

Special Council Meeting
Thursday, September 17, 2026
City Hall - Council Chambers
1300 9th Street
6:30 PM
Agenda

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
 - Mayor Chris Robertson
 - Deputy Mayor Ken Gilbert
 - Council Member Jennifer A. Paul
 - Council Member Kolby Urban
 - Council Member Shawn Fletcher
- IV. Presentations
 1. Presentation by the St. Cloud Chamber of Commerce
- V. Consent Agenda
 2. Resolution No. 2026-139R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated August 21, 2026, between the City of St. Cloud and reSOURCE Government Services, LLC for Temporary Employment Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by various departments on an as-needed basis from approved and budgeted expenditure accounts. This will be funded primarily from the general fund.
This item is to approve an amendment to the agreement with reSOURCE Government Services, LLC for Temporary Employment Services.
- VI. Public Hearings
 3. **FINAL PUBLIC HEARING FOR RESOLUTION NO. 2026-061R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2026/2027, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) **ACTION ON RESOLUTION NO. 2026-061R**
 4. **FINAL PUBLIC HEARING FOR RESOLUTION NO. 2026-062R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2026/2027; the same being adopted following the adoption of a final millage rate for said period. (FINAL BUDGET) (Above is the full title.) **ACTION ON RESOLUTION. 2026-062R**
 5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-34**, an ordinance of the City Council of the City of St. Cloud, Florida, amending the total acreage and developable acreage, number of units, net density, gross density, stormwater area, development program, housing types, architectural standards, and development

conditions, for the “PUD” Planned Unit Development/Preliminary Master Plan identified as Avancia Project #PUD25-00004, formerly known as Neptune Village, in Ordinance No. 2019-11 (as amended), located north of Revolutionary Way, east of Betsy Ross Lane, south of Neptune Road and west of Old Canoe Creek Road; providing for approval of the amended PUD/Preliminary Master Plan and Final Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, conflicts and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2026-34 (This is Quasi-Judicial proceeding)**

6. **FIRST OF TWO PUBLIC HEARINGS FOR ORDINANCE NO. 2026-49**, an ordinance of the City of St. Cloud, Florida, relating to Ordinance No. 2024-30 whose subject is “Mobility Fees” and Resolution No. 2024-176R whose subject is “Discount Percentage,” eliminating the discount percentage on mobility fee rates for all uses, providing for conflict, severability, administrative correction, and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-49**

VII. Council Action

7. Resolution No. 2026-136R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the State of Florida Agency for Health Care Administration and the City of St. Cloud, authorizing payment not to exceed \$432,000.00 by the City, and providing an effective date.
COST: Undetermined at this time/ not to exceed \$432,000.00. (General Fund)
This item is to continue receiving supplemental Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) from the State of Florida for emergency transport of Medicaid patients by the Fire Department.
8. Presentation and Resolution No. 2026-142R a resolution of the City Council of the City of St. Cloud, Florida, approving a letter agreement between the City of St. Cloud and St. Cloud Main Street, Inc. for a one-time funding contribution in support of the St. Cloud Main Street program in the amount of fourteen thousand dollars (\$14,000). Authorizing the Mayor to execute the agreement and providing an effective date.
COST: The City agrees to provide up to \$14,000. (General Fund)
This item is to authorize the Mayor to execute an agreement between St. Cloud Main Street and the City of St. Cloud.

VIII. 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.

9. First Reading and Introduction of Ordinance No. 2026-55, an ordinance of the City Council of the City of St. Cloud, Florida, amending the City Code of Ordinances, Chapter 10 “Buildings and Building Regulations,” Article II “Technical Codes,” by Amending Section 10-33 “International Property Maintenance Code Adopted,” Subsection (B) “Amendments”, Section 103.1 “Creation of Agency”; providing for conflict, severability, administrative correction, codification, publication and an effective date. (Above is full title) Action on Ordinance No. 2026-55

IX. Adjournment

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



Meeting: September 17, 2026

Agenda Item Type: Presentations by the St. Cloud Chamber of Commerce

City Manager Agenda Item:

Presentation by the St. Cloud Chamber of Commerce

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

The Agreement between the city and the St. Cloud Chamber of Commerce approved by the City Council, effective 10/1/25 for a term of sixty (60) months, requires the Chamber to provide an annual in-person presentation including, as a minimum, a value statement certifying the services provided hereunder on behalf of the city for the twelve (12) months immediately prior to the presentation and a work plan for services to be provided by the Chamber for the upcoming fiscal year. The city paid the Chamber a total of \$50,000 during the current fiscal year.

Legal Authority:

N/A

Budget and Recommendation:

Annual appropriation shall be determined by the City Council through the budget process.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:

Attachments:

1. 2026 St. Cloud Chamber Annual Report (1)
2. Partnership Proposal - City of St Cloud 7_16_26
3. St. Cloud CHAMBER Community Impact Presentation (2)
4. Executed Agreement Resolution 2025-159R

2026 ANNUAL REPORT



**ADVOCATING
FOR COMMUNITY
AND
BUSINESS PROSPERITY**

St. Cloud Chamber of Commerce – 2026



As we reflect on Fiscal Year 2025–2026, we are proud to report another year of meaningful progress, strategic initiatives, and continued growth for the St. Cloud Greater Osceola Chamber of Commerce. Guided by our mission to strengthen the local business community, promote economic vitality, and foster collaborative partnerships, the Chamber expanded programs, welcomed new members, enhanced business development opportunities, and continued serving as a catalyst for community engagement. This Annual Report highlights the accomplishments achieved through the combined efforts of our members, volunteers, Board of Directors, community partners, and the City of St. Cloud, while demonstrating the value of a strong public-private partnership in advancing our community's economic future.

Our Chamber Values – 2026

The St. Cloud Greater Osceola Chamber of Commerce is guided by a set of core values that shape our decisions, strengthen our partnerships, and inspire our work on behalf of the business community and the City of St. Cloud.

- Community – We are committed to building meaningful relationships that strengthen our businesses, neighborhoods, and quality of life.
- Innovation – We embrace new ideas, creative solutions, and emerging opportunities that help our community remain competitive and resilient.
- Leadership – We cultivate and encourage leadership by empowering businesses, professionals, and community partners to make a positive impact.
- Growth – We promote economic prosperity by supporting business success, workforce development, and sustainable community growth.
- Celebration – We recognize the achievements of our members, businesses, volunteers, and community partners whose successes contribute to the vitality of St. Cloud.
- Education – We provide learning opportunities, resources, and professional development that help businesses and individuals adapt, grow, and succeed.
- Collaboration – We believe the strongest communities are built through partnerships. By working alongside the City of St. Cloud, Osceola County, educational institutions, nonprofits, and the private sector, we create opportunities that benefit the entire community.

Dirk Webb, President & CEO
St. Cloud Greater Osceola Chamber of Commerce

2025-26 Board of Directors

Lisa Bertossa - Chair - Keystone Residential Group
Brian Wetzel - Incoming Chair - Orlando Health St. Cloud Hospital
Jolene Sheive - First Vic Chair - Legacy Realty
Joe Reilly - Past Chair - OUC - The Reliable One
She-Lia Henry - Treasurer - Account on Us
Melissa Vallejo- Secretary - Experience Kissimmee
Bridget Jackson - Membership Committee Chair - Key Life Fitness
John Barna - Economic Development Committee Chair - Good Call Sports
Rep. Paula Stark - State Rep. District 47, St. Cloud Main Street
Ricky Booth - Commissioner - Osceola County
Jennifer Paul - City Council, City of St. Cloud
Paula Bronson - School District of Osceola County, District 5
Cindy Campbell - Ford Insurance
Sam Haught - Wild Florida
Dr. Kerul Kassel - First Nature Foundation
Robb Larson - Osceola Heritage Park/Legends Global
Twis Lizasuain - Osceola County Association of Realtors
Sandie Martinez - Valencia College/Osceola Campus
Carol McCorkle - Osceola County Farm Bureau
Chris Montoya - SouthState Bank
Dr. Johnola Morales - Osceola Council on Aging
Shannon Rios - AdventHealth
Nathan Steiner - Anchor Online Website Design
Abner Withers - Osceola Magic
Glenn Harris, Esq. - Legal Adviser - Hensel, Bailey & Harris, P.A., Attorneys at Law



Chamber Staff

Dirk Webb - President & CEO
Heather Kitner - Office and Administration Manager
Rebekah Hogue - Events Manager
Sharayah Austin - Administrative Assistant

Chamber Partners

Trustee Partners



Diamond Partner



Platinum Partner



Gold Partners



Bronze Partners



Media Partner

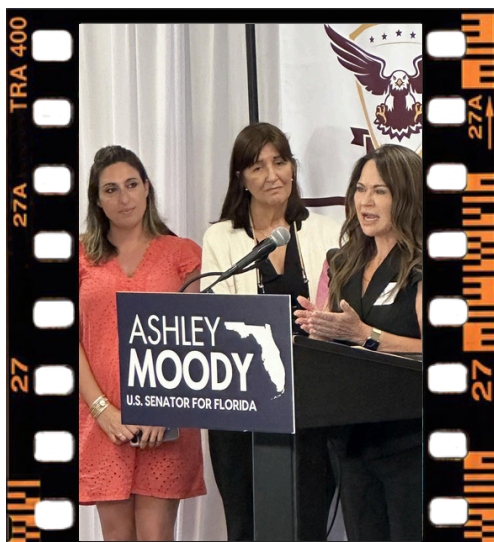


Live Events Partner



Community Events & Economic Impact

- 63rd Annual St. Cloud Christmas Parade presented by Orlando Health Over 2,000 parade participants
 - Estimated 11,200 spectators
 - Continued the popular Pre-Parade Holiday Concert
 - Introduced the Chamber's new Santa's Sleigh, funded through community and member contributions
- 44th Annual Chamber Golf Tournament Sold out with 220 golfers and 30 volunteers
- Raised funds supporting \$8,000 in Chamber Foundation scholarships
- Generated networking opportunities for more than 50 business sponsors and partners
- Politics in the Barn
 - A signature civic engagement event bringing together candidates, business leaders, and residents
- Featured candidate stump speeches, informational booths, and the community Straw Vote in partnership with the Supervisor of Elections



Business Development

• Business Development

- 74 New Chamber Members welcomed
- 26 Ribbon Cuttings celebrating business openings, expansions, and anniversaries
- More than 50 networking and educational programs including Coffee Co-Op, Business After Hours, The Toolkit, Women 2 Women, and New Member Orientation

• Economic Development & Advocacy

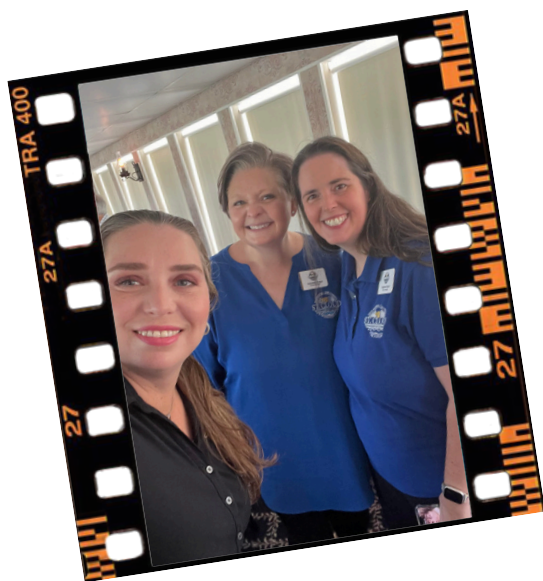
- Continued participation in the Economic Development Roundtable with Osceola County and the Osceola Chamber.
- Strengthened relationships with City leadership and economic development partners to support business recruitment and expansion.

• Community Engagement

- 6th Annual Share the Love Scavenger Hunt, encouraging residents and visitors to explore local businesses, parks, and attractions.
- Expanded the Chamber's online Community Calendar, providing local organizations with a centralized place to promote events.
- Hosted collaborative Business After Hours events

• Workforce & Education

- Continued The Toolkit business education series.
- Awarded \$8,000 in scholarships through the St. Cloud Chamber Foundation.
- Continued New & Current Member Orientations and professional development opportunities.



Chamber Leadership in Action

- The St. Cloud Greater Osceola Chamber of Commerce continues to serve as a trusted convener, advocate, and resource for the business community. Throughout Fiscal Year 2025–2026, the Chamber created opportunities for business leaders, entrepreneurs, elected officials, and community stakeholders to connect, collaborate, and grow.
- One of the Chamber's most successful leadership initiatives is Coffee Co-Op, our free monthly networking event that brings together approximately 30–40 business professionals each month. Unlike a traditional networking event, every attendee has the opportunity to introduce themselves and their business, creating meaningful connections while strengthening relationships throughout the community. By rotating host locations among Chamber members, Coffee Co-Op also highlights local businesses and encourages participants to experience the diverse services and amenities available throughout St. Cloud.
- Beyond networking, the Chamber continued to invest in business education and professional development through The Toolkit educational series, Women 2 Women, Business After Hours, New & Current Member Orientation, and other programs designed to help businesses succeed while fostering collaboration across our community.
- These leadership initiatives reflect the Chamber's ongoing commitment to strengthening the local economy by supporting businesses of every size, encouraging entrepreneurship, and building partnerships that benefit the entire St. Cloud community.
- By the Numbers – Fiscal Year 2025–2026
-



By the Numbers

- 74 New Chamber Members Welcomed
- 26 Ribbon Cuttings Celebrating New Businesses, Expansions, and Milestones
- 50+ Networking and Educational Programs Hosted
- 220 Golf Tournament Participants
- 30 Golf Tournament Volunteers
- 2,000+ Christmas Parade Participants
- 11,200 Estimated Christmas Parade Spectators
- \$8,000 Awarded in Scholarships through the St. Cloud Chamber Foundation



Chamber Celebration

- Celebrating success is one of the Chamber's most important responsibilities. Every ribbon cutting, anniversary, grand opening, and awards presentation tells the story of a community that continues to invest, grow, and thrive. During Fiscal Year 2025–2026, the Chamber proudly recognized new businesses, expanding employers, dedicated community leaders, and organizations whose contributions make St. Cloud an exceptional place to live, work, and do business.

Celebrating Excellence

The Chamber's Annual Awards Banquet remains one of the community's premier celebrations of business and civic leadership. At the 2025 Annual Awards Banquet, the Chamber recognized organizations and individuals whose leadership, innovation, and commitment have made a lasting impact on the Greater St. Cloud community.

2025 Annual Award Recipients

- **Business of the Year: Osceola Heritage Park**
- **Business Person of the Year: John Barna**
- **Business Champion of the Year: Brian Wetzel**
- **Community Award: Silver Spurs Rodeo**
- **Chairman's Award: She-Lia Henry**
- **Beacon Award: Melissa Vallejo**
- **President's Award: Brian West**
- **Non-Profit of the Year: First Nature Ranch**
- **New Business of the Year: Sips and Dips**
- **Small Business of the Year: Grass Creek Construction**
- **Large Business of the Year: AdventHealth**



Chamber Education

The St. Cloud Greater Osceola Chamber of Commerce believes that education is one of the strongest investments we can make in our community. Whether preparing students for future careers or providing business leaders with practical tools for success, the Chamber is committed to fostering a culture of lifelong learning.

Investing in Tomorrow's Workforce

Through the St. Cloud Chamber Foundation, the Chamber awarded **\$8,000** in scholarships during Fiscal Year 2025–2026 to deserving local students pursuing higher education. These scholarships recognize academic achievement, leadership, community service, and the promise of future success, while helping develop the workforce that will shape the future of St. Cloud and Osceola County.

The Toolkit – Business Education Series

The Chamber continued to expand The Toolkit, a free educational series designed to provide business owners, managers, entrepreneurs, and professionals with practical information they can immediately apply in their organizations. Led by subject matter experts from both the public and private sectors, each session focused on real-world business challenges and opportunities.

2025–2026 Toolkit Sessions

- Leveraging Tourism for Your Business, Presented by Tina Alenius, Experience Kissimmee
- How Money Works: Stop Being a Sucker, Presented by Justin Smith, The Money Milestones Company powered by WealthWave
- Estate Planning for Business Owners and Families, Presented by Heidi Thompson
- Hiring Best Practices, Presented by Donald Rose, Deputy Director of Human Resources, City of St. Cloud

In addition to The Toolkit, the Chamber provided educational programming through Coffee Co-Op, Women 2 Women, New & Current Member Orientation, and numerous networking and professional development opportunities designed to help businesses grow, strengthen leadership skills, and foster meaningful community connections.

By investing in both students and today's business leaders, the Chamber continues to support a stronger workforce, a more resilient business community, and a brighter future for St. Cloud.

2026-27 Strategic Work Plan

The St. Cloud Greater Osceola Chamber of Commerce remains committed to strengthening the local economy by serving as the voice of business, fostering strategic partnerships, and enhancing the quality of life throughout the City of St. Cloud and Osceola County. During Fiscal Year 2026–2027, the Chamber will focus on the following strategic priorities:

Business Advocacy & Government Relations

- Advocate for policies and initiatives that strengthen the local business climate and support sustainable economic growth.
- Expand relationships with City, County, State, and Federal elected officials to ensure the interests of St. Cloud's business community remain well represented.
- Continue active leadership in regional economic development, healthcare, tourism, and government affairs through organizations including Experience Kissimmee, Orlando Health's Community Engagement Council, and other strategic partnerships.

Economic Development

- Collaborate with the City of St. Cloud, Osceola County, and regional partners to attract new business investment and employment opportunities.
- Promote St. Cloud to prospective developers, investors, and employers, including continued efforts to recruit a quality hotel and complementary commercial development.
- Support long-term economic prosperity through thoughtful discussions regarding land use, redevelopment opportunities, and strategic community assets.

Business Growth & Entrepreneurship

- Expand the Chamber's Co Lab @ the Chamber coworking initiative to support entrepreneurs, remote professionals, startups, and small businesses.
- Strengthen programs that help retain existing businesses while encouraging expansion and investment throughout the community.
- Continue creating opportunities for businesses to build relationships, generate referrals, and increase commerce through networking events and collaborative partnerships.

Community Partnerships

- Continue operating the St. Cloud Visitor Center, welcoming visitors while promoting local businesses, attractions, dining, and community events.
- Strengthen collaborative relationships with organizations including St. Cloud Main Street, Osceola Business Partners, neighboring Chambers of Commerce, educational institutions, and community organizations.
- Support initiatives that enhance quality of life, workforce development, tourism, and community engagement throughout the region.

Communications & Member Engagement

- Deliver timely, relevant, and dynamic communications that connect businesses with resources, educational opportunities, advocacy efforts, and community initiatives.
- Expand digital marketing, business promotion, and member engagement strategies to increase visibility for Chamber members and the St. Cloud business community.
- Continue enhancing educational programming, leadership development, and networking opportunities that help businesses succeed.

Through these strategic priorities, the Chamber will continue serving as a catalyst for economic opportunity, business success, and community collaboration while reinforcing St. Cloud's position as one of Central Florida's premier places to live, work, visit, and invest.



Chamber Accountability

The St. Cloud Greater Osceola Chamber of Commerce is committed to responsible stewardship of public and private resources. We demonstrate accountability through:

- Annual Strategic Planning aligned with the Chamber's mission and community priorities.
- Annual Work Plan outlining measurable goals and objectives for the coming fiscal year.
- Annual Report documenting accomplishments, outcomes, and community impact.
- Monthly Financial Reporting reviewed by the Finance Committee and Board of Directors.
- Independent Financial Review/Audit conducted in accordance with accepted accounting practices.
- Board of Directors Governance providing oversight, strategic direction, and fiduciary responsibility.
- Performance Metrics tracking membership growth, event participation, business engagement, and program effectiveness.
- Public-Private Partnerships that ensure collaboration with the City of St. Cloud, Osceola County, and regional organizations.
- Transparent Communications through regular newsletters, social media, website updates, and member outreach.
- Responsible Management of City Partnership Funds to ensure resources are invested in programs that support economic development, tourism, business advocacy, and community engagement.
- Committee Leadership engaging volunteers and community leaders in planning and decision-making.
- Member Feedback and Evaluation through surveys, conversations, and ongoing engagement to continually improve Chamber programs and services.



CO LAB @ THE CHAMBER

CONNECTING ENTREPRENEURS.
INSPIRING INNOVATION.
BUILDING **ONE FUTURE.**



A DYNAMIC
CO-WORKING SPACE
in the heart of St. Cloud



COLLABORATE.
INNOVATE.
SUCCEED.



RESOURCES,
CONNECTIONS &
OPPORTUNITIES



SUPPORTING LOCAL
BUSINESSES &
ENTREPRENEURS

CURRENT CO LAB CLIENTS



The trusted source for positive
news and events in Osceola
County and beyond.



FWH & Associates, Inc.

Empowering the health and
well-being of our community
with innovative solutions.



LOCATED AT

1200 New York Avenue
Suite 201
St. Cloud, FL 34769



Convenient. Professional.
Connected.



PREMIUM AMENITIES



High-Speed Wi-Fi



Conference Room Access



Phone Room



Complimentary Coffee,
Snacks & Water



Business Networking
Opportunities



Chamber Event Access



Professional Business
Address Opportunities



Collaborative Environment



FLEXIBLE MEMBERSHIPS



HOT DESKS

Flexible access
when you need it.



RESERVED DESKS

Your space,
reserved for you.



DEDICATED DESKS

Full-time workspace
for your business.



GROW YOUR NETWORK

Connect with a
community of
professionals.



BOOST PRODUCTIVITY

A professional
space designed
to help you focus.



SUPPORT YOUR GROWTH

Access resources,
mentorship, and
opportunities to
scale your business.



BE PART OF SOMETHING BIGGER

Together, we build
a stronger community
and economy.



CHAMBER MEMBER BENEFITS

Enjoy exclusive
perks and
connections.

Where entrepreneurs, remote professionals,
and growing businesses *work, connect, and thrive.*





ST. CLOUD CHAMBER COMMUNITY IMPACT DASHBOARD

FY 2024 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



11,200+

CHRISTMAS PARADE ATTENDANCE

Community members
and visitors



2,000+

PARADE PARTICIPANTS

Businesses, schools,
organizations & more



74

NEW CHAMBER MEMBERS

Businesses joining
our community



26

RIBBON CUTTINGS

Celebrating
new businesses
and expansions



8

SCHOLARSHIPS AWARDED

Investing in the future
leaders of St. Cloud



SOLD OUT GOLF TOURNAMENT

Bringing businesses
together for a great
cause



POLITICS IN THE BARN

Countywide candidate
forum engaging our
community



VISITOR CENTER

Operated year-round
Promoting tourism,
events & local business



50+

NETWORKING & EDUCATIONAL PROGRAMS

Mixers, breakfasts, workshops
and training sessions



ADVOCATING FOR BUSINESS

A strong voice for pro-business
policies and infrastructure



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.

St. Cloud
FLORIDA





BEHIND THE NUMBERS

FY 2024 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



11,200+

**CHRISTMAS PARADE
ATTENDANCE**

Community members
and visitors



2,000+

**PARADE
PARTICIPANTS**

Businesses, schools,
organizations & more

Based on an estimated attendance of 11,200 people, the Christmas parade likely generates \$250,000 to \$400,000 in direct local spending and approximately \$200,000 to \$350,000 in total local economic impact, depending on the share of out-of-town attendees, restaurant and retail participation, and how much spending is retained locally.

The Chamber conducted 26 ribbon cuttings and grand opening celebrations, helping new and expanding businesses introduce themselves to the community, connect with local leaders, and gain valuable marketing exposure. Based on conservative estimates of increased customer traffic, publicity, and networking opportunities, these events may have contributed between \$65,000 and \$130,000 in additional economic activity for participating businesses.



26

RIBBON CUTTINGS

Celebrating
new businesses
and expansions



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.

St. Cloud
FLORIDA   



BEHIND THE NUMBERS

FY 2024 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.

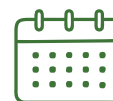


SOLD OUT GOLF TOURNAMENT

Bringing businesses
together for a great
cause

The Chamber's sold-out Annual Golf Tournament welcomed 220 golfers and 30 volunteers in 2026, bringing together businesses, community leaders, and visitors from throughout Central Florida. Based on conservative estimates of participant spending and local retention, the event likely generated between \$20,000 and \$36,000 in direct local spending and an estimated \$28,000 to \$58,000 in overall economic activity for the community.

The Chamber hosted more than 50 networking and educational programs, including the popular Coffee Co-Op, Women 2 Women, Quarterly Breakfasts, The Toolkit, Osceola Business Partners, member orientations, and Business After Hours events. These programs provided businesses with opportunities to build relationships, enhance professional skills, and connect with potential customers and community leaders. Based on conservative estimates, these events delivered between \$25,000 and \$100,000 in professional development and networking value to participating businesses.



50+

NETWORKING & EDUCATIONAL PROGRAMS

Mixers, breakfasts, workshops
and training sessions



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.

St. Cloud
FLORIDA



WHAT IS THE IMPACT?

FY 2024 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



A \$50,000 investment by the City of St. Cloud helps generate an estimated \$376,000 to \$696,000 in annual economic and community impact, representing a return of approximately \$7.50 to \$13.90 for every dollar invested.



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.

St. Cloud
FLORIDA

GREATER OSCEOLA COUNTY ST. CLOUD CHAMBER OF COMMERCE INC

Profit & Loss

October 2024 through September 2025

Oct '24 - Sep 25

Ordinary Income/Expense	
Income	
Fundraiser Income	84,238.09
Direct Public Support	12,625.00
Investments	4,551.48
Other Types of Income	8,951.81
Program Income	<u>242,493.88</u>
Total Income	352,880.24
Expense	
Interest Account	8,249.10
Fundraiser Expense	114,812.84
Payroll Expenses	171,882.46
Business Expenses	169.50
Contract Services	5,587.32
Facilities and Equipment	44,584.38
Operations	60,572.59
Other Types of Expenses	7,974.92
Travel and Meetings	<u>3,550.62</u>
Total Expense	<u>417,383.73</u>
Net Ordinary Income	<u>-64,523.49</u>
Net Income	<u><u>-64,523.49</u></u>

Balance Sheet

As of September 30, 2025

Sep 30, 25

ASSETS

Current Assets

Checking/Savings

SouthState Checking 1639	147,884.74
PNC Checking 7292	5,283.48
SouthState Savings	23,583.26
Petty Cash	130.13

Total Checking/Savings 176,881.61

Accounts Receivable

Accounts Receivable	27,163.50
Total Accounts Receivable	27,163.50

Total Current Assets 204,045.11

Fixed Assets

Capital Improvements	12,052.43
Buildings	65,000.00
Land	15,000.00
Accumulated Depreciation	-68,323.00

Total Fixed Assets 23,729.43

Other Assets

Accumulated Amortization	-3,480.92
Intangible Assets	5,450.00
Prepaid Insurance	3,200.00
Other Assets	3,693.06

Total Other Assets 8,862.14

TOTAL ASSETS 236,636.68

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

PNC Bank Mortgage	132,799.37
Payroll Liabilities	2,318.00

Total Other Current Liabilities 135,117.37

Total Current Liabilities 135,117.37

Total Liabilities 135,117.37

Equity

Unrestricted Net Assets	166,042.80
Net Income	-64,523.49

Total Equity 101,519.31

TOTAL LIABILITIES & EQUITY 236,636.68

www.stcloudflchamber.com
2026

PARTNERSHIP PROPOSAL

CITY OF ST. CLOUD



ADVOCATING
FOR COMMUNITY
AND
BUSINESS PROSPERITY



City of St. Cloud

The St. Cloud Greater Osceola Chamber of Commerce appreciates the tremendous support the City of St. Cloud has provided in the past years. We look forward to continuing our relationship again in 2026-27 and beyond. Should you have any questions or concerns about this proposal please contact us at the Chamber offices.

If you choose to become a Trustee Partner please print and sign the contract below and return to the Chamber via e-mail to accounting@stcloudflchamber.com.

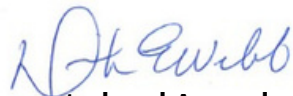
Trustee level benefits include:

- **Trustee Partnership from October 1, 2026 - September 30, 2027.**
- Announcement as a renewing partner on Social Media, and an email blast from the CEO.
- Announcement as a renewing partner on *The Insider* e- newsletter and continued logo on the footer of the newsletter.
- Logo on the footer of the Chamber website as well as the [Partner page](#).
- Logo in Chamber print media
- Logo on Chamber stationary
- Complimentary Premium Chamber Business Profile and web link to your website
- Designation as a Chamber Partner in the *St. Cloud Living* Directory.
- Business Videos featured on website and social media
- Logo on electronic welcome media in the Chamber Visitors Center.
- Event Partner at all events - Eight seats and event Partner recognition
- Event Partner Annual Banquet - Logo in program, corporate table (8 seats) & Partnership Award
- Event Partner and complimentary foursome at Annual Golf Tournament.
- Event Partner Politics in the Barn (even years)
- Event Partner Christmas Parade - complimentary entry and banner in the parade

Please make sure we have:

- **Payment of \$10,001.**
- Any additional company representatives you want on our contact list.
- Your latest logo and contact information.

