrant List #7

04/01/26 to 4/30/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/23/2026	22686 LANGTON ASSOCIATES, INC.		10,634.66
		GRANT WRITING SERV FEB26	
	SW2401 ALABAMA & 11TH STORMWATER	GRANT ADMIN SERVICES 01/01/26-03/25/26	
		GRANT WRITING FOR MAR26	
4/23/2026	22687 LYNCH OIL		916.16
		FUEL DELIVERY 2/13/26	
4/23/2026	22688 MISSIONSQUARE RETIREMENT		16,275.12
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
4/23/2026	22689 NATIONWIDE RETIREMENT SOLUTIONS INC		25,704.91
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
4/23/2026	22690 PASSPORT LABS, INC.		517.82
		MAR 2026 MERCHANT MOBILE PAY PARKING FEE	
4/23/2026	22691 PETROLEUM TRADERS CORP.		34,921.93
		ULTRA LOW SULFUR #2 DIESEL PO NUM 085672	
4/23/2026	22692 PFM FINANCIAL ADVISORS, LLC		5,000.00
		FINANCIAL ADVISORY SRVCS ANNUAL RETAINER 2026	
4/23/2026	22693 SCHOOL DISTRICT OF OSCEOLA COUNTY		60.00
		CITATION FEES DUE TO SDOC WEEK ENDING (04/03/2026)	
		CITATION FEES DUE TO SDOC WEEK ENDING (04/10/2026)	
4/23/2026	22694 SHENANDOAH GENERAL CONSTRUCTION LLC		21,620.00
		STORM DRAIN REPAIR BUDINGER AVE	
4/23/2026	22695 SPIES POOL, LLC		2,299.00
		REPLACED SHAFT SEAL AT LAKEFRONT	
		REPLACE BOOSTER PUMP FOR POOL HEATER	
4/23/2026	22696 STRYKER SALES CORPORATION		96,224.66
		BAYONET,CUFF & POWER SUPPLY FREIGHT	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			SUPPLIES FIRE & FREIGHT	
			SUPPLIES FIRE	
			BATTERY LUCAS DARK GRAY	
			BAYONET,CUFF & POWER SUPPLY	
			PATIENT CABLE & ADT SENSOR	
			LUCAS & FREIGHT	
4/23/2026	22697	WASTE CONNECTIONS OF OSCEOLA COUNTY		105,031.64
			TIRE DISPOSAL 3/23/26 - 3/30/26	
			MSW DISPOSAL 3/23/26 - 3/31/26	
			CONSTRUCTION DEMOLITION 3/23/26 - 3/31/26	
4/30/2026	22700	BIG DOG EXPRESS OF SOUTH FL INC		7,519.48
			VEGETATIVE WASTE DISPOSAL 3/23/26-3/26/26	
4/30/2026	22701	BOUNDTREE MEDICAL, LLC		3,130.77
			FIRE MEDICAL SUPPLIES	
4/30/2026	22702	CIVITAS LLC		6,363.50
			ENVIRO REVIEW MAR26	
			HOUSING & COMMUNITY DEV MAR26	
			SITE VISIT MAR26	
4/30/2026	22703	DISTINCTIVE CARE MD LLC		2,542.00
			MEDICAL BILLING APR26	
4/30/2026	22704	HALO BUILDING SERVICES, LLC		34,031.18
			JANITORIAL SERVICE MAR26	
4/30/2026	22705	HUMANA INSURANCE COMPANY		4,092.43
			APRIL 2026 PREM GRP VISION GROUP 591872	
			APRIL 2026 PREM GRP VISION GROUP 591872	
4/30/2026	22706	LYNCH OIL		1,998.76
			FUEL DELIVERY 3/24/26	
			FUEL DELIVERY 3/27/26	
4/30/2026	22707	METRO FORECASTING MODELS, LLC		6,230.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIA CONSULTING AND 2025 BAS CENSUS PROJECT	
4/30/2026	22708 NAFECO, INC.		500.25
		JOGGER T.SMOLLETT	
		SHORT M.BAEZ	
		SHIRT R.ENNIS	
		JOGGER WISE	
4/30/2026	22709 OSCEOLA ENGINEERING, INC.		3,100.00
	PR2302 HOPKINS PARK MASTER PLAN	SERVICE SONSULTAN MAR26 23-031 HOPKINS PARK PH 1	
	PS2401 PUBLIC SAFETY COMPLEX-PH1	SRVCS CONSULTANT MAR26 24-007-2 PUBLIC SAFETY	
4/30/2026	22710 PETROLEUM TRADERS CORP.		59,291.40
		87 CONVENTIONAL FUEL PO NUM 085219	
		ULTRA LOW SULFUR #2 DIESEL PO NUM 085669	
4/30/2026	22711 POINT AND PAY, LLC.		25.00
		MARCH 2026 INVOICE 50 ECHECKS	
4/30/2026	22712 STANDARD INSURANCE COMPANY		18,927.46
		LIFE INSURANCE PREM CITY PAID	
		VOLUTARY LIFE INSURANCE PREMIUM	
		LONG TERM DIASABILITY INSURANCE PREMIUM	
4/30/2026	22713 TEN-8 FIRE EQUIPMENT		12,656.68
		FIRE SUPPLIES CROSSFIRE MONITOR & MASTER STREAM	
4/30/2026	22714 TESSAH IVEY ENTERPRISES, LLC		527.50
	PRC010 BATON LESSONS	BATON TWIRLING MAR26	
4/30/2026	22715 UNIVERSAL PROTECTION SERVICE, LLC		1,240.62
		SECURITY SERVICES CITY HALL 3/1/26 - 3/31/26	
4/30/2026	22716 WASTE CONNECTIONS OF OSCEOLA COUNTY		114,391.18
		MSW DISPOSAL 4/6/26 - 4/11/26	
		TIRE DISPOSAL 04/10/26	
		CONSTRUCTION DEMOLITION 4/6/26 - 4/11/26	
		CONSTRUCTION DEMOLITION 4/1/26 - 4/3/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		MSW DISPOSAL 4/1/26 - 4/4/26	
4/30/2026	22717 WRIGHT-PIERCE		15,694.35
	PR2503 DOCK REPAIRS	MARINA DOCK REPAIRS SRVCS THRU 1/30/26	
	PR2503 DOCK REPAIRS	MARINA DOCK REPAIRS SRVCS THRU 3/27/26	
		TRANSFER STATION DESIGN SRVCS THRU 3/27/26	
	PR2503 DOCK REPAIRS	MARINA DOCK REPAIRS SRVCS THRU 11/28/25	
4/2/2026	301889 AFLAC		5,149.45
		MARCH 2026 PREMIUM DUE ACCT 0RP71	
4/2/2026	301890 ALEXANDER RODRIGUEZ		160.00
		ALEXANDER RODRIGUEZ, CERT CONCRETE, T26148, 101	
4/2/2026	301891 APEC LLC		445,737.60
	ST2601 MASTER PLAN PAVING	ASPHALT OVERLAY ROSEDALE STREET AND SILVER THISTLE	
	ST2602 PAVING (FRANCHISE FEES)	ASPHALT OVERLAY ROSEDALE STREET AND SILVER THISTLE	
4/2/2026	301892 ASHLEIGH CARROLL		259.60
		A.CARROLL BLOODSTAIN INTERPRETATION T26102 101	
4/2/2026	301893 BULK EXPRESS TRANSPORT, LLC		2,503.27
		SUPPLEMENTAL HAULING	
4/2/2026	301894 CAROLINA SOFTWARE, INC.		1,000.00
		SOFTWARE QUARTERLY SUPPRT 01/1/26-03/31/26	
4/2/2026	301895 CHRIS ROBERTSON		29.50
		C.ROBERTSON TALLAHASSEE DRIVE UP T26075 102	
4/2/2026	301896 CHRISTINE M. BAXTER		0.00
		C.BAXTER BLOODSTAIN DID NOT ATTEND CK301896	
		C.BAXTER BLOODSTAIN INTERPRETATION T26103 101	
4/2/2026	301897 CIGNA HEALTH AND LIFE INSURANCE CO		112,178.40
		MARCH 2026 ADMINISTATIVE FEE/STOP LOSS COVERAGE	
		MARCH 2026 ADMINISTATIVE FEE/STOP LOSS COVERAGE	
		MARCH 2026 ADMINISTATIVE FEE/STOP LOSS COVERAGE	
		MARCH 2026 ADMINISTATIVE FEE/STOP LOSS COVERAGE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/2/2026	301898 COBALT KINETICS		14,785.40
		PD WEAPONS AND SUPPLIES LIFETIME WARRANTY	
		PD WEAPONS AND SUPPLIES LIFETIME WARRANTY	
4/2/2026	301899 CRISTINA SOTO		66.38
		CRISTINA SOTO, CENTRAL SQUARE ENGAGE, T26050,102	
4/2/2026	301900 CURALINC HEALTHCARE		3,067.20
		EAP APRIL-JUNE 2026	
		EAP APRIL-JUNE 2026	
4/2/2026	301901 CURTIS OMAR LOPEZ		95.53
		CURTIS LOPEZ, ESSENTIALS OF FIRE, T26147, 101	
4/2/2026	301902 DOBB'S EQUIPMENT, LLC		31,333.67
		RENTAL UNIT REPAIR INSURANCE CLAIM	
		RENTAL UNIT REPAIR INSURANCE CLAIM	
4/2/2026	301903 MISC CUSTOMER REFUNDS		535.00
		REFUND OF FEES COMUNITY CENTER	
		REFUND OF DEPOSIT COMUNITY CENTER	
4/2/2026	301904 FLORIDA CRIME PREVENTION TRAINING		1,550.00
		N.SEGARRA ELDER CRIME REG CHECK-CLASS C T26122	
		G.STOCKDILL ADVANCED CPTED REG. CLASS C T26119	
		G.HOOPS ELDER CRIME REG CHECK-CLASS C T26156	
4/2/2026	301905 FLORIDA STATE UNIVERSITY		380.00
		CPM COURSE	
4/2/2026	301906 FRANCHESKA AYALA		66.38
		FRANCHESKA AYALA, CENTRAL SQUARE ENGAGE, T26080,102	
4/2/2026	301907 HEWLETT PACKARD ENTERPRISE CO.		5,460.84
		SERVICE 7/1/25-7/31/25 HPE GREENLAKE FOR STC	
4/2/2026	301908 JESSICA GARCIA		47.14

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JESSICA GARCIA, STARFISH SWIMMING, T26137, 102	
4/2/2026	301909 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CIVIC CENTER	
4/2/2026	301914 KELVIN SOTO, ESQ.		7,458.50
		RECORDING FEE	
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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		RECORDING FEE	
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		RECORDING FEE	
4/2/2026	301915 KENNETH GILBERT		427.53
		K.GILBERT OLE TALLAHASSEE DRIVE UP T26073 102	
4/2/2026	301916 MISC CUSTOMER REFUNDS		535.00
		REFUND OF FEES LAKEFRONT BANQUET HALL	
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
4/2/2026	301917 KOLBY URBAN		29.50
		K.URBAN OLE TALLAHASSEE DRIVE UP T26074 102	
4/2/2026	301918 LIBERTY NATIONAL LIFE INSURANCE CO		1,853.57
		MARCH 2026 PAYMENT	
4/2/2026	301919 LUCY LUGO		66.38
		LUCIBERLYS LUGO, CENTRAL SQUARE ENGAGE, T26049,102	
4/2/2026	301920 MASCHMEYER CONCRETE CO. OF FLORIDA		1,345.50
		READY MIX CONCRETE-ROADS	
4/2/2026	301921 MEDLINE INDUSTRIES, LP		836.10
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
4/2/2026	301922 PFM ASSET MANAGEMENT LLC		18,719.93
		INVESTMENT/PORTFOLIO FEE 1/1/26 - 1/31/26	
		INVESTMENT/PORTFOLIO FEE 2/1/26 - 2/28/26	
4/2/2026	301923 POLICE AND FIREMANS INSURANCE ASSOC		2,882.68
		MARCH 2026 PAYMENT GROUP 905581-2	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		MARCH 2026 PAYMENT GROUP 911370-2	
4/2/2026	301924 PREFERRED MATERIALS, INC.		90.21
		ASPHALT RECEIVED 3/13/26	
4/2/2026	301925 MISC CUSTOMER REFUNDS		1,028.64
		REIMBURSEMENT FOR APA REGISTRATION	
		REIMBURSEMENT FOR APA EXAM PREP CLASS	
		REIMBURSEMENT FOR APA MEMBERSHIP	
4/2/2026	301926 SHAYLEEN VALDIVIA		22.34
		SHAYLEEN VALDIVIA, BOAF PERMIT TECH, T26130, 102	
4/2/2026	301927 SHELLA NEWTON		91.76
		SHELLA NEWTON, STARFISH SWIMMING, T26138, 102	
4/2/2026	301928 ST. CLOUD MAIN STREET PROGRAM, INC.		375.60
		HISTORIC PLAQUE	
4/2/2026	301932 STATE OF FLORIDA		12,308.01
		RE-ISSUED CHECK 296648	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298143	
		BILLING ACCT# 66246032 REISSUE CK 297341	
		REFUND SUMMER CMP TRIP REISSUE CK 297725	
		DID NOT RECEIVE CK 292540 REISSUE CK 297285	
		DID NOT RECEIVE CK 292540 REISSUE CK 297285	
		DID NOT RECEIVE CK 291840 REISSUE CK 297268	
		DID NOT RECEIVE CK 294108 REISSUE CK 297266	
		DID NOT RECEIVE CK 293713 REISSUE CK 297264	
		DID NOT RECEIVE CK 293713 REISSUE CK 297264	
		PAYROLL SUMMARY REISSUE CK 296726	
		BILLING ACCT# 65974551 REISSUE CK 297354	
		DID NOT RECEIVE CK 294375 REISSUE CK 297117	
		C.SAINT LOUIS FRPA T24459 VOID & REISSUE CK#298753	
		DID NOT RECEIVE CK 293905 REISSUE CK 297265	
		REFUND FOR RENTAL DEPOSIT REISSUE CK 297220	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298123	
		RFND DEPOSIT LF BANQUET VOID & REISSUE CK#298692	
		CLOSING ESCROW ACCT DUE VOID & REISSUE CK#298475	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298397	
		RFND DEPOSIT LF BANQUET VOID & REISSUE CK#298331	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298290	
		CLOSING ESCROW ACCT DUE VOID & REISSUE CK#298201	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298150	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298131	
		RFND DEPOSIT CC MAGNOLIA VOID & REISSUE CK#298710	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298127	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298119	
		CLOSE ESCROW ACCNT VOID & REISSIE CK#298041	
		ACTVTY CANCEL-L.VELAZQUEZ REISSUE CK 298001	
		REFUND DEPOSIT LK BANQUET REISSUE CK 297940	
		ACTVITY CANCEL-E.NEBA REISSUE CK 297860	
		FL AFTER SCHOOL CONF 2023 REISSUE CK 297798	
		ACCT# 66863264 B.THORNTON VOID & REISSUE CK#298158	
		RFND DEPOSIT CC CYPRESS VOID & REISSUE C#298710	
		DID NOT RECEIVE CK 294109 REISSUE CK 297267	
		CLOSING ESCROW ACCOUNT VOID & REISSUE CK#298130	
		RFND DEPOSIT CC CYPRESS VOID & REISSUE CK#298710	
4/2/2026	301933 THE UNIVERSITY OF CENTRAL FLORIDA		15,000.00
		SBDC CITY OF ST CLOUD AWARD 2ND QUARTER	
		SBDC CITY OF ST CLOUD AWARD 1ST QUARTER	
4/2/2026	301934 MISC CUSTOMER REFUNDS		107.25
		BILLING ACCT # DSTCL6212 ELBA R. DOS: 05/25/2025	
4/2/2026	301935 MISC CUSTOMER REFUNDS		90.89
		BILLING ACCT # DSTCL6211 ELBA R. DOS: 03/15/2026	