Sincerely,



Date _____

Accepted and Agreed:

Authorized Signature _____ Date _____

Please Print Name _____ Title _____

The above individual/signatory represents and warrants that they are authorized to execute this Agreement on behalf of and bind the above-named Partner.

St. Cloud Greater Osceola Chamber of Commerce

Highlighting the Importance of the St. Cloud Greater Osceola Chamber of Commerce

The St. Cloud Greater Osceola Chamber of Commerce plays a critical role in the economic development of our area. We appreciate the chance to talk more about our Chamber, on behalf of our Board of Directors, Staff, Ambassadors, and our 350 members.

The Chamber:

- **Is an indispensable partner** of our business community's growth.
- Is a **trusted advocate**, particularly for small businesses, as they thrive and grow.
- Utilizes our Social Media and E-mail channels to keep the St. Cloud business community informed and aware of the quickly changing and ever challenging economic issues from National to Local levels.

We continue to:

- Maintain both virtual and face-to-face event offerings for our members.
- Develop new programs that engage both local businesses and aid the City's economic development efforts in reaching beyond St. Cloud and Osceola County.
- Evaluate and introduce potential future projects for discussion at the Board level that would enhance and promote St. Cloud and its business vs. residential balance.

The Chamber promotes these organizational values: Community, Inclusion, Innovation, Leadership, Growth, Celebration, and Education.



Community

- The **2025 St. Cloud Annual Banquet** presented by Orlando Health took place September 20, at Osceola Heritage Park with the theme, “A Magical Evening.”
- The **2025 St. Cloud Christmas Parade** presented by **Orlando Health** took place December 6, with the theme, “The Magic of Christmas.” Our community turned out with over 2,000 participants and estimates of over 10,000 enthusiastic viewers. In addition, the Chamber continued a pre-Parade Concert that featured St. Cloud elementary students presenting holiday music.
- Continued cooperation, communication and collaboration with **Osceola County** and the **Osceola Chamber of Commerce** through Economic Development Roundtable.
- The Seventh Annual **Scavenger Hunt** presented by Orlando Health invited participants to explore St. Cloud parks, businesses and landmarks. This event continues to highlight the important aspects of St. Cloud: community, cooperation and our natural resources.
- Our **43rd Annual St. Cloud Chamber Golf Tournament** sold out Royal St. Cloud Golf Links bringing businesses from around the area to network and celebrate.



Inclusion

- Minority and Spanish speaking Staff and Ambassadors help generate business communications throughout Osceola County.
- Conversational Spanish Class offered to our members to help them better communicate with the growing Hispanic population of Osceola County.



Innovation

- The **Chamber deployed new technology** throughout the building including a new server, new staff workstations and upgraded technology in conference rooms.
- **The Toolkit**, continues to offer virtual Business Training sessions to educate members on specific business topics specifically focusing on Human Resource topics.
- **Co Lab @ the Chamber**, continues to offer a Co-working solution for St. Cloud small businesses. 2024 saw the first client, Positively Osceola, take residence as a Co Lab member.
- **Florida Association of Chamber Professionals Central Region** visited the Chamber in February bringing Chamber Executives in to enjoy downtown St. Cloud



Leadership

- Our **Economic Development Committee** continues to work with our governmental units to help drive commerce.
- **Women 2 Women, Coffee Co-Op, and Osceola Business Partners** continue to provide outstanding opportunities for business owners and leaders to work together.
- A Chamber Signature Series, The **Quarterly Breakfast** brought regional topics to our members including Transportation, Health Care, Education, Entrepreneurship and Governmental Affairs. Recent topics included:
 - **Coffee Co-Op presented by First Choice Business Brokers of Lake Nona** – A high speed, free networking event that is open to the public, Coffee Co-Op helps business leaders tune their “elevator pitch” to a razor sharp edge.
- **Veterans Initiatives** - The Chamber is an active participant in the first Veteran’s Council of St. Cloud.



Lake Nona



Growth

- Membership saw 75 new members join the Chamber in the 2024-25 fiscal year. as confidence in St. Cloud's business climate continues to rise.
- Our Ambassadors continue to provide a vibrant program of continued conversation and visitation with local businesses.
- The 2025 edition of **St. Cloud Living** delivers detailed information on the hundreds of businesses that are part of the Chamber.



Celebration

- **Grand Openings and Ribbon Cuttings (2025-26):** – Ibis Park at Harmony West, 1 Clean Laundry, Hair Cuttery, Internal Medicine, Kings Oak Garage Doors, Aqua Gelu, Creative1 Photos, Havens at Hickory Tree Reserve, Planwise Partners Insurance, Academy for Kids, Aldi, Beyond Pregnancy Care, Cakes, Pastries & More, Complete Local Specialty Care, Crust and Crumb Social House, D&B Designs, Danley & Danley, A&B Gateway Cruises
- **2025 Merry Member Mingle** – Annual Christmas Business after Hours took place Marlowe Apartments' beautiful appointed clubhouse and recreation room.



Education

- The **St. Cloud Chamber Foundation** awarded scholarships to eight promising students in 2025.
- The Chamber provided Spanish classes through the School District of Osceola County.
- The Chamber hosted off site sessions for its Board Members enabling the Board to experience what our members are doing in our community.
 - **Wild Florida**
 - **Kissimmee Gateway Airport**
- Member hosted educational events at the Chamber included:
 - **Her Health, Her Voice** - with Key Life Fitness
 - **Planning Ahead with Peace of Mind** - Osceola Memory Gardens
 - **Serving the St. Cloud Children & Community** - Kiwanis Club



Accountability

- The St. Cloud Chamber is accountable by:
 - submitting its monthly financials for review to Account on Us who serves as the Treasurer of the Chamber.
 - Filing Annual 990 report through Account on Us.
 - Filing SunBiz Annual Reports.
 - Continued oversight from the Chamber Executive/Finance committee and its member selected Board of Directors.
 - Reporting to the City on a monthly basis through Board liaison, Council Member, Jennifer Paul.



Fiscal Year 2025-26 Work Plan

The St. Cloud Greater Osceola Chamber of Commerce is committed to provide advocacy and access for our member businesses and to promote the City of St. Cloud in the following ways:

- Providing value to the City of St. Cloud as a safe Chamber is vital to community outreach, economic development, workforce development, quality of life and education both in and beyond Osceola County.
- Providing clear, consistent and dynamic communications channels and networking throughout our membership.
- Providing energetic Economic Development and Government Affairs efforts through our involvement and leadership in tourism including a board position with Experience Kissimmee and Community Engagement Council with Orlando Health.
- Continuing to house the St. Cloud visitor's center and actively guide tourists in the downtown area.
- Providing additional working relationships with the County, State and Federal elected officials consistently reminding them that St. Cloud is vital to the expansion and progress of Central Florida as a region.
- Providing the means to connect businesses and create commerce through our participation in Osceola Business Partners, St. Cloud Main Street and partnerships with other Chambers.
- Promoting our community in meetings with potential investors in an effort to attract a hotel.
- Promoting long-term growth through the exploration of meaningful use of land, buildings and other assets that may attract larger business investments.
- Establishment of a co-working program to further enhance St. Cloud's Entrepreneurial Spirit.
- Working to retain and nurture the current businesses that support the City and Chamber.

Investment Partnership Levels

October 1, 2026 - September 30, 2027

Bronze Partnership

\$2,500

- Announcement as a new member on Social Media
- Announcement as a new member on The Insider – e-newsletter
- Free and discount pricing for Chamber Events
- Logo on The Insider e-newsletter
- Logo on St. Cloud Chamber Website
- Logo in Chamber Print Media
- Event Partner recognition at Chamber business events
- Listing in Annual Banquet printed program
- Partnership Award at Annual Banquet

Gold Partnership

\$5,000

- All of the above plus
- Two seats at our Chamber business events
- Event Partnership and a foursome at our St. Cloud Golf Tournament
- Two website front page ads
- Two feature blog articles that you generate (posted on Facebook and our website)
- Event partnership at the Annual St. Cloud Christmas Parade (including marching banner)

Platinum Partnership

\$7,500

- All of the above plus two of these
- Featured Premium Profile in our Online Business Directory
- Featured Interview and article on your company by the Chamber CEO
- Event partner at our Annual Banquet including two seats
- Your logo on our Chamber letterhead/stationary
- Event Partnership on all events.

Diamond Partnership

\$10,000

- All of the above plus all of these
- Featured Premium Profile in our Online Business Directory
- Featured Interview and article on your company by the Chamber CEO
- Event partner at our Annual Banquet including two seats
- Your logo on our Chamber letterhead/stationary
- Event Partnership on all events.

Trustee Partnership

more than \$10,000

- All of the above, a customized plan to fit your goals, plus all of these
- Public Service Announcements and Communications
- Entry into any Chamber Events (limit 8)
- Sponsor of St. Cloud Foundation Scholarship Fund
- Affiliate Board of Directors Appointment
- Mention and logo in all Chamber communication

Event Sponsorships: Each year the St. Cloud Greater Osceola Chamber of Commerce offers a full list of events that support community and business agendas. Please consult our Master Events List or see our website for more information on our events.

2025-26 Board of Directors

Lisa Bertossa - Chair - Keystone Residential Group
Brian Wetzel - Incoming Chair - Orlando Health St. Cloud Hospital
Jolene Sheive - First Vice Chair - Legacy Realty
Joe Reilly - Past Chair - OUC - The Reliable One
She-Lia Henry - Treasurer - Account on Us
Melissa Vallejo- Secretary - Experience Kissimmee
Bridget Jackson - Membership Committee Chair - Key Life Fitness
John Barna - Economic Development Committee Chair - Good Call Sports
Rep. Paula Stark - State Rep. District 47, St. Cloud Main Street
Ricky Booth - Commissioner - Osceola County
Jennifer Paul - City Council, City of St. Cloud
Paula Bronson - School District of Osceola County Board
Cindy Campbell - Ford Insurance
Sam Haught - Wild Florida
Dr. Kerul Kassel - First Nature Foundation
Robb Larson - Osceola Heritage Park/ASM Global
Twis Lizasuain - Osceola County Association of Realtors
Sandie Martinez - Valencia College/Osceola Campus
Carol McCorkle - Osceola County Farm Bureau
Chris Montoya - SouthState Bank
Dr. Johnola Morales - Osceola Council on Aging
Shannon Rios - AdventHealth
Nathan Steiner - Anchor Online Website Design
Abner Withers, Osceola Magic
Glenn Harris, Esq. - Legal Adviser - Hensel, Bailey & Harris, P.A., Attorneys at Law



Chamber Staff

Dirk Webb - President & CEO
Heather Kitner - Office and Administration Manager
Rebekah Hogue - Events Manager
Sharayah Austin - Administrative Assistant

Chamber Partners

Trustee Partners



Diamond Partner



Platinum Partner



Gold Partners



Bronze Partners



Media and Live Events Partner





2026 ANNUAL REPORT

**ADVOCATING
FOR COMMUNITY
AND
BUSINESS PROSPERITY**



ST. CLOUD CHAMBER COMMUNITY IMPACT DASHBOARD



FY 2025 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



11,200+
**CHRISTMAS PARADE
ATTENDANCE**
Community members
and visitors



2,000+
**PARADE
PARTICIPANTS**
Businesses, schools,
organizations & more



57
**NEW CHAMBER
MEMBERS**
Businesses joining
our community



26
RIBBON CUTTINGS
Celebrating
new businesses
and expansions



8
**SCHOLARSHIPS
AWARDED**
Investing in the future
leaders of St. Cloud



**SOLD OUT
GOLF TOURNAMENT**
Bringing businesses
together for a great
cause



**POLITICS IN
THE BARN**
Countywide candidate
forum engaging our
community



VISITOR CENTER
Operated year-round
Promoting tourism,
events & local business

50+

**NETWORKING &
EDUCATIONAL PROGRAMS**
Mixers, breakfasts, workshops
and training sessions

**ADVOCATING
FOR BUSINESS**
A strong voice for pro-business
policies and infrastructure



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.





BEHIND THE NUMBERS

FY 2025 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



11,200+

**CHRISTMAS PARADE
ATTENDANCE**

Community members
and visitors



2,000+

**PARADE
PARTICIPANTS**

Businesses, schools,
organizations & more

Based on an estimated attendance of 11,200 people, the Christmas parade likely generates \$250,000 to \$400,000 in direct local spending and approximately \$200,000 to \$350,000 in total local economic impact, depending on the share of out-of-town attendees, restaurant and retail participation, and how much spending is retained locally.

The Chamber conducted 26 ribbon cuttings and grand opening celebrations, helping new and expanding businesses introduce themselves to the community, connect with local leaders, and gain valuable marketing exposure. Based on conservative estimates of increased customer traffic, publicity, and networking opportunities, these events may have contributed between \$65,000 and \$130,000 in additional economic activity for participating businesses.



26

RIBBON CUTTINGS

Celebrating
new businesses
and expansions



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.





BEHIND THE NUMBERS

FY 2025 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



SOLD OUT GOLF TOURNAMENT

Bringing businesses
together for a great
cause

The Chamber's sold-out Annual Golf Tournament welcomed 220 golfers and 30 volunteers in 2026, bringing together businesses, community leaders, and visitors from throughout Central Florida. Based on conservative estimates of participant spending and local retention, the event likely generated between \$20,000 and \$36,000 in direct local spending and an estimated \$28,000 to \$58,000 in overall economic activity for the community.

The Chamber hosted more than 50 networking and educational programs, including the popular Coffee Co-Op, Women 2 Women, Quarterly Breakfasts, The Toolkit, Osceola Business Partners, member orientations, and Business After Hours events. These programs provided businesses with opportunities to build relationships, enhance professional skills, and connect with potential customers and community leaders. Based on conservative estimates, these events delivered between \$25,000 and \$100,000 in professional development and networking value to participating businesses.

50+

NETWORKING & EDUCATIONAL PROGRAMS

Mixers, breakfasts, workshops
and training sessions



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.





WHAT IS THE IMPACT?

FY 2025 RESULTS | IMPACTING BUSINESS. STRENGTHENING COMMUNITY. BUILDING OUR FUTURE.



A \$50,000 investment by the City of St. Cloud helps generate an estimated \$376,000 to \$696,000 in annual economic and community impact, representing a return of approximately \$7.50 to \$13.90 for every dollar invested.



TOGETHER, WE BUILD A STRONGER ECONOMY, A CONNECTED COMMUNITY,
AND A VIBRANT FUTURE FOR ST. CLOUD.





CO LAB @ THE CHAMBER



CURRENT CO LAB CLIENT PARTNERS



AMENITIES & MEMBERSHIP OPTIONS

Hi Speed Wi-Fi and Firewalls
Conference Room Access
Complimentary Drinks and Snacks
Business Networking Opportunities
Chamber Event Access

“Hot Desk” - flexibility access when you need it
Dedicated Desk - Fulltime workplace for your business



A DYNAMIC
CO-WORKING SPACE



COLLABORATE.
INNOVATE.
SUCCEED.



RESOURCES,
CONNECTIONS &
OPPORTUNITIES



SUPPORTING
LOCAL BUSINESSES
& ENTREPRENEURS



RESOLUTION NUMBER NO.: 2025-159R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND ST. CLOUD CHAMBER OF COMMERCE, INC. FOR FUNDING A CONTRIBUTION IN SUPPORT OF THE CHAMBER OF COMMERCE IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS (\$50,000) ANNUALLY SUBJECT TO ANNUAL APPROPRIATION BY THE CITY COUNCIL; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Cloud Chamber of Commerce promotes commercial and business development and economic growth within the City of St. Cloud; and

WHEREAS, the CITY has determined that the services provided by the St. Cloud Chamber of Commerce are of substantial benefit to the existing businesses and to promote new business growth in and for the City of St. Cloud.

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 funding of FIFTY THOUSAND DOLLARS (\$50,000) in support of the St. Cloud Chamber of Commerce, Inc. as more particularly described in the Agreement attached hereto and incorporated herein as Exhibit "A".

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 this 9th day of October 2025.

ATTEST:

Ivy Llauro, City Clerk

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

Approved as to form and legal if adopted,
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

AGREEMENT FOR SERVICES

THIS AGREEMENT is by and between the CITY OF ST. CLOUD, Florida Municipal Corporation, hereinafter referred to as the "CITY" and the St. Cloud Chamber of Commerce, a non-profit Florida Corporation, herein referred to as "Chamber".

WITNESSETH:

WHEREAS, the purposes of the Chamber to promote the expansion, support and development of businesses within the greater St. Cloud area serve a public purpose; and

WHEREAS, the City Council of the City of St. Cloud has determined that the entering into of this Agreement is in the best interest of the City of St. Cloud.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. This Agreement shall continue in force for a period of sixty (60) months beginning October 1, 2025.

2. The CITY shall have the right to appoint one Board member to the Board of Directors of Chamber.

3. All funds provided by the CITY shall be obligated within twelve (12) months of award for expenditure by Chamber. On an annual basis and no later than July 31 of each year, Chamber shall provide the following to the CITY:

- a) an in-person presentation to the St. Cloud City Council including, as a minimum, a value statement certifying the services provided hereunder on behalf of the CITY for the twelve (12) months immediately prior to the presentation; and
- b) a work plan for services to be provided by Chamber hereunder for the CITY's upcoming fiscal year.

4. In addition to the items contained in the above-paragraph, the annual report shall include, but not be limited to, an over-view of the previous year-end financial reports, a value statement describing the value received by the CITY for the funds provided and a list of events and accomplishments by the Chamber during the prior year, to include, work with and participation with the activities of other organizations, individual and public and private entities located within the St. Cloud greater area and engaged in similar purposes.

5. In consideration of the services to be rendered by Chamber the CITY shall pay FIFTY THOUSAND DOLLARS (\$50,000.00) to Chamber on or before November 1, of each year under this Agreement, unless terminated as provided herein. Additionally, subject to an annual appropriation by the City Council as may be necessary, CITY shall provide further support or

sponsorship to Chamber in the form of the waiver of applicable use or permit review fees for any Chamber special event as part of which CITY has agreed to participate as an event partner.

6. Notice may be provided by e-mail or United States mail to:

Chamber: Dirk Webb, President
1200 New York Ave
St. Cloud, FL 34769
E-mail:

CITY and CRA: Veronica Miller
City Manager
City Hall
1300 9th St.
St. Cloud, FL 34769

7. PUBLIC RECORDS:

A. IF THE CHAMBER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
CITY OF ST. CLOUD
CITY HALL 1300 9TH ST.
ST. CLOUD, FL 34769
(407)957-7300

B. The CHAMBER understands that by virtue of this Agreement all its documents, records and materials of any kind, relating to the relationship created hereby, shall be open to the public for inspection in accordance with Florida law. If CHAMBER will act on behalf of the CITY, as provided under section 119.011(2), Florida Statutes, the CHAMBER, subject to the terms of section 287.058(1)(c), Florida Statutes, and any other applicable legal and equitable remedies, shall:

1. Keep and maintain public records required by the CITY to perform the service.
2. Upon request from the CITY's custodian of public records, provide the CITY 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 by Florida law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized

by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the CITY.

4. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the service. If the CHAMBER transfers all public records to the CITY upon completion of the contract, the CHAMBER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CHAMBER keeps and maintains public records upon completion of the contract, the CHAMBER shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.
5. If the CHAMBER does not comply with a public records request, the CITY shall enforce the contract provisions in accordance with the Agreement.

8. This Agreement shall terminate as of September 30 of each year hereunder in the event that the CITY fails to appropriate funding in its annual budget. In addition, the Agreement may be terminated at any time by either party with or without cause upon thirty (30) days written notice to the other party. If terminated by Main Street without cause any funds not previously obligated shall be returned to the CITY.

9. This Agreement may not be modified or amended except by an Agreement in writing signed by all parties.

10. This Agreement including the documents incorporated by reference contains the entire understanding of the parties hereto and supersedes all prior and contemporaneous agreements between the parties with respect to the performance of services by Main Street.

11. This Agreement is personal to the parties hereto and may not be assigned by Main Street, in whole or in part, without the prior written consent of CITY and CRA.

12. The parties agree that the sole and exclusive venue for any cause of action arising out of this Agreement shall be Osceola County, Florida.

13. This Agreement and any amendments hereto are executed and delivered in the State of Florida and shall be governed, interpreted, construed and enforced in accordance with the laws of the State of Florida.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

Attest:

By: 
Ivy Llauro, City Clerk

CITY OF ST. CLOUD, FLORIDA, a
Municipal corporation

By: 
Christian B. Robertson, Mayor
Date: 10/20/25

ST. CLOUD CHAMBER OF COMMERCE,
INC., non-profit Florida corporation

By: 
Dirk Webb, President
Date: 10/16/25

RESOLUTION NO. 2026-139R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN AMENDMENT TO THE AGREEMENT DATED AUGUST 21, 2026, BETWEEN THE CITY OF ST. CLOUD AND RESOURCE GOVERNMENT SERVICES, LLC FOR TEMPORARY EMPLOYMENT SERVICES, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a contract, dated August 21, 2026, with reSOURCE Government Services, LLC for Temporary Employment Services with a not-to-exceed amount of \$150,000.00 annually in the aggregate of all purchase orders; and

WHEREAS, the City anticipates the need to exceed \$150,000.00 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 reSOURCE Government Services, LLC to exceed \$150,000.00 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 17th day of September 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

**AGREEMENT BETWEEN THE CITY OF ST. CLOUD, FLORIDA
AND RESOURCE GOVERNMENT SERVICES, LLC FOR
TEMPORARY EMPLOYMENT SERVICES**

THIS AGREEMENT, made this _____ day of 8/21/2026 20____, between the City of St. Cloud, a Municipal Corporation of the State of Florida (hereinafter referred to as the "CITY"), whose address is 1300 9th Street, St. Cloud, Florida 34769, and Resource Government Services, LLC (hereinafter referred to as "CONTRACTOR"), whose address is 424 E. Central Blvd., #558, Orlando, Florida, 32801 who, in consideration of the covenants, representations and agreements herein contained, agree as follows:

1. **SCOPE OF SERVICES:** CONTRACTOR agrees to furnish all labor, materials, equipment, machinery, tools, apparatus, and transportation to provide said services set forth in the Martin County, RFP No. 2025-3655, Temporary Employment Services (Rebid), attached hereto and incorporated herein as Exhibit 'A.' In the event of conflict, the terms and conditions of this agreement shall prevail. CONTRACTOR agrees to perform the assigned responsibilities and duties faithfully, intelligently, and to the best of its ability, and in the best interest of the CITY during the term of this agreement. All services provided shall be performed in accordance with this agreement and with any and all applicable law, professional standards, and guidelines.

2. **AUTHORIZATION TO PROVIDE SERVICES:** CONTRACTOR shall not be authorized to provide any services as set forth in Exhibit 'A' until such time as CONTRACTOR has received written authorization from the City Manager or their designee to perform the specific tasks set forth in bid. CONTRACTOR shall commence work as provided in written Notice to Proceed or Purchase Order. In the event that CONTRACTOR commences any such services without such authorization, CONTRACTOR expressly acknowledges that it shall not be entitled to compensation of any kind related to said services provided herein. Further, in no circumstances shall CONTRACTOR be authorized to provide services or entitled to compensation in excess of \$150,000 per contract year authorized under this agreement or an aggregate of \$450,000 including any renewals authorized under this agreement.

3. **COMPENSATION:** Payments shall be made pursuant to Florida Statute Section 218.70, the Prompt Payment Act, and all City Policies promulgated thereby. The preferred method of payment by the City of St. Cloud is via electronic funds transfer (EFT) or by P-Card.
 - a. CONTRACTOR shall be compensated in an amount and in accordance with the compensation schedule set forth in Exhibit 'A.' The preferred method of payment by the City of St. Cloud is via electronic funds transfer (EFT) or by P-Card.

 - b. As a condition precedent to receiving payment, CONTRACTOR shall have been authorized to proceed by CITY, shall not be in default of any of the terms and conditions of this agreement and shall provide to CITY an invoice. The invoice shall be forwarded to CITY, upon completion of work contemplated herein, and signed by an authorized representative of CONTRACTOR. The invoice shall include a statement identifying the period for which it applies or purchase order number and the sub-tasks or portions thereof, completed by CONTRACTOR in accordance with Exhibit 'A.'

 - c. CITY shall pay all valid, approved, and undisputed invoices within thirty (30) days of receipt from CONTRACTOR. In the event that CITY disputes any invoice submitted, it shall advise CONTRACTOR in writing and said invoice shall not be deemed due and payable under this agreement. Neither the CITY'S review, approval, or acceptance of nor payment for, any services provided hereunder, shall be construed to operate as a waiver of any rights under this agreement and CONTRACTOR shall be liable to CITY for any and all damages to CITY caused by the CONTRACTOR'S negligent or wrongful performance of any of the services furnished under this agreement.

The acceptance of final payment by CONTRACTOR shall constitute a waiver of all claims by CONTRACTOR except those previously made in writing and identified by CONTRACTOR as unsettled at the time of a request for final payment.

4. **TERM.** This Agreement shall become effective upon execution by both parties and shall remain in effect through April 21, 2028, unless terminated as provided for herein. Additionally, the parties agree that the term may be extended, upon mutual agreement, as long as the Agreement remains in effect with the Martin County. Any changes in price, terms, or conditions shall be accomplished by written amendment to this Agreement.
5. **TERMINATION/CANCELLATION OF AGREEMENT.** The CITY reserves the right to cancel the agreement without cause with a minimum thirty (30) day's written notice. Termination or cancellation of the agreement will not relieve the bidder of any obligations or liabilities resulting from any acts committed by the bidder prior to the termination of the agreement.

The CONTRACTOR may cancel the resulting agreement with ninety (90) days of written notice to the CITY. Failure to provide proper notice to the CITY may result in the bidder being barred from future business with the CITY.

Termination for Default. The CITY shall notify, in writing, the bidder of deficiencies or default in the performance of its duties under the Agreement. Three (3) separate documented instances of deficiency or failure to perform in accordance with the specifications contained herein shall constitute cause for termination for default. It shall be at the CITY'S discretion whether to exercise the right to terminate. Bidder shall not be found in default for events arising due to acts of God.

Termination for City's Convenience. The performance of work under this agreement may be terminated for convenience should the CITY determine it is in the best interest of the CITY. Any such termination shall be effected by the delivery to the bidder of a Notice of Termination specifying the extent to which performance of work under the agreement is terminated and the date upon which such termination becomes effective. Upon such termination for convenience, bidder shall be entitled to payment, in accordance with the payment provisions, for services rendered up to the termination date and the CITY shall have no other obligations to bidder. Bidder shall be obligated to continue performance of agreement services, in accordance with the agreement, until the termination date and shall have no further obligation to perform services after the termination date.

Termination for Contracting with Scrutinized Companies

City may terminate this contract at any time in accordance with Section 238.135 Florida Statutes, as may be amended.

6. **WARRANTY OF CONTRACTOR.** CONTRACTOR does hereby expressly warrant and guarantee the services provided hereunder from any and all defects, failures, faulty construction, inconsistency with plans, or damage, other than that resulting from reasonable wear and tear or actions of third parties, for a period of one year from the acceptance of the work by CITY. In the event that such a claim occurs, CONTRACTOR shall immediately act to repair, replace, and restore the damaged work, or, if applicable, reconstruct the work to make it completely and strictly comply with the agreement documents. All warranty services provided hereunder shall be performed at CONTRACTOR'S sole expense, including materials and labor. It is expressly agreed and understood that this warranty shall not apply to materials and equipment normally expected to deteriorate or wear out or become subject to normal repair and replacement before their condition is discovered. Additionally, CONTRACTOR shall not be required to do normal maintenance work under this provision. Failure of the CONTRACTOR to substantially act within thirty (30) days of notice of a claim hereunder, shall entitle CITY, at its sole option, to replace or repair the subject defect and to recover the reasonable costs of said repair from CONTRACTOR. The enforcement of the warranty provision shall not be deemed a waiver of any rights that CITY may have to declare CONTRACTOR in breach of the terms of this agreement and to pursue any and all available legal remedies.