4/2/2026	301936 MISC CUSTOMER REFUNDS		199.49
		BILLING ACCT # DSTCL9550 CLAUDIA B. DOS:08/31/2025	
4/2/2026	301937 MISC CUSTOMER REFUNDS		1,600.00
		REFUND OF FEES CEMETERY PLOT CANCELLATION	
4/9/2026	301940 ACCESS SOLUTIONS CORP.		325.00
		HANDLE AND DIAL FOR SAFE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/9/2026	301941 AGNEL HERRERA		573.58
		RETURNED CHILD SIPPORT CHECK -CASE CLOSED	
		RETURNED CHILD SIPPORT CHECK -CASE CLOSED	
4/9/2026	301942 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
4/9/2026	301943 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CANNERY PARK	
4/9/2026	301944 ANDREU, PALMA, LAVIN & SOLIS, PLLC		388.70
		PAYROLL SUMMARY	
4/9/2026	301945 ASHTON TYSON		81.60
		ASHTON TYSON, TEN-8 NEW FIRE ENGINE, T26161, 101	
4/9/2026	301946 CACH, LLC		681.30
		PAYROLL SUMMARY	
4/9/2026	301947 CARLY JOHNSON		212.40
		C.JOHNSON HOSTAGE CRISIS NEGOTIATION T26114 101	
4/9/2026	301948 CASSANDRA HILL		191.39
		C.HILL IAED NAVIGATOR 26 T26129 101	
4/9/2026	301949 COASTALWIDE LLC		3,280.00
		FLOOD PLAN CONSULTING	
4/9/2026	301950 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CANNERY PARK	
4/9/2026	301951 DENISE ROBERTS		166.90
		D.ROBERTS FBI LEEDA EXEC LEADERSHIP T26062 102	
		D.ROBERTS FBI NATIONAL GRADUATION T26146 101&102	
4/9/2026	301952 DOUGLAS GOERKE		260.19
		D.GOERKE NAVIGATOR 2026 T26127 101	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/9/2026	301953 ELIZABETH WARGO		167.31
		ELIZABETH WARGO, OPENGOV CONF 2026, T26123, 101	
4/9/2026	301954 EVERNORTH DIRECT HEALTH, LLC		41,602.71
		EMPY HEALTH CLINIC FEB26	
4/9/2026	301955 FLORIDA CRIME PREVENTION TRAINING		450.00
		REG CHECK-ADVANCED CPTED- M.SAMUEL CLASS C TRAVEL	
4/9/2026	301956 GEORGIA DEPT. OF HUMAN SERVICES		9.66
		PAYROLL SUMMARY	
4/9/2026	301957 GREEN BEHR PEST CONTROL & TERMITES		4,999.00
		EXCLUSIONARY WORK-CIVIC CENTER	
4/9/2026	301958 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
4/9/2026	301959 JASON H. MILLER		81.60
		JASON MILLER, TEN-8 NEW FIRE ENGINE, T26162, 101	
4/9/2026	301960 JOHN JOHNS		81.60
		JOHN JONES, TEN-8 NEW FIRE ENGINE, T26160, 101	
4/9/2026	301961 LILYVETTE SERRANO		260.19
		L.SERRANO NAVIGATOR 2026 T26126 101	
4/9/2026	301962 MATTHEW CHESLER		81.60
		MATTHEW CHESLER,TEN-8 NEW FIRE ENGINE, T26159, 101	
4/9/2026	301963 MATTHEW E. BAKKER		64.90
		M.BAKKER POLICE INTERNAL AFFAIRS T26121 102	
4/9/2026	301964 MATTHEW REDDITT		590.00
		M.REDDITT POLICE M.CYCLE INSTRUCTOR T26045 101	
4/9/2026	301965 MEDLINE INDUSTRIES, LP		628.70
		FIRE MEDICAL SUPPLIES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIRE MEDICAL SUPPLIES	
4/9/2026	301966 MIKE BIERFREUND LLC		2,285.31
		FURNISH & INSTALL CARPET AT FIRE STATION 31	
4/9/2026	301967 MILLERS JUMP TIME ENTERTAINMENT LLC		3,082.00
	PRE013 SPRING FESTIVAL	THE RANCH EASTER EVENT ROCK WALL,BOUNCE HOUSE	
4/9/2026	301968 NADINE J. ZILKE		260.19
		N.ZILKE NAVIGATOR 2026 T26116 101	
4/9/2026	301969 NATHAN R. IRVING		81.60
		NATHAN IRVING, TEN-8 NEW FIRE ENGINE, T26158, 101	
4/9/2026	301970 PIERCE VERMILLION		64.90
		P.VERMILLION SWAT CQB TRAINING T26084 102	
4/9/2026	301971 ROSE TESTERMAN		167.31
		ROSE TESTERMAN, OPENGOV CONF 2026, T26117, 101	
4/9/2026	301972 TOHOPEKALIGA WATER AUTHORITY		36,225.00
		BILLING AND COLLECTION SERVICES FOR APR 2026	
		BILLING AND COLLECTION SERVICES FOR APR 2026	
4/9/2026	301973 U.S. DEPARTMENT OF THE TREASURY		279.06
		PAYROLL SUMMARY	
4/9/2026	301974 VISUAL EDGE IT, INC.		516.90
		PLOTTER MAINTENANCE 4/1/26 - 6/30/26	
4/9/2026	301975 WE DARE TO CARE INC.		55.00
		PAYROLL SUMMARY	
4/9/2026	301976 WESCO TURF, INC.		9,558.26
		WORKMAN SPRAYER PUMP	
4/16/2026	301979 MISC CUSTOMER REFUNDS		406.69
		BILLING ACCT # DSTCL7951 MARGARET C.DOS:12/15/2025	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/16/2026	301980 MISC CUSTOMER REFUNDS		65.50
		BILLING ACCT # DSTCL9010 G. BONES DOS:10/18 2025	
4/16/2026	301981 AGNEL HERRERA		286.79
		FLSDU -RETURNED CHILD SUPPORT CHECK-CASE CLOSED	
4/16/2026	301982 MISC CUSTOMER REFUNDS		402.19
		BILLING ACCT # DSTCL8376 TIMOTHY S.DOS:07/30/2025	
4/16/2026	301983 ANDREW SULLIVAN		95.53
		A.SULLIVAN 2026 FCMA ANNUAL CONF T26166 101	
4/16/2026	301984 BULK EXPRESS TRANSPORT, LLC		2,579.82
		SUPPLEMENTAL HAULING	
4/16/2026	301985 CENTRAL FLORIDA GAS		1,751.88
		SERVICE 2/12/26-3/12/26	
4/16/2026	301986 CLAUDIA KLOCKARS		744.73
		CLAUDIA KLOCKARS, FACE FUNDAMENTALS, T26143, 102	
4/16/2026	301987 DALTON STUDIO		2,450.00
		HISTORICAL PRESERVATION SERVICES 2/1/26-2/28/26	
4/16/2026	301988 DANIEL A. FERNANDEZ		1,450.00
	PRE007 4TH OF JULY CELEBRATION	T-SHIRT DESIGN FOR 4TH OF JULY	
4/16/2026	301989 DELUXE SMALL BUSINESS SALES, INC.		146.13
		DEPOSIT TICKET BOOK	
4/16/2026	301990 FLORIDA CRIME PREVENTION TRAINING		550.00
		G.STOCKDILL-CP COMMERCIAL CLASS C- CHECK REQUEST	
4/16/2026	301991 GOLF VENTURES, INC.		4,327.00
		SOUTHERN SOILS	
		QP FIPRONIL 50lb BAG	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/16/2026	301992 HENRY SCHEIN, INC.		4,704.60
		AIRTRAQ WI-FI CAMERA FULL KIT	
4/16/2026	301993 HEWLETT PACKARD ENTERPRISE CO.		5,460.84
		SERVICE 2/1/26-2/28/26 HPE GREENLAKE FOR STC	
4/16/2026	301994 MISC CUSTOMER REFUNDS		118.05
		BILLING ACCT # DSTCL8056 ELBA C. DOS:12/21/2025	
4/16/2026	301995 JAY M. BEMILLER		95.53
		J.BEMILLER 2026 FCMA ANNUAL CONF T26163 101	
4/16/2026	301996 MISC CUSTOMER REFUNDS		0.00
		REFUND OF DEPOSIT COMMNITY CENTER CK 301996	
		REFUND OF DEPOSIT COMMUNITY CENTER	
4/16/2026	301997 JOYCE SANKEY DAWLEY		10,000.00
		PD SGT AND LT PROMOTIONAL PROCESS	
4/16/2026	301998 KELVIN SOTO, ESQ.		634.00
		RECORDING FEES CODE ENF	
		RECORDING FEES COMM DEV	
		RECORDING FEES CODE ENF	
		RECORDING FEES COMM DEV	
		RECORDING FEES CODE ENF	
		RECORDING FEES COMM DEV	
4/16/2026	301999 KEY LIFE CARES, INC.		1,218.00
		COMMUNITY EVENT J.PAUL SPONSOR KEYLIFE CARES 5K	
4/16/2026	302000 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
4/16/2026	302001 LECEDRIC JOHNSON		239.22
		L.JOHNSON LASERFICHE EMPOWER 2026 T26069 101	
4/16/2026	302002 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CANNERY PARK BUILDING	

City of St. Cloud

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/16/2026	302003 MISC CUSTOMER REFUNDS		105.97
		BILLING ACCT # DSTCL6076 ANTHONY C. DOS:02/28/2025	
4/16/2026	302004 MARYEMMA BACHELDER		95.53
		M.BACHELDER 2026 FCMA ANNUAL CONF T26142 101	
4/16/2026	302005 MASCHMEYER CONCRETE CO. OF FLORIDA		1,878.50
		READY MIX CONCRETE-SW	
4/16/2026	302006 MEDCOM BENEFIT SOLUTIONS		251.25
		MARCH FSA MONTHLY ADMIN FEE 67 PARTICIPANTS	
4/16/2026	302007 PONTEM SOFTWARE		1,820.00
		SUBSCRIPTION CM BURIAL SEARCH 5/1/26 - 4/30/27	
4/16/2026	302008 POSITIVELY OSCEOLA LLC		3,500.00
	PRE045 PAINT THE CLOUD GREEN	PANIT THE CLOUD GREEN	
4/16/2026	302009 SHEPARD,SMITH,HAND & BRACKINS, P.A.		79.03
		LEGAL SERVICES MAR26	
4/16/2026	302010 STEPHANIE RAMIREZ		95.53
		S.RAMIREZ 2026 FCMA ANNUAL CONF T26164 101	
4/16/2026	302011 VALENCIA COMMUNITY COLLEGE		1,562.37
		REMI BERRIOS CLASSES PARAMEDIC TUITION	
4/16/2026	302012 WEX BANK		2,318.31
		FUEL PURCHASE MAR26	
4/23/2026	302015 ACCURATE DIVING BOARD SOLUTIONS LLC		2,317.00
		DURAFLEX 1M (-10) LADDER	
4/23/2026	302016 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
4/23/2026	302017 MISC CUSTOMER REFUNDS		500.00

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	
4/23/2026	302018	ANDREU, PALMA, LAVIN & SOLIS, PLLC		383.63
			PAYROLL SUMMARY	
4/23/2026	302019	BRIGHTLY SOFTWARE, INC		5,386.50
			CONSULTING SERVICE REISSUE CK 301815	
4/23/2026	302020	CACH, LLC		681.30
			PAYROLL SUMMARY	
4/23/2026	302021	CIGNA HEALTH AND LIFE INSURANCE CO		113,917.60
			APRIL 2026 RETIREE/COBRA ADMIN FEE	
			APRIL 2026 RETIREE/COBRA STOP LOSS	
			APRIL 2026 EMPLOYEE ADMIN FEE	
			APRIL 2026 EMPLOYEE STOP LOSS	
4/23/2026	302022	DURAEDGE PRODUCTS INC.		2,440.00
			20 BAGS INFIELD MIX	
4/23/2026	302023	FISHEL COMPANY, THE		25,263.45
			FIBER RELOCATION PD	
4/23/2026	302024	FLORIDA STATE UNIVERSITY		380.00
			CPM COURSE TISHA MANNING	
4/23/2026	302025	GEAR WASH		1,875.33
			FIRE UNIFORMS MAINTENANCE	
			FIRE UNIFORMS MAINTENANCE	
4/23/2026	302026	GEORGIA DEPT. OF HUMAN SERVICES		9.66
			PAYROLL SUMMARY	
4/23/2026	302027	GRIMCO, INC.		30,384.72
			LATEX PRINTER INK	
			LATEX PRINTER	
4/23/2026	302028	HEWLETT PACKARD ENTERPRISE CO.		5,460.84

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SERVICE 1/1/26-1/31/26 HPE GREENLAKE FOR STC	
4/23/2026	302029 MISC CUSTOMER REFUNDS		168.19
		REFUND DEPOSIT FEE COMMUNITY CENTER	
4/23/2026	302030 JAMIE DEMELO		233.92
		JAMIE DEMELO, GOVERNOR'S HURRICANE, T26140, 101	
4/23/2026	302031 MISC CUSTOMER REFUNDS		500.00
		REF OF DEP COMM CNT REISSUE CK 301996	
4/23/2026	302032 JUSTIFACTS CREDENTIAL VERIFICATION		241.93
		EMPLOYEE BACKGROUND CHECK	
4/23/2026	302033 J7 SPORTS EVENT MANAGEMENT		1,433.00
	PRE045 PAINT THE CLOUD GREEN	RACE PAINT THE CLOUD 5K	
4/23/2026	302034 LAW AND ORDER TECHNOLOGY, LLC		154,105.70
		NEW LAPTOPS AND BATTERIES 3/1/26-2/28/30 PO 085505	
		NEW LAPTOPS AND BATTERIES 3/1/26-2/28/30 PO 085505	
		NEW LAPTOPS AND BATTERIES WTY 3/1/26-2/28/30	
		NEW LAPTOPS AND BATTERIES WTY 3/1/26-4/1/30	
4/23/2026	302035 LESLIE E. FLORES		233.92
		LESLIE FLORES, GOVERNOR'S HURRICANE, T26139, 101	
4/23/2026	302036 MEDLINE INDUSTRIES, LP		6,446.39
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
4/23/2026	302037 MILLERS JUMP TIME ENTERTAINMENT LLC		667.82
	PRE004 EARTH DAY	EARTHDAY CELEBRATION INFLATABLES FOR KIDS ZONE	
4/23/2026	302038 MOHAWK CARPET DISTRIBUTION LLC		6,468.49
		NEW FLOORS POLICE DEPT	
4/23/2026	302039 MISC CUSTOMER REFUNDS		500.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REFUND OF DEPOSIT FEES LAKEFRONT BANQUET HALL	
4/23/2026	302040 NOLAN RISTAU		233.92
		NOLAN RISTAU, GOVERNOR'S HURRICANE, T26144, 101	
4/23/2026	302041 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT FEES COMMUNITY CENTER	
4/23/2026	302042 PFM ASSET MANAGEMENT LLC		9,806.70
		INVESTMENT/PORTFOLIO FEE 3/1/26 -3/31/26	
4/23/2026	302043 PREFERRED MATERIALS, INC.		1,196.98
		ASPHALT RCVD 3/27/26	
		ASPHALT RCVD 4/1/26	
		ASPHALT RCVD 4/2/26	
		ASPHALT RCVD 3/30/26	
		ASPHALT RCVD 3/31/26	
4/23/2026	302044 QUADIENT LEASING USA, INC.		1,188.09
		MAIL MACHINE LEASE 2/16/25 - 5/15/26	
4/23/2026	302045 QUADIENT, INC.		1,959.00
		PART REPLACEMENT - BRUSH & SPONGE KIT POST MACHINE	
		PREMIER MAINTENANCE	
4/23/2026	302046 QUALITY PLUS RECONSTRUCTION LLC		52,832.28
		WINDOW REPLACEMENT CITY HALL A & B	
4/23/2026	302047 RICHARD PASSAFUME		191.24
		WORK BOOTS RICHARD PASSAFUME	
4/23/2026	302048 R2 UNIFIED TECHNOLOGIES, LLC		714.50
		MICROSOFT AZURE USAGE JAN26	
4/23/2026	302049 MISC CUSTOMER REFUNDS		5.32
		OVERPAYMENT ON CLAIM OF LIENS FOR 211 INDIANA AVE	
4/23/2026	302050 SKANSKA USA BUILDING INC.		10,000.08

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PS2103 FIRE STATION 35 NEW BUILD	SERVICE THRU 2/28/26 FS#35	
4/23/2026	302051 TEAM EQUIPMENT, INC.		6,622.30
		CAMERA KIT,TRUCK CHARGER & BATTERY	
4/23/2026	302052 THE BANCORP BANK N.A.		2,300.00
		LEASE-JEEP CHEROKEE	
		LEASE CHEVY TAHOE	
4/23/2026	302055 TOHOPEKALIGA WATER AUTHORITY		37,798.37
		FEB26 CITY UTILITY BILL	
		FEB26 CITY UTILITY BILL	
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4/23/2026	302056 TOHOPEKALIGA WATER AUTHORITY		1,511.94
		FEB26 CITY UTILITY BILL	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FEB26 CITY UTILITY BILL	
4/23/2026	302059 TOHOPEKALIGA WATER AUTHORITY		33,418.80
		MAR26 CITY UTILITY BILL	
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		MAR26 CITY UTILITY BILL TOHO CUSTOMER SERVICE	
4/23/2026	302062 TOHOPEKALIGA WATER AUTHORITY		34,342.47
		JAN26 CITY UTILITY BILL	
		JAN26 CITY UTILITY BILL	
		JAN26 CITY UTILITY BILL TOHO	
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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JAN26 CITY UTILITY BILL	
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		JAN26 CITY UTILITY BILL TOHO CUSTOMER SERVICE	
		JAN26 CITY UTILITY BILL	
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		JAN26 CITY UTILITY BILL	
4/23/2026	302063 TOHOPEKALIGA WATER AUTHORITY		**468.37**
		JAN26 CITY UTILITY BILL	
		JAN26 CITY UTILITY BILL	
4/23/2026	302064 TOHOPEKALIGA WATER AUTHORITY		**731.00**
		EUROFINS ENVIRONMENT TESTING REFUND PAYMENT	
4/23/2026	302065 WE DARE TO CARE INC.		**55.00**
		PAYROLL SUMMARY	
4/23/2026	302066 WHITE CAP, L.P.		**29,238.70**
	PS2103 FIRE STATION 35 NEW BUILD	PROJECT FS 32&35	
	PS2103 FIRE STATION 35 NEW BUILD	PROJECT FS 32&35	
	PS2103 FIRE STATION 35 NEW BUILD	PROJECT FS 32&35	
4/30/2026	302069 AFLAC		**5,011.20**
		APRIL 2026 EMPLY INS VOLUNTARY ACCT 0RP71	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/30/2026	302070 ALEXANDER CORREA		64.90
		A.CORREA SWAT 5-DAY TRNG T26085 102	
4/30/2026	302071 AMANDA PEAVEY		259.69
		A.PEAVEY NAVIGATOR 2026 T26136 101 & 102	
4/30/2026	302072 ANDREW SULLIVAN		240.80
		A.SULLIVAN NAGC CONFERNCE 2026 T26111 101	
4/30/2026	302073 APPLIED AQUATIC MANAGEMENT, INC.		2,461.21
		AQUATIC PLANT MANG MAR26	
4/30/2026	302074 MISC CUSTOMER REFUNDS		59.22
		SCALEHOUSE TRANSACTION REIMBURSEMENT	
4/30/2026	302075 ARDAMAN & ASSOCIATES, INC.		2,687.62
		SERVICE 3/20/26-4/10/26 ENVIRO QUALITY SAMPLING	
4/30/2026	302076 ASHLEIGH CARROLL		64.90
		A.CARROLL BLOODSTAIN INTERPRETATION T26102 102	
4/30/2026	302077 ASHLEY TOMKO		50.76
		ASHLEY TOMKO, FUNDAMENTAL PAYROLL CERT, T26177, 103	
4/30/2026	302078 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CANNERY PARK	
4/30/2026	302079 BULK EXPRESS TRANSPORT, LLC		12,714.65
		SUPPLEMENTAL HAULING	
		SUPPLEMENTAL HAULING	
		SUPPLEMENTAL HAULING	
		SUPPLEMENTAL HAULING	
4/30/2026	302080 CAROLINA SOFTWARE, INC.		1,000.00
		SOFTWARE QUARTERLY SUPPRT 4/1/26-6/30/26	
4/30/2026	302081 CRISTINA SOTO		51.19
		CRISTINA SOTO, AVOLVE INSPIRE 2026, T26066, 102	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/30/2026	302082 ENTENMANN ROVIN CO.		21,002.40
		POLICE BADGES	
		POLICE BADGES	
4/30/2026	302083 EVERNORTH DIRECT HEALTH, LLC		53,055.05
		EMPL HEALTH CLINIC MAR260	
4/30/2026	302084 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
4/30/2026	302085 FLORIDA QUALITY FENCE		3,865.00
		VINYL SLATS IN EXISTNG CHAINLINK FENCE	
4/30/2026	302086 FRANCHESKA AYALA		51.19
		FRANCHESKA AYALA, AVOLVE INSPIRE 2026, T26081, 102	
4/30/2026	302087 GREEN BEHR PEST CONTROL & TERMITES		735.00
		PEST CONTROL MAR26	
4/30/2026	302088 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
4/30/2026	302089 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT HOPKINS PARK	
4/30/2026	302090 KARLA RODRIGUEZ		151.16
		K.RODRIGUEZ ENGAGE 2026 T26052 102	
4/30/2026	302091 KELLY L. LACOE		162.11
		K.LACOE ENGAGE 2026 T26060 102	
4/30/2026	302092 KONICA MINOLTA BUSINESS SOLUTIONS		1,507.18
		COPIER LEASE 3/1-31/26 BUILDING DEPT	
		COPIER LEASE 3/1-31/26 FINANCE	
		COPIER LEASE 3/1-31/26 BUILDING DEPT	
		COPIER LEASE 3/1-31/26 IT DEPT	
		COPIER LEASE 3/1-31/26 PUBLIC WORKS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		COPIER LEASE 3/1-31/26 BUILDING MAINTENANCE	
4/30/2026	302093 LIBERTY NATIONAL LIFE INSURANCE CO		1,853.57
		EMPLOYEE LIFE INSURANCE APRIL 2026	
4/30/2026	302094 LUCY LUGO		51.19
		LUCIBERLYS LUGO, AVOLVE INSPIRE 2026, T26065, 102	
4/30/2026	302095 MARYEMMA BACHELDER		240.80
		M.BACHELDER NAGC CONFER 2026 T26167 101	
4/30/2026	302096 MASCHMEYER CONCRETE CO. OF FLORIDA		537.00
		READY MIX CONCRETE-SW	
4/30/2026	302097 MASON MONCAYO		91.07
		M.MONCAYO SWAT 5-DAY 2026 T26128 102	
4/30/2026	302098 MATTHEW E. BAKKER		212.40
		M.BAKKER FDLE- OFFICER DISCIPLINE T26175 101	
4/30/2026	302099 MATTHEW HEIL		240.80
		M.CODY HEIL NAGC CONFER 2026 T26176 101	
4/30/2026	302100 MEDLINE INDUSTRIES, LP		5,438.77
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
4/30/2026	302101 MUNICIPAL EQUIPMENT COMPANY, LLC		573.40
		FIRE SUPPLIES/EQUIPMENT	
4/30/2026	302102 POLICE AND FIREMANS INSURANCE ASSOC		2,882.68
		APRIL 2026 INSURANCE POLICE	
		APRIL 2026 INSURANCE FIREMAN	
4/30/2026	302103 PREFERRED MATERIALS, INC.		161.99
		ASPHALT RCVD 4/10/26	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/30/2026	302104 PUBLIC SAFETY TRAINING AND		10,000.00
		FIRE OFFICER DEVELOPMENT PROGRAM WEEK 2	
4/30/2026	302105 MISC CUSTOMER REFUNDS		1,086.87
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
		REFUND OF DEPOSIT LAKEFRONT BANQUET HALL	
4/30/2026	302106 SCOTT DAVIDOFF		29.50
		S.DAVIDOFF OLE DRIVE UP T26070 102	
4/30/2026	302107 SKANSKA USA BUILDING INC.		92,387.40
	PS2401 PUBLIC SAFETY COMPLEX-PH1	PROFESIONAL SERVIES PS2401 SRVCS THRU 3/31/26	
	PS2103 FIRE STATION 35 NEW BUILD	SERVICES THRU 3/31/26 FS#35	
	PS2104 FIRE STATION 32 REBUILD	SERVICES THRU 3/31/26 FS#32	
		HOPKINS PARK SRVCS THRU 3/29/26	
4/30/2026	302108 SWARTZ ASSOCIATES, INC.		2,233.88
		POOL GRILLS	
4/30/2026	302109 TAIMI REYES		66.12
		T.REYES FIREARM BLOCKING CLASS C MILEAGE T26184	
4/30/2026	302110 THOMAS CARTER		118.00
		THOMAS CARTER, EMERGENCY VEHICLE PREP, T26178, 101	
4/30/2026	302111 VERONICA C. MILLER		29.50
		V.MILLER OLE DRIVE UP T26076 102	
4/30/2026	302112 VERRA MOBILITY		1,560.00
		CITATIONS & CERT NOTICES 3/1/26 - 3/31/26	
4/2/2026	7007937 FLORIDA DEPARTMENT OF REVENUE		115.00
		CITATION FEES DUE TO FDOR WEEK ENDING (03/20/2026)	
4/9/2026	7007938 FLORIDA DEPARTMENT OF REVENUE		69.00
		CITATION FEES DUE TO FDOR WEEK ENDING (03/27/2026)	
4/10/2026	7007939 INTERNAL REVENUE SERVICE		412,611.50

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
4/10/2026	7007940	FLSDU		4,897.40
			PAYROLL SUMMARY	
			PAYROLL SUMMARY PROCESSING FEE	
4/16/2026	7007941	OSCEOLA COUNTY BOARD OF COUNTY		399,413.71
			19.45% MOBILITY FEE 2024-127R 01/01-03/31/26	
4/16/2026	7007942	DEPARTMENT OF COMMUNITY AFFAIRS		8,184.56
			2ND QTR SURCHARGE FY26 01012026 - 03312026 DCA	
			2ND QTR SURCHARGE FY26 01012026 - 03312026 DCA	
4/16/2026	7007943	DEPARTMENT OF BUSINESS AND		11,349.00
			2ND QTR SURCHARGE FY26 01012026 - 03312026 DBPR	
			2ND QTR SURCHARGE FY26 01012026 - 03312026 DBPR	
4/16/2026	7007944	CIGNA HEALTH AND LIFE INSURANCE CO		446,021.85
			AUTOMATIC CIGNA MONTHLY BANKING 03/01/26-03/31/26	
4/16/2026	7007945	TRUIST BANK		369,515.17
			TO PAY P-CARD CHARGES FOR PERIOD 02/28/26-03/27/26	
4/16/2026	7007946	FLORIDA DEPARTMENT OF REVENUE		2,303.04
			RENTAL & MISC SALES & USE TAX RETURN MAR26	
			RENTAL & MISC SALES & USE TAX RETURN MAR26	
			RENTAL & MISC SALES & USE TAX RETURN MAR26	
4/23/2026	7007947	FLORIDA DEPARTMENT OF REVENUE		92.00
			CITATION FEES DUE TO FDOR WEEK ENDING (04/03/2026)	
4/23/2026	7007948	FLORIDA DEPARTMENT OF REVENUE		23.00
			CITATION FEES DUE TO FDOR WEEK ENDING (04/10/2026)	
4/23/2026	7007949	GLOBAL PAYMENTS DIRECT, INC.		7,317.08
			MERCHANT CARD SERVICE FEE FOR MARCH 2026	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/23/2026	7007950 AMERICAN EXPRESS TRAVEL RELATED		1.37
		MAR26 FINGERPRINT WT 7007950	
		MAR26 PD WT 7007950	
4/23/2026	7007951 CORE BUSINESS TECHNOLOGIES		38.26
		FINGERPRINTING MAR26 WT 7007951	
4/23/2026	7007952 CORE BUSINESS TECHNOLOGIES		65.90
		POLICE DEPT MAR26 WT 7007952	
4/23/2026	7007953 CORE BUSINESS TECHNOLOGIES		471.78
		MERCH SERC MAR26 WT 7007953	
4/23/2026	7007954 VERMONT SYSTEMS, INC.		1,420.06
		PAYTRAC RETAIL MAR26 WT 7007954	
		PAYTRAC RETAIL MAR26 WT 7007954	
		PAYTRAC RETAIL MAR26 WT 7007954	
		PAYTRAC RETAIL MAR26 WT 7007954	
		PAYTRAC RETAIL MAR26 WT 7007954	
4/24/2026	7007956 INTERNAL REVENUE SERVICE		397,372.02
		PAYROLL SUMMARY	
		PAYROLL SUMMARY ROUNDING OFF	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
4/24/2026	7007957 FLSDU		4,897.40
		PAYROLL SUMMARY	
		PAYROLL SUMMARY PROCESSING FEE	
4/23/2026	7007958 VERMONT SYSTEMS, INC.		725.33
		PAYTRAC WEB MAR26 WT 7007955	
		PAYTRAC WEB MAR26 WT 7007955	
		PAYTRAC WEB MAR26 WT 7007955	
		PAYTRAC WEB MAR26 WT 7007955	
		PAYTRAC WEB MAR26 WT 7007955	
4/24/2026	9108390 A-LINE FIRE & SAFETY, INC.		345.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIRE EXTINGUISHERS INSPECTION	
4/24/2026	9108391 ALL AMERICAN AUTO BODY		210.07
		UNIT 12-466 DOOR PANNEL RPMT RO# 66209-1	
4/24/2026	9108392 AMERICAN PLANNING ASSOCIATION		868.90
		VERONICA MILLER APA MBR 4/1/26-3/31/27	
4/24/2026	9108393 BELLA ROMA PIZZA		1,096.95
		BAKED PENNE, CKN MARSALA- AWARDS CEREMONY	
		CKN MARSALA, PENNE - CITIZEN ACADEMY-CHIEF	
4/24/2026	9108394 CARDIO PARTNERS INC.		1,708.83
		AED PADS	
4/24/2026	9108395 CITY ELECTRIC SUPPLY COMPANY		211.96
		RAB ECOMBO34-R EXIT SIGN- RPMT REPAIR WO#20176	
4/24/2026	9108396 DANA SAFETY SUPPLY, INC.		860.00
		REPLACEMENT FOR TRIGGER BOX FOR UNIT 12-438	
		UNIVERSAL CRADLE FOR UNIT 12-426	
		TAG READER FOR UNIT 12-513	
4/24/2026	9108397 EMBROIDERY PLUS PROMOTIONAL INC.		4,649.04
		DISPATCH EMPLOYEES-POLOS, FLEECE, JACKETS	
		UNIFORM SHIRTS FOR PARK PANGERS	
		UNIFORM SHIRTS FOR SWORN/ NON-SWORN	
		SHIRTS-NADINE ZILKE	
		UNIFORM SHIRTS FOR SWORN/ NON-SWORN	
		UNIFORM SHIRTS - COMMUNICATIONS DEPT	
		SHIRTS FOR SGT. WRIGHT EEID #2769	
4/24/2026	9108398 EXOTIC EMBROIDERY OF CENTRAL FL.		1,030.00
	PRE004 EARTH DAY	GOLD SOFT TOUCH T-SHIRTS FOR EARTH DAY	
	PRE004 EARTH DAY	GOLD SOFT TOUCH T-SHIRTS FOR EARTH DAY	
	PRE004 EARTH DAY	SHIRTS FOR GIVEAWAY	
4/24/2026	9108399 FISHER SAFETY		3,420.70
		FIRE EQUIPMENT REPAIRS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIRE EQUIPMENT REPAIRS	
		FIRE EQUIPMENT REPAIRS	
4/24/2026	9108400 INTERNATIONAL ASSOCIATION OF		200.00
		IAAP ANNUAL MEMBERSHIP DUES-MIRNALY M.	