7. **AUTHORIZED REPRESENTATIVE OF THE CITY.** During the term of this agreement, CITY shall designate a representative authorized to act on behalf of the CITY, as provided by law, with respect to the project.
8. **INSURANCE PROVIDED BY CONTRACTOR. (See Sample ACORD and City Insurance Requirements attached hereto.)**
- a. Insurance. Except as otherwise specified in this agreement, the CONTRACTOR and all subcontractors of any tier shall be required at their sole cost and expense to maintain in effect at all times during the performance of the work, insurance coverage with limits not less than those set forth below with insurers and under forms of policies satisfactory to the CITY. It shall be the responsibility of the CONTRACTOR and all his subcontractors to maintain adequate insurance coverage and it shall also be the responsibility of the CONTRACTOR to assure and evidence that subcontractors are adequately insured at all times. Failure of the CONTRACTOR and his subcontractors to maintain adequate coverage shall not relieve the CONTRACTOR of any contractual responsibility or obligation.
 - b. The CONTRACTOR and his subcontractors shall furnish to the CITY such certificates of insurance or endorsements required by the provisions set forth herein. It shall be the responsibility of the CONTRACTOR to maintain adequate insurance coverage and to assure that subcontractors are adequately insured at all times. Failure of the CONTRACTOR and his subcontractors to maintain adequate coverage shall not relieve the CONTRACTOR of any contractual responsibility or obligation. A verification form of such insurance policy shall be filed with the City of St. Cloud within ten (10) days of the execution of the agreement. The certificate of insurance shall list the CITY as additional insured.
 - c. Certificate of Insurance. At the time of the execution of this agreement and each subcontract, but in any event, prior to commencing work at the job site, the CONTRACTOR and his subcontractors shall furnish the City of St. Cloud with certificates of insurance as evidence that the policies providing the required coverage and limits of insurance are in full force and effect. The certificates shall provide that any company issuing an insurance policy for the work under this agreement shall provide not less than thirty (30) days of advance written notice of cancellation, non-renewal, or material change in the policy of insurance. In addition, the CONTRACTOR shall immediately provide written notice to the CITY upon receipt of notice of cancellation of an insurance policy or a decision to terminate or alter any insurance policy. CITY may deem cancellation or termination of any insurance policy a material breach on the part of the CONTRACTOR and the CONTRACTOR may be held to be in default of his agreement with CITY at the CITY'S option. All certificates of insurance shall clearly state that all applicable requirements have been satisfied including certification that the policies are of the "occurrence" type. Certificates of insurance for the CONTRACTOR and the subcontractors' furnished insurance and notices of any cancellation, terminations, or alterations of such policies shall be mailed to the Procurement Services office, City of St. Cloud, and 1300 9th Street, St. Cloud, FL 34769.
 - d. Additional Insured. All insurance furnished under this agreement shall designate the City of St. Cloud as additional insured.
 - e. All policies shall contain a "cross-liability" or "severability of interest" clause or endorsement. Notwithstanding any other provision of these policies, the insurance afforded shall apply separately to each insured, named insured, or additional insured with respect to any claim, suit or judgment made or brought by or for any other insured, named insured or additional insured with respect to any claim, suit or judgment made or brought by or for any other insured, named insured or additional insured as though a separate policy had been issued to each.
 - f. Waivers of Subrogation: The CONTRACTOR and his subcontractors shall require their insurance carrier, with respect to all insurance policies, to waive all rights of subrogation

against the City of St. Cloud, its Council members, partners, officials, directors, officers, agents, and employees.

- g. Comprehensive General Liability. This insurance shall be an occurrence type policy written in comprehensive form and shall protect the CONTRACTOR and his subcontractors and the additional insured against any and all claims arising from bodily injury, sickness, disease or death of any person other than the CONTRACTOR'S employees or damage to property of the CITY or others arising directly or indirectly from or out of the act of omission of the CONTRACTOR or his subcontractors or their agents, employees or subcontractors. This policy shall also include protection against claims insured by usual personal injury liability coverage, a (protective liability) endorsement to ensure the contractual liability assumed by the CONTRACTOR and its subcontractors under the article entitled indemnification and completed operations, products liability, contractual liability, broad form property coverage, XCU, premises/operations, and independent CONTRACTORS (to remain in force for two years after final payment).
- h. Worker's Compensation Insurance. The CONTRACTOR shall take out and maintain during the life of this agreement, workers compensation insurance for all of his employees connected with the work of this project and in case any work is sublet, the CONTRACTOR shall require the subcontractor similarly to provide workers compensation insurance for all of the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. Such insurance shall comply fully with the Florida Workers Compensation Law. In case any class of employees engaged in hazardous work under this agreement at the site of the project is not protected under the workers compensation statute, the CONTRACTOR shall provide adequate insurance, and cause such subcontractor to provide adequate insurance, satisfactory to the owner, for the protection of his employees not otherwise protected.

The insurance companies providing coverage must be rated through the A.M. Best rating guide or internet site at ambest.com. Proof of the carrier's FSC rate (must be a 7 or better) and proof of the carrier's best rating (must be A- or better) must be submitted with the Certificate of Insurance.

The City of St. Cloud must be listed as additional insured. You must show the work/event and the dates of the project (both beginning and end dates) along with City of St. Cloud, 1300 9th Street, St. Cloud, FL 34769 for description of operations.

- i. General Liability limits are required as follows:

1)	Each Occurrence	\$1,000,000
2)	Fire Damage	\$ 50,000
3)	Personal & Adv. Injury	\$1,000,000
4)	General Aggregate	\$2,000,000
5)	Products-Comp/OP AGG	\$1,000,000
- j. Automobile Liability with the following minimum limits:
(If contractor/contractor vehicles will be on CITY property) \$1,000,000
- k. Garage Liability with the following minimum limits:
(If work is to be performed on CITY vehicle at Contractor facility) \$1,000,000
- l. Excess Liability: (Contractor's)

Each Occurrence		\$2,000,000
Aggregate		\$2,000,000

This amount may be greater depending on the award of agreement amount.
- m. Workers Compensation:
(two or more employees on this project)

1)	E.L. Each Accident	\$ 100,000
2)	E.L. Disease	\$ 100,000
3)	E.L. Disease	\$ 500,000

WC Statutory & WC Wavier of Subrogation limits box must be marked.

- n. Other:
- 1) Liquor Liability—must also include a hold harmless agreement and authorization by the City Council. (if applicable)
 - 2) Builder's Risk Insurance per project amounts (if applicable)
 - 3) Environmental Insurance (if applicable)
 - 4) Errors and Omissions if Consultant Services (if applicable)

Insurance Coverage Not Limitation of Liability: The maintenance of insurance coverage as provided herein shall not be construed to limit nor have the effect of limiting CONTRACTOR'S liability to CITY under the provision of any clause or paragraph contained in this agreement.

Public Entities / Municipalities: Sovereign immunity standard should appear in Description of Operations with \$100,000 / \$200,000 limits. If self-funded, rating requirement is waived.

9. **INDEMNIFICATION.** CONTRACTOR agrees to hold harmless and indemnify, including attorney fees, CITY, its officers, employees and agents against any and all claims, losses, damages or lawsuits for damages or threat thereof, arising from or related to negligent acts, errors or omissions of the CONTRACTOR.
10. **INDEPENDENT CONTRACTOR.** It is agreed by the parties that at all times and for all purposes within the scope of this agreement, the relationship of CONTRACTOR and CITY is that of an independent contractor.
11. **NOTICES.** All notices shall be in writing and sent by United States mail, certified or registered, with return receipt requested and postage prepaid, or by nationally recognized overnight courier service to the address of the party set forth below. Any such notice shall be deemed given when received by the party to whom it is intended.

CONTRACTOR: Timothy Buckley, President
Resource Government Services, LLC
424 E. Central Blvd., #558
Orlando, Florida 32801

CITY: City Manager
City of St. Cloud
1300 9th Street
St. Cloud, Florida 34769

12. **GENERAL PROVISIONS.**

- A. **Attorneys' Fees.** In the event a suit or action is instituted to enforce or interpret any provision of this agreement, the prevailing party shall be entitled to recover such sum as the Court may adjudge reasonable as attorneys' fees at trial or on any appeal, in addition to all other sums provided by law.
- B. **Waiver.** The waiver by CITY of breach of any provision of this agreement shall not be construed or operate as a waiver of any subsequent breach of such provision or of such provision itself and shall in no way affect the enforcement of any other provisions of this agreement.
- C. **Severability.** If any provision of this agreement or the application thereof to any person or circumstance is to any extent invalid or unenforceable, such provision, or part thereof, shall be deleted or modified in such a manner as to make the agreement valid and enforceable under applicable law, the remainder of this agreement and the application of such a provision to other persons or circumstances shall be unaffected, and this agreement shall be valid and enforceable to the fullest extent permitted by applicable law.

- D. Amendment. Except for as otherwise provided herein, this agreement may not be modified or amended except by an agreement in writing signed by both parties.
- E. Entire Agreement. This agreement including the documents incorporated by reference contains the entire understanding of the parties hereto and supersedes all prior and contemporaneous agreements between the parties with respect to the performance of services by CONTRACTOR.
- F. No Exclusive Contract. Contractor agrees and understands that the contract shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical products/services at its sole option.
- G. Availability of Funds. The obligations of the City of St. Cloud under this agreement are subject to the availability of funds lawfully appropriated for its purpose. All purchases are contingent upon available City of St. Cloud funding.
- H. Assignment. This agreement is personal to the parties hereto and may not be assigned by CONTRACTOR, in whole or in part, without the prior written consent of CITY.
- I. Venue. The parties agree that the sole and exclusive venue for any cause of action arising out of this agreement shall be Osceola County, Florida.
- J. Applicable Law. This agreement and any amendments hereto are executed and delivered in the State of Florida and shall be governed, interpreted, construed and enforced in accordance with the laws of the State of Florida.

K. E-VERIFY

1) Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

- 2) Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:
 - a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
 - b) All persons (including subvendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Coconut Creek; and
 - c) *By entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by*

the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

L. Records. CONTRACTOR expressly understands records associated with this project are public records and agrees to comply with Florida's Public Records law, to include:

- 1) Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.
- 2) 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.
- 3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- 4) 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.
- 5) **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, 1300 9th STREET, ST. CLOUD, FLORIDA 34769, TELEPHONE 407-957-7300, EMAIL CITYCLERK@STCLOUDFL.GOV.**

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, FLORIDA

Signed by:
BY: Veronica Miller
Veronica Miller, City Manager

Date: 8/21/2026

ATTEST: Ivy Lauro
Ivy Lauro, City Clerk

Date: 8/21/2026

RESOURCE GOVERNMENT SERVICES, LLC

Signed by:
BY: Timothy P Buckley
8408A4BF9A1E4C0...
Timothy P Buckley President
(Print Name/Title)

Date: 8/19/2026

DocuSigned by:
ATTEST: [Signature]
7C70C23F5DA0416...
Kori Green Director of Operations
(Print Name/Title)

Date: 8/21/2026

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AGREEMENT BETWEEN COUNTY AND CONTRACTOR FOR GOODS AND SERVICES

THIS AGREEMENT, effective this 22nd day of April in the year, 2025, between:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, (hereinafter COUNTY), located at 2401 S.E. Monterey Road, Stuart, FL 34996

AND the CONTRACTOR: reSOURCE Government Services, LLC
(hereinafter CONTRACTOR) 424 E. Central Blvd., #558
Orlando, FL 32801

Contract Name: Temporary Employment Services (Re-bid)

Contract Number: RFP2025-3655

Contract Term: Three (3) years plus two (2) 3-year renewal options
(Not to exceed 9 years)

Not to Exceed Amount: \$50,000,000.00

WHEREAS, COUNTY has previously determined that it has a need for goods and/or services more specifically outlined in the Request for Proposals (RFP) and the Scope of Services; and

WHEREAS, COUNTY solicited competitive bids for such services pursuant to the Martin County bid number referenced on Page 1 of this Agreement; and

WHEREAS, COUNTY awarded the Bid to CONTRACTOR; and

WHEREAS, CONTRACTOR has represented that it is able to satisfactorily provide the services and or materials according to the terms and conditions of the RFP, which is incorporated herein by reference, and the terms and conditions contained herein; and

NOW THEREFORE, in consideration of the above and mutual covenants contained herein, the parties agree as follows:

1. Services to be Performed. The CONTRACTOR hereby agrees to provide the COUNTY with goods and services, as requested and more specifically outlined in the Scope of Services attached hereto and made a part hereof as Exhibit A, this Agreement and all subsequent official documents that form the Contract Documents for this Agreement, including any additional contract terms contained herein.

2. Time of Service. Services shall be performed in a timely manner, as specified in the Request for Bid or as set forth herein.

3. Term of Agreement/Option of Renewal. This Agreement shall be in effect from the date of execution and for the term and agreed upon renewal options indicated on Page 1 of this Agreement. This Agreement may be extended subject to execution of a written agreement between the COUNTY and CONTRACTOR for up to 90 additional days beyond the term and agreed upon renewal options. This option shall be exercised only if all prices, terms and conditions remain the same, or decrease.

4. Amendment of the Agreement. This Agreement may be amended only by mutual written agreement signed by the parties. No statement, representations, warranties, either written or oral, from whatever source arising, except as expressly stated in this Agreement, shall have any legal validity between the parties or is binding upon any of them. The parties acknowledge that this agreement contains the entire understanding and agreement of the parties. No modifications hereof shall be effective unless made in writing and executed by the parties hereto with the same formalities as this Agreement is executed.

5. Assignment/Subcontracting. The CONTRACTOR shall perform all services and provide all goods and equipment required by this Agreement. No assignment or subcontracting shall be allowed without the prior written consent of the COUNTY. In the event of a corporate acquisition and/or merger, the CONTRACTOR shall provide written notice to the COUNTY within thirty (30) business days of CONTRACTOR'S notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this Agreement, which shall not be unreasonably exercised by the COUNTY, shall include, but not be limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state or federal laws. Action by the COUNTY awarding a bid to a bidder,

which has disclosed its intent to assign or subcontract in its response to the RFB, without exception shall constitute approval for purpose of this Agreement.

6. Termination.

6.1 COUNTY shall notify CONTRACTOR of any failure to comply with any requirement in the Scope of Work and shall notify CONTRACTOR in writing of such failure/default. CONTRACTOR shall correct such failure/default within five (5) working days. COUNTY shall have the right to terminate this Agreement if such correction is not made within the time specified above.

6.2 Failure of the CONTRACTOR to comply with any of the provisions of this Agreement shall be considered a material breach of Agreement and shall be cause for immediate termination of the Agreement at the sole discretion of the COUNTY.

6.3 COUNTY reserves the right to cancel this Agreement, without cause, by giving thirty (30) days prior written notice to the CONTRACTOR of the intention to terminate.

7. Compensation. COUNTY shall pay CONTRACTOR upon CONTRACTOR's completion of, and COUNTY's acceptance of, the services required herein, in the amounts specified in the Price Schedule attached hereto and made a part hereof as Exhibit C. Price escalations will be considered at the end of each year and must be documented with written verifications of industry price increases.

7.1 The County may in its sole discretion make an equitable adjustment in the pricing if pricing or availability of supply is affected by extreme and unforeseen volatility in the marketplace that is by circumstances that satisfy all of the following:

- a. The volatility is due to causes wholly beyond the successful bidder's control.
- b. The volatility affects the marketplace or industry, not just the particular successful bidder source of supply.
- c. The effect on pricing or availability of supply is substantial.
- d. The volatility so affects the successful bidder that continued performance of the contract would result in a substantial loss.

7.2 Any adjustment would require irrefutable evidence and written approval by the Purchasing Manager.

7.3 If an adjustment to pricing is granted, beginning quarterly on dates agreed to between the County and the awardee, the awardee shall provide the Purchasing Manager with written justification to continue the pricing adjustment. If awardee does not provide the quarterly update, pricing shall revert back to the original pricing submitted by the awardee.

7.4 COUNTY shall pay invoices in accordance with the Local Government Prompt Payment Act.

8. Permit/ Licenses. CONTRACTOR must secure and maintain any and all permits and licenses required to complete this Agreement.

9. Public Records.

9.1 CONTRACTOR shall comply with the provisions of Chapter 119, Fla. Stat. (Public Records Law), in connection with this Agreement and shall provide access to public records in accordance with §119.0701, Fla. Stat. and more specifically Contractor shall:

9.1.1 Keep and maintain public records required by the County to perform the Agreement.

9.1.2 Upon request from the County's custodian of public records, provide the County 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 Chapter 119, Fla. Stat. or as otherwise provided by law.

9.1.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the CONTRACTOR does not transfer the records to the County.

9.1.4 Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the CONTRACTOR or keep and maintain public records required by the County to perform the Agreement. If the CONTRACTOR transfers all public records to the County upon completion of the Agreement, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the Agreement, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

9.1.5 All blueprints, schematics and design drawings received by the CONTRACTOR from the COUNTY shall not be re-copied or forwarded to another party unless documented permission has been received by COUNTY. Documents shall be documented as retained, returned, or destroyed by CONTRACTOR accepting said documents. In accordance with the Florida Public Records Act, these documents are exempt from Public Disclosure as described in 119.071, Fla. Stat., general exemptions from inspection or copying of public records.

9.2 IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 419-6959, public_records@martin.fl.us, 2401 SE MONTEREY ROAD, STUART, FL 34996.

9.3 Failure to comply with the requirements of this Article shall be deemed a default as defined under the terms of this Agreement and constitute grounds for termination.

10. Minimum Insurance Requirement. The CONTRACTOR must maintain insurance in at least the amounts required throughout the term of this Agreement or any renewals or extensions. The CONTRACTOR must provide a Certificate of Insurance in accordance with the Insurance Requirements and as set forth herein naming the COUNTY as an additional insured evidencing such coverage prior to issuance of a purchase order or commencement of any work under this Agreement.

- a. Loss Deductible Clause: The COUNTY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Contractor and/or subcontractor providing such insurance.
- b. Worker's Compensation Insurance: The Contractor shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of its employees connected with the work of this project and, in case any work is sublet, the Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. Such insurance shall comply fully with the Florida Worker's Compensation Law. In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under the Worker's Compensation statute, the Contractor shall provide, and cause each subcontractor to provide adequate insurance, satisfactory to the COUNTY for the protection of its employees not otherwise protected. Coverage to include Employers Liability \$100,000 each accident, \$100,000 each Disease/Employee and \$500,000 each Disease/Maximum.
- c. Commercial Automobile Liability Insurance: The Contractor shall take out and maintain during the life of this agreement Comprehensive Automobile Liability Insurance for "**Any Auto**" (owned, hired and non-owned) for a minimum of \$1,000,000 Combined Single Limit. The County is to be named as Additional Insured.
- d. Commercial General Liability Insurance: The Contractor shall take out and maintain during the life of this agreement Commercial General Liability Insurance including coverage for bodily injury, property damage, personal/advertising injury and products/completed operations for negligent acts which may arise from operations under this Agreement whether such operations are alone or by anyone directly or indirectly employed by it. The policy should include Contractual Liability to cover the hold harmless and indemnity provision as set forth in this agreement. The County is to be named as Additional Insured on a primary and noncontributory basis.

The amounts of such insurance shall be the minimum limit as follows:

Each Occurrence -	\$1,000,000
Personal/Advertising Injury -	\$1,000,000

Products/Completed Operations Aggregate -	\$2,000,000
General Aggregate -	\$2,000,000
Fire Damage -	\$100,000 and 1 fire
Medical Expense -	\$10,000 any 1 person

- e. Commercial Automobile, General Liability and Workers Compensation Insurance: The Contractor shall require each of its subcontractors to procure and maintain during the life of this subcontract, insurance of the type specified above or insure the activities of his subcontractors in its policy, as specified above.
- f. Waiver of Subrogation. The CONTRACTOR hereby waives any and all rights of Subrogation against the COUNTY, its officers, employees and agents for each required policy. When required by the insurer or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then the CONTRACTOR shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of rights of Recovery Against Others, or its equivalent.

11. Indemnification. CONTRACTOR shall indemnify and hold harmless the COUNTY and Federal government from all suits, actions or claims of any character brought on account of any injuries or damages received or sustained by any person, person or property by or from the said CONTRACTOR; or by, or in consequence of any neglect in safeguarding the work; or by the use of unacceptable materials in the construction of improvements; or on account of any act or omission, neglect or misconduct of the said CONTRACTOR; or by, or on account of, any claim or amounts recovered under the "Workers Compensation Law" or of any other laws, by-laws, ordinance, order or decree, except only such injury or damage as shall have been occasioned by the sole negligence of the COUNTY. The first ten dollars (\$10.00) of compensation received by the CONTRACTOR represents specific consideration for this indemnification obligation.

12. Governing Law. The laws of the State of Florida shall govern this Agreement.

13. Independent Contractor Status and Compliance with the Immigration Reform and Control Act of 1986. The CONTRACTOR is and shall remain an independent contractor and is neither agent, employee, partner nor joint venture of COUNTY. CONTRACTOR acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control act of 1986 located at 8 U.S.C. 1324, et. Seq., and regulations relating thereto, as either may be amended from time to time. Failure to comply with the above provisions shall be considered a material breach and shall be grounds for immediate termination of the Agreement, at the discretion of COUNTY.

14. Severability. The terms and conditions of this Agreement shall be deemed to be severable. Consequently, if any clause, term, or condition hereof shall be held to be illegal or void, such determination shall not affect the validity or legality of the remaining terms and conditions, and notwithstanding any such determination, this Agreement shall continue in full force and effect unless the particular clause, term, or condition held to be illegal or void renders the balance of the Agreement to be impossible or performance.

15. Conflict of Interest. CONTRACTOR represents that it has no interest and shall acquire no interest(s), which conflict in any manner with the performance of services required

hereunder, as provided for in Chapter 112, Part 111, of the Florida Statutes, CONTRACTOR further represents that no person having any interest shall be employed for said performance. CONTRACTOR shall notify COUNTY in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence CONTRACTOR'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that CONTRACTOR may undertake and request an opinion from COUNTY, the prospective business association, interest or circumstance would not constitute a conflict of interest by CONTRACTOR, COUNTY shall so state in the notification and CONTRACTOR shall, at its option, enter into said association, interest or circumstance and it shall be deemed not in conflict with respect to services provided to COUNTY by CONTRACTOR under the terms of this Agreement.

16. Documents Comprising Agreement. The Agreement documents shall include this Agreement as well as the following documents, which are incorporated herein by reference.

- a. Martin County's Request for Proposals and all of its addenda and attachments which are part of the RFP set forth above.
- b. Contractor's Certificate of Insurance required in the Request for Proposals;
- c. Contractor's response to the RFP or soliciting document.

17. Dispute Resolution.

17.1 As a condition precedent to the filing of any legal proceedings, the parties shall endeavor to resolve claim disputes or other matters in question by mediation. Mediation shall be initiated by any party by serving a written request for same on the other party. The party shall, by mutual agreement, select a mediator within 15 days of the date of the request for mediation. If the parties cannot agree on the selection of a mediator then the COUNTY shall select the mediator, who, if selected solely by the COUNTY, shall be a mediator certified by the Supreme Court of Florida. The mediator's fee shall be paid in equal shares by each party to the mediator.

17.2 **Attorney's Fees.** The parties expressly agree that each party will bear its own attorney's fees incurred in connection with this Agreement.

17.3 **Venue.** This Agreement and the terms hereof shall be construed in accordance with the laws of the State of Florida and venue for all actions in a court of competent jurisdiction shall lie in Martin County, Florida.

17.4 **Non-jury trial.** The parties expressly and specifically hereby waive the right to a jury trial as to any issue in any way connected with this Agreement.

17.5 The parties expressly and specifically hereby waive all tort claims and limit their remedies to breach of contract as to any issue in any way connected with this Agreement.

18. Confidential Information.

18.1 Any information such as specifications, drawings, sketches, business information, forecasts, models, samples, data, computer programs and other software, and

documentation of one Party (a "Disclosing Party") that is furnished or made available or otherwise disclosed to the other Party or to such other Party's employees, contractors, or agents (a "Receiving Party") pursuant to this Agreement ("Proprietary Information") shall be deemed the property of the Disclosing Party. Proprietary Information, if written, shall be clearly and conspicuously marked "Proprietary". Such information may be disclosed to those persons who have a need for it in connection with the provision of services required to fulfill this Agreement and shall be used by those persons only for such purposes; and may be used for other purposes only upon such terms and conditions as may be mutually agreed to in advance of such use in writing by the Parties. Notwithstanding the foregoing sentence, COUNTY shall be entitled to disclose or provide Proprietary Information as required by any governmental authority or applicable law, including but not limited to Section 119, Fla. Stat. Existence and terms of this Agreement shall constitute a public record and shall be subject to Section 119, Fla. Stat. CONTRACTOR agrees to comply with the requirements of Sec. 119.0701, Fla. Stat.

18.2 If COUNTY receives a public records request for public records received from CONTRACTOR, including any public records request for Proprietary Information or for records that may be or may contain Proprietary Information, COUNTY shall promptly notify CONTRACTOR. The notice shall inform CONTRACTOR that it must promptly inform COUNTY, in writing, whether or not CONTRACTOR claims an exemption to the release of part or all of the requested public record. If CONTRACTOR claims that part or all of a public record is exempt from inspection and copying, that writing shall state the basis of the exemption that it contends is applicable to the record, including the statutory citation to an exemption created or afforded by statute. If CONTRACTOR claims that an exemption applies to part of a requested public record, CONTRACTOR shall, in that writing, identify for redaction the part of that public record to which the exemption is asserted and validly applies, and the remainder of that public record shall be produced for inspection and copying. If CONTRACTOR promptly notifies COUNTY of a claim of exemption, COUNTY shall review the exemption claimed and decide whether to release the public records. If CONTRACTOR fails to promptly notify COUNTY that it claims an exemption to the release of the requested public record, that failure constitutes a waiver of any claim of trade secret or confidentiality, and COUNTY shall release the record as requested.

18.3 CONTRACTOR will indemnify, defend, and hold COUNTY, COUNTY's elected officials, employees, agents, and attorneys and their successors (each an "Indemnatee") harmless of and from any claim brought or threatened against any Indemnatee by any person or entity on account of or related to any public records request for public records, as that term is defined in Section 119.011, Fla. Stat., that are or may be or may contain Proprietary Information, each of which may be defended, settled or pursued by COUNTY with counsel of COUNTY's choice but at the expense of CONTRACTOR, including reasonable attorneys' fees and costs, including attorneys' fees and costs in litigation and on appeal incurred by or awarded against any Indemnatee or agreed upon by any Indemnatee as part of any settlement of any claim for attorney's fees and costs for failure to produce requested public records disclosed to an Indemnatee by CONTRACTOR.

18.4 In the event of the expiration or termination of this Agreement for any reason whatsoever, each Party shall return to the other Party Proprietary Information and other documents, work papers and other material (including all copies thereof) obtained from the other Party in connection with this Agreement, subject to Chapter 119 and other public records retention requirements set forth in Florida law.

19. Requirement to E-Verify. As a condition precedent to entering into this AGREEMENT, and in compliance with Section 448.095, Fla. Stat., Contractor and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

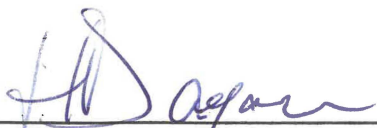
- A. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this AGREEMENT.
- B. The COUNTY, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat., or the provisions of this section shall terminate the contract with the person or entity.
- C. The COUNTY, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.
- D. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(5)(d), Fla. Stat. Contractor acknowledges that upon termination of this AGREEMENT by the COUNTY for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the COUNTY as a result of termination of any contract for a violation of this section.
- E. *Subcontracts.* Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

If there is a conflict between the terms of this Agreement and the above referenced documents, then the conflict shall resolved as follows: the terms of this Agreement shall prevail over the other documents, and the terms of the remaining documents shall be given preference in their above listed order.

(continued on next page)

IN WITNESS WHEREOF, the COUNTY and the CONTRACTOR have executed this Agreement as of the date first above written.

REVIEWED BY



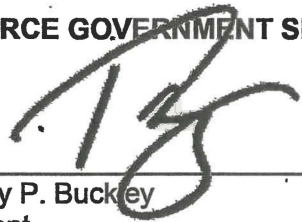
Heather Dayan
Director of HR & Risk

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

 4/28/2025

Matthew Graham
Assistant County Administrator

**reSOURCE GOVERNMENT SERVICES,
LLC**



Timothy P. Buckley
President

**APPROVED AS TO FORM & LEGAL
SUFFICIENCY**



Sarah W. Woods
County Attorney

EXHIBIT A**SCOPE OF SERVICES**

Continuing services agreement for temporary employment services to be utilized on an as-needed basis.

The Contractor required to retain the County's existing contract employees at their current wages or salaries.

The Contractor will be obligated to compensate temporary employees at the salary rates specified by the County. Additionally, the Contractor may apply a percentage markup to these salaries as proposed in their bid.

The County utilizes its temporary employment services provider to fill a variety of positions, including but not limited to those listed in the chart below. The number of assignments required per year or throughout the contract terms will vary.

Contractor must supply all positions outlined in this Contract. Failure to meet this requirement will result in disqualification. Subcontracting is not permitted.