4/24/2026	9108401 LEGAL SHIELD		2,321.60
		FEBRUARY 2026 PREMIUM EMP LEGAL PLAN	
4/24/2026	9108402 NEXTRAN TRUCK CENTER		1,739.60
		ROAD CALL & PRE DIAGNOST UNIT#5-112 RO#65671-1	
		PRELIMINARY DIAGNOST UNIT#5-108 RO#65977-2	
4/24/2026	9108403 PARK AVENUE LIMOUSINE, INC.		1,550.00
	PRE015 SENIOR PROGRAMS	SENIOR DAY TRIP BUS- 2/26/26	
4/24/2026	9108404 QUICKSCORES.COM		100.00
	PRE010 FALL YOUTH BASKETBALL	SCORE KEEPER- BASKETBALL FALL 2025	
4/24/2026	9108405 SCHOOL DISTRICT OF OSCEOLA COUNTY		318.78
		RENT NES- ANX25-00025 CHISHOLM ESTATES	
4/24/2026	9108406 SMITH SYSTEM DRIVER IMPROVEMENT		40.00
		TRAINING, B. SPAIN, J. VARGAS, ONLINE TRNG	
4/24/2026	9108407 ST. CLOUD PRINTING		1,856.16
		UNIFORM SHIRT-12 EMPLOYEE	
		UNIFORM SHIRTS T.CARTER #3086, R.AUDET #2379	
	CM2101 CITY HALL B-A 3RD FL REMD	NO FOOD OR DRINK SIGN- PROJECT CM2101	
		NAME TAGS FOR NEW OFC.	
		DESK WEDGE-A. MONDELLO, B. BRADLEY, D. FINENCO	
4/24/2026	9108408 STARGUARD ELITE, LLC		250.00
		BLS STAR CERTS (10) NON-LIFEGUARD EMPLOYEES	
4/24/2026	9108409 STARLING CHEVROLET BUICK GMC		108.90
	PS0304 MONEY LAUNDERING OPERAT.	SCIRS LEASE VEHICLE MAINTENANCE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108410 TEN-8 FIRE EQUIPMENT		4,199.80
		CHECK DEF CODES UNIT#11-45 RO#64991-1	
		REPAIR VACUUME LEAKS UNIT#11-64 RO#66294-1	
		OVERSIZED HYDRANT TOOL BAG	
		E-SPOT LITEBOX STANDARD & RED HYDRANT BAG	
		REPAIR VACUUM LEAKS UNIT#11-67 RO#66293-1	
4/24/2026	9108411 TERRACYCLE REGULATED WASTE, LLC		906.30
		55 GALLON DRUM CRUSHED LAMPS RECYCLE, RPMT+TRANS	
4/24/2026	9108412 WORLD ELECTRIC SUPPLY, INC.		430.33
		ROD DRIVER, PUNCH SET FOR TRUCK 14-51	
4/24/2026	9108413 4IMPRINT, INC		6,827.39
		BUSINESS CARDS MAGNETS- COMMUNITY GIVEAWAYS	
		GROCERY TOTE - WELLNESS PGRM: MENTAL HLTH	
		PUFFER POUCH-WELLNESS PGRM-EARTH DAY CAMPAIGN	
		FOAM FOODBALL-COMMUNITY GIVEAWAYS	
4/24/2026	9108414 A TOUCH OF BASIL LLC.		874.54
		SALAD,PIZZA,PASTA- STRATEGIC PLAN WRKSHP	
		SALAD, LASAGNA, GARLIC TWIST,ZITI-LDSHP OSCEOLA	
		PIZZA,SALAD,GARLIC TWIST- COUNCIL MEETING 3/16/26	
4/24/2026	9108415 AAA AUTO GLASS, INC.		185.00
		RO #65927-1, UNIT #24-78, GLASS INSTALL	
4/24/2026	9108416 ACADEMY SPORTS & OUTDOORS		134.97
		SHIRTS- MARK CARCIA	
4/24/2026	9108417 ADVANCE AUTO PARTS		230.58
		BATTERY-EMCY-CITY VEH TAX CHG, OUT OF STATE	
4/24/2026	9108418 ADVENTHEALTH CENTRA CARE (ADVENTIST		1,896.00
		FIRE EMPLY PHYSICAL EXAMS	
4/24/2026	9108419 AIRGAS USA LLC		5,701.52
		OXYGEN 02/01/26-02/28/26	
		SAW CHIP MITERING	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SECREPAIR,INLET-OUTLET, RECTIFIER,CARBURETOR	
		OXYGEN USP125, UPS300	
4/24/2026	9108420 ALLIED 100, LLC DBA HEARTSMART		491.50
		INFANT CPR FEEDBACK MANIKINS	
4/24/2026	9108441 AMAZON.COM		33,115.00
		POLY VOYAGER HEADSETS - IT PHONE UPGRADE	
		HAND PRUNER	
		CISCO CATALYST - IT - DMZ	
		PAINT PEN, DC PWR ADAPTER ENVELOPE, TOOLBOX	
		UNIFORM TACTICAL PANTS	
		UNIFORMS-TACTICAL PANTS	
		UNIFORM-TACTICAL PANTS	
		IPHONE CASES, K9 DESK MONITORS	
		MONITORS-REPORT WRITING	
		UNIFORM-TACTICAL PANTS	
		UNIFORM-CARGO SHORTS, TACTICAL PANTS	
		UNIFORM-TACTICAL PANTS	
		UNIFORMS-TACTICAL PANTS	
		NETGEAR 8, CUDY 2 POE, POE EXTENDER	
		ETHERNET ADAPTERS FOR IM	
		SPIRIRT SQUAD-GOLDEN EGGS FOR EGG HUNT	
		GREEN BAR PAPER	
		MONITOR-REPORT WRITING	
		APC UPS RPMT BATTERY -IT STOCK	
		RACK MOUNT KIT - IT	
		IT - RBC142 BATTERIES	
		TRENDNET PWR SUP+SWITCH MOUNT BRACKET-CELL TOWER	
		PATCH CABLE - IT NETWORKING	
		IT-MICROSOFT SURFACE SLIM PEN	
		UNIFORMS - TACTICAL PANTS	
		POLY VOYAGER WIRELESS HEADSET-PHONE UPGRADE	
		FILE FOLDERS	
		RUBBER DUCKS, BACKDROP, DECOR, PENS, BAGS-PROMO	
		STORAGE BIN, LATCHING BOX PROCUREMENT OFFICE	
		SHOP TOWELS	
		COSMETIC BAGS, BRUSH SET, CLIPS, FACE MASK - ADMIN	
		MONITOR STANDS	
		CROWN SHADES-ERT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CORNHOLE BEAN BAGS - COMM EVENT	
		PAINT,CONSTRUCTION PAPER PLATES. SPRING BREAK CMP	
		DAWN DISH SOAP	
		DESK ORGANIZER	
		BOOTS-OFC K. ABRAM, KEURIG CLEANING PODS	
		BOOTS-OFC K. ABRAM, KEURIG CLEANING PODS	
		BOOTS OFC P. DE SOUZA	
		FLUTES, PLATES-ADMIN DAY	
		BOOTS-OFC. NARVAEZ-BOU KHENIEL 3118	
		HAND SANITIZER-ADMIN DAY	
		POCKET TISSUES FOR VICTIM ADVOCATE	
		MOUNTING CABLES - COMMAND UNIT	
		CANOPY WEIGHTS FOR TENT	
		DOUBLE SIDED DOOR STICKER CITY HALL WO# 20165	
		STAINLESS STEEL PRIVACY SIGNS	
		OFFICE CHAIRS	
		CARGO PANTS-CODY PADRON TURF MAINTENANCE CREW	
		CT BOOTS-PHILLIP MAYS- TURF MAINTENANCE CREW	
		HARD HAT, HI VIS SHIRT OSHA-SGT. B. SNOW	
		ALLOY TOE BOOTS-JOE MARIA	
		SEAT CUSHION, MAGNIFYING GLASS, PACKING TAPE	
		4GB+64GB FLASH DRIVES	
		DOOR SIGN- SHANIA SHELTON	
		DISWAHING LIQUID-CET	
		CORNHOLE BEAN BAG SET - COMMUNITY EVENT	
		TABLECLOTHS, TABLE RUNNER - COMMUNITY EVENT	
		NOTEBOOKS FOR OFFICERS	
		CODE-CARGO NETS/ COM DEV OFFICE SUPPLIES	
		CODE-CARGO NETS/ COM DEV- OFFICE SUPPLIES	
		CHRIS ELBON 3067 UNIFORM	
		OFFICE SUPPLY-MOUSE/ KEYBOARD	
		EXTENTION CORDS FOR EVENT	
		THERMAL PAPER/LAMINATOR	
		MOUNTING CABLE FOR MOBILE UNIT	
		VISION BOARD BOOKS,VISION BOARD SUPPLIES-ADMIN DAY	
		CAR WASH BRUSH,ADAPTER, STEEL SCRUBBER,BUCKET	
		ROPE, CHARGERS, CORD REEL - TRAFFIC DIV.	
		OFFICE CHAIR	
		AA BATTERIES	
		TELESCOPING LADDER FRAME	
		DISINFECTANT CLEANER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		USB ADAPTER NEEDED FOR TRAFFIC DIVISION	
		WORK PANTS - W. JIMINEZ	
		ADA PLAZA 3125 - TAXABLE UNIFORM	
		BOOTS - E. FRANCOIS NEW HIRE	
		HELIUM TANK-ADMIN DAY	
		HEART GARLAND-ADMIN DAY	
		SCISSORS, BALLONS, CRAFT CUPS, WEIGHTS-ADMIN DAY	
		ZIRCON STUD FINDER-IT	
	PRE038 HOME SCHOOL PROGRAMS	STICKERS, BATON RACE, BLACK LIGHT, DRY CLAY.	
		CR APPLD 8270400-6125013 RFND COPY PAPER	
		EARMUFFS, BIT SET, ROTERY HAMMER, SAFETY GLASSES	
		SALT AWAY CONCERTRATE GALLON	
		EXTENSION CORD-CONF RM	
		HAND SOAP	
		MOP HANDLES,TIDE PODS, SPONGES	
		STAPLER, WITE-OUT, TSHIRT PRUITT, BRACKEN, ADAMS	
	PRE002 SUMMER CAMP	MAGIC TRICKS PROPS. SUMMER CAMP	
		CISCO CATALYST-IT	
	PRE013 SPRING FESTIVAL	GOLDEN SHINY EGGS SPRING FESTIVAL	
	PRE013 SPRING FESTIVAL	GIVEAWAY ITEMS FOR SPRING FESTIVAL	
		HI VIS VEST, BINDERS, JEANS-R. PASSAFUME #3126	
	PRE038 HOME SCHOOL PROGRAMS	SOIL, PAPER TOWELS, DRY CLAY. HOMESCHOOL	
		HI VIS VEST, BINDERS, JEANS-R. PASSAFUME #3126	
		4G/5G ANTENNAS-IT PHONE/ NETWORK UPGRADE	
	PRE043 ADULT EGG HUNT	GLOW STICKS MOONLIGHT EGG HUNT	
	PRE043 ADULT EGG HUNT	EASTER TREAT BAGS FOR MOONLIGHT EGG HUNT.	
	PRE043 ADULT EGG HUNT	FAKE GRASS, BLOW UP DECOR DISCO -MOONLIGHT EGG HUNT	
		CRADLEPOINT POWER SUPPLY IT-PHONE UPGRADE	
		FAUX ROSE, WALL DECOR, GARLAND, PHOTO PROPS	
	PRE045 PAINT THE CLOUD GREEN	GUMBALL,SUIT SET-3/4/26	
	PRE045 PAINT THE CLOUD GREEN	MOVING BLANKET-LARGE SPECIAL EVENT EQUIPMENT	
	PRE045 PAINT THE CLOUD GREEN	GLOW STICKS, HI VIS VEST- PAINT THE CLOUD GREEN	
	PRE065 WATER FITNESS	POOL NOODLE-WATER FITNESS CLASSES	
		IT - TRENDNET 5-PORT, LED DRIVER-CAMERA PROJECT	
		OIL DIFFUSER-WELLNESS PGRM: MARCH LUNCH & LEARN	
		CT BOOTS-ISAAC AYALA	
		WORK CARGO PANTS-WILLIAM MULFORD	
		ZEP DISINFECTANT	
		DICKIES WORK PANTS FOR JULIAN MIRANDA	
		CARGO SHORTS FOR WILLIAM MULFORD	
		BATTERIES RPMT-MARIO GARCIA TRUCK TOOL 14-61	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REFLECTIVE TAPE, LEVELING RAKE, PUMP SPRAYER	
		WALL SIGN,TRASH PICKER, MIXING UNIT	
		LEVEL,ANCHOR,GRILL RAKE, PLUNGER,SAFETY GLASSES	
		ANCHOR PLUGS,TAPE MEASURE MARKING TAPE,STRIPPING	
		SHORTS - JULIAN MIRANDA	
		AUTOMATIC DOOR STICKERS- CITY HALL WO# 20165	
		COPY PAPER	
		GUMBALL MACHINE EASTER BASKET STUFFERS	
		SURVEY MARKERS	
		COPY PAPER	
		BATTERIES, ERASERS,REMOTE NOTEBOOKS, HARD HAT, MATS	
		BATTERIES, ERASERS,REMOTE NOTEBOOKS, HARD HAT, MATS	
		OFFICE CHAIRS - CEDENO JR & RHEAUME	
		OFFICE CHAIR- LEAD DRIVER OFFICE	
		STAPLER, WITE-OUT, TSHIRT PRUITT, BRACKEN, ADAMS	
		CLEANER, HAND TOWELS, BLUE TOWELS, COMBO LOCKS	
		CT BOOTS-WYATT MILES 3009 MAGNETIC SWEEPERS-YARD	
		HAND SOAP	
		ROLLING MAGNETIC SWEEPER	
		HI VIS VEST, BINDERS, JEANS-R. PASSAFUME #3126	
		CT BOOTS-WYATT MILES 3009 MAGNETIC SWEEPERS-YARD	
		TACTICAL PANTS, TRU-SPEC PANTS-RYAN GORDON	
		COFFEE POT-HQ BREAKROOM	
		TACTICAL PANTS-MIKE IVEY	
		GLOVES-HONOR GUARD	
		WHEEL CHOCK	
		TACTICAL PANTS	
		NAME BADGES	
		TACTICAL PANTS - P. BARTLETT	
		IT-ULTRA MINI PC W/INTEL	
		AVAYA ADAPTER - IT PHONE UPGRADE	
		ACRYLIC SIGN HOLDER - VENDOR ACADEMY	
		IT- PLANTRONICS HEADSET	
		MOUSE PAD AND KEYBOARD	
		TEST TUBES, FUNNEL SET, GLASSWARE SET-EVIDENCE	
		BAGS, SURGICAL SCALPELS FOR EVIDENCE	
		TACTICAL PANTS - ALEXANDRA M.	