Job Title	
Administrative Specialist	Lead Bartender
Adult Literacy Coordinator	Library Digitization Specialist
Aging Pop Prog Asst	Library Specialist
Applications Consultant	Logistics Coordinator
Archivist Librarian	Maintenance
Bartender	Maintenance Worker I
Beach Attendant	Maintenance Worker II
Beverage Cart	Mechanic
Bridgetender	Meter Reader
Café Attendant	Nutritional Driver
Café Supervisor	Outside Operations
Campground Coordinator	Outside Operations Supervisor
Care Manager	Painter
Cases Manager	Parks Services Specialist
Cashier	Plans Examiner
Code Compliance Investigator	Plant Maintenance Mechanic
Computer Support Tech	Prevention Coordinator
Construction Inspector	Program Assistant / Driver
Cook	Program Assistant
Customer Service Representative	Project Coordinator
Customer Service Attendant	Public Records Assistant
Dish Washer	Ranger / Starter
Electronic Systems Technician	Recreation Aide Child Care
Equipment / Landscaping	Recreation Driver
Event Assistant	Recreation Leader
Event Coordinator	Run
Facilities Maintenance Worker	Server

Job Title (Continued)	
Field Custodian	Spray Technician
Family Place Coordinator	SSRHB Supervisor
Fog Truck Operator	Systems Architect
Golf Course Asst Superintendent	Transit Customer Service Rep
Golf Course Supervisor	Utilities Compliance Technician
Hostess	Utilities Service Worker II
Inside Operations	
Intake Specialist	
IT Auditor	

The Contractor is responsible for supplying qualified, experienced personnel for various assignments, including short-term temporary positions (typically less than 12 months), long-term (permanent) contract roles, and contingency executive search services. Proposers are not required to submit resumes as part of their proposal. These personnel will work at multiple County locations to meet the County's employment needs. During their assignments with the County, the Contractor will serve as the legally responsible employer of the temporary personnel. The Contractor will be allowed to request rate increases to comply with government-mandated costs or expenses, such as changes to the minimum wage hourly rate requirements, enacted during the contract term.

Contingency Executive Search Services will include the following:

- Establish search criteria in consultation with Martin County Human Resources (HR) and department hiring management.
- Develop and implement an appropriate and effective search criterion.
- Attract active applicants and source passive candidates with the proven skills, knowledge, abilities and aptitudes required of each specific opening.
- Present to Martin County HR and department hiring management the most qualified, interested and available for interview.
- Contingency placement fee capped at a maximum of \$12,000.00 per filled opening.

The work hours for temporary personnel vary based on the position and department, ranging from as few as 5 hours per week to up to 40 hours per week. On average, temporary personnel work approximately 20 hours per week. These roles span a variety of occupational categories, including but not limited to the following:

- **Non-Technical** – office/clerical, administrative support and light industrial.
- **Skilled Trades** – skilled workers with typical hand tools, laborers, mechanics, maintenance, and repair specialists.
- **Equipment Operators / Construction Workers**
- **Technical** – IT personnel, planners, surveyors, engineers, construction inspectors and other technical needs.
- **Public Safety** – Ocean Rescue Lifeguard and Security Officer.
- **Out-of-State Employees**, Working Remotely with no Healthcare Coverage.

The occupational categories listed above do not correspond to any specific classification group. Job requirements will be based on the County's actual needs. Temporary employees may be assigned to work at various locations throughout the County, including (but not limited

to) County office buildings, courthouses, jails, fire stations, parks and recreation centers, and the golf course. Most temporary work will be performed on-site. Additionally, temporary employees may be required to operate a County vehicle.

The Contractor shall comply with all local, state, and federal rules, regulations, statutes, ordinances and laws applicable for the services requested.

The Contractor shall ensure the distribution of service charge wages collected by the County to eligible contract employees in accordance with applicable state and federal labor laws, as well as County policies regarding service charge wages. The Contractor is also required to provide detailed reports on the distribution of these service charges.

The Contractor shall supply all necessary safety equipment and uniforms required for their employees to perform their job functions. This includes, but is not limited to, Personal Protective Equipment (PPE) and any additional equipment needed to ensure the safety of employees and compliance with regulations while working at County facilities and parks.

The Contractor will be responsible for any damage to County property caused by their employees. The Contractor must implement procedures to promptly report and repair such damage. If the damage is not addressed within a reasonable timeframe, the County reserves the right to invoice the Contractor for the cost of repairs.

The Contractor shall provide comprehensive training for all non-hourly staff, including managers and supervisors. At a minimum, this training must address state regulatory compliance, County policies and procedures, safety protocols, and any job-specific skills required for effective performance. The Contractor must maintain detailed training records and provide them to the County upon request.

The Contractor shall be responsible for managing the initial sourcing and selection process, as well as all aspects of Workers' Compensation, Unemployment Insurance, and payroll. The County will not bear any responsibility for payroll costs or tax liabilities, including federal income tax or FICA. The County's obligations are limited to fulfilling its contractual agreement with the Contractor. The County retains final authority for all hiring decisions.

Temporary employees provided by the Contractor will not be eligible to participate in any County benefit plans. The Contractor is solely responsible for compensating temporary employees, including regular, premium, or overtime hourly rates.

Contractor must provide the following benefits:

- Paid Holidays: Six (6) paid holidays, including:
 - New Year's Day
 - Memorial Day
 - Independence Day (July 4)
 - Labor Day
 - Thanksgiving Day
 - Christmas Day
- Paid Time Off (PTO): Forty-eight (48) hours annually.

- Health Insurance: Vendor pays 60% of the health insurance premium for employees.
- Dental & Vision Insurance: Available for employees.

The Contractor shall reimburse the County for any improper charges resulting from inaccurate or fraudulent timecards that have not been approved by the authorized representative.

All work products, including reports, drawings, charts, or other intellectual property created by a temporary employee as part of the services under this agreement, shall be the sole property of the County. Additionally, all reports, correspondence, and other information are subject to the Florida Public Records Law.

The Contractor shall conduct and document the screening of all applicants offered a position, at the Contractor's expense, to include at a minimum:

- Pre-employment drug screening
- Verification of authorization to work in the United States
- Statewide criminal background check (covering at least the past 10 years)
- Nationwide criminal background check (including state criminal records and sexual predator databases for all states)
- For positions requiring the operation of County vehicles or personal vehicles for County business: a 7-year driving history record check
- For positions associated with Parks and Recreation: a Level 2 Background Screening in compliance with Florida State Statute 435.04, including:
 - A check of the Dru Sjodin National Sex Offender Public Website: <https://www.nsopw.gov/>
 - A check of the Florida Department of Law Enforcement Sexual Offenders and Predators Search: <https://offender.fdle.state.fl.us/offender/sops/home.jsf>
- Education verification

The County may request confirmation of such screening and the documented results. The County may, at its own expense, require additional background or other checks including criminal background checks and fingerprinting of all temporary employees. The Contractor shall not be required to re-screen existing temporary employees.

The Contractor shall respond within two (2) hours after the initial request to review the requirements and develop a time for placement. If an employee is available, Contractor shall request an interview within four hours. The Contractor must notify the County immediately if they cannot provide a temporary employee for assignment. The Contractor shall provide the County with a replacement employee within three hours (when applicable) in the event of the release of a current temporary employee. Employee schedules are variable as some County operations are 24/7 operations. Work schedules will be established and communicated to the temporary employee by the hiring department.

The Contractor agrees that the County may hire a temporary employee without incurring any fees after the employee has completed 160 hours of service or three months of employment, whichever comes first.

Contractor agrees that neither Contractor or its employees shall have any claim under this Agreement, or otherwise, against the County for employment compensation, Worker's Compensation, unemployment compensation or insurance, vacation pay, sick leave,

retirement benefits, Social Security benefits, disability insurance benefits, or any other form of employee benefits. It is expressly agreed by the parties hereto that no work, act, commission, or omission of Contractor shall be construed to make or render Contractor, or an employee of the Contractor, the agent, employee, or servant of the County.

The County may request that the Contractor remove and replace any employee without notice, cause or justification.

The Contractor shall only process requests or extensions for temporary help services from authorized contact persons designated by the County. The County shall provide a list of authorized contacts for each department. Failure to adhere to this procedure may lead to nonpayment.

The Contractor agrees that upon the conclusion of the contract term, if the County enters into a Contract with a different agency or opts to directly contract with the temporary employee(s), the temporary employee(s) shall have the option to transition to the new agency or establish a direct contract with the County without incurring any penalty to either the County or the employee.

In the event of a declared storm or disaster, funding for this contract may be provided by the Federal Emergency Management Agency (FEMA). As such, the successful firm must comply with all applicable federal, state, and local regulations.

FEMA CONTRACT PROVISIONS

All procurements funded by the Federal Emergency Management Administration (FEMA) shall comply with the [federal procurement standards](#) outlined in 2 C.F.R. § 200.317 – 2 C.F.R. § 200.327 and 2 C.F.R., Part 200, Appendix II, Required Contract Clauses (as amended).

These provisions are incorporated into the Contract for this scope, as applicable.

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
3. The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
4. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
6. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
7. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
8. The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

DAVIS-BACON ACT (Not applicable to PA grants)

Compliance with the Davis-Bacon Act.

1. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.
2. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.
3. Additionally, contractors are required to pay wages not less than once a week.

COPELAND ANTI-KICKBACK ACT (Not applicable to PA grants)

Compliance with the Copeland "Anti-Kickback" Act.

1. **Contractor.** The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
2. **Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
3. **Breach.** A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12."

CONTRACT WORK HOURS AND SAFETY STANDARDS ACT.

Compliance with the Contract Work Hours and Safety Standards Act.

1. *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph 1 of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph 1 of this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1 of this section.
3. *Withholding for unpaid wages and liquidated damages.* The Martin County Board of County Commissioners (COUNTY) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the

same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph 2 of this section.

4. *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs 1 through 4 of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1 through 4 of this section.

CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT.

Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
2. The contractor agrees to report each violation to the COUNTY and understands and agrees that the COUNTY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
2. The contractor agrees to report each violation to the COUNTY and understands and agrees that the COUNTY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

DEBARMENT AND SUSPENSION

1. This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

2. The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
3. This certification is a material representation of fact relied upon by COUNTY. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to COUNTY, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
4. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

BYRD ANTI-LOBBYING AMENDMENT

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

Required Certification. Contractor must sign and submit to the COUNTY the required certification.

PROCUREMENT OF RECOVERED MATERIALS

1. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—
 - Competitively within a timeframe providing for compliance with the contract performance schedule;
 - Meeting contract performance requirements; or
 - At a reasonable price.
2. Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site:
<https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>
3. The Contractor also agrees to comply with all other applicable requirements of

Section 6002 of the Solid Waste Disposal Act.

DOMESTIC PREFERENCES FOR PROCUREMENTS

1. As appropriate and to the extent consistent with law, the Contractor should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subaward including all contracts and purchase orders for work or products under this award.
2. For purposes of this section:
 - a. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
 - b. "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

1. Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:
 - a. Procure or obtain;
 - b. Extend or renew a contract to procure or obtain; or
 - c. Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115–232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
 - i. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
 - ii. Telecommunications or video surveillance services provided by such entities or using such equipment.

- iii. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.
2. In implementing the prohibition under Public Law 115–232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

ACCESS TO RECORDS

Access to Records. The following access to records requirements apply to this contract:

1. The Contractor agrees to provide the COUNTY, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
2. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
3. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
4. In compliance with the Disaster Recovery Act of 2018, the COUNTY and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives.

NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

EXHIBIT C

RFB2025-3655
TEMPORARY EMPLOYMENT SERVICES (RE-BID)

This form shall be typewritten. Handwritten forms will not be accepted.

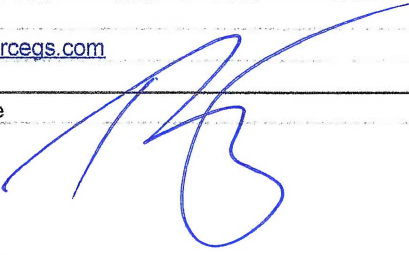
OCCUPATIONAL CATEGORY	PERCENTAGE (%) MARK-UP
Non-Technical	29.50%
Skilled Trades	29.50%
Equipment Operators / Construction Workers	29.50%
Technical	29.50%
Public Safety	29.50%
Out-of-State Employees	16.00%
Contingency Placement (% of accepted first year compensation)	3.00%
TOTAL AVERAGE PERCENTAGE (%) MARK-UP	23.78%

CHECK TOTALS! The County is not responsible for mathematical or typographical errors.

INSTRUCTIONS

Bids must be received no later than the date and time stated in the Advertisement. Bids received after that time & date will not be considered.

This form must be returned with bid. Bids on any other form will not be accepted.

Company Name - reSOURCE Government Services, LLC	Name of Authorized Representative (Print) Timothy P. Buckley
Street Address 434 E Central Blvd Suite 558	Title President
City, State, Zip Orlando, Florida 32801	E-mail Address tbuckley@resourcegs.com
Telephone - 407-494-0973	Authorized Signature 



ADDENDUM #3

REQUEST FOR PROPOSALS (RFP) 2025-3655

TEMPORARY EMPLOYMENT SERVICES (RE-BID)

BID DUE DATE: MARCH 5, 2025 @ 2:30 PM

IMPORTANT NOTICE: The deadline for questions has passed. No additional inquiries, clarification requests, or information requests will be accepted for this solicitation.

The following information shall become part of this bid and shall be binding as if originally contained therein.

QUESTION

1. Do you have any pain points or issues with the current vendor in regards to this contract or these services?

RESPONSE: No, we do not have issues with the current vendor.

2. Page 3 of the RFP states "on average, temporary personnel work approximately 20 hours per week." It was stated in the answer for question #18 on Addendum #4 the expected number of hours for employees is 40 hours per week. Of the 125 employees on staff currently, approximately how many are considered full time employees working over 34 hours per week?

RESPONSE: These averages may vary by a percentage point depending on departmental needs, weather conditions, and other factors. However, it is reasonable to state that 78–80% of total paid employees qualify as full-time.

3. Of the 125 employees approximately how many are driving county vehicles?

RESPONSE: Every employee should hold a valid driver's license. While driving a county vehicle may not be a requirement for all positions, there is a possibility that employees will need to drive at some point during their employment.

4. If a contract employee who is driving a county vehicle wrecks, or damages the vehicle or equipment, is the contractor responsible for repairing or replacing the vehicle or equipment? If yes, has any damage like this occurred within the last contract or previous contracts?

RESPONSE: Yes, the contractor/vendor is responsible for repairing or replacing any damaged County vehicle or equipment. Additionally, there have been instances of such damage in both the current and previous contracts.

5. Can you let us know the number of part time and full-time employees out of the 200 being transferred over. This number is essential to know to get an idea of payroll & insurance expenses.

RESPONSE: As of 2/23/2025:

- **Total paid employees: 180**
- **Total full-time employees: 144**
- **Total part-time employees: 36**

6. Can you please confirm whether the “percentage markup” on salaries in the pricing sheet need to include benefits, payroll taxes, background checks, and other related costs? As it currently reads, we are assuming the contractor would be provided with a base salary and would need to include all of the other fringe costs in this markup, but please let us know if that is inaccurate.

RESPONSE: Yes, that is correct.

7. The solicitation describes both short-term temporary and long-term permanent employees, although the excel file for pricing does not separate the two categories. Should we apply the same markup to both of those types of roles, given that the fringe costs will be different?

RESPONSE: The percentage markup is determined by the occupational categories outlined on the bid form.

8. How will the County differentiate proposers offering health benefits that are Mini-Med plans vs Full ACA compliant plans? Current provider offers full ACA compliant plan?

RESPONSE: The selected contractor/vendor will be required to comply with all ACA requirements.

9. How will the County differentiate eligibility thresholds for proposers offering PTO and Holiday benefits? Current provider offers both to full-time employees after 90 calendar days regardless of hours of service?

RESPONSE: As outlined in Addendum #1, proposers must, at a minimum, provide benefits that match the level currently offered by the incumbent vendor. The incumbent vendor currently provides benefits after 90 calendar days, regardless of hours worked. Proposers are required to offer the same.

10. For the driving roles listed (Nutritional Driver, Program Assistant/Driver, Recreation Driver), does the job solely involve driving? Additionally, could you specify the type of license required for each of these positions and the class of vehicle each will be responsible for operating?

RESPONSE: These roles may involve additional duties beyond driving. A Class E driver's license is required for each position.

11. To ensure that appropriate insurance coverage is maintained, please provide detailed job descriptions for each of the positions being filled.

RESPONSE: Job descriptions can be found at this link: [Job Descriptions](#).

12. In reference to temporary labor roles, is the county open to conducting background checks and drug tests within the first few weeks of onboarding (within 30 days) for new hires, rather than requiring these tests to be completed prior to onboarding?

RESPONSE: No. Offers of employment are contingent upon successful completion of a background check and drug test.

RECEIPT OF ADDENDUM **#3** IS HEREBY ACKNOWLEDGED

Firm Name

Signature



ADDENDUM #2

REQUEST FOR PROPOSALS (RFP) 2025-3655

TEMPORARY EMPLOYMENT SERVICES (RE-BID)

BID DUE DATE: MARCH 5, 2025 @ 2:30 PM

The following information shall become part of this bid and shall be binding as if originally contained therein.

QUESTION

1. Can you please clarify the paragraph below on page 5 and the expected timelines for placements? We certainly understand the need to reply to initial requests within two hours and request interviews promptly, but we are confused about the language about providing a replacement employee within three hours, which wouldn't seem to give enough time to even conduct the required screening.

The Contractor shall respond within two (2) hours after the initial request to review the requirements and develop a time for placement. If an employee is available, Contractor shall request an interview within four hours. The Contractor must notify the County immediately if they cannot provide a temporary employee for assignment. The Contractor shall provide the County with a replacement employee within three hours (when applicable) in the event of the release of a current temporary employee. Employee schedules are variable as some County operations are 24/7 operations. Work schedules will be established and communicated to the temporary employee by the hiring department.

RESPONSE: This language was included to cover day labor if needed. We currently do not use the incumbent for day labor.

RECEIPT OF ADDENDUM #2 IS HEREBY ACKNOWLEDGED

Firm Name

Signature



ADDENDUM #1

REQUEST FOR PROPOSALS (RFP) 2025-3655

TEMPORARY EMPLOYMENT SERVICES (RE-BID)

BID DUE DATE: MARCH 5, 2024 @ 2:30 PM

The following information shall become part of this bid and shall be binding as if originally contained therein.

QUESTION

1. On Page 4, Paragraph 9 it states the following: "Note: benefits are not a requirement of this proposal". How will the County differentiate proposers offering benefits and those that do not?

RESPONSE: Following a comprehensive review of the solicitation, staff has determined that requiring benefits is in the best interest of the County. As a result, Page 4, Paragraph 9 of the Scope of Services of the solicitation is hereby updated as follows:

The incumbent vendor, reSource Government Services, LLC, is currently offering the following benefits to the County's temporary employees: six (6) paid holidays (New Year's Day, Memorial Day, Independence Day (July 4), Labor Day, Thanksgiving Day, and Christmas Day); forty-eight (48) hours of Paid Time Off annually; vendor pays 60% of health insurance premium; dental and vision insurance are available. ~~Note: benefits are not a requirement of this proposal.~~

Proposers must include, at a minimum, benefits that maintain the level currently offered by the incumbent vendor.

- Paid Holidays: Six (6) paid holidays, including:
 - New Year's Day
 - Memorial Day
 - Independence Day (July 4)
 - Labor Day
 - Thanksgiving Day
 - Christmas Day

- **Paid Time Off (PTO): Forty-eight (48) hours annually.**
- **Health Insurance: Vendor pays 60% of the health insurance premium for employees.**
- **Dental & Vision Insurance: Available for employees.**

Proposers shall adjust their proposals accordingly to incorporate this requirement.

RECEIPT OF ADDENDUM #1 IS HEREBY ACKNOWLEDGED

Firm Name

Signature

REQUEST FOR PROPOSALS (RFP) 2025-3655

Martin County Board of County Commissioners
Attn: Purchasing Division
2401 SE Monterey Road
Stuart, FL 34996
pur_div@martin.fl.us
www.martin.fl.us

The Board of County Commissioners, Martin County, Florida, will receive sealed proposals for:

TEMPORARY EMPLOYMENT SERVICES (RE-BID)

Sealed proposals will be received by the Information Desk on the 1st Floor at the address above or via DemandStar until **2:30 PM** local time, on **Wednesday, March 5, 2025**.

The complete bid document may be downloaded from www.demandstar.com (online bidding site).

In the event of a declared storm or disaster, funding for this contract may be provided by the Federal Emergency Management Agency (FEMA). As such, the successful firm must comply with all applicable federal, state, and local regulations.

Martin County is an equal opportunity/affirmative action employer.

By order of the Board of County Commissioners of Martin County, Florida.

Publish:	The Stuart News	February 7, 2025
	DemandStar	February 7, 2025

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

SCOPE OF SERVICES

The Martin County Board of County Commissioners is seeking proposals for temporary employment services on an as-needed basis. The County intends to award the contract to a single vendor (Contractor).

The successful bidder will be required to retain the County's existing contract employees at their current wages or salaries. The County's current contractor, reSource Government Services, LLC, is approaching the contract's not-to-exceed limit (currently \$15M), necessitating a re-bid. The incumbent contractor is eligible to participate in this RFP process.

The selected Contractor will be obligated to compensate temporary employees at the salary rates specified by the County. Additionally, the Contractor may apply a percentage markup to these salaries as proposed in their bid.

The County's payroll for temporary employment was \$5,405,605 in Fiscal Year 2024, \$4,599,291 in Fiscal Year 2023, and \$3,335,179 in Fiscal Year 2022.

The County utilizes its temporary employment services provider to fill a variety of positions, including but not limited to those listed in the chart below. The number of assignments required per year or throughout the contract terms will vary.

Proposers must supply all positions outlined in the solicitation. Failure to meet this requirement will result in disqualification. Subcontracting is not permitted.

Job Title	
Administrative Specialist	Lead Bartender
Adult Literacy Coordinator	Library Digitization Specialist
Aging Pop Prog Asst	Library Specialist
Applications Consultant	Logistics Coordinator
Archivist Librarian	Maintenance
Bartender	Maintenance Worker I
Beach Attendant	Maintenance Worker II
Beverage Cart	Mechanic
Bridgetender	Meter Reader
Café Attendant	Nutritional Driver
Café Supervisor	Outside Operations
Campground Coordinator	Outside Operations Supervisor
Care Manager	Painter
Cases Manager	Parks Services Specialist
Cashier	Plans Examiner
Code Compliance Investigator	Plant Maintenance Mechanic
Computer Support Tech	Prevention Coordinator
Construction Inspector	Program Assistant / Driver
Cook	Program Assistant
Customer Service Representative	Project Coordinator
Customer Service Attendant	Public Records Assistant
Dish Washer	Ranger / Starter
Electronic Systems Technician	Recreation Aide Child Care
Equipment / Landscaping	Recreation Driver

Job Title (Continued)	
Event Assistant	Recreation Leader
Event Coordinator	Run
Facilities Maintenance Worker	Server
Field Custodian	Spray Technician
Family Place Coordinator	SSRHB Supervisor
Fog Truck Operator	Systems Architect
Golf Course Asst Superintendent	Transit Customer Service Rep
Golf Course Supervisor	Utilities Compliance Technician
Hostess	Utilities Service Worker II
Inside Operations	
Intake Specialist	
IT Auditor	

The selected Contractor will be responsible for supplying qualified, experienced personnel for various assignments, including short-term temporary positions (typically less than 12 months), long-term (permanent) contract roles, and contingency executive search services. Proposers are not required to submit resumes as part of their proposal. These personnel will work at multiple County locations to meet the County's employment needs. During their assignments with the County, the Contractor will serve as the legally responsible employer of the temporary personnel. The Contractor will be allowed to request rate increases to comply with government-mandated costs or expenses, such as changes to the minimum wage hourly rate requirements, enacted during the contract term.

Contingency Executive Search Services will include the following:

- Establish search criteria in consultation with Martin County Human Resources (HR) and department hiring management.
- Develop and implement an appropriate and effective search criterion.
- Attract active applicants and source passive candidates with the proven skills, knowledge, abilities and aptitudes required of each specific opening.
- Present to Martin County HR and department hiring management the most qualified, interested and available for interview.
- Contingency placement fee capped at a maximum of \$12,000.00 per filled opening.

The work hours for temporary personnel vary based on the position and department, ranging from as few as 5 hours per week to up to 40 hours per week. On average, temporary personnel work approximately 20 hours per week. These roles span a variety of occupational categories, including but not limited to the following:

- **Non-Technical** – office/clerical, administrative support and light industrial.
- **Skilled Trades** – skilled workers with typical hand tools, laborers, mechanics, maintenance, and repair specialists.
- **Equipment Operators / Construction Workers**
- **Technical** – IT personnel, planners, surveyors, engineers, construction inspectors and other technical needs.
- **Public Safety** – Ocean Rescue Lifeguard and Security Officer.
- **Out-of-State Employees**, Working Remotely with no Healthcare Coverage.

The occupational categories listed above do not correspond to any specific classification group. Job requirements will be based on the County's actual needs. Temporary employees may be assigned to work at various locations throughout the County, including (but not limited to) County office buildings, courthouses, jails, fire stations, parks and recreation centers, and the golf course. Most temporary work will be performed on-site. Additionally, temporary employees may be required to operate a County vehicle.

The Contractor shall comply with all local, state, and federal rules, regulations, statutes, ordinances and laws applicable for the services requested.

The Contractor shall ensure the distribution of service charge wages collected by the County to eligible contract employees in accordance with applicable state and federal labor laws, as well as County policies regarding service charge wages. The Contractor is also required to provide detailed reports on the distribution of these service charges.

The Contractor shall supply all necessary safety equipment and uniforms required for their employees to perform their job functions. This includes, but is not limited to, Personal Protective Equipment (PPE) and any additional equipment needed to ensure the safety of employees and compliance with regulations while working at County facilities and parks.

The Contractor will be responsible for any damage to County property caused by their employees. The Contractor must implement procedures to promptly report and repair such damage. If the damage is not addressed within a reasonable timeframe, the County reserves the right to invoice the Contractor for the cost of repairs.

The Contractor shall provide comprehensive training for all non-hourly staff, including managers and supervisors. At a minimum, this training must address state regulatory compliance, County policies and procedures, safety protocols, and any job-specific skills required for effective performance. The Contractor must maintain detailed training records and provide them to the County upon request.

The Contractor shall be responsible for managing the initial sourcing and selection process, as well as all aspects of Workers' Compensation, Unemployment Insurance, and payroll. The County will not bear any responsibility for payroll costs or tax liabilities, including federal income tax or FICA. The County's obligations are limited to fulfilling its contractual agreement with the Contractor. The County retains final authority for all hiring decisions.

Temporary employees provided by the Contractor will not be eligible to participate in any County benefit plans. The Contractor is solely responsible for compensating temporary employees, including regular, premium, or overtime hourly rates.

The incumbent vendor, reSource Government Services, LLC, is currently offering the following benefits to the County's temporary employees: six (6) paid holidays (New Year's Day, Memorial Day, Independence Day (July 4), Labor Day, Thanksgiving Day, and Christmas Day); forty-eight (48) hours of Paid Time Off annually; vendor pays 60% of health insurance premium; dental and vision insurance are available. **Note:** benefits are not a requirement of this proposal.

The Contractor shall reimburse the County for any improper charges resulting from inaccurate or fraudulent timecards that have not been approved by the authorized representative.

All work products, including reports, drawings, charts, or other intellectual property created by a temporary employee as part of the services under this agreement, shall be the sole property of the County. Additionally, all reports, correspondence, and other information are subject to the Florida Public Records Law.

The Contractor shall conduct and document the screening of all applicants offered a position, at the Contractor's expense, to include at a minimum:

- Pre-employment drug screening
- Verification of authorization to work in the United States
- Statewide criminal background check (covering at least the past 10 years)
- Nationwide criminal background check (including state criminal records and sexual predator databases for all states)
- For positions requiring the operation of County vehicles or personal vehicles for County business: a 7-year driving history record check
- For positions associated with Parks and Recreation: a Level 2 Background Screening in compliance with Florida State Statute 435.04, including:
 - A check of the Dru Sjodin National Sex Offender Public Website: <https://www.nsopw.gov/>
 - A check of the Florida Department of Law Enforcement Sexual Offenders and Predators Search: <https://offender.fdle.state.fl.us/offender/sops/home.jsf>
- Education verification

The County may request confirmation of such screening and the documented results. The County may, at its own expense, require additional background or other checks including criminal background checks and fingerprinting of all temporary employees. The Contractor shall not be required to re-screen existing temporary employees.

The Contractor shall respond within two (2) hours after the initial request to review the requirements and develop a time for placement. If an employee is available, Contractor shall request an interview within four hours. The Contractor must notify the County immediately if they cannot provide a temporary employee for assignment. The Contractor shall provide the County with a replacement employee within three hours (when applicable) in the event of the release of a current temporary employee. Employee schedules are variable as some County operations are 24/7 operations. Work schedules will be established and communicated to the temporary employee by the hiring department.

The Contractor agrees that the County may hire a temporary employee without incurring any fees after the employee has completed 160 hours of service or three months of employment, whichever comes first.

Contractor agrees that neither Contractor or its employees shall have any claim under this Agreement, or otherwise, against the County for employment compensation, Worker's Compensation, unemployment compensation or insurance, vacation pay, sick leave, retirement benefits, Social Security benefits, disability insurance benefits, or any other form of employee benefits. It is expressly agreed by the parties hereto that no work, act, commission, or omission of Contractor shall be construed to make or render Contractor, or an employee of the Contractor, the agent, employee, or servant of the County.

The County may request that the Contractor remove and replace any employee without notice,

cause or justification.

The Contractor shall only process requests or extensions for temporary help services from authorized contact persons designated by the County. The County shall provide a list of authorized contacts for each department. Failure to adhere to this procedure may lead to nonpayment.