		I VOTED STICKERS	
		DOG-TREATS, TOYS, PUZZLE WELLNESS PGRM-PET DAY	
		LOPPERS STEEL BLADE	
		FLAME RESISTANT JEANS,TEE SGT B. SNOW OSHA BKT TRK	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		HIGH CONTRAST BLK RIBBON FOR GREEN BAR PRINTER	
		MICROSOFT SURFACE PRO-IT	
		2 COMMERCIAL TOILETS- VETERANS PARK	
		PIPE STRAP,WATER TIMER	
		POST IT NOTES,NOTE PADS	
		BRUSHLESS GRINDER,WHEELS, HAMMER BIT	
		KEYBOARD- JABARIE'S IPAD	
		SURETEMP THERMOMETERS	
		BATTERIES,PENS	
		UNIFORM TACTICAL PANTS	
		CERTIFICATE FRAMES-DEPUTY MAYOR GILBERT	
		BUSINESS JOURNALS	
		ROLLING WHITEBOARD- JABARIE WALKER	
		COOLER -2	
		NOTEBOOKS	
		IT SURFACE PRO KEYBOARD	
		KEYBOARD FOR CIU CAPTAIN	
		MSDS WALL STATION-OSHA/ GHS SAFETY SHEET STATION	
		FOOTREST,ENVELOPES	
		FILE FOLDERS-CLERK'S OFFICE	
		SMART LOCK W/HANDLE - EVIDENCE	
		BUSINESS CARD HOLDER AND ROLDEX	
		NIGHTSTANDS FOR FIRE STATIONS	
		HAND PRUNERS	
		TONER CARTRIDGE	
		TRIPLE ACTION DISHWASHER PACKS	
		PROPPER WOMEN UNIFORM POLO	
		LAPTOP CASE,APPLE IPAD PENCIL- SHEREKA & JABARIE	
		CONCRETE ANCHORS,GRINDER WHEELS	
		OFFICE SUPPLIES- DRY ERASE MARKERS	
		STORAGE BINS-RESCUE UNIT	
		FIBER OPTIC CABLE, J-HOOK PROGRESS LANE CONNECT	
		IPHONE CASES	
		IT - BATTERY RPMT, APC BACK-UPS	
		HANGING FILE FOLDERS	
		ACRYLIC SIGN HOLDER - VENDOR ACDMY	
		M3 ULTRA MINI PC W/INTEL- IT	
		32' MONITORS-IT EQUIP	
		CONCRETE ANCHORS	
		A5 FEINT LINED NOTBOOK PADS	
		TACTICAL PANTS - SARINA STEELE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		IT - ACAYA PHONE UPGRADE	
		MULTI-PURPOSE TIMER - UNIT 12-523	
		EMBOSSED PLACE CARDS	
		TABLECLOTHS-ANNUAL EMP/ RETIREE MEMORIAL EVENT	
		DRY ERASE BOARD & PACKAGING BAGS FOR BADGES	
		UNIFORMS - TACTICAL PANTS	
		NAME BADGES	
4/24/2026	9108442 ANYPROMO, INC.		4,805.92
	PRE024 YOUTH FISHING TOURNMENT	150-BUCKET HATS FISHING TOURNAMENT PARTICIPANTS	
	PRE007 4TH OF JULY CELEBRATION	ROYAL BLUE STADIUM CUP	
	PRE007 4TH OF JULY CELEBRATION	RED STADIUM CUP	
	PRE007 4TH OF JULY CELEBRATION	NAVY BLUE STADIUM CUP	
	PRE007 4TH OF JULY CELEBRATION	CUPS AMERICA 250- 7/4/26	
	PRE013 SPRING FESTIVAL	1000- PURPLE TOTE BAG FOR SPRING FESTIVAL.	
4/24/2026	9108443 APCO INTERNATIONAL INC.		35.00
		TRAINING, ELSA SCHAFFER, ONLINE	
4/24/2026	9108444 APPLE, INC.		0.99
	PS0304 MONEY LAUNDERING OPERAT.	ICLOUD FOR WORK PHONE	
4/24/2026	9108445 APPLIED AQUATIC MANAGEMENT, INC.		3,500.05
		AQUATIC PLANT JAN26-FEB26 ST CLOUD MARINA	
		AQUATIC PLANT NOV25-DEC25 ST CLOUD MARINA	
		AQUATIC PLANT MANG FEB26 EAST LAKE BEACH FRONT	
		AQUATIC PLANT MANG FEB26 CHISHOLM PARK	
		AQUATIC PLANT MANG FEB26 RIP RAP EAST LAKE MARINA	
		AQUATIC PLANT MANG FEB26 BARROW PIT	
		AQUATIC PLANT MANG FEB26 PEGHORN PARK TRAIL	
		AQUATIC PLANT MANG FEB26 S.ROTHSTEIN PARK	
		AQUATIC PLANT MANG FEB26 MARINA	
4/24/2026	9108446 AT&T AUTHORIZED RETAILER #2282		19,449.37
		SERVICE 1/18/26-2/17/26	
		PD MOBILE SERVICE FEB26	
		FIRE SERV 2/17/26-3/17/26	
		SERVICE 1/18/26-2/17/26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108447 AVIS BUDGET GROUP		4,326.42
		LEASE 02/05/26-03/07/26	
		RENTAL CAR, D. ROBERTS, T26146-03/17-03/18, 2026	
		LEASE 02/05/26-03/07/26	
		LEASE 02/05/26-03/07/26	
		LEASE 02/05/26-03/07/26	
		LEASE 02/05/26-03/07/26	
		LEASE CIU 3/7/26-3/19/26 RNT SNOW AMT PRO-RATED	
4/24/2026	9108448 AYERS DISTRIBUTING COMPANY		596.00
		4000- CANDY FILLED EGGS - SPRING BREAK CAMP	
4/24/2026	9108449 B & H PHOTO & ELECTRONICS CORP		68.25
		CR APPLD 916336099 RFND AV EQUIPMENT COVERS	
		IT-CISCO 19" SWITCHES	
		AV EQUIPMENT COVERS	
4/24/2026	9108450 BATTERIES PLUS		51.85
		BATTERY RPMT, 9.6V NCAD - WO#20060	
4/24/2026	9108451 BJ'S WHOLESALE CLUB		1,417.46
		STRAWBERRIES,MINT,POTATOE ZIPLOCK,GLOVES,LYSOL	
	PRE043 ADULT EGG HUNT	4 EVENTS-CANDYS,BATTERY, DAWN,CLOROX WIPES	
	PRE013 SPRING FESTIVAL	4 EVENTS-CANDYS,BATTERY, DAWN,CLOROX WIPES	
	PRE015 SENIOR PROGRAMS	STRAWBERRIES,MINT,POTATOE ZIPLOCK,GLOVES,LYSOL	
	PRE015 SENIOR PROGRAMS	4 EVENTS-CANDYS,BATTERY, DAWN,CLOROX WIPES	
	PRE015 SENIOR PROGRAMS	4 EVENTS-CANDYS,BATTERY, DAWN,CLOROX WIPES	
4/24/2026	9108452 BOOT BARN		590.72
		WORK BOOTS FOR EMPLOYEE MICHAEL FIGEROUA	
		ST BOOTS -DWIGHT BROWN	
		ST BOOTS-ARIEL DE JESUS	
		CT BOOTS-WALDEMAR JIMENEZ	
4/24/2026	9108453 P-CARD TRAVEL - OTHER EXPENSES		55.03
		FUEL, ANTHONY MONDELLO, T26067-WEX CD NOT WORKING	
4/24/2026	9108454 BRADY INDUSTRIES OF FLORIDA, LLC		2,424.63
		FIRE CLEANING SUPPLIES	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			FIRE CLEANING SUPPLIES	
			FIRE CLEANING SUPPLIES	
			FIRE CLEANING SUPPLIES	
			FIRE CLEANING SUPPLIES	
			SUPPLIES FOR PD	
4/24/2026	9108455	BRENNTAG MID-SOUTH, INC.		1,689.60
			POOL CHEMICALS	
			POOL CHEMICALS	
			POOL CHEMICALS	
			POOL CHEMICALS	
			POOL CHEMICALS	
4/24/2026	9108456	BUZZSPROUT		12.00
			PODCAST SUBSCRIPTION 03/23/26-04/22/26	
4/24/2026	9108457	CALIBRE PRESS		1,016.00
			TRAINING, LAMONT WRIGHT, CLASS C TRAVEL	
			TRAINING, L. RODRIGUEZ, J. BLOODGOOD, CLASS C TVL	
			REGISTRATION, S.MACDONALD CLASS C TRAVEL	
4/24/2026	9108458	CANVA PTY LIMITED		39.84
			STICKERS FOR MARKETING/PR	
4/24/2026	9108459	CARD INTEGRITY		1,030.00
			CARD INTEGRITY FEB25	
4/24/2026	9108460	CEMEX CONSTRUCTION MATERIALS		2,839.42
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	
			TOP DRESSING SAND-SPORTS FIELDS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108461 CENTRAL FL BASKETBALL PARTNERS, LLC		256.96
		TICKETS - OSCEOLA MAGIC FIRST RESPONDER GAME	
4/24/2026	9108462 CENTRAL FLORIDA GAS		221.49
		NATURAL GAS-STATION 31 02/12/26 - 03/12/26	
4/24/2026	9108464 CENTURYLINK-EMBARQ FLORIDA, INC		5,883.91
		LOCAL PHONE SERVICE 02/25/2026 TO 03/24/2026	
		LOCAL PHONE SERVICE 03/03/2026 TO 04/04/2026	
		LOCAL PHONE SERVICE 02/25/2026 TO 03/24/2026	
		LOCAL PHONE SERVICE 02/19/2026 TO 03/18/2026	
		LOCAL PHONE SERVICE 03/04/2026 TO 04/03/2026	
		LOCAL PHONE SERVICE 02/25/2026 TO 03/24/2026	
		LOCAL PHONE SERVICE 03/07/2026 TO 04/06/2026	
		LOCAL PHONE SERVICE 02/25/2026 TO 03/24/2026	
		LOCAL PHONE SERVICE 03/04/2026 TO 04/03/2026	
		LOCAL PHONE SERVICE 03/19/2026 TO 04/18/2026	
		LOCAL PHONE SERVICE 03/07/2026 TO 04/06/2026	
		LOCAL PHONE SERVICE 02/19/2026 TO 03/18/2026	
		LOCAL PHONE SERVICE 03/19/2026 TO 04/18/2026	
4/24/2026	9108465 CERTIFIED SLINGS, INC.		1,578.26
		ALLOY CHAIN SLING,GREEN PIN	
4/24/2026	9108466 CERTIPHI SCREENING, INC.		272.00
		CERTIPHI BACKGROUND SCREENING	
4/24/2026	9108467 CHEWY INC.		411.30
		K-9 DOG FOOD	
		DOG FOOD - GEORGE	
4/24/2026	9108468 CHICK-FIL-A AT ST. CLOUD		987.96
	PRE045 PAINT THE CLOUD GREEN	MEALS, TAXES-RFND PND - SL100 TRG-PAINT THE CLOUD	
		PKGD MEALS 3/12/26 LUNCH AND LEARN EVENT	
		ICE-3/12/26 SLEEP BASICS WELLNESS LUNCH & LEARN	
	PRE045 PAINT THE CLOUD GREEN	MEALS, TAXES-RFND PND - SL100 TRG-PAINT THE CLOUD	
4/24/2026	9108469 CHOPPER'S LAWN EQUIPMENT LLC		2,473.83
		ENGINE TO TRANS BELT, DIXIE- MOWER 7-198	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		AIR FILTERS-ECHO CONCRETE SAW	
		GASKET,CASE ROCKER- MOWER 7-211	
		STEEL SHAFT,HAND HELD, PROEXTREME,FRONT WHEEL	
4/24/2026	9108470 CINTAS CORPORATION NO. 2		847.65
		ANTACID,LIQUID BANDAGE, KNUCKLE BANDAGE-JAN 2026	
		DISINFECTANT,ANTIBIOTIC, EYE DROPS-DEC 2026	
		DISINFECTANT,ALEVE,SCREEN WIPES,DAYQUIL-JAN 2026	
		QUICKHEAL,DISINFECTANT, ALEVE,ASPRIN-DEC 2026	
4/24/2026	9108471 P-CARD TRAVEL - OTHER EXPENSES		102.79
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS VEHICLE	
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS LEASE	
4/24/2026	9108472 CLERK OF COURT		292.10
		APPEALS-CITY OF ST. CLOUD CITY VS CARLOS R FALU	
4/24/2026	9108473 COMCAST BUSINESS COMMUNICATIONS,LLC		168.90
		COMCAST FD 03/01/26-03/29/26	
4/24/2026	9108474 P-CARD TRAVEL - REGISTRATION		500.00
		TRAINING-A. RODRIGUEZ, T26148	
4/24/2026	9108475 CONFESSIONS OF THE HAND LLC		621.00
		FACE PAINTING - COMMUNITY EVENT	
4/24/2026	9108476 COSTCO WHOLESALE CORPORATION		301.69
		FRITOLAYS,CLASSIC BLUE- PUBLIC WORKS MEETING	
		BRISK TEA,COKE,PLATES- PUBLIC WORKS MEETING	
		MADELEINES, NUGGETS, RASP RUG, COOKIES - DEPT TRNG	
4/24/2026	9108477 P-CARD TRAVEL - HOTEL		1,549.82
		HOTEL-J.GARCIA T26137	
		HOTEL-S.NEWTON T26138	
4/24/2026	9108478 COUNTY OF OSCEOLA		53.50
		UNIT 23-21 REGISTRATION	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108480 CREATIVE PRINTING SERVICES, INC		6,713.75
		BUSINESS CARDS JULIANA W, TORRELL C	
		BUSINESS CARDS - K. RODRIGUEZ MENA	
	PRE045 PAINT THE CLOUD GREEN	ST PATTS SPONSER BANNER, RACE COURCE SIGNS,MAP	
	PRE004 EARTH DAY	EARTH DAY-POSTERS,BANNERS YARD SIGNS,EVENT SIGNS	
		PROCUREMENT BUSINESS CARDS	
	PRE013 SPRING FESTIVAL	SPRING FEST YARD SIGNS	
		BUSINESS CARDS FOR STAFF	
	PRE045 PAINT THE CLOUD GREEN	ST PATTS STAGE BANNER, SPONSER BANNER,YARD SIGNS	
		PRINTED ENVELOPE	
		BUSINESS CARDS - JEFFREY BALL	
		BUSINESS CARDS - GEORGE CEDENO	
		CLAW MACHINE PANEL STICKERS	
	PRE043 ADULT EGG HUNT	BANNERS & SIGNS-ADULT EGG HUNT	
		PD AWARD CEREMONY BOOKLET	
4/24/2026	9108481 CROWN AWARDS		866.99
	PRE045 PAINT THE CLOUD GREEN	5K RACE MEDALS 3-14-26, SHIPPING	
4/24/2026	9108482 P-CARD TRAVEL - OTHER EXPENSES		36.87
		TAXI, KARLA RODRIGUEZ, T26052	
4/24/2026	9108483 D'S ACE HARDWARE		205.23
		LAMPHOLDER KEYLESS,GAS CAN	
		FASTENERS,RED GRNT HMR BIT-GRILL INSTALLATION	
		LOCK ENTRY ACCENT DOOR HANDLE WO#20127	
		26 PC LABELS,NUMBERS 0-9	
4/24/2026	9108484 DANIELS HEALTH		81.25
		MARCH SERVICE-RMW BIO	
4/24/2026	9108485 DAVE AND BUSTERS INC.		3,823.75
	PRE002 SUMMER CAMP	PARKS & REC FIELD TRIP DEPOSIT	
4/24/2026	9108486 DEPARTMENT OF HIGHWAY SAFETY AND		12.70
		CONFIDENTIAL TAG TRANSFER + RENEWAL 03-10-2026 FL	
4/24/2026	9108487 DIGITALDECKCOVERS INC		100.97
		SUPPLIES FOR COMMUNICATION DEPT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108488 DIRECTV		179.99
		DIRECTV 03/19/26-04/18/26	
4/24/2026	9108489 DISNEY BUSINESS PRODUCTIONS LLC		5,556.00
		DISNEY QUALITY SVC TRNG K. RODRIGUEZ, CLASS C	