The Contractor agrees that upon the conclusion of the contract term, if the County enters into a Contract with a different agency or opts to directly contract with the temporary employee(s), the temporary employee(s) shall have the option to transition to the new agency or establish a direct contract with the County without incurring any penalty to either the County or the employee.

MINIMUM QUALIFICATIONS

The Contractor must have demonstrated experience in delivering temporary employment services and managing temporary personnel across diverse roles. Additionally, the Contractor must possess a proven track record in efficiently managing payroll, workers' compensation, and unemployment insurance.

Proposers that do not meet the minimum qualifications and do not provide the required past project references may be deemed "non-responsive" and/or "non-responsible".

CONTRACT

In the event of a declared storm or disaster, funding for this contract may be provided by the Federal Emergency Management Agency (FEMA). As such, the successful firm must comply with all applicable federal, state, and local regulations.

The maximum total value of this contract shall not exceed \$50,000,000.00 over the life of the contract.

The term of the Contract shall be for an initial period of three (3) years, provided both parties are in agreement and no changes are made to the terms and conditions. The County reserves the right to terminate the Contract in accordance with the provisions outlined in the Terms and Conditions herein. The Contract may be renewed for up to two (2) additional three-year terms, at the County's sole discretion, for a total maximum term not to exceed nine (9) years. The awardee agrees to this condition by signing their bid.

The County makes no representation or guarantee regarding the minimum or maximum dollar value, volume of work, or type of work that any firm may receive during the term of the Contract.

PROPOSAL CONTENT & FORMAT

GOING GREENER!! One original of the following documents must be returned with bid.

Do not return any other pages or documents unless specifically requested in the RFP.

If e-bidding, upload documents as one complete (.pdf) document rather than separately (no paper copy necessary).

IMPORTANT: FAILURE TO PROVIDE THE FORMS / DOCUMENTATION LISTED BELOW MAY DEEM A BID “NON-RESPONSIVE” AND BE INELIGIBLE FOR CONTRACT AWARD.

FORM OF SUBMITTAL

Submittals should be prepared on 8.5" x 11" single-sided paper, using a 12-point font. Tabs or section separators are allowed and will not count towards the page limit.

Proposal to be provided in the order below:

1. Cover letter / statement of interest **including e-mail address of person to be notified of award**, signed by an authorized corporate officer, principal, or partner. Include physical address of Proposer. **(2 page limit)**

Note: Proposers who are nonresident corporations shall furnish to the County evidence of their ability to transact business in the State of Florida along with their proposal.

<https://dos.myflorida.com/sunbiz/>

2. Professional Qualifications of Firm. **(5 page limit)**
 - a. Provide a company profile, including office location (serving Martin County), with years of experience, a list of similar clients, and references from three clients within the past five years.
3. Professional Qualifications of Individual(s) Assigned to Martin County. **(2 pages per person/resume)**
4. Narrative of recruitment and screening procedures for future placements, and details on meeting placement response times. **(5 page limit)**
5. Narrative on the transition and retention strategy for current employees and confirm intent to retain them. **(2 page limit)**
 - a. Transition of approximately two hundred (200) existing temporary staff will commence once the agreement has been approved by the Board, a fully executed contract is in place, and a compliant Certificate of Insurance (COI) has been provided and filed.
6. Cost Proposal / Bid Form (proposed percentage markup on salaries)
 - a. Proposers must submit the Proposal / Bid Form available on DemandStar. **No other forms or formats will be accepted.**

- b. Modifications to the Proposal / Bid Form in will result in disqualification.
 - i. Proposers must provide percentage (%) mark up for each of the Occupational Categories listed on the proposal / bid form.
 - ii. Proposals containing ranges will not be accepted and will be disqualified.
- 7. Information regarding any legal or administrative actions, past or pending, that might impact the capacity of the Proposer (or its principals or affiliates) to complete the tasks must be disclosed. Disclosure of any bankruptcies, foreclosures, and other legal actions past or pending by any of the above or related entities during the past ten (10) years must be made with the RFP.
- 8. Affidavit Regarding the Use of Coercion for Labor & Services
- 9. Bidder Acknowledgement Form
- 10. Bidder's Qualification Statement
- 11. Certification Regarding Lobbying
- 12. Certification Regarding Suspension and Debarment
- 13. Conflict Affidavit
- 14. Drug Free Workplace Certification
- 15. Equal Opportunity Statement
- 16. E-Verify
- 17. Non-Collusion Certification
- 18. Public Entity Crimes Statement
- 19. Vendor Certification Regarding Discriminatory Vendor List
- 20. Vendor Certification Regarding Scrutinized Companies Lists
- 21. W-9 (**2024** Form Version)
- 22. Signed Addenda (if any)

CRITERIA FOR SELECTION OF FIRM(S)

Proposals shall be reviewed by a selection committee, ranked based on the following criteria, and negotiation for contracts shall follow the order of ranking from highest to lowest score. Evaluation and ranking shall be based upon the criteria herein and the highest ranked firm shall be determined by tally of the number one ranked proposer(s) among the selection committee.

The County may require presentations or interviews with one or more firms.

SELECTION CRITERIA	POINT VALUE
Price / Total Cost (Average % Markup on Employee Salaries) The Proposer with the lowest average percentage markup will be awarded the maximum points. Scores for other proposals will be calculated using the following formula: $\text{Points} = 35 \times (\text{Lowest Average Markup \%} \div \text{Proposer's Average Markup \%})$	0 – 35
Experience & Qualifications	0 – 30
Recruitment, Screening, and Placement Process	0 – 20
Transition and Employee Retention Plan	0 – 15
TOTAL POINTS	0 – 100

SCHEDULE OF EVENTS

The County currently plans to use the following tentative schedule during this RFP process.

The County reserves its right to change and/or delay the scheduled dates and times shown below:

EVENT	DATE/TIME
Release of Request for Proposals (RFP)	February 7, 2025
Deadline for Questions/Inquiries (emailed to: pur_div@martin.fl.us)	No later than 5:00 PM on Monday the week prior to the proposal due date.
Proposal Due Date and Time (Deadline)	March 5, 2025 at 2:30 PM
Selection Committee Meeting (Scoring/Recommendation of Award)	April 1, 2025
Anticipated Ranking Approval (Contract Award)	TBD

SUBMITTAL INSTRUCTIONS

Delivery of Proposals:

Proposals may be submitted via hand delivery, mail, or e-bid (www.demandstar.com).

Hand Delivery or Mail:

One (1) **electronic copy** (single file in PDF format) of the Proposal must be submitted in a sealed envelope, plainly marked on the outside with the Proposer's name, RFP number and proposal due date. Proposals shall be delivered to the address detailed on the cover page of this RFP. If forwarded by regular mail or express mail, the sealed envelope containing the proposal and marked as directed above, shall be enclosed in another envelope addressed to the U.S. Mail address indicated on the cover page. If forwarded by overnight courier services (other than United States Postal Service Express Mail), the sealed envelope containing the proposal and marked as directed above, shall be enclosed in another envelope addressed to the street address indicated on the cover page. Proposals may be hand-delivered. Proposals by fax or e-mail will **NOT** be accepted. The County cautions proposers to assure actual delivery of mailed or hand-delivered proposals directly to the Martin County Administrative Center (Attn: Purchasing Division), 1st Floor, Information Desk, 2401 S.E. Monterey Road, Stuart, Florida. Confirmation of timely receipt of the proposal may be made by e-mailing pur_div@martin.fl.us before bid opening time. Proposals received after the established deadline shall **not** be considered.

E-Bidding (via DemandStar) www.demandstar.com ****PREFERRED METHOD****

Upload one (1) electronic copy (**single file**) in PDF format to DemandStar. E-bidding through the online bidding site shall be accepted in lieu of a sealed bid as outlined above. However, the proposer shall be responsible for ensuring that the required bid documents are properly uploaded and accepted by the online bidding site. The County shall not be responsible for nor accept proposal not properly uploaded by the proposal due date and time.

INSTRUCTIONS TO BIDDERS

Bidders are encouraged to read the following instructions carefully. Deviations, changes, modifications or failures to complete the bid can, and in some instances shall, invalidate the bid.

1. **PROHIBITED COMMUNICATIONS (“CONE OF SILENCE”)**

The Cone of Silence prohibits any communication regarding a RFB, RFP, RFQ or other competitive solicitation between any bidder (or its agents or representatives) or other entity with the potential for a financial interest in the award (or their respective agents or representatives) regarding such competitive solicitation, AND any County Commissioner or County employee, selection committee member or other persons authorized to act on behalf of the Board including the County’s Architect, Engineer or their subconsultants, or to provide a recommendation to award a particular contract, other than Purchasing Division staff (pur_div@martin.fl.us). The Cone of Silence shall be in effect from the time of advertisement until contract award. **Such communication shall result in disqualification.**

2. **EXAMINATION BY BIDDERS**

The Bidder is required to carefully examine the site(s) of the work, specifications, drawings, schedules, special instructions and these general requirements prior to submitting a bid and it will be assumed that the Bidder has investigated and is fully informed of the conditions and obstructions to be encountered, of the character, quality and quantities of work to be performed and materials to be furnished and of the requirements of the plans and other contract documents. The Bidder must inform himself fully of the conditions under which the work is to be performed in relation to both construction and labor conditions; failure to do so will not relieve a successful Bidder of his obligations to furnish all materials, equipment and labor necessary to carry out the provisions of the contract documents and to complete the work for the consideration set forth in their bid.

3. **CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES**

Bidders shall promptly notify the Purchasing Division (pur_div@martin.fl.us) of all conflicts, errors, ambiguities or discrepancies discovered in the solicitation documents. The County will not be responsible for incorrect assessments by the Bidder.

4. **INQUIRIES/ADDENDA**

Verbal interpretations of the meaning of the Drawings, Specifications, Sample Contract or other Contract Documents will not be valid. **Every request for interpretation shall be in writing and e-mailed to Purchasing at pur_div@martin.fl.us no later than 5:00 PM on Monday the week prior to the bid due date.** The County will respond to all such requests for interpretation and any supplemental instructions in the form of written addenda and shall publish such addenda on the online bidding site (DemandStar) no later than five (5) calendar days prior to the bid opening date fixed for the opening of bids. Bidders must acknowledge receipt of the addenda in their bid. Failure of any bidder to receive, or to acknowledge receipt of any such addenda shall not relieve such bidder from any obligation under its bid as submitted, provided, however, that failure to so acknowledge receipt of any such addenda may render a bid non-responsive and result in its rejection. Bidders are advised to contact the County prior to submitting bids to satisfy themselves as to the existence and number of all such addenda. All addenda so issued shall become part of the Contract Documents.

5. **BUSINESS REGISTRATION**

Bidders seeking to do business with Martin County (that fall under the categories listed below) shall, before award of contract, be registered, or shall have applied for registration, with the Florida Department of State, Division of Corporations in accordance with the provisions of Chapter 607 and/or 620, Florida Statutes (<https://dos.myflorida.com/sunbiz/>):

- Corporations [foreign or domestic]
- Limited Liability Companies (LLC)
- Non-profits
- Partnerships

Doing Business As [DBA] - If the Bidder's name stands apart from the owner's or partners' personal legal name, or the officially registered name of an LLC or corporation, the Bidder, before award of contract, shall be registered as a fictitious name with the Florida Division of Corporations in accordance with the provisions of Chapter 865, Florida Statutes.

The above requirements are also applicable to all subcontractors proposed in the bid submittal.

6. **LICENSING REQUIREMENTS**

Bidders shall, at the time of submitting a bid in response to this solicitation, be licensed by the appropriate federal, state and local regulatory agencies as it relates to Bidders' profession or business. Bidder shall provide proof of certification and/or registration as a Contractor by the State of Florida applicable to the work required in the solicitation.

The above requirements are also applicable to all subcontractors proposed in the bid submittal.

7. **BIDDERS DISCLOSURE**

In each bid by an individual or firm, there shall be stated the name and address of every person having an interest in the bid; and in case of a corporation the names and addresses of its officers. Bids shall be signed by the person or member of the firm making the same, and in the case of a corporation, by some authorized officer or agent subscribing the name of the corporation and his own name.

8. **SUBMISSION OF BIDS:**

Bids may be submitted via e-bid (DemandStar), hand delivery, or mail.

E-Bidding (via DemandStar) www.demandstar.com

Upload one (1) electronic copy (**single file**) in **PDF format** to DemandStar.

E-bidding through the online bidding site shall be accepted in lieu of a sealed paper bid as outlined below. However, the bidder shall be responsible for ensuring that the required bid documents are properly uploaded and accepted by the online bidding site. The County shall not be responsible for nor accept bids not properly uploaded by the bid due date and time.

Hand Delivery or Mail:

One (1) copy of the Bid must be submitted in a sealed envelope, plainly marked on the outside with the Bidder's name, RFP number and bid due date. Bids shall be delivered to the address detailed on the cover page of this solicitation. If forwarded by regular mail or express mail, the sealed envelope containing the bid and marked as directed above, shall be enclosed in another envelope addressed to the U.S. Mail address indicated on the cover page. If forwarded by overnight courier services (other than United States Postal Service Express Mail), the sealed envelope containing the bid and marked as directed above, shall be enclosed in another envelope addressed to the street address indicated on the cover page. Bids may be hand-delivered. Bids by fax or e-mail will **NOT** be accepted. The County cautions bidders to assure actual delivery of mailed or hand-delivered bids directly to the Martin County Administrative Center (Attn: Purchasing Division), 1st Floor, Information Desk, 2401 S. E. Monterey Road, Stuart, Florida. Confirmation of timely receipt of the bid may be made by e-mailing pur_div@martin.fl.us before bid opening time. Bids received after the established deadline shall **not** be considered.

9. JOINT VENTURE

If the bid involves a joint venture, a copy of the joint venture agreement shall be included with the bid along with the attached "Statement of Business Organization".

10. PUBLIC BID OPENING

Sealed bids will be received at the Martin County Administrative Center, Attn: Purchasing Division, 2401 SE Monterey Road, Stuart, Florida 34996, at the time set forth in the solicitation. Bids received after the designated time and date will not be considered. Bids will be publicly opened and read in the Commission Chambers (unless otherwise stated herein).

11. ACCEPTANCE OR REJECTION OF BIDS

The County reserves the right to reject any and all bids when (i) such rejection is in the interest of the County; (ii) such bid is void per se; or (iii) the bid contains any irregularities, provided, however, that the County reserves the right to waive any minor irregularities and to accept the lowest responsible and responsive bid determined by the County. Bids may be considered irregular if there are omissions, unauthorized alterations of any forms, additions not called for, conditional or unauthorized alternate bids, or other irregularities of any kind. The County reserves the right to request a written confirmation of the bid and the responsibility of the bidder prior to the awarding of the Contract. Failure of the bidder to confirm the bid within seven (7) working days from the date of the County's request may render the bid non-responsive and will entitle the County to award to the next lowest bidder and may require forfeiture of the bid bond.

12. REFERENCES

References may be contacted by the County to validate information provided by the Bidder and to determine the client's overall satisfaction with the services provided. Bidder is responsible for notifying their references that the County may contact them. If references cannot be reached, the bid may be deemed non-responsive and rejected. If references obtained by the County are not favorable, the County may reject the bid.

13. PUBLIC RECORD

Bids become a "public record" and shall be subject to disclosure consistent with Chapter 119, Florida Statutes, thirty (30) calendar days after the bid opening or upon bid award in

accordance with Chapter 119, Fla. Stat. Marking a proposal “confidential” or “proprietary” does not exclude all or any part of the proposal from disclosure under public records requirements. To claim the proposal or a portion thereof as exempt or confidential and exempt from disclosure, you must state the basis of the exemption, including the statutory citation to an exemption created or afforded by Florida Statutes; state in writing and with particularity the reasons for the conclusion that the proposal is exempt or confidential and exempt; and if only a portion of the proposal is claimed to be exempt or confidential and exempt, provide a redacted version of the proposal showing those portions claimed to be exempt or confidential and exempt. Proposals submitted with claimed exemptions shall be reviewed and release of these records shall be at the County’s discretion. Failure to notify the County of claimed exemptions constitutes a waiver and the submittal will be released as requested.

14. WITHDRAWAL OF BIDS

Prior to the bid opening, a bid may be withdrawn provided that the bidder submits a written request that is signed by an authorized representative of the firm that submitted the bid. However, modifications will not be accepted or acknowledged.

15. NOTICE OF INTENDED AWARD

A bid tabulation will be posted as soon after the bid opening as possible on the County’s website at www.martin.fl.us. Notice of Award will be posted on the online bidding site (DemandStar).

16. RESPONSIBLE BIDDER (VENDOR)

Florida Statute 287.012(25) states that a “Responsible vendor” means a vendor who has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. The County shall review factors, including but not limited to, past project performance, references and length of time in business and shall make the determination of responsibility in its sole discretion. A Contractor Performance Evaluation will be completed at the end of each project. An overall rating of “poor” will result in the Contractor being deemed “non-responsible” for future bids and will result in rejection of bid.

17. PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS IN GOVERNMENT CONTRACTING – F.S. 287.05701

Bidders are hereby notified of the provisions of section 287.05701, Florida Statutes, as amended, that the County will not request documentation of or consider a Bidder’s social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the County may not give preference to a Bidder based on the Bidder’s social, political, or ideological interests.

18. RESPONSIVE BIDDER (VENDOR)

A vendor that has submitted a bid, offer, proposal, quotation or response that conforms in all material respects to the solicitation.

19. BID PROTEST PROCEDURE

Protests shall be in accordance with the procedure outlined in Section 19 of the Martin County Purchasing Manual which is available on the County’s website:
<https://www.martin.fl.us/resources/purchasing-manual>

20. CONTRACT

The successful Bidder shall be required to execute the Contract included with this solicitation and be able to provide the required insurance. Bidders not able to do this should not respond. Any request for a revision to the standard contract shall be submitted prior to the RFP due date in order to be considered. The Bidder understands that this RFP does not constitute an agreement or contract with the Bidder. County contracts are awarded only when a fully executed written agreement has been returned to the Bidder by the County.

21. EQUAL OPPORTUNITY

The County recognizes fair and open competition as a basic tenet of public procurement. Contractors doing business with the County are prohibited from discriminating on the basis of race, color, creed, national origin, handicap, age or sex.

22. SELECTION COMMITTEE MEETINGS

Selection Committee meetings are posted on the County's website at <https://www.martin.fl.us/events> in accordance with the Florida Sunshine Law. Selection Committee meetings are open to the public except meetings at which a vendor makes an oral presentation or at which a vendor answers questions as part of this competitive solicitation in accordance with Section 286.0113, Fla. Stat.

23. SHORTLIST NOTIFICATION (IF APPLICABLE)

Notification of shortlist shall be within seventy-two (72) hours of a selection committee meeting via e-mail to all firms. Firms that do not provide an e-mail address as requested above shall not be notified. Final selection of #1 ranked firm(s) shall be posted on the online bidding site, DemandStar (<https://network.demandstar.com/>).

24. COMPETITIVE NEGOTIATION

The Chief Procurement Officer shall approve initiating negotiations with the top ranked vendor and any subsequent formal termination of negotiations and initiation of negotiations with the next vendor. The Purchasing Division, along with Departmental staff and the County Attorney's office, shall attempt to negotiate a contract with the top ranked vendor for professional services at compensation that is fair, competitive and reasonable. If the County is unable to negotiate a satisfactory contract with the top ranked vendor, negotiations with that vendor shall be terminated and the negotiations with the next highest ranked vendor will proceed. If these negotiations are not successful, negotiations shall be terminated with the second vendor and attempted with the third high ranked vendor. If the County's negotiator is not successful in negotiating a satisfactory contract with any of the selected vendors, the County's negotiator may select additional vendors in the order of their qualifications and continue negotiations until an agreement is reached or may recommend that the County reject all proposals and may thereafter re-advertise for new proposals.

25. AWARD

Award shall be made to the responsible offeror(s) whose proposal conforms to the solicitation and is determined in writing to be the most advantageous to the County taking into consideration price and the evaluation factors set forth in the Request for Proposals. No other factors or criteria shall be used in the evaluation. Written notice of the award of a contract to the successful offeror shall be promptly given to all offerors.

26. PERFORMANCE DURING EMERGENCY

By submitting a bid, bidder agrees and promises that, during and after a public emergency, disaster, hurricane, flood, or acts of God, Martin County shall be given "first priority" for all goods and services under this contract (if applicable). Bidder agrees to provide all goods and services to Martin County throughout the emergency/disaster at the terms, conditions, and prices as provided in this solicitation, and with a priority above, a preference over, sales to the private sector. Bidder shall furnish a 24-hour phone number and address to the County in the event of such an emergency. Failure to provide the stated priority/preference during an emergency/disaster shall constitute breach of contract and make the bidder subject to sanctions from further business with the County.

27. FEDERAL, STATE AND COUNTY REGULATIONS

The successful bidder(s) and their employees shall conform to all Federal, State and County regulations while in performance of their contracts. Any individual found not to conform shall not be allowed to start to work or if started shall be required to leave the job site immediately. Continued violations by any Successful Bidder shall result in the immediate termination of the Successful Bidder contract.

28. CONFLICT OF INTEREST

In compliance with Section 112.313(12), Florida Statutes, any affected public officer or employee of Martin County must file a statement with the Supervisor of Elections of Martin County prior to submitting a bid. This statement should disclose their interest, or that of their spouse or child, and the nature of the intended business, as specified in Florida Commission on Ethics Form 3A. Additionally, advisory board members must ensure that any business relationships comply with Sections 112.313(3) and 112.313(7), Florida Statutes. Any conflicts of interest for advisory board members should be disclosed in accordance with Florida Commission on Ethics Form 4A.

29. NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

30. IMMIGRATION REFORM AND CONTROL ACT OF 1986

The Contractor agrees that it does not and will not, during the performance of the Contract, employ illegal alien workers or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986, as amended. If the Contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of the Contract. The Contractor shall be responsible for including this provision in all contracts with subcontractors related to this Contract.

31. NON-COLLUSION

Martin County reserves the right to disqualify bids upon evidence of collusion with intent to defraud, or other illegal practices to include circumventing or manipulating the bid process in a manner that conflicts with applicable law, upon the part of the Bidder(s), Bidder's employees or agents, the County's Professional Consultant(s), or Consultant's agents, or any County employee(s) who may, or may not, be involved in the development of bid specifications and/or firm bid schedules. Multiple bids from an individual, partnership, corporation, association (formal or informal) or firm under the same or different names shall not be considered. Reasonable grounds for believing that a Bidder has interest in multiple proposals for the same work shall be cause for rejection of all proposals in which such

Bidder is believed to have an interest in. Any and/or all proposals shall be rejected if there is any reason to believe that collusion exists among one or more of the Bidders, the County's Professional Consultant(s) or County employees. Any Contractor involved in the development of bid specifications or has direct knowledge of the bid specifications prior to a bid advertisement shall be disqualified from participating in the applicable bid process.

32. PUBLIC ENTITY CRIMES

Any bidder, or any of his suppliers, subcontractors, or consultants who shall perform work which is intended to benefit the County shall not be a convicted vendor or, if the bidder or any of his suppliers, subcontractors, or consultants of the bidder has been convicted of a public entity crime, a period longer than 36 months shall have passed since that person was placed on the convicted vendor list. The bidder further understands and accepts that any contract issues as a result of this solicitation shall be either voidable by the County or subject to immediate termination by the County, in the event there is any misrepresentation or lack of compliance with the mandates of Section 287.133 Florida Statutes. The County, in the event of such termination, shall not incur any liability to the respondent for any work or materials furnished.

33. VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

34. SUSPENSION AND DEBARMENT

Martin County will not make award to parties listed on the government-wide exclusions list in the System for Award Management (SAM). The bidder agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions. By submittal of a bid in response to this solicitation, bidder asserts neither it nor its principals are presently debarred, suspended or proposed for debarment, declared ineligible, or voluntarily excluded from participation in this work by any Federal department or agency. For work funded by federal grant, contractor is required to have an active registration with the System for Award Management (SAM) (<https://www.sam.gov>) prior to execution of the agreement.

35. E-VERIFY

Bidder must be registered with and use, at their sole expense, the Department of Homeland Security's E-Verify system (www.e-verify.gov) to confirm the employment eligibility of all newly hired employees, as required by Section 448.095, F.S. Owner, contractor, and subcontractors may not enter into a contract unless each party to the contract registers with and uses the E-Verify system. Contractor is responsible for obtaining

proof of E-Verify registration for all subcontractors. This requirement applies to any provider of services or goods.

36. ADDITIONAL INFORMATION

All terms and conditions of the Martin County Purchasing Manual are incorporated into this solicitation by reference and are fully binding. Bidders are required to submit their responses to this solicitation, and to conduct their activities during this process in accordance with the Martin County Purchasing Manual. This solicitation, the subsequent evaluation, negotiations, and contract award shall be in accordance with the Martin County Purchasing Manual. The County reserves the right to disqualify, remove from consideration, or debar as appropriate, any vendor that does not comply with the applicable requirements set forth in the Martin County Purchasing Manual. The Purchasing Manual is available on the County's website:

<https://www.martin.fl.us/resources/purchasing-manual>

Each Respondent, by submitting a bid in response to this solicitation, hereby agrees to comply with, and perform in accordance with any and all policies and procedures provided in the Martin County Purchasing Manual, the County Administrative Code, and any and all other local, state, and federal rules, regulations, laws, codes and ordinances throughout the solicitation and contract term.

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback



SAMPLE

**AGREEMENT BETWEEN COUNTY AND CONTRACTOR FOR
GOODS AND SERVICES**

THIS AGREEMENT, effective this ____ day of ____ in the year, 2025, between:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, (hereinafter COUNTY), located at 2401 S.E. Monterey Road, Stuart, FL 34996

AND the CONTRACTOR:
(hereinafter CONTRACTOR)

Contract Name:

Contract Number:

Contract Term: Three (3) years plus two (2) 3-year renewal options
(Not to exceed 9 years)

Not to Exceed Amount: \$

WHEREAS, COUNTY has previously determined that it has a need for goods and/or services more specifically outlined in the Request for Proposals (RFP) and the Scope of Services; and

WHEREAS, COUNTY solicited competitive bids for such services pursuant to the Martin County bid number referenced on Page 1 of this Agreement; and

WHEREAS, COUNTY awarded the Bid to CONTRACTOR; and

WHEREAS, CONTRACTOR has represented that it is able to satisfactorily provide the services and or materials according to the terms and conditions of the RFP, which is incorporated herein by reference, and the terms and conditions contained herein; and

NOW THEREFORE, in consideration of the above and mutual covenants contained herein, the parties agree as follows:

1. Services to be Performed. The CONTRACTOR hereby agrees to provide the COUNTY with goods and services, as requested and more specifically outlined in the Scope of Services attached hereto and made a part hereof as Exhibit A, this Agreement and all subsequent official documents that form the Contract Documents for this Agreement, including any additional contract terms contained herein.

2. Time of Service. Services shall be performed in a timely manner, as specified in the Request for Proposals or as set forth herein.

3. Term of Agreement/Option of Renewal. This Agreement shall be in effect from the date of execution and for the term and agreed upon renewal options indicated on Page 1 of this Agreement. This Agreement may be extended subject to execution of a written agreement between the COUNTY and CONTRACTOR for up to 90 additional days beyond the term and agreed upon renewal options. This option shall be exercised only if all prices, terms and conditions remain the same, or decrease.

4. Amendment of the Agreement. This Agreement may be amended only by mutual written agreement signed by the parties. No statement, representations, warranties, either written or oral, from whatever source arising, except as expressly stated in this Agreement, shall have any legal validity between the parties or is binding upon any of them. The parties acknowledge that this agreement contains the entire understanding and agreement of the parties. No modifications hereof shall be effective unless made in writing and executed by the parties hereto with the same formalities as this Agreement is executed.

5. Assignment/Subcontracting. The CONTRACTOR shall perform all services and provide all goods and equipment required by this Agreement. No assignment or subcontracting shall be allowed without the prior written consent of the COUNTY. In the event of a corporate acquisition and/or merger, the CONTRACTOR shall provide written notice to the COUNTY within thirty (30) business days of CONTRACTOR'S notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this Agreement, which shall not be unreasonably exercised by the COUNTY, shall include, but not be limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state or federal laws. Action by the COUNTY awarding a bid to a bidder,

which has disclosed its intent to assign or subcontract in its response to the RFP, without exception shall constitute approval for purpose of this Agreement.

6. Termination.

6.1 COUNTY shall notify CONTRACTOR of any failure to comply with any requirement in the Scope of Work and shall notify CONTRACTOR in writing of such failure/default. CONTRACTOR shall correct such failure/default within five (5) working days. COUNTY shall have the right to terminate this Agreement if such correction is not made within the time specified above.

6.2 Failure of the CONTRACTOR to comply with any of the provisions of this Agreement shall be considered a material breach of Agreement and shall be cause for immediate termination of the Agreement at the sole discretion of the COUNTY.

6.3 COUNTY reserves the right to cancel this Agreement, without cause, by giving thirty (30) days prior written notice to the CONTRACTOR of the intention to terminate.