		DISNEY QUALITY SVC TRNG T. PERSICHILLI, CLASS C	
		DISNEY QUALITY SVC TRNG M. RIVAS, CLASS C	
4/24/2026	9108490 DIXIE CLEANERS (SSONAR INC)		2,478.39
	PRE023 FATHER/DAUGHTER DANCE	LINENS TO BE WASHED AFTER FDD	
		UNIFORM CLEANING	
		LAUNDRY SERVICE FOR SWORN & LINENS	
		LAUNDRY SERVICE FOR SWORN & LINENS	
4/24/2026	9108491 DLT SOLUTIONS, LLC		2,258.20
		AUTOCAD LICENSE-CAMERON C 05/30/26-05/29/27	
4/24/2026	9108492 DOLLAR TREE		71.58
		FOIL BALLONS, CONTAINER, TAXES - VENDOR ACDMY	
		TINSEL, EASTER STAKE - SPRING FESTIVAL	
		FOIL BALLONS, CONTAINER, TAXES - VENDOR ACDMY	
4/24/2026	9108493 DUNKIN DONUTS**		249.90
		COFFEE FOR VENDOR ACDMY EVENT 3/12/26	
4/24/2026	9108494 E-PASS SERVICE CENTER		12.00
		TOLLS-CODE ENFORCE 12-405 POLICE	
4/24/2026	9108495 P-CARD TRAVEL - REGISTRATION		1,850.00
		EVT TRAING FOR CLASS F1/EO CLASS C TRAVEL	
		EVT TRAINING LEVEL E-1 CLASS C TRAVEL	
		EVT TRAINING T.CARTER #3086 LEVEL L-1 CLASS	
		EVT TRAINING FOR F1/E CLASS C TRAVEL	
		EVT TRAING LEVEL E-1 FOR THOMAS CARTER #3086	
4/24/2026	9108497 FACEBOOK, INC.		1,044.82
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	FACEBOOK AD PAINT THE CLOUD GREEN	
	PRE045 PAINT THE CLOUD GREEN	AD CAMPAIGN PAINT THE CLOUD GREEN	
4/24/2026	9108498 FASTSIGNS 175401		1,461.72
		PROCUREMENT DEPT SIGN	
4/24/2026	9108499 P-CARD TRAVEL - REGISTRATION		250.00
		TRAINING, O. LOPEZ, T26147	
4/24/2026	9108500 FERGUSON ENTERPRISES, LLC		536.00
		18" GRATE-STORMWATER PROJECT	
4/24/2026	9108501 FIREBOY EMERGENCY MOBILE SERVICES		2,807.89
		UNIT 11-687 RO# 66253-1 MIRROR DISCHARGE	
		UNIT 11-62 RO# 66192-1 MIRROR	
		UNIT 11-67 RO# 66253-1 REAR BUMPER	
4/24/2026	9108502 FIREHOUSE SUBS		377.65
		SUBS, COOKIES, CHIPS FOR CITIZEN ACDMY	
4/24/2026	9108503 FIVE9, INC.		1,375.94
		CALL LOG STORAGE-SURCHARG 2/27/26-3/26/26 PO 085640	
		CALL LOG STORAGE-PD 2/27/26-3/26/26	
4/24/2026	9108504 FLORA EXPRESS, INC.		1,897.50
		PLANT REPLACEMENT-ROSE HAWTHORNE,SUNSHINE,MAKI	
		PLANTS NEW + RPMT PLANTS DUE TO COLD DAMAGE	
4/24/2026	9108505 FLORIDA ASSOCIATION OF PUBLIC		3,080.00

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			FAPPO CONF PROCURMENT TEAM, CLASS C TRAVEL	
			FAPPO CONF PROCURMENT TEAM, CLASS C TRAVEL	
4/24/2026	9108506	FLORIDA DEPT OF TRANSPORTATION		58.62
			TOLLS 3/13/26 UNIT #19-10	
			TOLL DT78DC - D C ROBERTS	
			TOLL VIOLATIONS FOR 9-27/ SUNPASS MINI REPLENISH	
4/24/2026	9108507	FLORIDA DEPT. OF LAW ENFORCEMENT		100.00
			FINGERPRINT-GEORGE CEDENO	
			FINGERPRINTS - MIKEL IVY	
			FINGERPRINT - VOLUNTEER TATIANA RODRIGUEZ	
4/24/2026	9108508	FLORIDA DIV OF INTERNATIONAL ASSOC.		35.00
			MEMBERSHIP DUES JESSICA MONDELLO	
4/24/2026	9108509	FLORIDA LEAGUE OF CITIES		1,570.00
			CONFERENCE, M. BACHELDER, T26146	
			FY2026 FGFOA REG, S. COVER, CLASS C TRAVEL	
			FGFOA 2026 CONF, J.COOPER CLASS C TRAVEL	
4/24/2026	9108510	FLORIDA RECREATION & PARK ASSOC.		510.00
			FRPA ANNUAL MEMBERSHIP EXP 12-31-26	
			FRPA MEMBERSHIP-L. STONEY 03/20/2026-12/31/2026	
			MEMBERSHIP RENEWAL- 3/1/26-3/1/27	
4/24/2026	9108511	FLORIDA STATE UNIVERSITY		390.45
			TRAINING, ROBERTO SMITH, T26145	
4/24/2026	9108512	FLORIDA TENTS AND EVENTS INC.		798.00
			DUNK TANK-COMMUNITY EVENT 03/20/26-03/23/26	
4/24/2026	9108513	FS.COM INC		583.80
			MEDIA CONVERTER-IT WIRING	
			MEDIA CONVERTER-IT WIRING	
			PATCH CABLES - IT WIRING	
4/24/2026	9108514	GALLS, LLC		12,512.46
			PD UNIFORMS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PD UNIFORMS	
		PAM NEAL 899 - UNIFORM	
		ALEXANDRA MILLER 1797 - UNIFORM	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
4/24/2026	9108515 P-CARD TRAVEL - HOTEL		4,287.30
		CONFERENCE, L. LUGO, T26049	
		HOTEL, K. LACOE, T26060	
		HOTEL, KARLA RODRIGUEZ, T26052	
		CONFERENCE, L. LUGO T26049	
4/24/2026	9108516 P-CARD TRAVEL - HOTEL		3,460.40
		HOTEL DEPOSIT-F.AYALA T26080	
		HOTEL-C.SOTO T26050	
		HOTEL- F.AYALA T26080	
		HOTEL DEPOSIT-C.SOTO T26050	
4/24/2026	9108517 GOVERNOR'S HURRICANE CONFERENCE,INC		285.00
		CONFERENCE, NOLAN RISTAU, T26144	
4/24/2026	9108518 GRAMMARLY, INC.		144.00
		GRAMMARLY ANNUAL SUBCRIP FOR D. WESLER	
4/24/2026	9108519 GRANITE TELECOMMUNICATIONS, LLC		250.32
		STARLINK MAR26	
4/24/2026	9108520 GRANT WRITING USA		1,250.00
		TRNG-J.DEMELO, L.FLORES 5/7/26-5/8/26 - CLASS C	
		TRNG-J.DEMELO, L.FLORES 5/7/26-5/8/26 - CLASS C	
4/24/2026	9108521 GT DISTRIBUTORS, INC.		4,718.29
		BIANCHI ELITE RADIO - SUPPLY UNIT	
		TRAINING MATERIALS FOR SWORN OFFICERS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108522 P-CARD TRAVEL - HOTEL		262.20
		HOTEL, DOUGLAS GOERKE, T26151	
		HOTEL, DOUGLAS GOERKE, T26151	
4/24/2026	9108531 HANDYMAN HARDWARE		3,066.21
		HIGH RISE DOME STOP,FLOOR STOP	
		PVC CEMENT,PUSH COUPLING, FASTENERS	
		PADLOCKS	
		FASTENERS	
		PHOTO CELL-LAKEFRONT PAVILION #19862	
		HOSE CLAMP-JET VAC 4-116 WATER TANK	
		FAUCET RPMT-FIRE STATION #34	
		FASTENERS	
	PRE015 SENIOR PROGRAMS	CUT PLIERS,KEY	
		KNIFE BLADE	
		ELECTRICAL TAPE	
		KEYS	
		KEYS	
		CHRM DUOFIT AFRATOR	
		AWC CONNECTOR	
		REFILL LARGE CARABINER	
		TAILPIECE	
		GALVANIZED STRAP	
		INTERMEDIATE SOC,ACCESS VALVES	
		MINT WOVEN COVER	
		MALE ADAPTER,PVC PIPE	
		KEYS	
		PVC PIPE,ADAPTERS	
		PLUMBERS GREASE,SAND CLOTH	
		MALE HOSE END	
		TUFFLE WALL PLATE	
		TERRO ANT KILLER,REGAL TOOLS	
		SECURITY BIT SET	
		PIPE CLEANER,PVC ELBOW, PVC PIPE	
		WHT ADHV CAULK,EXT STRTCH SEALANT	
		DUTY WAX BOWL GASKET	
		XL-HWH SDS NEO 12X1-1/2	
		METALIC SLVR SPRAY PAINT	
		TAPER GRINDING STONE	
		ZINC PISTOL NOZZLE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		DL LED BULB	
		VALUE PACK DRAIN OPENER	
		8BC 20" SS LINE	
		RUBBER MALLET E31	
		BLADES FOR STATION 31	
		VICTOR RAT TRAP PRO	
		PAPER TAGES REFILL, SPITTING RING	
		100 H33	
		MALE CONNECTOR,BALL VALVE GALV STRAP	
		CRIMPING TOOL	
		LAV FAUC W/POP UP- BASEBALL FIELDS-WO#75	
		CLSET VALVE,TOILEY SPUD- WO#20144	
		FT DRYWALL SCREW	
		CAUTION TAPE	
		POLE SWITCH,WALLPLATES	
		COMP SLEEVE,SELRIN SLEEVE COMPRESSION NUT	
		CLOSET KITS- WO#20212	
		POWER PLUNGER	
		PROPANE FS 34	
		KEYS	
		XL-HKH SD NE 12-14X1-1/4	
		PROPANE FS 31	
		BR HINGE DOOR STOP	
		STRETCH CORD	
		ZINC SLIDE BOLT LATCH	
		AA BATTERY	
		BLK DOOR PULL,COAT HOLE COVER-WO#20196	
		HANDY PAINT CUP	
		TOILET CONN,FLANGED WAX GASKET	
		BALL VALVE	
		COMPRESSION UNION,FLAT BLACK SPRAY PAINT	
		STRAINER,LOCKNUT,P-TRAP, TUBE,TAILPIECE-WO#19975	
		SLIDE BOLT LATCH	
		KEYS	
		TANK FLAPPER	
		PLASTIC PAIL,EASY OFF LID	
		SPXS BUSHINGS	
		GRAY CONCRETE SEALANT	
		RATCHET	
		DAWN DISH SOAP,STEEL WOOL BAR KEEPER CLEANSER	
		PLUMBERS GREASE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		INT SPRAY PRIMER	
		ML-B/G-1IN PKGD LTR TRUCK 30	
		PROPANE FS 32, FS 35	
		PLASTIC NIPPLE EXTRACTOR	
		PRESSUR HOSE	
4/24/2026	9108532 HARBOR FREIGHT TOOLS		149.90
		GLOVE HOLDERS	
4/24/2026	9108533 HERO INDUSTRIES, INC.		3,720.00
	PS1803 LAW ENFORCEMENT TRUST	K9 HERO PLUSH WHT POODLE RESOLUTION 2025-176R	
4/24/2026	9108534 HERSHEY FLORIST, INC.		210.00
		MEMORIAL FLOWERS FOR DECEASED EMPLOYEES	
4/24/2026	9108535 HILL MANUFACTURING COMPANY, INC.		865.00
		TRACING DYE,ROOT KILLER, ABSORBENT OIL,LIFT UP	
4/24/2026	9108536 P-CARD TRAVEL - HOTEL		265.55
		HOTEL, R. GARRETT, T26155	
4/24/2026	9108537 P-CARD TRAVEL - HOTEL		419.50
		HOTEL, S. VALDIVIA, T26130	
4/24/2026	9108538 P-CARD TRAVEL - HOTEL		714.00
		TRNG, CLAUDIA KLOCKARS, T26143	
4/24/2026	9108545 HOME DEPOT		10,440.27
		FSS BOX, GANG CLEAR-FIRE HQ OUTLET REPAIRS #20152	
		LED AREALIGHT RPMT REPAIR WO#20199	
		KWIKSET LOCK SET	
		WATT COMPACT INVERTER- TRUCK 14-63	
		TOILET TANK LEVER,FRONT MOUNT-WO# 20161	
		CAULK GUN,FLAP DISC,DEMON CONICAL,GROUT,CUTOFF DISC	
		CAULK GUN,FLAP DISC,DEMON CONICAL,GROUT,CUTOFF DISC	
		HANDRAIL BRACKET- WO# 20156	
		SANDE PLYWOOD,CONCRETE, TRUSS HEAD,HAMMER DRILL	
		GREEN CARPET,LEVERLOCK TAPE,BLADES,KNIFE	
		PEST BLOCK,POST HOLE DIGGER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		RUBBER HOSE,ADJUST NOZZLE SHUTOFF,WASHERS,COUPLING	
		ANCHOR ADHESIVE,FAST ANCHOR-WO# 19979	
		COOLERS	
		PROPANE,FLAT BRUSH,BRUSH SET,SPRAY PAINT	
		PLC 32W LIGHTBULB RPMT WO#20181	
		BUCKET, ADAPTER, COUPLING BUSHING, LOCKNUT #19986	
		M18 FUEL 18V FOR TRUCK 14-51	
		COPPER, BREAKER, PANEL, SURGE, WTR HEATER #19978	
		DIMMER SWITCH-CIVIC CTR RPMT #19985 & #20104	
		ORANGE MARKING PAINT	
		HOSE BIBB,CONNECTOR,ANGLE STOP,ADAPTER,COUPLING	
		PROPANE,BUCKET,MICROFIBER ROLL,DRIP OIL,CLEAR GLUE	
		OUTDOOR COUNTDOWN TIMER #19912	
		WINDOW AC UNIT,RUBBER INSULATION TAPE-WO#20110	
		RATCHETING HAND CLAMP, SPRING CLAMP- WO#19590	
		VOICE CONTROL,MED MTL,TAP &DRILL BIT,DIABLO	
		HOOVER VACUUM-FS 33	
		TRASH CANS FOR FIRE HQ	
		DECKMATE SCREWS	
		LUMBER, SIMPSON SCREWS - PROGRESS LANE STORAGE	
		GLOVES, CONCRETE MIX	
		TOILET SEAT FOR POOL COMPLEX	
		PAINT FOR PD WO#20121	
		STORAGE TOTES	
		BUG FAN, HOSE, REEL, DUAL CONNECT, HUSKY TRIGGER	
		STORAGE RACK-CET TOTES	
		WOOD FOR TRAINING CTR	
		CARBIDE BIT,TAPCON,HEX HEAD,WEATHERSHIELD	
		SCREWDRIVER	
		HYDROTECH EXPN HOSE- WO#20043	
		O-RING PACK,TAPE,CEMENT, PURPLE PRIMER	
		DISINFECT WIPES, TOOL BAG STUBBY, WRENCH, HEX SET	
		FLEX SEAL,EPOXY PUTTY	
		MICRO CLOTHES,FABULOSO, LYSOL,SPRAY BOTTLE-RENTAL	
		STEEL T-POST,PEAT MOSS, SPRAYER,CAUTION TAPE	
		DECK SCREWS-MARINA- WO#19015	
		NYLON WALLPLATE- WO#19946	
		SAFETY LATCH FOR POOL- WO#20200	
		WIRE STRIPPER/CUTTER, ELTE ROOFING-TRUCK 14/58	
		COMPLETE KIT,SHANK FILL VALVE,TANK GASKETS	
		VACUUM FOR FS32	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CORDLESS HEX SCREWDRIVER KIT-IT	
		SHOP VACCUMS-TRUCK 14-57	
		HALCO T8 TYPE DBL, LEVER NUT SPLICING-WO20159	
		500W MINI BUTTON PHOTO CONTROL WO#20154	
		GRID DRAIN,DRAINK KIT, SIMPLEDRAIN,TUBE CUTTER	
		RYOBI TRIMMER, ECHO REPL, BATTERY	
		HDX TOTES FOR CET	
		M18 FUEL ONE,M18 18V LITH TRUCK 14-57	
		DISINFECT, SCREW, GRILL BRUSH, SCRAPE, BEHR 10Q	
		THRESHOLD,ADJ SILL,DOOR SEAL,STERLING OAK	
		WEBER COVER SMOKE TRAILER GENERATOR	