7. Compensation. COUNTY shall pay CONTRACTOR upon CONTRACTOR's completion of, and COUNTY's acceptance of, the services required herein, in the amounts specified in the Price Schedule attached hereto and made a part hereof as Exhibit B. Price escalations will be considered at the end of each year and must be documented with written verifications of industry price increases.

7.1 The County may in its sole discretion make an equitable adjustment in the pricing if pricing or availability of supply is affected by extreme and unforeseen volatility in the marketplace that is by circumstances that satisfy all of the following:

- a. The volatility is due to causes wholly beyond the successful bidder's control.
- b. The volatility affects the marketplace or industry, not just the particular successful bidder source of supply.
- c. The effect on pricing or availability of supply is substantial.
- d. The volatility so affects the successful bidder that continued performance of the contract would result in a substantial loss.

7.2 Any adjustment would require irrefutable evidence and written approval by the Purchasing Manager.

7.3 If an adjustment to pricing is granted, beginning quarterly on dates agreed to between the County and the awardee, the awardee shall provide the Purchasing Manager with written justification to continue the pricing adjustment. If awardee does not provide the quarterly update, pricing shall revert back to the original pricing submitted by the awardee.

7.4 COUNTY shall pay invoices in accordance with the Local Government Prompt Payment Act.

8. Permit/ Licenses. CONTRACTOR must secure and maintain any and all permits and licenses required to complete this Agreement.

9. Public Records.

9.1 CONTRACTOR shall comply with the provisions of Chapter 119, Fla. Stat. (Public Records Law), in connection with this Agreement and shall provide access to public records in accordance with §119.0701, Fla. Stat. and more specifically Contractor shall:

9.1.1 Keep and maintain public records required by the County to perform the Agreement.

9.1.2 Upon request from the County's custodian of public records, provide the County 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 Chapter 119, Fla. Stat. or as otherwise provided by law.

9.1.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the CONTRACTOR does not transfer the records to the County.

9.1.4 Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the CONTRACTOR or keep and maintain public records required by the County to perform the Agreement. If the CONTRACTOR transfers all public records to the County upon completion of the Agreement, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the Agreement, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

9.1.5 All blueprints, schematics and design drawings received by the CONTRACTOR from the COUNTY shall not be re-copied or forwarded to another party unless documented permission has been received by COUNTY. Documents shall be documented as retained, returned, or destroyed by CONTRACTOR accepting said documents. In accordance with the Florida Public Records Act, these documents are exempt from Public Disclosure as described in 119.071, Fla. Stat., general exemptions from inspection or copying of public records.

9.2 IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 419-6959, public_records@martin.fl.us, 2401 SE MONTEREY ROAD, STUART, FL 34996.

9.3 Failure to comply with the requirements of this Article shall be deemed a default as defined under the terms of this Agreement and constitute grounds for termination.

10. Minimum Insurance Requirement. The CONTRACTOR must maintain insurance in at least the amounts required throughout the term of this Agreement or any renewals or extensions. The CONTRACTOR must provide a Certificate of Insurance in accordance with the Insurance Requirements and as set forth herein naming the COUNTY as an additional insured evidencing such coverage prior to issuance of a purchase order or commencement of any work under this Agreement.

- a. Loss Deductible Clause: The COUNTY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Contractor and/or subcontractor providing such insurance.
- b. Worker's Compensation Insurance: The Contractor shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of its employees connected with the work of this project and, in case any work is sublet, the Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. Such insurance shall comply fully with the Florida Worker's Compensation Law. In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under the Worker's Compensation statute, the Contractor shall provide, and cause each subcontractor to provide adequate insurance, satisfactory to the COUNTY for the protection of its employees not otherwise protected. Coverage to include Employers Liability \$100,000 each accident, \$100,000 each Disease/Employee and \$500,000 each Disease/Maximum.
- c. Commercial Automobile Liability Insurance: The Contractor shall take out and maintain during the life of this agreement Comprehensive Automobile Liability Insurance for "**Any Auto**" (owned, hired and non-owned) for a minimum of \$1,000,000 Combined Single Limit. The County is to be named as Additional Insured.
- d. Commercial General Liability Insurance: The Contractor shall take out and maintain during the life of this agreement Commercial General Liability Insurance including coverage for bodily injury, property damage, personal/advertising injury and products/completed operations for negligent acts which may arise from operations under this Agreement whether such operations are alone or by anyone directly or indirectly employed by it. The policy should include Contractual Liability to cover the hold harmless and indemnity provision as set forth in this agreement. The County is to be named as Additional Insured on a primary and noncontributory basis.

The amounts of such insurance shall be the minimum limit as follows:

Each Occurrence -	\$1,000,000
Personal/Advertising Injury -	\$1,000,000

Products/Completed Operations Aggregate -	\$2,000,000
General Aggregate -	\$2,000,000
Fire Damage -	\$100,000 and 1 fire
Medical Expense -	\$10,000 any 1 person

- e. Commercial Automobile, General Liability and Workers Compensation Insurance: The Contractor shall require each of its subcontractors to procure and maintain during the life of this subcontract, insurance of the type specified above or insure the activities of his subcontractors in its policy, as specified above.
- f. Waiver of Subrogation. The CONTRACTOR hereby waives any and all rights of Subrogation against the COUNTY, its officers, employees and agents for each required policy. When required by the insurer or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then the CONTRACTOR shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of rights of Recovery Against Others, or its equivalent.

11. Indemnification. CONTRACTOR shall indemnify and hold harmless the COUNTY and Federal government from all suits, actions or claims of any character brought on account of any injuries or damages received or sustained by any person, person or property by or from the said CONTRACTOR; or by, or in consequence of any neglect in safeguarding the work; or by the use of unacceptable materials in the construction of improvements; or on account of any act or omission, neglect or misconduct of the said CONTRACTOR; or by, or on account of, any claim or amounts recovered under the "Workers Compensation Law" or of any other laws, by-laws, ordinance, order or decree, except only such injury or damage as shall have been occasioned by the sole negligence of the COUNTY. The first ten dollars (\$10.00) of compensation received by the CONTRACTOR represents specific consideration for this indemnification obligation.

12. Governing Law. The laws of the State of Florida shall govern this Agreement.

13. Independent Contractor Status and Compliance with the Immigration Reform and Control Act of 1986. The CONTRACTOR is and shall remain an independent contractor and is neither agent, employee, partner nor joint venture of COUNTY. CONTRACTOR acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control act of 1986 located at 8 U.S.C. 1324, et. Seq., and regulations relating thereto, as either may be amended from time to time. Failure to comply with the above provisions shall be considered a material breach and shall be grounds for immediate termination of the Agreement, at the discretion of COUNTY.

14. Severability. The terms and conditions of this Agreement shall be deemed to be severable. Consequently, if any clause, term, or condition hereof shall be held to be illegal or void, such determination shall not affect the validity or legality of the remaining terms and conditions, and notwithstanding any such determination, this Agreement shall continue in full force and effect unless the particular clause, term, or condition held to be illegal or void renders the balance of the Agreement to be impossible or performance.

15. Conflict of Interest. CONTRACTOR represents that it has no interest and shall acquire no interest(s), which conflict in any manner with the performance of services required hereunder, as provided for in Chapter 112, Part 111, of the Florida Statutes, CONTRACTOR

further represents that no person having any interest shall be employed for said performance. CONTRACTOR shall notify COUNTY in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence CONTRACTOR'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that CONTRACTOR may undertake and request an opinion from COUNTY, the prospective business association, interest or circumstance would not constitute a conflict of interest by CONTRACTOR, COUNTY shall so state in the notification and CONTRACTOR shall, at its option, enter into said association, interest or circumstance and it shall be deemed not in conflict with respect to services provided to COUNTY by CONTRACTOR under the terms of this Agreement.

16. Documents Comprising Agreement. The Agreement documents shall include this Agreement as well as the following documents, which are incorporated herein by reference.

- a. Martin County's Request for Proposals and all of its addenda and attachments which are part of the RFP set forth above.
- b. Contractor's Certificate of Insurance required in the Request for Proposals;
- c. Contractor's response to the RFP or soliciting document.

17. Dispute Resolution.

17.1 As a condition precedent to the filing of any legal proceedings, the parties shall endeavor to resolve claim disputes or other matters in question by mediation. Mediation shall be initiated by any party by serving a written request for same on the other party. The party shall, by mutual agreement, select a mediator within 15 days of the date of the request for mediation. If the parties cannot agree on the selection of a mediator then the COUNTY shall select the mediator, who, if selected solely by the COUNTY, shall be a mediator certified by the Supreme Court of Florida. The mediator's fee shall be paid in equal shares by each party to the mediator.

17.2 **Attorney's Fees.** The parties expressly agree that each party will bear its own attorney's fees incurred in connection with this Agreement.

17.3 **Venue.** This Agreement and the terms hereof shall be construed in accordance with the laws of the State of Florida and venue for all actions in a court of competent jurisdiction shall lie in Martin County, Florida.

17.4 **Non-jury trial.** The parties expressly and specifically hereby waive the right to a jury trial as to any issue in any way connected with this Agreement.

17.5 The parties expressly and specifically hereby waive all tort claims and limit their remedies to breach of contract as to any issue in any way connected with this Agreement.

18. Confidential Information.

18.1 Any information such as specifications, drawings, sketches, business information, forecasts, models, samples, data, computer programs and other software, and documentation of one Party (a "Disclosing Party") that is furnished or made available or otherwise disclosed to the other Party or to such other Party's employees, contractors, or

agents (a "Receiving Party") pursuant to this Agreement ("Proprietary Information") shall be deemed the property of the Disclosing Party. Proprietary Information, if written, shall be clearly and conspicuously marked "Proprietary". Such information may be disclosed to those persons who have a need for it in connection with the provision of services required to fulfill this Agreement and shall be used by those persons only for such purposes; and may be used for other purposes only upon such terms and conditions as may be mutually agreed to in advance of such use in writing by the Parties. Notwithstanding the foregoing sentence, COUNTY shall be entitled to disclose or provide Proprietary Information as required by any governmental authority or applicable law, including but not limited to Section 119, Fla. Stat. Existence and terms of this Agreement shall constitute a public record and shall be subject to Section 119, Fla. Stat. CONTRACTOR agrees to comply with the requirements of Sec. 119.0701, Fla. Stat.

18.2 If COUNTY receives a public records request for public records received from CONTRACTOR, including any public records request for Proprietary Information or for records that may be or may contain Proprietary Information, COUNTY shall promptly notify CONTRACTOR. The notice shall inform CONTRACTOR that it must promptly inform COUNTY, in writing, whether or not CONTRACTOR claims an exemption to the release of part or all of the requested public record. If CONTRACTOR claims that part or all of a public record is exempt from inspection and copying, that writing shall state the basis of the exemption that it contends is applicable to the record, including the statutory citation to an exemption created or afforded by statute. If CONTRACTOR claims that an exemption applies to part of a requested public record, CONTRACTOR shall, in that writing, identify for redaction the part of that public record to which the exemption is asserted and validly applies, and the remainder of that public record shall be produced for inspection and copying. If CONTRACTOR promptly notifies COUNTY of a claim of exemption, COUNTY shall review the exemption claimed and decide whether to release the public records. If CONTRACTOR fails to promptly notify COUNTY that it claims an exemption to the release of the requested public record, that failure constitutes a waiver of any claim of trade secret or confidentiality, and COUNTY shall release the record as requested.

18.3 CONTRACTOR will indemnify, defend, and hold COUNTY, COUNTY's elected officials, employees, agents, and attorneys and their successors (each an "Indemnitee") harmless of and from any claim brought or threatened against any Indemnitee by any person or entity on account of or related to any public records request for public records, as that term is defined in Section 119.011, Fla. Stat., that are or may be or may contain Proprietary Information, each of which may be defended, settled or pursued by COUNTY with counsel of COUNTY's choice but at the expense of CONTRACTOR, including reasonable attorneys' fees and costs, including attorneys' fees and costs in litigation and on appeal incurred by or awarded against any Indemnitee or agreed upon by any Indemnitee as part of any settlement of any claim for attorney's fees and costs for failure to produce requested public records disclosed to an Indemnitee by CONTRACTOR.

18.4 In the event of the expiration or termination of this Agreement for any reason whatsoever, each Party shall return to the other Party Proprietary Information and other documents, work papers and other material (including all copies thereof) obtained from the other Party in connection with this Agreement, subject to Chapter 119 and other public records retention requirements set forth in Florida law.

19. Requirement to E-Verify. As a condition precedent to entering into this AGREEMENT, and in compliance with Section 448.095, Fla. Stat., Contractor and its

subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

- A. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this AGREEMENT.
- B. The COUNTY, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat., or the provisions of this section shall terminate the contract with the person or entity.
- C. The COUNTY, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.
- D. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(5)(d), Fla. Stat. Contractor acknowledges that upon termination of this AGREEMENT by the COUNTY for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the COUNTY as a result of termination of any contract for a violation of this section.
- E. *Subcontracts.* Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

If there is a conflict between the terms of this Agreement and the above referenced documents, then the conflict shall resolved as follows: the terms of this Agreement shall prevail over the other documents, and the terms of the remaining documents shall be given preference in their above listed order.

IN WITNESS WHEREOF, the COUNTY and the CONTRACTOR have executed this Agreement as of the date first above written.

FEMA CONTRACT PROVISIONS

All procurements funded by the Federal Emergency Management Administration (FEMA) shall comply with the [federal procurement standards](#) outlined in 2 C.F.R. § 200.317 – 2 C.F.R. § 200.327 and 2 C.F.R., Part 200, Appendix II, Required Contract Clauses (as amended).

These provisions are incorporated into the Contract for this scope, as applicable.

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
3. The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
4. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous

places available to employees and applicants for employment.

5. The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
6. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
7. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
8. The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

DAVIS-BACON ACT (Not applicable to PA grants)

Compliance with the Davis-Bacon Act.

1. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.
2. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

3. Additionally, contractors are required to pay wages not less than once a week.

COPELAND ANTI-KICKBACK ACT (Not applicable to PA grants)

Compliance with the Copeland "Anti-Kickback" Act.

1. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
2. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
3. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12."

CONTRACT WORK HOURS AND SAFETY STANDARDS ACT.

Compliance with the Contract Work Hours and Safety Standards Act.

1. *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph 1 of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph 1 of this section, in the sum of \$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1 of this section.
3. *Withholding for unpaid wages and liquidated damages.* The Martin County Board of County Commissioners (COUNTY) shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor

or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph 2 of this section.

4. *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs 1 through 4 of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1 through 4 of this section.

CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT.

Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
2. The contractor agrees to report each violation to the COUNTY and understands and agrees that the COUNTY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
2. The contractor agrees to report each violation to the COUNTY and understands and agrees that the COUNTY will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.
3. The contractor agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by FEMA.

DEBARMENT AND SUSPENSION

1. This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2

C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

2. The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
3. This certification is a material representation of fact relied upon by COUNTY. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to COUNTY, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
4. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

BYRD ANTI-LOBBYING AMENDMENT

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

Required Certification. Contractor must sign and submit to the COUNTY the required certification.

PROCUREMENT OF RECOVERED MATERIALS

1. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—
 - Competitively within a timeframe providing for compliance with the contract performance schedule;
 - Meeting contract performance requirements; or
 - At a reasonable price.
2. Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site:

<https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>

3. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act.

DOMESTIC PREFERENCES FOR PROCUREMENTS

1. As appropriate and to the extent consistent with law, the Contractor should, to the greatest extent practicable under a Federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subaward including all contracts and purchase orders for work or products under this award.
2. For purposes of this section:
 - a. “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
 - b. “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

1. Recipients and subrecipients are prohibited from obligating or expending loan or grant funds to:
 - a. Procure or obtain;
 - b. Extend or renew a contract to procure or obtain; or
 - c. Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115–232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
 - i. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

- ii. Telecommunications or video surveillance services provided by such entities or using such equipment.
 - iii. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.
2. In implementing the prohibition under Public Law 115–232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

ACCESS TO RECORDS

Access to Records. The following access to records requirements apply to this contract:

- 1. The Contractor agrees to provide the COUNTY, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.
- 2. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- 3. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.
- 4. In compliance with the Disaster Recovery Act of 2018, the COUNTY and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

DHS SEAL, LOGO, AND FLAGS

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law,

regulations, executive orders, FEMA policies, procedures, and directives.

NO OBLIGATION BY FEDERAL GOVERNMENT

The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

Anti-Human Trafficking Affidavit

Florida Statute §787.06(13) requires all non-governmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the non-governmental entity under penalty of perjury that the non-governmental entity does not use coercion for labor or services as defined in that statute. The City of St. Cloud, Florida is a governmental entity for the purposes of this statute.

As the officer or representative of the company, I certify that the company identified above does not:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against his or her will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied towards the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit;
- Provide controlled substances as outlined in Schedule I or Schedule II of Florida State Statute §893.03 to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I am the authorized representative and have read the foregoing document and that the facts stated in it are true.

Vendor Name: reSOURCE GOVERNMENT SERVICES

Address: 424 E Central Blvd., 558 Orlando, FL 32801

Phone Number 407-494-0973 Email: tbuckley@resourcegs.com

Authorized Signature: 

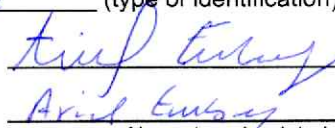
Print: Timothy P Buckley President
NAME TITLE

STATE OF Florida
COUNTY OF Orange

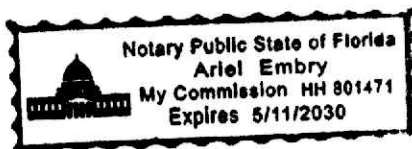
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8/14/26 (DATE) by Timothy P. Buckley (name of officer or agent, title of officer or agent) of reSource Government Services (name of corporation acknowledging), a Florida (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced Drivers License (type of identification) as identification.

[Notary Seal]

Notary Public


Name typed, printed or stamped

My Commission Expires: 5/11/2030





Meeting: September 17, 2026

Agenda Item Type: Public Hearings
Resolution No. 2026-061R - Ad Valorem Tax
Millage

Finance Agenda Item:

FINAL PUBLIC HEARING FOR RESOLUTION NO. 2026-061R, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2026/2027, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) **ACTION ON RESOLUTION NO. 2026-061R**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

As per Florida Statute 200.065, two public hearings are required in order to adopt a final Ad Valorem Tax Millage of 5.1128, which is 3.45 percent above the rolled-back rate of 4.9423. This is the 14th consecutive year with no increase in the millage rate of 5.1128.

Legal Authority:

As per Florida Statute 200.065.

Budget and Recommendation:

There is 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 - 09/17/2026

Attachments:

1. 2026-061R Final Millage Resolution

RESOLUTION NO. 2026-061R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ESTABLISHING A FINAL AD VALOREM TAX MILLAGE FOR THE CITY OF ST. CLOUD FOR THE FISCAL YEAR 2026/2027 THE SAME BEING ADOPTED PRIOR TO THE ADOPTION OF A FINAL BUDGET FOR SAID PERIOD.

(FINAL MILLAGE)

WHEREAS, First Public Hearings on the St. Cloud Final Millage Rate and Final Budget were held at a special meeting on September 10, 2026 at 6:30 p.m, in the City Council Chambers at City Hall, Building A, 3rd Floor, 1300 Ninth St., St. Cloud, Florida, after notice pursuant to F.S. 200.065 (2) (d); and

WHEREAS, at such hearings the first substantive issue discussed was “the increase in the proposed millage rate over the roll back rate necessary to fund the budget”, and “the specific purposes for which ad valorem tax revenues are to be utilized: continued costs associated with maintaining the current level of services and the number of employees necessary to perform that level of service.”

WHEREAS, during such discussion the City Council heard comments regarding the proposed increase and an explanation of the reasons for this proposal was given; and

WHEREAS, the general public was allowed to speak and ask questions prior to the adoption of any such measures, and also prior thereto, the millage rate to be finally adopted, to wit: 3.45 percent above the “Rolled-Back Rate” was publicly announced; and

WHEREAS, F.S. 200.065 (2) (e) 1. Requires adoption of a final millage rate prior to adoption of a final budget;

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

SECTION 1. The ad valorem tax final millage rate for the fiscal year 2026/2027 for the City of St. Cloud, Florida is established at 5.1128 mills.

SECTION 2. The millage rate known as the "rolled-back rate" for the year 2026/2027 is 4.9423 mills.

SECTION 3. The final millage rate is more than the "rolled-back rate" by 3.45 percent, and the same is here characterized as the percentage increased in property taxes adopted for the fiscal year 2026/2027.

SECTION 4. The City Manager is authorized and they are directed to provide certified copies hereof to all entities as provided by law and to otherwise publish and make public this council action.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

FIRST READING on the 10TH day of September 2026

SECOND READING PASSED AND ADOPTED by the City Council of St. Cloud on this 17th day of September, 2026.

ATTEST

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED

Daniel F. Mantzaris, City Attorney



Meeting: September 17, 2026

Agenda Item Type: Public Hearings
Resolution No. 2026-062R - Final Budget

Finance Agenda Item:

FINAL PUBLIC HEARING FOR RESOLUTION NO. 2026-062R, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2026/2027; the same being adopted following the adoption of a final millage rate for said period. (FINAL BUDGET) (Above is the full title.) **ACTION ON RESOLUTION. 2026-062R**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

As per Florida Statute 166.241, the City is required to adopt a budget each fiscal year by ordinance or resolution. The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriations for expenditures and reserves. In other words, the adopted budget must balance. During fiscal year 2025/2026, the city was awarded a SAFER grant for 48 additional Firefighters. The first federal share is \$3,861,781, with the 3-year total federal share being \$9,525,726. The city will need to absorb the full cost starting in April 2029.

Legal Authority:

As per Florida Statute 166.241

Budget and Recommendation:

There is 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 - 09/17/2026

Attachments:

1. 2026-062R Final Budget Resolution

2. FY 26-27 City Council Budget Workshop Book Updated

RESOLUTION NO. 2026-062R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ESTABLISHING A FINAL BUDGET FOR THE CITY OF ST. CLOUD FOR THE FISCAL YEAR 2026/2027; THE SAME BEING ADOPTED FOLLOWING THE ADOPTION OF A FINAL MILLAGE RATE FOR SAID PERIOD.

(FINAL BUDGET)

WHEREAS, First Public Hearings on the St. Cloud Final Millage Rate and Final Budget were held on September 10, 2026 at 6:30 p.m. in City Council Chambers at City Hall, Building A, 3rd Floor, 1300 Ninth St., St. Cloud, Florida, after notice pursuant to F.S. 200.065 (2) (d); and

WHEREAS, the Final Public Hearing on the St. Cloud Final Millage Rate was held on September 17, 2026 at 6:30 p.m. in the City Council Chambers at City Hall, Building A, 3rd Floor 1300 Ninth St., St. Cloud, Florida, after notice pursuant to F.S. 200.065 (2) (d); and

WHEREAS, at such hearings the first substantive issue discussed was "the percentage increase in the millage rate necessary to fund the budget", and "the specific purposes for which ad Valorem tax revenues are to be utilized: costs associated with maintaining the current level of services and the number of employees necessary to perform that level of service."

WHEREAS, during such discussion the City Council heard comments regarding the proposed millage rate and an explanation, of the reasons for the proposed "rate increase" was given; and

WHEREAS, the general public was allowed to speak and ask questions prior to the adoption of any such measures, and also prior thereto, the percentage increase in property taxes to be finally adopted, to wit: 3.45 percent above the rolled back rate was publicly announced; and

WHEREAS, F.S. 200.065 (2) (e) 1. requires adoption of a final budget following the adoption of a final millage rate;

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

SECTION 1. The tentative millage rate heretofore set by Resolution #2026-061R will raise THIRTY SEVEN MILLION, EIGHT HUNDRED SEVENTY SIX THOUSAND, AND FIFTY SIX DOLLARS (\$37,876,056) from Ad Valorem taxes for the fiscal year 2026/2027.

SECTION 2. The total expenditures for the City of St. Cloud, Florida for the budget year 2026/2027 are determined to be as follows:

Fund	Amount
General Fund	\$ 94,513,228
Gas Tax Fund	1,760,677
Utility Tax Fund	5,105,275
One Percent Fund	9,766,432
Community Dev Block Grant Fund	928,578
St Cloud/OUC Inter-local Fund	13,291,536
St Cloud/TOHO Inter-local Fund	5,924,004
Debt Service Fund	8,685,322

Capital Project Fund	15,541,343
Recreation Impact Fee Fund	3,715,000
Police Impact Fee Fund	1,353,809
Fire Impact Fee Fund	1,188,808
Mobility Fee Fund	16,635,086
Sanitation Fund	22,708,645
Stormwater Fund	5,414,590
Building Permit Fund	4,521,962
Sanitation Impact Fee Fund	950,000
Motor Pool Fund	3,631,660
Medical Insurance Fund	11,543,825
Workers' Compensation Fund	1,276,851
Economic Development Fund	257,682
Community Redevelopment Agency	2,571,087
Grand Total	\$ 231,285,400

(a) Effective October 1, 2026, the budget includes a 1 percent market adjustment and a 2 percent salary adjustment for all active general employees (excluding Public Safety Union Members covered by Union Contracts).

(b) The budget includes an increase to the staffing table by fund and number of full-time equivalents (FTE's) as follows:

Title	Fund	Department	FTE's
Attorney	General Fund	Legal	1
Legal Assistant	General Fund	Legal	1
Communications Operators	General Fund	Police	4
Fire Captain (Training)	General Fund	Fire	1

(c) The budget includes a one-time holiday payment to full-time and part-time employees who has been employed as of December 1, 2026 in the amount of \$100 for employees who have been employed full-time for 12 consecutive months prior to December 1, 2026; \$50 for employees who have been employed full-time for less than 12 consecutive months prior to December 1, 2026; \$50 for employees that have been employed part-time for 12 consecutive months prior to December 1, 2026; and \$25 for employees that have been employed part-time for less than 12 consecutive months prior to December 1, 2026. The one-time holiday payment shall be issued during the month of December. Determination is made by the Human Resources Director subject to final determination by the City Manager.

SECTION 3. The following projects for which funds were appropriated in prior years will maintain that funding in 2026/2027 fiscal year for the unexpended/unencumbered balances:

<u>Project</u>	<u>Description</u>
CM2101	CITY HALL B-A 3 RD FL REMODEL
CM2601	NEW ERP IMPLEMENTATION
IT2200	NETWORK SECURITY/SOFTWARE
PR1906	TRAIL EXT LAKE TO CHISHOLM

PR2301	CHISHOLM PARK MASTER PLAN
PR2302	HOPKINS PARK MASTER PLAN
PR2303	PARTIN TRIANGLE PARK
PR2402	HOPKINS PARK
PR2502	LAKEFRONT PATHWAY IMPROVEMENT
PR2503	DOCK REPAIRS
PR2504	LAKEFRONT PAVILLION EXPANSION
PR2602	LAKESHORE PARK-ADDTL PARKING
PR2603	CENTENNIAL PARK RESTROOM
PR2604	HICKORY TREE PARK
PS2103	FIRE STATION 35 NEW BUILD
PS2104	FIRE STATION 32 NEW BUILD
PS2109	FIRE STATION 33 PRE-EMPTION
PS2401	PD COMMUNICATIONS CENTER
PS2402	FIRE STATION 36
PS2409	FD HEADQUARTERS RENOVATION
PS2501	STORAGE GARAGE/RESTROOMS
PW2402	DOWNTOWN MIXED-USE DEVELOPMENT
PW2501	MINNESOTA AVE PARKING LOT
PW2601	CITY HALL SECURITY
ST2104	CANOE CREEK TRAFFIC SIGNAL
ST2202	SG & NEPTUNE SIGNAL
ST2205	FERTIC ROAD EXTENSION
ST2303	10 TH STREET COMPLETE STREETS
ST2304	MICHIGAN AVE PED PROJECT
ST2305	MASSACHUSETTS AVE EXT
ST2306	CREEK WOODS DR EXTENSION
ST2307	17 TH STREET EXTENSION
ST2403	DE, VT, & COLUMBIA SIDEWALK
ST2601	MASTER PLAN PAVING
ST2602	PAVING (FRANCHISE FEES)
ST2603	LASALLE AVE EXTENSION
ST2604	RUMMELL ROAD ROUNDABOUT
ST2605	MUTTER ROAD EXTENSION
SW2005	ESPIRIT STORMWATER POND IMPROVEMENTS
SW2401	ALABAMA & 11 TH STORMWATER
SW2601	STORMWATER PIPE LINING
SW2602	STORMWATER DAM

SECTION 4. The prior year fund balances in various funds will increase to provide funding for the Outstanding Encumbrances as of September 30, 2026.

SECTION 5. The City Manager is authorized and they are directed to provide certified copies hereof to all entities as provided by law and to otherwise publish and make public this council action.

SECTION 6. This resolution shall take effect immediately upon its adoption.

FIRST READING on the 10th day of September 2026.

SECOND READING PASSED AND ADOPTED by the City Council of St Cloud on this 17th day of September 2026.

ATTEST

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED

Daniel F. Mantzaris, City Attorney

CITY OF ST. CLOUD PRELIMINARY PROPOSED ANNUAL BUDGET FISCAL YEAR 2026-2027



TABLE OF CONTENTS

A. Introduction

Elected Officials.....	2
Departmental Officials.....	4
Vision.....	5
Mission.....	6
Distinguished Budget Presentation Award.....	7
City Manager's Message.....	8
Strategic Plan.....	17

B. Personnel

Proposed Funded Positions by Department/Division.....	20
Personnel Changes by Department.....	22
Department Organizational Charts.....	23

C. Financial Summaries

FY 26/27 Proposed Summary -All Funds.....	47
FY 26/27 Proposed Revenue Budgets – All Funds.....	48
FY 26/27 Proposed Expenditures Budgets – All Funds.....	49
Historical Taxable Property Values.....	50

D. General Fund

FY 26/27 General Fund Revenue Source.....	51
FY 26/27 General Fund Revenue Recap.....	52

E. Other Reports

FY 26/27 General Fund Expenditure Budget Breakdown.....	57
General Fund Operations Budget Breakdown.....	59
General Fund Significant Budgetary Increases.....	60

F. Departmental Budgets and Divisions

City Council.....	61
Legal Services.....	63
City Manager.....	65

TABLE OF CONTENTS

Communications.....	67
City Clerk.....	69
Human Resources.....	71
Procurement.....	73
Finance Department.....	75
Information Technology.....	77
Community Development.....	79
Police.....	81
Fire.....	84
Public Works.....	88
Parks & Recreation.....	92
Administrative & General.....	96

G. Special Revenue Funds

100 Gas Tax Fund.....	98
110 Utility Tax Fund.....	99
120 One Percent Surcharge Fund.....	100
140 Community Development Block Grant Fund.....	103
150 STC/OUC Interlocal Fund.....	104
160 STC/Toho.....	105

H. Debt

200 Debt Service Fund.....	106
----------------------------	-----

I. Capital Projects

300 Capital Project Fund.....	108
CPB FY 26-27 CM2601 New ERP IMPL.....	110
CPB FY 26-27 ST2701 Master Plan Paving.....	111
CPB FY 26-27 ST2702 Paving (Franchise Fees).....	112
CPB FY 26-27 ST2305 Massachusetts Ave Extension.....	113
CPB FY 26-27 ST2603 Lasalle Avenue Extension.....	114

TABLE OF CONTENTS

CPB FY 26-27 SW2701 Lakefront Floating Planters.....	115
--	-----

J. Impact Fee Funds

320 Parks Impact Fee Fund.....	116
330 Police Impact Fee Fund.....	117
340 Fire Impact Fee.....	118
350 Mobility Impact Fee Fund.....	119
490 Sanitation Impact Fee.....	120

K. Enterprise Funds

440 Sanitation Fund.....	121
450 Stormwater Fund.....	124
460 Building Permit Fund.....	126

L. Internal Service Fund

510 Motor Pool Fund.....	128
520 Economic Development.....	131

M. Agency Funds

525 Self Insurance – Workers Comp Fund.....	130
645 Community Redevelopment Agency Fund.....	132

CITY OF ST. CLOUD

ELECTED AND APPOINTED OFFICIALS



Veronica Miller
City Manager



Christian B. Robertson
Mayor



Kolby Urban
Council Member



Jennifer Paul
Council Member



Ken Gilbert
Deputy Mayor



Shawn Fletcher
Council Member

CITY OF ST. CLOUD ELECTED OFFICIALS



DEPARTMENTAL OFFICIALS

City Manager

Veronica Miller

Deputy City Manager

Scott Davidoff

Assistant City Manager

Jabarie Walker

. Public Safety Administrator

Douglas Goerke

Fire Chief

Jason Miller

Director of Human Resources

Justin Kluesner

Director of Community Development

Jeffrey Ball

Director of Information Technology

Roberto Smith

Director of Building

Bob Deatherage

Director of Public Works

Kevin Felblinger

Director of Parks and Recreation

Stephanie Holtkamp

Director of Procurement

Leslie Flores

Director of Communications

Maryemma Bachelder

Director of Finance

Jeffrey Cooper



Vision:

"St. Cloud is a vibrant, innovative, and unique community that embraces its history and provides an exceptional destination to live, work, and play."



Mission:

"We are dedicated to providing efficient quality public services, a transparent government, and a safe community."



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of St. Cloud
Florida**

For the Fiscal Year Beginning

October 01, 2025

Christopher P. Morrell

Executive Director

City Manager's Message

City of St. Cloud Memorandum

TO: CITY COUNCIL
FROM: VERONICA MILLER, CITY MANAGER
DATE: AUGUST 3, 2026
SUBJECT: **2026-27 BUDGET MESSAGE**



Introduction

It is my pleasure to present the City of St. Cloud's \$231,285,400 Operating Budget for fiscal year 2026-27. This budget allows the City to continue providing the high levels of service and quality programs while addressing long-term plans and increasing the General Fund reserve balance.

For the first time in 31 years, the budget is structurally balanced without utilizing General Fund prior year fund balance (other than one-time capital purchases) and is prepared in alignment with the City's Strategic Plan. The annual budget not only meets the requirements of the City Charter and state law but also represents an effort to sustainably deliver required services and infrastructure. The financial position of the City remains resilient and sustainable.

The budget process allows citizen and Council engagement through a publicly noticed workshop, which follows the State of Florida's budget process for local municipalities. The final budget adoption will be completed with two required public hearings, scheduled for September 10 and September 17.

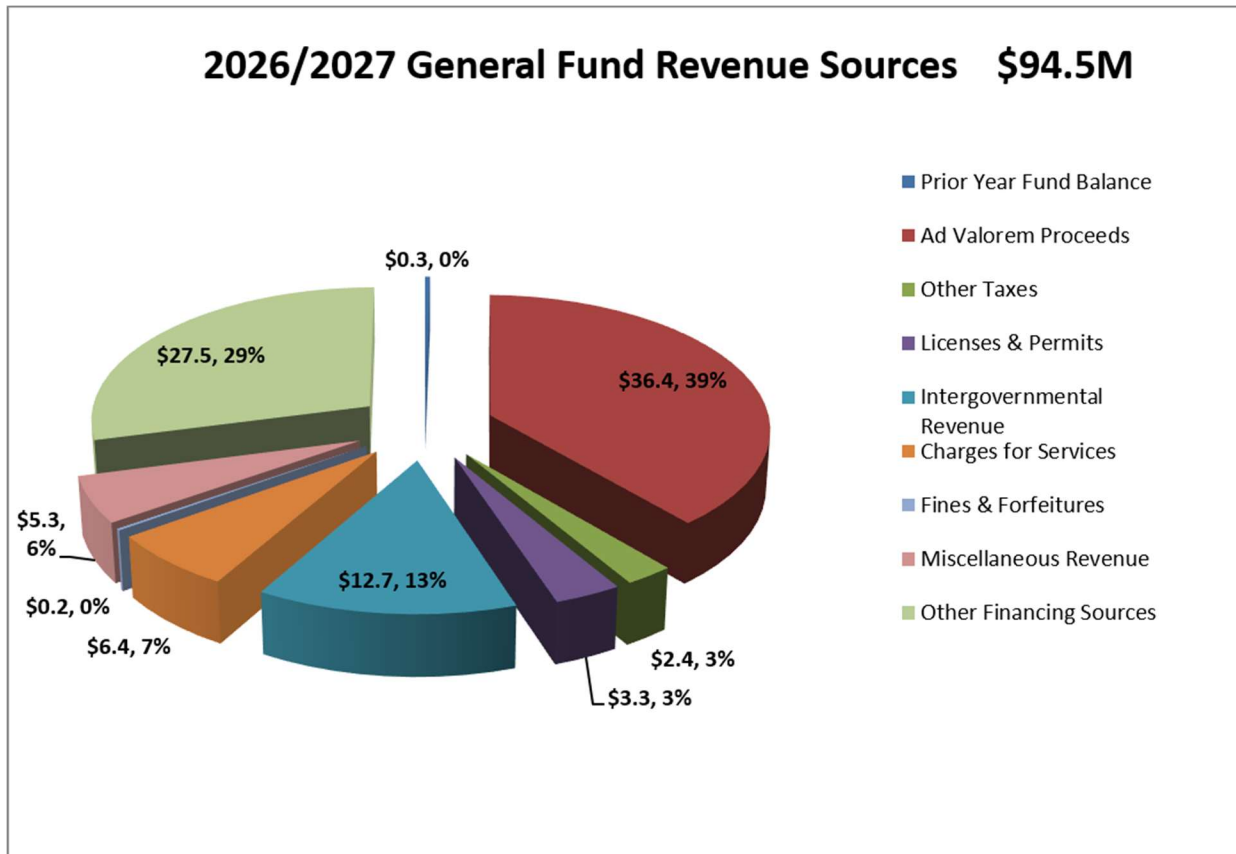
Every annual budget comes with difficult decisions and limited resources; this budget is no different, but it demonstrates a commitment to both the community we serve and to our dedicated employees.

Due to the continued growth in taxable value, I am pleased to present a budget that will enable the City of St. Cloud to maintain our current millage rate of 5.1128 for the 14th consecutive year.

Overview

The **City-Wide Budget** total for FY 26-27 is \$231,285,400, an increase \$16.5M (or 7.7%) from the current year initial FY 25-26 budget, of which \$94,513,228 is applicable to the General Fund. The General Fund is balanced, maintaining a flat millage of 5.1128. The increase in overall budget is primarily due to two major capital projects funded: Lasalle Avenue Extension and Massachusetts Avenue Extension both funded with Mobility Impact Fees. The other significant factor is the 48 additional Firefighter positions funded through a Staffing for Adequate Fire and Emergency Response (SAFER) grant.

The **General Fund Budget** total is \$94,513,228, which is \$6,579,777 (or 7.5%) more than the current year initial budget. This increase is primarily related to the 48 additional Firefighters as well as the costs associated with Public Safety union contracts and a pay adjustment for General employees to keep our salaries competitive within the local labor market.



In FY 2026-27, ad valorem taxes represent 39 percent of total projected General Fund revenues. In addition, 29 percent is from other financing sources, 13 percent from intragovernmental revenue, 7 percent from charges for services, 6 percent from miscellaneous, 3 percent from Licenses and permits, 3 percent from other taxes, and most notably less than 1 percent from prior year fund balance (only \$0.3 for one time capital purchases).

Revenues

Budgeted revenues for 2026-27 total \$231,285,400 across all City funds. These revenues include the City's General Fund, as well as a variety of other funds that are restricted to specific uses, such as stormwater services, sanitation services, and impact fees to name a few.

General Fund revenues are projected to increase by approximately \$6.6 million over 2025-26 levels, totaling \$94,513,228 in 2026-27. There are two major sources for the increased General Fund revenues: Increase in ad valorem revenue of approximately \$6.6 million due to new construction, increased property valuations, and annexations. The other major increase is in Federal Grants of \$3.9 million from the SAFER grant.

Ad Valorem Revenue will increase. The City has seen growth in assessed property values, contributing to higher receipts of property tax revenue over the past several years. Current year gross taxable values are approximately \$7,408,084,798, or 13 percent higher than the current year. This includes an increase from new construction of \$632,223,110 in taxable value, or an additional \$3,232,430 in ad valorem revenues.

Staff are recommending the City Council approve the same millage rate of 5.1128, which will generate total ad valorem tax revenues of \$36,361,013. The rolled back rate is 4.9423 mills based upon the latest assessed values. The rolled back rate does not generate additional proceeds from adjustments that increased the prior year tax assessments and only provides proceeds from additions to the tax roll. If the rollback rate were adopted, the City would generate \$1,212,554 less than staff's recommendation for ad valorem revenue.

Federal Grant Revenues will increase. During fiscal year 2025/2026, the city was awarded a SAFER grant for 48 additional Firefighters. The first-year federal share is \$3,861,781 with the 3-year total federal share being \$9,525,726. The city will need to absorb the full cost starting in April 2029.

Other Revenues are expected to increase moderately including: OUC Interlocal, Utility Tax, and Sales Taxes.

Expenditures

The City of St. Cloud has operating costs such as staffing, insurance, utilities, and overhead, and is not immune to escalations in these costs. Pension costs also are a significant component of the City's annual budget. The city provides General and Public Safety Employees' Retirement Programs. These contributions have continued to increase over recent years, and the city has taken steps to reduce the level of increases.

City-Wide Personnel Services total \$82,114,314 which is \$8,490,392 or 11.5 percent, higher than the current year original budget. The increase is primarily due to the addition of 48 Firefighters funded through a SAFER grant, a proposed 1 percent market adjustment and 2 percent wage increase for City General employees as well as increases for Police and Fire Union members, whose wages are covered under Union contracts. In addition, 8 new positions with 5 of them being for Public Safety. A total of 7 of those positions are in the General Fund and 1 is in the Capital Projects Fund. The add-ons in personnel are aligned with what can be financially sustained and operationally prioritized.

It is proposed that, effective the first pay period of FY 26-27 [Oct 2026] if adopted, a 1 percent Market Adjustment and a 2 percent wage increase would be implemented for all City General employees, excluding Police and Fire Union members, whose wages are covered under Union contracts.

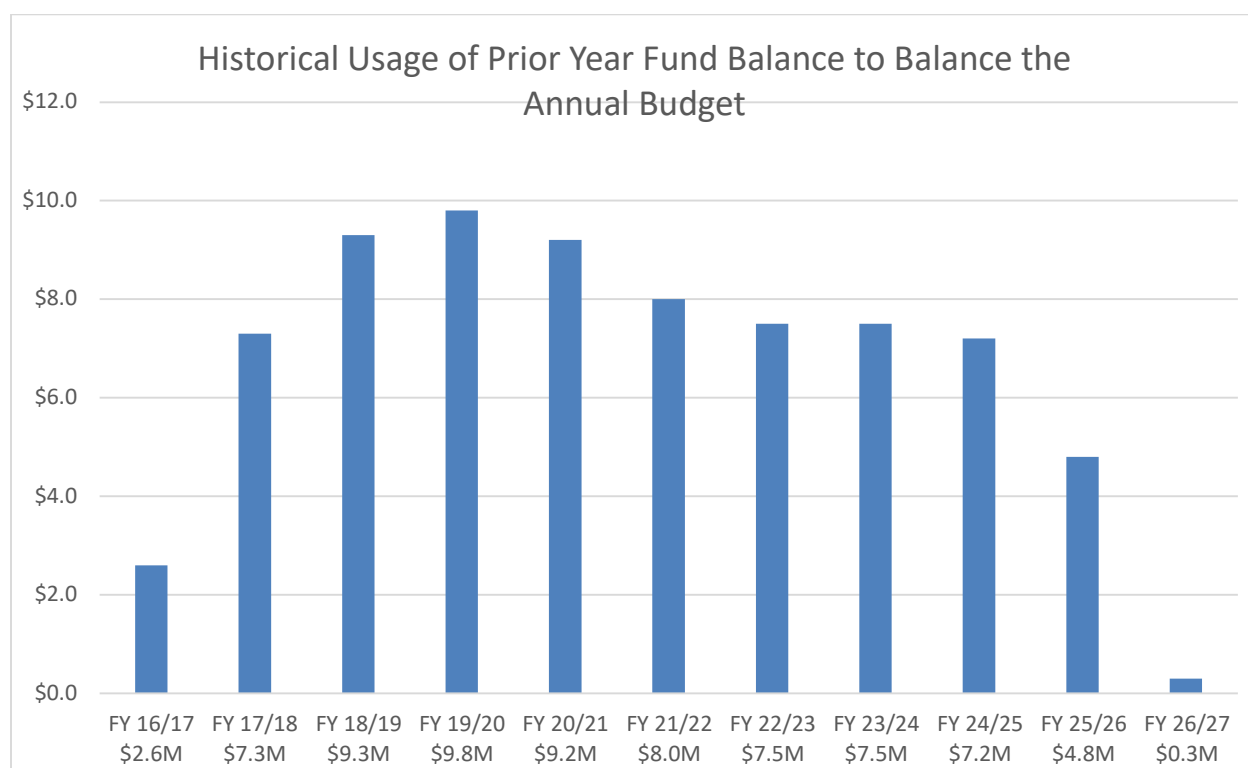
City-Wide Operating Expenses total \$149,171,086 which is \$7,998,034 (or 5.7%) more than the original prior year budget. This increase is primarily due to 2 major road projects (Lasalle Avenue Extension and Massachusetts Avenue Extension). Due to ongoing efforts by City leadership and staff, the General Fund Operating Expenditures (excluding salaries, benefits, utilities, insurance, and vehicle costs) have been decreased by \$2,134,353 (or 9.6%) as compared to the original prior year budget.

The budget has been developed using realistic estimates for increases in personnel costs, including escalating employer contribution rates to the City's medical and pension plans, known contractual increases in costs from the City's vendors, as well as expected increases in costs for utilities, insurance, and other services and supplies.

Reserves and Contingencies

The City continues to manage its General Fund budget with the goal of maintaining its long-term financial stability. A large part of securing the City's long-term financial future is the maintenance of the General Fund's Unassigned Fund Balance Reserve. The City's Reserve Policy requires that this reserve maintains a balance of 12.5 percent of General Fund operating expenditures and transfers out.

General Fund Reserves at the end of FY 2025-26 are projected to be approximately \$19M (or 24.0%) of prior year operating expenditures. This places projected reserves at 11.5 percent above that required by City Code. The percentage even well exceeds the Government Finance Officers Association reserve standard of 16.7% (2 months of prior year expenditures). These computations are estimates based on fiscal year 25-26 activity and are not audited results. Building General Fund reserves is an integral part of preparing the City for the potential of property tax reform and the resulting reduction in revenues.



It will continue to be a priority for the City to allocate surplus funds in recognition of the fact that a significant natural disaster, emergency operational event, or financial crisis would quickly exhaust the reserve balance.

City Strategic Plan

This budget makes significant investments in public safety infrastructure and transportation infrastructure. These investments are in correlation with the population growth and subsequently increased demand for public services. City staff carefully considered Strategic Initiatives and corresponding resources for alignment with our Strategic Plan. The section below demonstrates how funding in this budget helps us advance our Strategic Plan.

Diverse & Magnetic Economic Development

City leadership is committed to fostering an environment of streamlined processes that make it easy for business owners to start and operate a business in this community. With a focus on economic development, the city will be able to retain, support, and expand current businesses while recruiting and attracting new businesses. A clear future land use map will allow for strategic annexation of new commercial land into the city, improving the tax base and quality of life for everyone in the community. Strong partnerships with higher education, business leaders, landowners, and developers will create the framework for a campaign to show why St. Cloud is a great place to locate.

Strategic Goals:

1. Make the City a desirable business location
2. Increase the commercial tax base
3. Invest in infrastructure to recruit industries

Funded Items:

- Downtown Public-Private Partnership Mixed Use Project
- Centennial Park Improvements

Effective Community Safety

A safe and healthy community has many facets that all work together to focus on all aspects. Law Enforcement, fire services, dispatch, code enforcement, transportation, trails, natural disasters, and emergency preparedness are all critical components to address.

Strategic Goals:

1. Readiness for any emergency
2. State-of-the-art infrastructure and resources
3. Strong collaborative partnerships with the community

Funded Items:

- Construction of Fire Station #35
- Construction of Fire Station #22
- Construction of Public Safety Complex – Phase I

High-Performing Government

The city will be fiscally responsible, responsive, innovative, and strategic, with experienced, professional staff who are customer service focused. Communication will be transparent and tailored to meet the needs of the diverse community.

Strategic Goals:

1. Focus on the continuity and sustainability of core public services
2. Become an employer of choice
3. Be on the cutting edge of technology

Funded Items:

- Incorporation of new Police Department Union Contract if approved by City Council (negotiations ongoing)
- City-wide 1% market adjustment and 2% pay adjustment
- Implementation of new Enterprise Resource Planning (ERP)
- City-wide Watershed Masterplan

Effective Transportation Network

As the community grows, a responsible and reliable network of transportation will allow residents and visitors easy and safe access to business and recreational opportunities. Collaborating with our transportation partners locally, regionally, and statewide will allow us to focus on the safety and reliability of our streets, sidewalks, and multimodal trails (biking, walking, motorized paths) as well as public transportation for the future.

Strategic Goals:

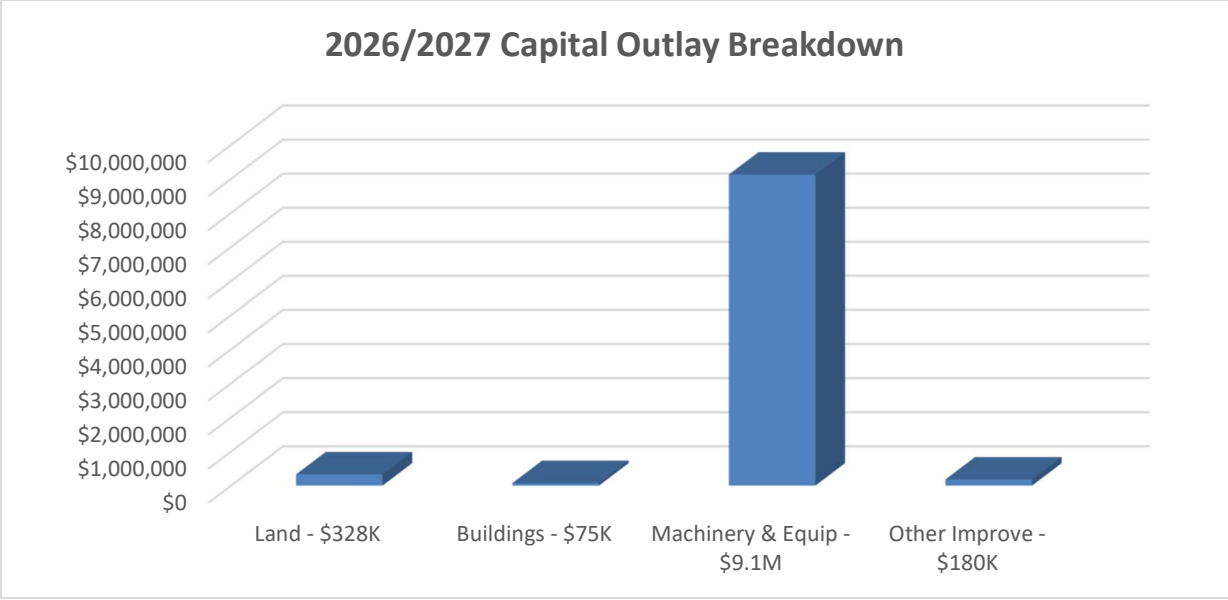
1. Ease traffic congestion, reduce commute times, and improve safety
2. Plan, prioritize, and find innovative ways to fund transportation infrastructure
3. Engage and educate the community about transportation initiatives, issues, safety, and needs within the city

Funded Items:

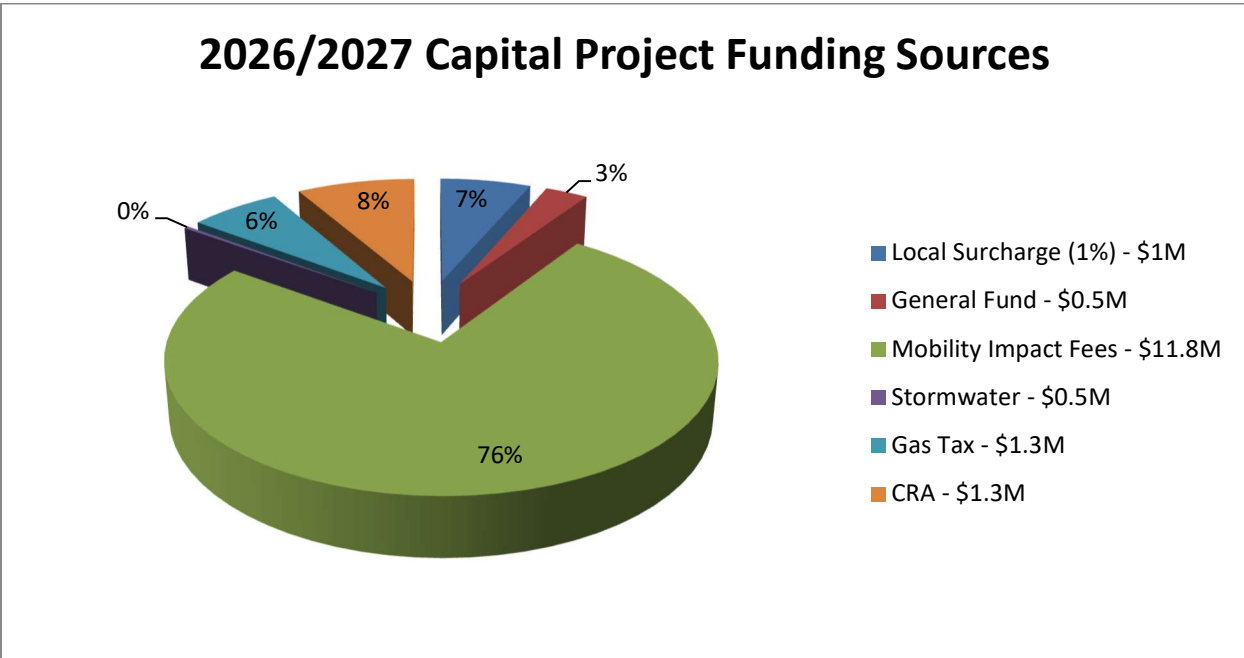
- Creek Woods Drive Extension
- 17th Street Extension
- Rummell Road Roundabout

Capital

City-Wide Capital Outlay totals \$9,710,419 which is \$902,257 more than the current year initial budget. The major items funded are a replacement fire engine, fleet replacements, and other capital improvements. The highlights of some significant capital outlay in the upcoming budget are as follows: Machinery & Equipment - \$9,126,900, Land - \$328,519, Other Improvements - \$180,000, and Buildings - \$75,000.



City-Wide Capital Projects total \$15,541,343 which is \$9,142,123 more than the current year original budget. Fiscal Year 26-27 is funding 6 Capital projects: 2 paving projects, 2 road projects, 1 stormwater project, an additional CRA contribution to the downtown mixed use development project and an additional contribution to a future Enterprise Resource Planning (ERP) implementation. Funding for these projects is from the following sources: General Fund \$471,343, Local Surcharge Fund \$1,000,000; Mobility Impact Fees \$11,770,000; Stormwater Fees \$50,000; Gas Tax \$1,000,000 and CRA \$1,300,000.



Budget Considerations

The cost to deliver the expected levels of public services has continued to increase. Inflation has slowed but continues to be a factor to consider in our day-to-day operations. This has been evident in terms of the increases in our pension and health benefit fund costs. The City's aging infrastructure combined with the need to construct new facilities and roads to maintain our levels of services has caused additional challenges.

On a positive note, several factors have strengthened the City of St. Cloud's ability to weather the circumstances:

General Fund surplus

- Continued strong growth continues to produce positive revenues.
- Higher property tax revenues due to higher home prices and a competitive housing market.

Fully funded reserves

- Increased revenues and conservative budgeting have contributed to St. Cloud's ability to move towards funding our reserves, following Council policies. This further strengthens our ability to respond to unpredictable economic events.

The City of St. Cloud continues to work to ensure stability in our local economy and in our ability to provide essential and quality-of-life services in our community. We continue to plan for contingencies and to position ourselves to leverage opportunities for state and federal funding to address critical issues in our community, such as transportation rapid growth.

Conclusion

This budget highlights the exciting progress of our City. It reflects our unwavering dedication to addressing the current needs of our community while strategically preparing for future growth. Through prudent resource allocation, investment in vital services, and the adoption of innovative practices, we are committed to enhancing the quality of life for our residents, attracting new opportunities, and fostering a vibrant, thriving community.

Throughout the budget development process, there were many competing funding requests with trade-offs to strategically consider. This proposed budget addresses the FY24-29 Strategic Plan's four (4) Key Focus Areas for the upcoming fiscal year, positions the City for a strong financial future, and makes the prospective investments needed to ensure that this is a great City to live, work, and play.

This budget submittal meets stated goals, objectives, and policies while providing for general needs. I want to extend thanks to the Mayor and the City Council for their dedication to overseeing the City's financial well-being and establishing a fiscally responsible financial management culture.

Additionally, I would like to acknowledge the hard work of each department's staff who worked to put this budget together. I would also like to extend special recognition to the Finance Department staff for their tireless work in developing what is likely to be another award-winning budget.

In conclusion, the proposed budget for the fiscal year is balanced and ready for examination and appropriate revision, if necessary. It is my recommendation that the City of St. Cloud's budget be adopted, as authorized in the City Charter. We look forward to another successful year.

Sincerely,

Veronica Miller
City Manager

Budget and Implementation of Strategic Plan Key Focus Areas

This budget makes significant investments in public safety infrastructure and transportation infrastructure. These investments are in correlation with the current population growth and subsequently increased demand for public services. City staff carefully considered strategic initiatives and corresponding resources to align with our strategic plan. The section below demonstrates how funding in this budget helps us advance our Strategic Plan.