		BUNGEE CORD, FIRE BLANKET	
		1G IN-USE GY, CVR 1G VERT LP BOX CVR - WO20204	
		SCREWS	
		WOOD TO HANG PEGBOARD IN OFFICE	
		PEG BOARD/EXTENSION CORD ANCHORS/SCREWS RO HANGER	
		GAP FILLER,PIPE CLAMP, PIPE STRAP,UTILITY BLADE	
		ROUD PUF, UNB PAR38 WO# 20162	
4/24/2026	9108546 P-CARD TRAVEL - HOTEL		684.84
		HOTEL, ROBERTO SMITH, T26145	
4/24/2026	9108547 P-CARD TRAVEL - HOTEL		165.06
		HOTEL DEPOSIT- M.ACOSTA T26124	
4/24/2026	9108548 ICMA -INTERNATIONAL CITY/COUNTY		1,040.00
		JABARIE WALKER 2026 ICMA MEMBERSHIP	
4/24/2026	9108549 INSECT IQ, INC.		525.00
		INSECT REMOVAL- 2/26/26	
4/24/2026	9108550 INSTITUTE OF COMMERCIAL PAYMENTS		162.00
		IOCP MEBERSHIP J. DEMELO	
4/24/2026	9108551 INSTITUTE OF POLICE TECHNOLOGY		895.00
		TRAINING, CARLY JOHNSON, T26114	
4/24/2026	9108552 INTERNATIONAL FESTIVALS & EVENTS		375.00
		NEW YEAR MEMBERSHIP 2/18/26-2/18/27	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108553 P-CARD TRAVEL - REGISTRATION		195.00
		REGISTRATION, S. DILEONAR DO, ONLINE TRAINING	
4/24/2026	9108554 JOSAM PRODUCTS, INC.		2,059.88
		REPAIRS FOR UNIT 24-75, RO #66145-1	
		ALIGNMENT UNIT 11-64, RO # 65281-2	
4/24/2026	9108555 K & M CUSTOM CREATIONS		1,541.72
		PROCURMENT DEPT UNIFORM	
		PROCURMENT DEPT UNIFORM	
4/24/2026	9108556 K & M CUSTOM CREATIONS		622.67
		OFFICIAL UNIFORM SHIRTS FOR TEAM EVENT	
		UNIFORM POLOS - GEORGE CEDENO- #3117	
		LOGO PRINTING - ISSAC AYALA #2960	
4/24/2026	9108557 KATOM RESTAURANT SUPPLY		3,309.26
		WORK TABLE, POST LEVELER, SHELVING UNIT	
4/24/2026	9108558 KFC-KENTUCKY FRIED CHICKEN		52.90
		MASH POTATOES-CITIZEN'S ACADEMY	
4/24/2026	9108559 KIMBALL MIDWEST		543.69
		TOOLS FOR SHOP- DRILL SET	
4/24/2026	9108560 KISSELBACK FORD		278.62
		PM SERVICE FOR UNIT #11-53, RO #66163-1	
		PM SERVICE FOR UNIT #11-56, RO #66162-1	
4/24/2026	9108561 KLINGSPOR ABRASIVES, INC.		197.76
		NITRILE POWDER FREE- CONUMABLES-WELD SHOP	
4/24/2026	9108562 LAWSON PRODUCTS, INC.		76.34
		HARDWARE-BOLTING SLATS UNIT 24-60T RO#65542	
4/24/2026	9108563 LEXISNEXIS RISK SOLUTIONS FL, INC.		2,118.49
		AVCC FEE-02-01-26 THRU 02-28-26	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108564 LINE-X OF ST.CLOUD		599.99
		UNIT 3-43 BED LINER	
4/24/2026	9108565 LYNN PEAVEY CO.		973.74
		EVIDENCE-TUBE, BAGS, BOX, DRUG TEST KIT, TAMPER TIE	
4/24/2026	9108566 P-CARD TRAVEL - OTHER EXPENSES		15.00
	PS0304 MONEY LAUNDERING OPERAT.	PARKING FOR FEDERAL COURTHOUSE	
4/24/2026	9108567 MASCHMEYER CONCRETE CO. OF FLORIDA		350.00
		GREY EXPANSION JOINT- CONCRETE SIDEWALKS,TAX	
		GREY EXPANSION JOINT- CONCRETE SIDEWALKS	
		CR APPLD 4762930, RFND TAXES ON GREY EXP JOINT	
4/24/2026	9108568 MATTRESS FIRM		179.99
		SLEEPY MATTRESS	
4/24/2026	9108569 MEAT N FIRE		260.87
		CRACKER CAMP,1/2 PAN- COUNCIL MEETING 3/12/26	
4/24/2026	9108570 MEDTECH FORENSICS, INC.		497.45
		EVIDENCE CONTAINER, WIPES DRUG TEST, WATER CAPSULES	
4/24/2026	9108571 MEMORABLE MOMENTS CORP.		1,500.00
	PRE023 FATHER/DAUGHTER DANCE	DJ,PHOTOBOOTH,UPLIGHTING - FATHER DAUGHTER DANCE	
	PRE010 FALL YOUTH BASKETBALL	DJ- PLAYOFFS	
4/24/2026	9108572 P-CARD TRAVEL - HOTEL		292.52
		HOTEL, AMANDA PEAVEY, T26136	
4/24/2026	9108573 MICHAELS STORES, INC.		220.30
	PRE045 PAINT THE CLOUD GREEN	MINI SUMMER,LUCKY NEON, SHAMROCK- 3/14/26	
	PRE043 ADULT EGG HUNT	RIBBON,BASKETS,BNY FANCY- ADULT EGG HUNT	
4/24/2026	9108574 MILLERS JUMP TIME ENTERTAINMENT LLC		1,154.54
	PRE045 PAINT THE CLOUD GREEN	INFLATABLES, GAMES - KIDS ZONE - PAINT THE CLOUD	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108575 MISTER CAR WASH		20.00
		CAR WASH FOR CET EVENT	
		CAR WASH FOR FD2 11-72	
4/24/2026	9108576 MODERN WELDING CO OF FLORIDA, INC.		994.34
		REPAIRS TRANSFER STATION WALL & TUNNELL	
		MAT FOR ALUM SLATS UNIT 24-60T RO#65542-2	
4/24/2026	9108577 P-CARD TRAVEL - REGISTRATION		300.00
		T26118-STEPHANIE S. NATIONAL PRESERV REG.	
4/24/2026	9108578 NATIONAL TACTICAL OFFICERS ASSOC.		319.00
		TRAINING, LAMONT WRIGHT, CLASS C TRAVEL	
4/24/2026	9108579 NATIONAL TECHNICAL INVESTIGATORS		50.00
		MEMBERSHIP RENEWAL-M DODD	
4/24/2026	9108580 NATIONAL TIRE AND AUTO ST CLOUD LLC		84.96
		ALIGNMENT VEHICLE 4-105 RO#66097-1	
4/24/2026	9108581 NIMBLE SOFTWARE SYSTEMS, INC.		277.64
		SCHEDULING SOFTWARE DATES 3/17/26 - 4/17/26	
4/24/2026	9108582 NORTH-SOUTH SUPPLY, INC.		711.63
		LINK READY TIMER,RAINBIRD	
		RAINBIRD NOZZLE,PRO SPRAY SIDE OUTLET	
4/24/2026	9108583 OFFICE DEPOT		573.02
		FILE FOLDERS	
		CARD STOCK,PENS,POUCHES	
		TONER, CALCULATOR-HQ	
		PAPER, EASEL PAD, BANKERS BOX FOR EMERGENCY MGMT	
		PAPER, EASEL PAD, BANKERS BOX FOR EMERGENCY MGMT	
4/24/2026	9108584 ORLANDO BUSINESS JOURNAL		200.00
		SUBSCRIPTION RENEWAL 3/24/26-3/24/27	
4/24/2026	9108585 ORLANDO JOBS.COM		995.00
		BOOTH-2026 HIRE DAY ORLANDO EVENT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108586 ORLANDO SENTINEL COMMUNICATIONS		81.74
		MARCH 2026 SUBSCRIPTION - MAYOR ROBERTSON	
		MONTHLY E-SUB-V.MILLER 02/14/26-03/13/26	
		ADVERTISEMENT - 2026-026	
4/24/2026	9108587 OSCEOLA ANIMAL EMERGENCY		1,992.95
		CR APPLD 78520, RFND TAXES ROCKY TEETH CLEAN	
		ROCKY - TEETH CLEANING	
		DEACON K-9 LACERATION REPAIR	
4/24/2026	9108588 OSCEOLA COUNTY HEALTH DEPT.		660.00
		CHISHOLM PARK BEACH SAMPLES	
		ST CLOUD BEACH SAMPLES	
4/24/2026	9108589 OSCEOLA GLASS AND MIRROR, LLC		680.00
		ELECTRICAL RECEPTACLE CUT OUT	
4/24/2026	9108591 OSCEOLA NEWS GAZETTE		4,957.37
		SC ORDINANCE 2026-19* PUBLI HEARING	
		ONG-CLSFD LEGAL DISPLAY UNCLAIMED FUNDS- ADV	
		ONG-CLSFD LEGAL DISPLAY UNCLAIMED FUNDS- ADV	
		SC ORDINANCE 2026-18* PUBLIC HEARING	
		ONG-CLSFD LEGAL DISPLAY UNCLAIMED FUNDS- ADV	
		AD ZMA25-00014 2026-08	
		ONG-CLSFD LEGAL DISPLAY UNCLAIMED FUNDS- ADV	
		ONG-CLSFD LEGAL DISPLAY UNCLAIMED FUNDS- ADV	
		ANX25-00020/2026-06,ANX26 00001/2026-10,ANX25-00	
		ANX25-00020/2026-06, ANX2 6-00001/2026-10, ANX25-00	
		ZMA26-00001 / 2026-12	
		NOTICE PUBLIC HEARING CDA26-00001	
		NOTICE PUBLIC HEARING ZMA25-00020	
		NOTICE PUBLIC HEARING CPA26-00001	
		NOTICE PUBLIC HEARING CNU25-00008	
		ONG-CLSFD LEGAL DISPLAY UNCLAIMED FUNDS- ADV	
		NOTICE PUBLIC HEARING CPA25-00011	
		NOTICE PUBLIC HEARING CDA25-00016	
		NOTICE PUBLIC HEARING CDA26-00002	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108592 PANDADOC,INC.		3,924.00
		ENTERPRISE ANNUAL 2/28/26 - 2/28/27	
4/24/2026	9108593 PEST PATROL OF CENTRAL FLORIDA INC.		305.00
		INSECT TREEATMENT-SHRUBS &TURF	
4/24/2026	9108594 PLANET OBSTACLE, LLC		100.00
	PRE002 SUMMER CAMP	SUMMER CAMP DEPOSIT	
4/24/2026	9108595 POSITIVE PROMOTIONS		1,381.79
		NTW RECOGNITION SHIRTS- DISPATCHERS SHIRTS	
		5-IN-1 4FT CABLE CORD, SUN SHADE - 911 PROMO	
4/24/2026	9108596 PRIMA TAMPA BAY		850.00
		CONFERENCE, ROB GARRETT, T26155	
4/24/2026	9108597 PROMO DIRECT		256.63
		LAPEL PINS-COUNCIL TO DISTRIBUTE	
4/24/2026	9108598 PROPERTY & EVIDENCE ASSOCIATION		900.00
		REGISTRATION, J. MONDELLO CLASS C TRAVEL	
		REGISTRATION, L. OSORIO, CLASS C TRAVEL	
		REGISTRATION, L. OSORIO, CLASS C TRAVEL	
		REGISTRATION, J. MONDELLO CLASS C TRAVEL	
4/24/2026	9108600 PUBLIX SUPER MARKETS, INC.		1,834.68
		DIP VARIETY,FRUIT PLATTER WRAPS,CHICKEN	
		COOKIES-KINGS CREST MEETING	
		CUBANITO, CHK TENDERS, FRUIT-EXPLORER TESTING	
		WATER-LDSHP OSCEOLA LUNCH	
		WIPES, WATER, PAN, SODAS 3/12/26 LUNCH & LEARN	
		PLATTER-VEG, SUBS, CHKN PIZZA ROLLUP-TEAM BLD	
	PRE038 HOME SCHOOL PROGRAMS	LIMA BEANS-SCIENCE	
		CHEESECAKE DOLLY-CITIZENS ACDMY-CHIEF GOERKE	
		SALAD DRESSING-AWARD CEREMONY	
		SLIM JIM,CRACKERS,CREAMER DONUTS,CUPS,DINNERWARE	
	PRE015 SENIOR PROGRAMS	CAKE,LIMES	
		CHEESECAKE, TEA, LEMONADE - CITIZENS ACDM - DC RUIZ	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108601	QUEST DIAGNOSTICS, INC.		13.00
			QUEST DIAG-J. COOPER ACCIDENTAL CRG, RFND 3/30	
4/24/2026	9108602	RADWELL INTERNATIONAL,INC.		223.00
			DISPTACH DESK MOTOR REPAIRS	
4/24/2026	9108604	RAPCO SUPPLY		5,922.64
			HOSE,VACCUM,BALL VALVE	
			FIELDPIECE ANALOG GAUGE SET- 14-66	
			ANALOG GAUGE SET,HOSE, VACCUM,BALL VALVE	
			FOIL FLEX,COLTAR-CHISHOLM MOBILE HOME	
			COPPER,LINE DRIER, COUPLING-FD 31	
			BI-FLO LIQUID LINE DRIER- FD 31	
			FILTER PLEATED-CIVIC CENTER	
			LINE COVER- FD 31	
			PIPE PROP STAND,FREIGHT- FD 31	
			FILTER PLEATED-A/C FILTER PD	
			FAN MOTOR-A/C AT THE POOL WO#20141	
			RAP,BARD MOTOR,VOLT,SPEED WO#20146	
			EPC ELBOW-FD 31	
			FILTED PLEAED- J.U.F A/C	
4/24/2026	9108605	RAY ALLEN MANUFACTURING, LLC		494.71
			CHOKE CHAIN COLLAR,BALL ON ROPE-K-9 EQUIPMENT	
4/24/2026	9108606	RECYCLE FLORIDA TODAY, INC.		275.00
			MEMBERSHIP-GEORGE CEDENO JR 03/19/26-12/15/26	
4/24/2026	9108607	REEVES COMPANY, INC.		39.90
			NAME BADGE FOR OFFICERS CLASS A	
4/24/2026	9108608	RENTAL DEPOT OF FLORIDA, LLC		198.64
			STUMP GRINDER 13HP	
4/24/2026	9108609	RENTAL WORLD OF OSCEOLA, INC.		142.19
			HAND BLOWER-TRUCK 4-137	
4/24/2026	9108610	RENTAL WORLD OF ST. CLOUD		628.57
			REPAIR TO POLE SAW & HAND SAW	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		MIX STIHL OIL FOR TRUCK TOOLS	
		REPAIR TO POLE SAW & HAND SAW	
4/24/2026	9108611 REP SERVICES, INC.		1,674.38
		SEAT ASSEMBLY	
4/24/2026	9108612 RESTAURANT SUPPLY, LLC		3,635.50
		ICE MACHINE REPLACEMENT- COMMUNITY DEVELOPMENT	
4/24/2026	9108613 ROBERTS OXYGEN COMPANY, INC.		5,098.21
		MILLERMATIC 252-WELDING EQUIPMENT,DELIVERY	
		LINCOLN UNLTRACORE,ALLOYS MILLER STYLE GROOVE	
4/24/2026	9108614 ROSETTA STONE LTD.		2,835.00
		LANGUAGE LEARNING 3/24/26 - 3/24/27	
4/24/2026	9108615 SAFETY-KLEEN SYSTEMS, INC.		1,493.11
		MANUAL GUN CLEANER,CHEM, RECOV,MANIFEST,CC FEE	
		MANUAL GUN CLEANER,CHEM, RECOV,CC FEE	
		USED OIL/COOLANT RECOVERY	
4/24/2026	9108616 SAM'S CLUB		1,267.08
		PASTRIES, COOKIES, WATER, PLATES, TAXES, VNDR ACDMY	
		PASTRIES, COOKIES, WATER, PLATES, TAXES,VNDR ACDMY	
		MIX VP, CT PATF, BUNS, FOIL- COMMUNITY APREC	
		FOOD FOR SWEARING-IN & PROMOTION CEREMONY	
		PASTRIES, COOKIES, WATER, PLATES, TAXES, VNDR ACDMY	
	PRE045 PAINT THE CLOUD GREEN	WATER,AAA BATTERIES, CHINET,CUTLERY	
		MIX VP, CT PATF, BUNS, FOIL - COMMUNITY APREC	
		HOTDOG, BUNS, SNACKS. SPRING BREAK CAMP	
4/24/2026	9108617 SCHINDLER ELEVATOR CORPORATION		1,392.67
		ELEVATOR REPAIRS-MARINA BLDG 10/25/25	
4/24/2026	9108618 P-CARD TRAVEL - HOTEL		219.00
		HOTEL, KEITH SABISCH, T26141	
4/24/2026	9108619 SHERWIN-WILLIAMS		1,383.86
		BLUE CHIP,HZGRY,EPOXY- WO#19934	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			POLY KNIT,NYLON,SCRAPPER, FRAME-TRUCK 14-61	
			PAINT,MARATHON,NYLOX DALE REV FRAME FOR PD-WO#20113	
			SA EXTRA-PAINT-CITY HALL	
			PAINT SHUFFLEBOARD- WO# 19714	
4/24/2026	9108620	SHI INTERNATIONAL CORP		3,558.82
			ESD RED HAT ENT-REQ# 086491 01/22/26-01/21/27	
			ADOBE LICENSE SOFTWARE 03/05/26 - 10/14/26	
4/24/2026	9108621	SIGNATURE PROMOTIONAL GROUP, LLC		1,338.00
			DISPATCH CHALLENGE COINS	
4/24/2026	9108622	SITEONE LANDSCAPE SUPPLY LLC		5,596.66
			6-2000 LB TOTE- DURAEDGE INFIELD COND-BALLFIELD	
			100 BAGS INFIELD DRYING CONDITIONER	
4/24/2026	9108623	SKY POWERSPORTS SANFORD		401.03
			REPAIR - UNIT 12-479, RO#66439-1	
4/24/2026	9108624	SMARTWAIVER		360.00
			SMARTWAIVER ANN PLAN MAR 20,2026-MAR 20,2027	
4/24/2026	9108625	SOLID WASTE ASSOC. OF NORTH AMERICA		255.00
			SWANA MEMBERSHIP- D. KENT 04/01/26-03/31/27	
4/24/2026	9108626	P-CARD TRAVEL - OTHER EXPENSES		457.40
			STEPHANIE S. T26118- FLIGHTS	
			FLIGHT-LUGGAGE MCO-DCA, K. LACOE, T26060	
			FLIGHT-LUGGAGE DCA-MCO, K.LACOE, T26060	
4/24/2026	9108627	SOUTHWEST AIRLINES COMPANY		406.59
			FLIGHT, LECEDRIC JOHNSON, T26069	
4/24/2026	9108628	SPACE EXPLORATION TECHNOLOGIES CORP		165.00
			INTERNET SERVICE 02/28/26-03/28/26	
4/24/2026	9108630	SPECTRUM/BRIGHTHOUSE NETWORKS, LLC		9,667.31
			LOCAL PHONE SERVICE 03/01/2026 TO 03/31/2026	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		LOCAL PHONE SERVICE 01/01/2026 TO 01/31/2026	
		TV SERVICES 2/26-3/25/26	
		CABLE SERVICES FS#33 2/17/26 - 3/16/26	
		CABLE SERVICES FS#31 3/19/26 - 4/8/26	
		INTERNET SERVICES 02/27/2026 TO 03/26/2026	
		CABLE SERVICES FS#33 3/19/26 - 4/18/26	
		CABLE SERVICES FS#31 2/19/26 - 3/18/26	
		INTERNET 2/21/26-03/20/26	
		TV SERVICES- 02/26/26-03/25/26	
		LOCAL PHONE SERVICE 01/01/2026 TO 01/31/2026	
		INTERNET SERVICES 02/27/2026 TO 03/26/2026	
		LOCAL PHONE SERVICE 01/01/2026 TO 01/31/2026	
		LOCAL PHONE SERVICE 03/01/2026 TO 03/31/2026	
		LOCAL PHONE SERVICE 03/01/2026 TO 03/31/2026	
		SPECTRUM INVC-02-27-26/ 03-26-26	
4/24/2026	9108631 SPROUT SOCIAL, INC.		3,592.80
		SPROUT SOCIAL SUB RNWL 03/25/26-03/24/27	
4/24/2026	9108632 SSD INTERNATIONAL IC.		4,500.00
		AMMUNITION FOR TRAINING	
4/24/2026	9108633 STANFORD SERVICE & INSTALLATION LLC		217.83
		MAINTENANCE REPAIRS FOR WHEEL BALANCER MACHINE	
4/24/2026	9108634 STAPLES BUSINESS ADVANTAGE		2,142.79
		65 LBS CARDSTOCK	
		CHAIR-CAPTAIN MONDELLO	
		USB FOR EVIDENCE	
		COMM DEV OFFICE PAPER / BLACK TONER-CLAUDIA	
		CRAYOLA, POSTERBOARD FOR CAREER FAIR PR EVENT	
		HP 414A YIELD TONER CARTRIDGE-COOPER PRINTER	
		RULED PADS, PENS, GLUE, DISPER, SCISSORS, SHARPIE	
		COPY PAPER,FOLDERS,TISSUE CARDSTOCK	
		BATTERY, PENS, SHARPIE, HIGHLIGHTER	
		STAMP FOR OFFICE PAPERWORK	
4/24/2026	9108635 STYLISH PAWZ		145.00
		GEORGE GROOMING	
		GEORGE GROOMING	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108636 SUBURBAN PROPANE L.P.		27.84
		PROPANE-FIRE DEPARTMENT FRIARS COVE LANE	
4/24/2026	9108637 SUDDATH WORKPLACE SOLUTIONS		4,239.48
		CH WINDOW RENOVATION MOVE CC TRANSACTION FEE	
4/24/2026	9108638 P-CARD TRAVEL - OTHER EXPENSES		41.90
		GAS, N. SEGARRA, CLASS C TRAVEL	
4/24/2026	9108639 SUNPASS OPERATIONS		94.00
		TOLL VIOLATIONS FOR 9-27/ SUNPASS MINI REPLENISH	
		TOLLS REPLENISH 3/18/26	
		SUNPASS MINI FOR 3 FLEET VEHICLES	
		TOLL ENFORCEMENT XK3657	
4/24/2026	9108640 SURVIVE FIRST, INC.		1,801.05
	PS1803 LAW ENFORCEMENT TRUST	4TH ANN FIRST RSPDR GALA RESOLUTION #2025-176RR	
4/24/2026	9108641 SWANK MOTION PICTURES, INC.		105.00
	PRE015 SENIOR PROGRAMS	TROUBLE WITH THE CURVE MOVIE- 03/18/26	
4/24/2026	9108642 T-MOBILE USA, INC.		6,219.81
		LOCAL PHONE SERVICE 02/01/2026 TO 02/28/2026	
4/24/2026	9108643 TC DESIGN INC.		145.60
		ALTERATIONS-PANTS RANDY RAMOS LUNA	
		UNIFORM ALTERATIONS - ELIZABETH FRANCOIS	
		PANT ALTERATION - KHENIEL NARVAEZ	
		PANT ALTERATIONS-ORLANDO ROSARIO	
		ALTERATIONS - PANTS - ELIZABETH FRANCOIS	
4/24/2026	9108644 TENNANT SALES AND SERVICES COMPANY		190.03
		PM SERVICE FOR FLOOR MACHINE	
4/24/2026	9108645 THE BANCORP BANK N.A.		3,377.00
	PS0304 MONEY LAUNDERING OPERAT.	SCIRS 02/01/25-02/10/27	
		LEASE-CHEVY TAHOE	
		LEASE-JEEP CHEROKEE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108646 THE GRAPHICS SIGNS & IDENTITIES GRO		3,069.50
		BALLFIELD SIGNAGE	
	CM2101 CITY HALL B-A 3RD FL REMD	CHAMBER REMODEL ON SITE INSTALL-SMALLER PODIUM	
		FIRE RESCUE SMALL EMBLEM	
4/24/2026	9108647 TOI TOI USA, LLC		1,035.15
		TOILET RENTAL-THE RANCH 02/25/26-03/24/26	
		BLU STANDARD-CC FEE 3/2/26-3/29/26	
		BLU ACCESS & CC FEE 3/04/26-3/31/26	
		TOILET RENTAL-THE RANCH	
		TOILET RENTAL-THE RANCH 03/06/26-04/02/26	
4/24/2026	9108648 TOWLANDO TOWING & RECOVERY INC.		1,690.16
		TOW FOR UNIT 12-401	
		TOW FOR UNIT 5-113	
		TOW FOR UNIT 14-28	
		TOW FOR UNIT 12-366	
		TOW FOR UNIT 5-95	
4/24/2026	9108649 TRACTOR SUPPLY COMPANY		409.96
		RATCHET STRAPS	
		PROPANE REFILL-BALLFIELD FORKLIFT 18-214	
		ST BOOTS-JEFF STRAITE	
		K-9 ANTIBACTERIAL SHAMPOO	
		PROPANE FOR SPRING BREAK CAMP COOKOUT.	
4/24/2026	9108650 TROY FAIN INSURANCE, INC.		114.95
		NOTARY LICENSE RENEWAL M. LOOPER	
4/24/2026	9108651 P-CARD TRAVEL - OTHER EXPENSES		78.88
		UBER-C.SOTO T26050,L.LUGO T26049,F.AYALA T26080	
		UBER-C.SOTO T26050,L.LUGO T26049,F.AYALA T26080	
4/24/2026	9108652 UBIQUITI INC.		29.00
		UISP CLOUD HOSTING FEB 15-MAR 15, 2026-IT	
4/24/2026	9108653 ULINE, INC.		1,771.43
		EVIDENCE LOCKERS, TABLE W/TOP, SHELVES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108654 P-CARD TRAVEL - OTHER EXPENSES		1,376.04
		FLIGHT-CHANGE FEE, D. GOERKE, T26151	
		FLIGHT-SEAT FEE, ROSE TESTERMAN, T26117	
		FLIGHT-CHANGE FEE, D. ROBERTS, T26146	
		FLIGHT, DOUGLAS GOERKE T26151	
		FLIGHT-SEAT FEE, ROSE TESTERMAN, T26117	
		FLIGHT, ROSE TESTERMAN, T26117	
		FLIGHT, DENISE ROBERTS T26146	
4/24/2026	9108655 P-CARD TRAVEL - OTHER EXPENSES		464.30
		FLIGHT- E.WARGO T26123	
4/24/2026	9108656 UNITED SITE SERVICES OF FLORIDA LLC		650.00
		PORT-A-POTTIES-SC SUNDAYS 1/10/26-1/12/26 +CREDIT	
		PORT-A-POTTIES-SOLDIER SUNDAYS 1/16/26-1/19/26	
4/24/2026	9108657 UNITED STATES POSTAL SERVICE		33.50
		CASE #2025-6-35 INTERNATIONAL MAIL.	
		CE25-00635 LETTER MAILED	
4/24/2026	9108658 UPPCC - UNIVERSAL PUBLIC PURCHASING		940.00
		UPPCC CERT, R. STAYER NO TVL REQ	
		CPPB EXAM-DEMETRIUS S CLASS C TRAINING	
		CPPB EXAMS, RICKY STAYER, NO TVL REQ	
4/24/2026	9108659 UPS STORE, THE		92.89
		FORENSIC UNIT EVIDENCE PACKAGE SHIPPING	
		IMMIGRATION-CUSTOM I.D. CARD FOR FORMER OFFICER	
4/24/2026	9108660 VANDER POL NURSERY		637.50
		PLANTS	
		PLANTS	
4/24/2026	9108661 VERIZON WIRELESS		750.80
		LOCAL PHONE SERVICE-EOM 01/24/2026 TO 02/23/2026	
4/24/2026	9108662 W.W. GRAINGER, INC.		577.49
		BATTERIES, EAR PLUGS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		AIR DIVERTER-BUILDING CITY HALL-WO#19964	
4/24/2026	9108665 WAL-MART COMMUNITY		1,689.65
		VACUUM BELT - FS 31	
	PRE038 HOME SCHOOL PROGRAMS	OIL,WATER,MINI MARSH- HOMESCHOOL	
	PRE013 SPRING FESTIVAL	EASTER BASKETS FOR GOLDEN EGGS AT SPRING FESTIVAL	
		SET 10/6QT,STOR BOX-FS 31	
		COFFEE MACHINE RPMT	
		NG VRTY, CHOC SUG, CHWY ENT BLB-VENDOR ACADEMY	
		BREAD, MILO LMN, GV TEA, CARROT-AWARDS CEREMONY	
	PRE015 SENIOR PROGRAMS	EASTER GARLAND	
	PRE013 SPRING FESTIVAL	900-EASTER EGGS -SPRING FESTIVAL	
	PRE045 PAINT THE CLOUD GREEN	LIGHT BAR,STAPLER,TARP	
		UNIV HAM BLK - POLICE OPS EQUIPTMENT	
		5-GAL WATER JUGS EXCHANGE	
		WATER JUG REFILL-FIRE HQ	
		JARS	
		JUMBO,CARDINAL,BASKETS, PAPER SHRED,GAMES,POKER	
		CURTAIN ROD, BLACKOUT DRAPES- PROGRESS LANE	
		TAPE.	
		PANTS-ARIEL DE JESUS	
		PANTS-WALDEMAR JIMENEZ	
		CR APPLD 08094, RFND GAMES - YAHTZEE	
		COFFEE MAKER, BUG TRAPS FOR OFFICE	
4/24/2026	9108666 WALGREEN CO.		93.92
		RUSSELL STOVER,HERSHEY, DOVE,GUSSETT-COUNCIL MTNG	
4/24/2026	9108667 WAWA, INC.		162.54
		FUEL FOR ENGINE 33	
		FUEL FOR FS31	
4/24/2026	9108668 WAX MONKEY DETAIL SHOP		245.40
		UNIT 12-430 CLEANING	
		UNIT 12-449 CLEANING	
		INTERIOR/EXTERIOR WASH UNIT 12-438	
4/24/2026	9108669 WEDDING VENUE MAP LLC		1,500.00
		THE RANCH MARKETING	

City of St. Cloud

FY26 Warrant List #7

04/01/26 to 4/30/26

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
4/24/2026	9108670 YAYA CREATION INC		149.86
		TABLECLOTH FOR VENDOR ACADEMY	
4/24/2026	9108671 ZOOM VIDEO COMMUNICATIONS, INC.		40.00
		CLOUD RECORDING 03/08/26-04/07/26	
4/24/2026	9108672 ZOPAX INSPECTIONS AND SERVICE, LLC		2,555.00
		BACKFLOW REPAIRS FS#33	
		BACKFLOW REPLACEMENT PD	
		BACKFLOW REPAIR PEGHORN	
		BACKFLOW REPAIR FS#32	
4/24/2026	9108673 24HOURWRISTBANDS.COM		3,474.87
		AUTO SAFETY TOOL-CET EVNT	
	PRE005 WORLDS LARGEST SWIM LESSN	WALL TUMBLER,TOTE BAGS, LANYARDS,DISCS,PENS	
	PRE007 4TH OF JULY CELEBRATION	HAND FANS- 7-4-2026	
	PRE007 4TH OF JULY CELEBRATION	COLLAPSIBLE COOLIES,CAN COOLIES 7/4/26	
4/24/2026	9108674 360TRAINING.COM, INC.		159.99
		OSHA ONLINE SAFETY TRAINING - R. GARRETT	
4/24/2026	9108675 4ALLPROMOS		2,693.93
		TOTE BAG - COMMUNITY GIVEAWAYS	
		BANDAGE POUCH - COMMUNITY GIVEAWAYS	
		CIRLCE MAGNETS-COMMUNITY GIVEAWAYS	
		SPECKLE PEN - COMMUNITY GIVEAWAYS	
		RUBBER DUCKS - COMMUNITY GIVEAWAYS	
		STICKY NOTES-COMMUNITY GIVEAWAYS	
4/24/2026	9108676 5.11 TACTICAL		652.00
		UNIFORM PANTS-CHRIS ELBON	
		UNIFORM PANTS-OMAR CRUZ	
		UNIFORM PANTS- ADA PLAZA NIEVES	
4/24/2026	9108677 P-CARD TRAVEL - OTHER EXPENSES		57.79
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS LEASE	
4/24/2026	9108678 P-CARD TRAVEL - OTHER EXPENSES		24.02

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FUEL, D. ROBERTS, T26146	
	Grand Total		9,599,972