Diverse & Magnetic Economic Development

City leadership is committed to fostering an environment of streamlined processes that make it easy for business owners to start and operate a business in this community. With a focus on economic development, the city will be able to retain, support, and expand current businesses while recruiting and attracting new businesses. A clear future land use map will allow for strategic annexation of new commercial land into the city, improving the tax base and quality of life for everyone in the community. Strong partnerships with higher education, business leaders, landowners, and developers will create the framework for a campaign to show why St. Cloud is a great place to locate.

Strategic Goals:

1. Make the City a desirable business location
2. Increase the commercial tax base
3. Invest in infrastructure to recruit industries

Funded Items

- Downtown Public-Private-Partnership Mix Use Project
- Centennial Park Improvements

Effective Community Safety

A safe and healthy community has many facets that all work together to focus on all aspects. Law enforcement, fire services, dispatch, code enforcement, transportation, trails, natural disasters, and emergency preparedness are all critical components to address.

Strategic Goals:

1. Readiness for any emergency
2. State-of-the-art infrastructure and resources
3. Strong collaborative partnerships with the community

Funded Items

- Construction of Fire Station #35
- Construction of Fire Station #22
- Construction of Public Safety Complex Phase 1

High-Performing Government

The city will be fiscally responsible, responsive, innovative, and strategic, with experienced, professional staff who are customer service-focused. Communication will be transparent and tailored to meet the needs of the diverse community.

Strategic Goals:

1. Focus on the continuity and sustainability of core public services
2. Become an employer of choice
3. Be on the cutting edge of technology

Funded Items

- Incorporation of new Police Department Union Contract if approved by City Council
- City-wide 1% COLA and 2% Pay Adjustment
- Implementation of new Enterprise Resource Planning (ERP)
- City-wide Watershed Master Plan

Effective Transportation Network

As the community grows, a responsible and reliable network of transportation will allow residents and visitors easy and safe access to business and recreational opportunities. Collaborating with our transportation partners locally, regionally, and statewide will allow us to focus on the safety and reliability of our streets, sidewalks, and multimodal trails (biking, walking, motorized paths) as well as public transportation for the future.

Strategic Goals:

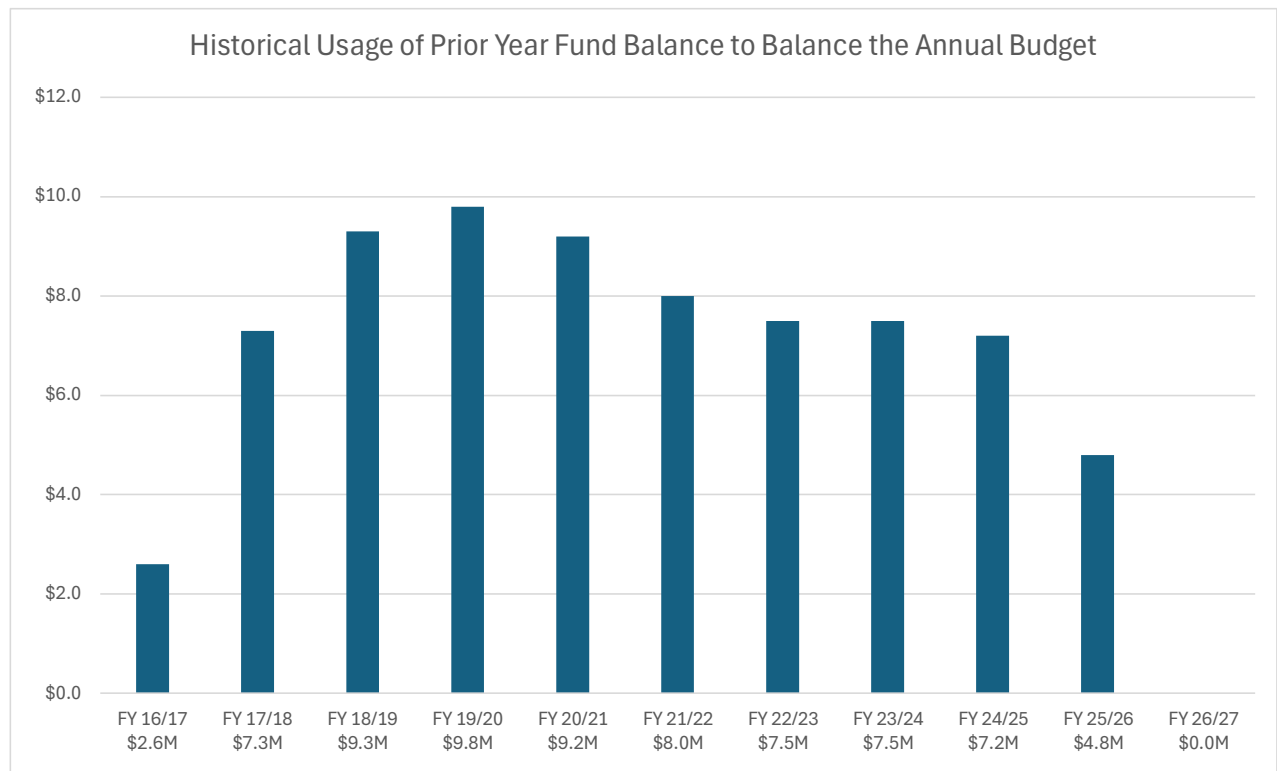
1. Ease traffic congestion, reduce commute times, and improve safety
2. Plan, prioritize, and find innovative ways to fund transportation infrastructure
3. Engage and educate the community about transportation initiatives, issues, safety, and needs within the city

Funded Items

- Creek Woods Drive Extension
- 17th Street Extension
- Rummell Road Roundabout

FUND BALANCE (GENERAL FUND) HISTORICAL TOTALS AND USAGE

Fiscal Year	Year-End Unassigned Fund Balance	Percentage (%) of Prior Year Expenditures	Required percentage per City Code	Recommended percentage per Government Finance Officers Association (GFOA)	Percentage over/ <u>under</u> GFOA recommendation
2016/2017	\$10,169,034	32.2%	12.5%	16.7%	15.5%
2017/2018	\$10,697,849	33.0%	12.5%	16.7%	16.3%
2018/2019	\$10,080,338	29.6%	12.5%	16.7%	12.9%
2019/2020	\$8,209,189	21.5%	12.5%	16.7%	4.8%
2020/2021	\$6,960,118	16.8%	12.5%	16.7%	0.1%
2021/2022	\$10,042,953	21.2%	12.5%	16.7%	4.5%
2022/2023	\$11,640,823	20.5%	12.5%	16.7%	3.8%
2023/2024	\$13,209,518	20.3%	12.5%	16.7%	3.6%
2024/2025	\$14,409,997	19.2%	12.5%	16.7%	2.5%
2025/2026 (est)	\$18,500,000	23.0%	12.5%	16.7%	6.3%



Note: This is the first time in 31 years where prior year fund balance was not utilized to balance the annual budget.

Proposed Funded Positions by Department/Division
2026-2027

DEPARTMENT & DIVISIONS	<u>Prior FY</u>			<u>Current FY</u>			<u>Proposed FY</u>		
	<u>FT</u>	<u>PT</u>	<u>Total 2025</u>	<u>FT</u>	<u>PT</u>	<u>Total 2026</u>	<u>FT</u>	<u>PT</u>	<u>Total 2027</u>
CITY COUNCIL									
1000-511 City Council	1	5	6	1	5	6	1	5	6
LEGAL DEPT.									
2010-514 Legal	1	0	1	1	0	1	3	0	3
CITY MANAGER DEPT.									
3010-512 City Manager	9	0	9	10	0	10	9	0	9
3015-512 Communications	5	0	5	7	1	8	7	1	8
3016-512 City Clerk	7	1	8	5	0	5	5	0	5
630-5512 Economic Development	2	0	2	2	0	2	2	0	2
645-6450 CRA	2	0	2	2	0	2	2	0	2
PROCUREMENT									
3510-513 Administration	3	0	3	3	0	3	0	0	0
3515-513 Procurement	8	0	8	8	0	8	11	0	11
3535-513 Grants	1	0	1	1	0	1	1	0	1
HUMAN RESOURCES DEPT.									
3020-513 Human Resources	10	0	10	11	0	11	11	0	11
FINANCE DEPT.									
4010-513 Finance Administration	9	0	9	9	0	9	9	0	9
4020-513 Accounting	7	0	7	7	0	7	7	0	7
INFORMATION TECHNOLOGY									
4510-516 Information Tech.	12	1	13	12	1	13	12	1	13
4512-516 GIS	2	0	2	1	0	1	1	0	1
COMMUNITY DEVELOPMENT									
5410-515 Community Development	19	1	20	20	1	21	20	1	21
5415-515 Community Compliance	6	0	6	6	0	6	6	0	6
BLDG/CODES & LICENSING DEPT.									
5510-515 Licensing/Permitting	27	0	27	29	0	29	29	0	29

Proposed Funded Positions by Department/Division
2026-2027

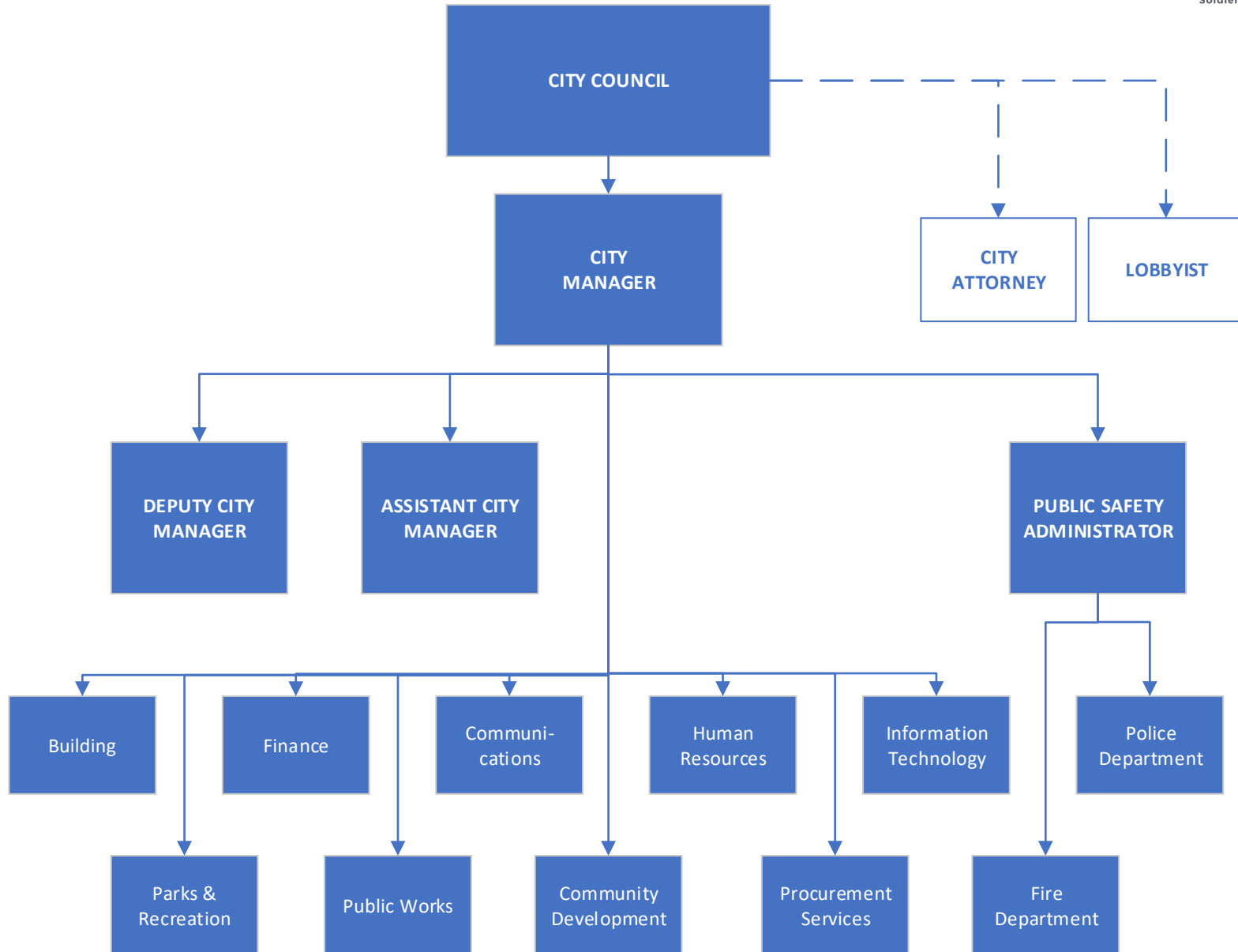
DEPARTMENT & DIVISIONS		<u>Prior FY</u>			<u>Current FY</u>			<u>Proposed FY</u>		
		<u>FT</u>	<u>PT</u>	<u>Total 2025</u>	<u>FT</u>	<u>PT</u>	<u>Total 2026</u>	<u>FT</u>	<u>PT</u>	<u>Total 2027</u>
POLICE DEPARTMENT										
6010-521	Police Sworn	125	9	134	131	9	140	131	9	140
6010-521	Police Non-Sworn	23	30	53	23	30	53	23	30	53
6012-529	Communications	32	10	42	32	10	42	36	10	46
FIRE DEPARTMENT										
6510-522	Fire Control	76	0	76	127	0	127	128	0	128
6515-525	Emergency Management	1	0	1	1	0	1	1	0	1
6520-526	EMS	26	0	26	24	0	24	24	0	24
6525-529	Fire Inspection	4	0	4	2	0	2	2	0	2
PUBLIC WORKS DEPARTMENT										
7010-541	Civil Engineering	9	0	9	9	0	9	10	0	10
7020-541	Streets & Drainage	26	0	26	29	0	29	29	0	29
7030-541	Traffic Control	5	0	5	5	0	5	5	0	5
7035-541	Turf & Landscaping	0	0	0	11	0	11	11	0	11
7080-519	Building Maintenance	18	0	18	18	0	18	18	0	18
PARKS and RECREATION DEPT.										
7510-572	Parks	9	4	13	9	4	13	9	4	13
7520-572	Recreation	15	55	70	15	55	70	15	55	70
7530-572	Pool	7	27	34	7	27	34	7	27	34
7535-572	Turf and Landscaping	15	0	15	0	0	0	0	0	0
7540-572	Landscape Maintenance	5	0	5	9	0	9	9	0	9
SANITATION/PUBLIC SERVICE										
7071-534	Refuse Collection	29	0	29	32	0	32	32	0	32
7072- 534	Transfer Station	17	0	17	17	0	17	17	0	17
VEH. MAINT/PUBLIC WORKS DEPT										
7040-592	Vehicle Maintenance	10	0	10	10	0	10	10	0	10
ALL DEPARTMENT TOTALS		583	143	726	646	143	789	653	143	796

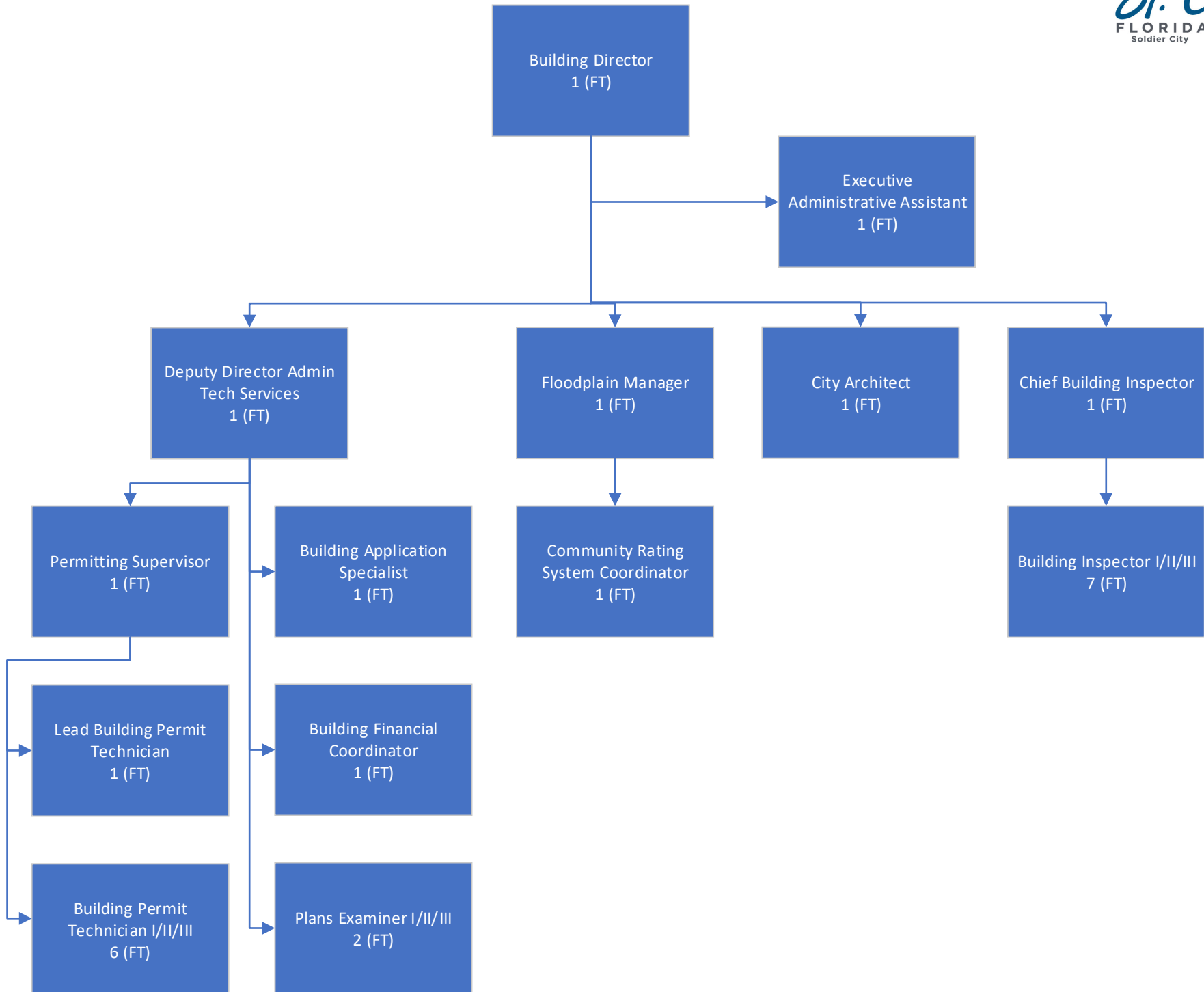
Personnel Changes by Department 2026-2027 Proposed Budget

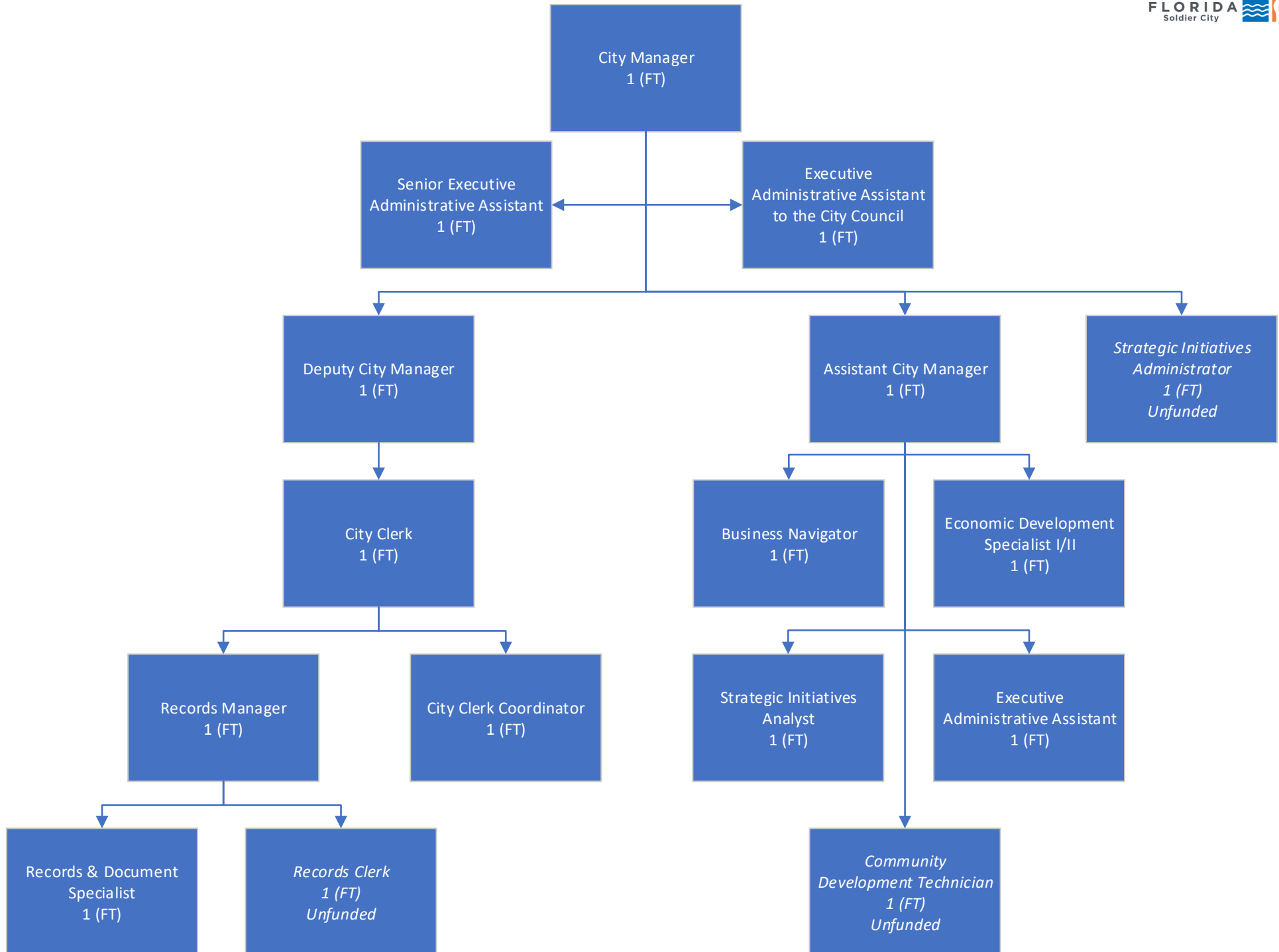
The following table reflects funded position changes during the current year and additions/changes for consideration of the 2026-2027 budget:

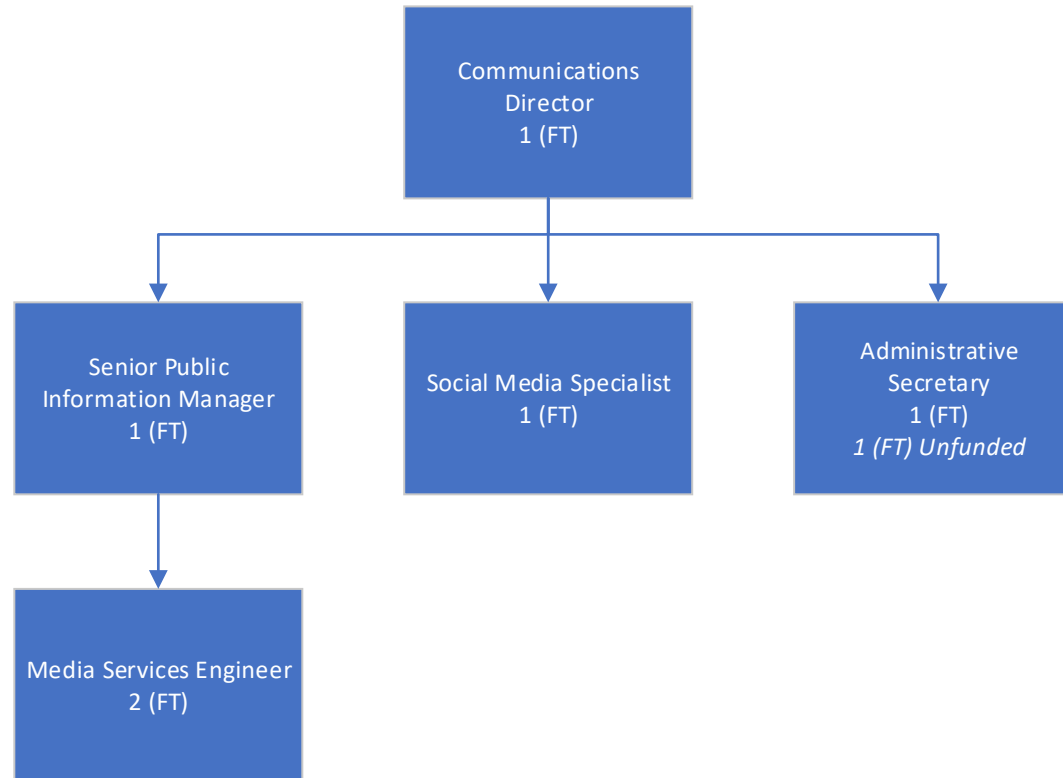
Fund	Position Title	Department	Add/Delete/Change	
	Beginning Positions:			789
	Proposed Additions 2026-2027:			
001	Communications Operators	Police	Add	4
001	Fire Captain (Training)	Fire	Add	1
001	Attorney	Legal	Add	1
001	Legal Assistant	Legal	Add	1
	Ending Number of funded positions			796

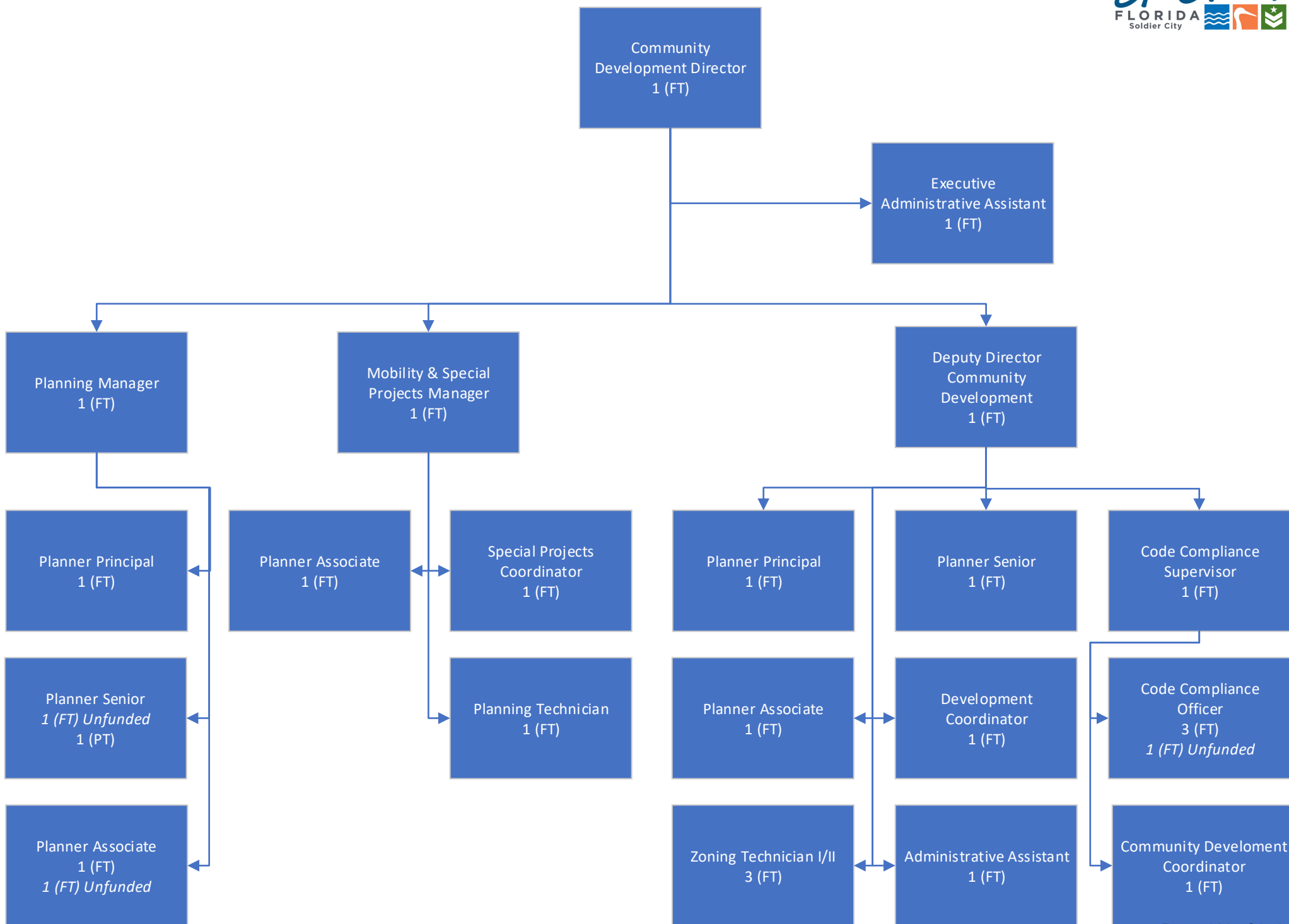
CITY OF ST. CLOUD
DEPARTMENT ORG CHART

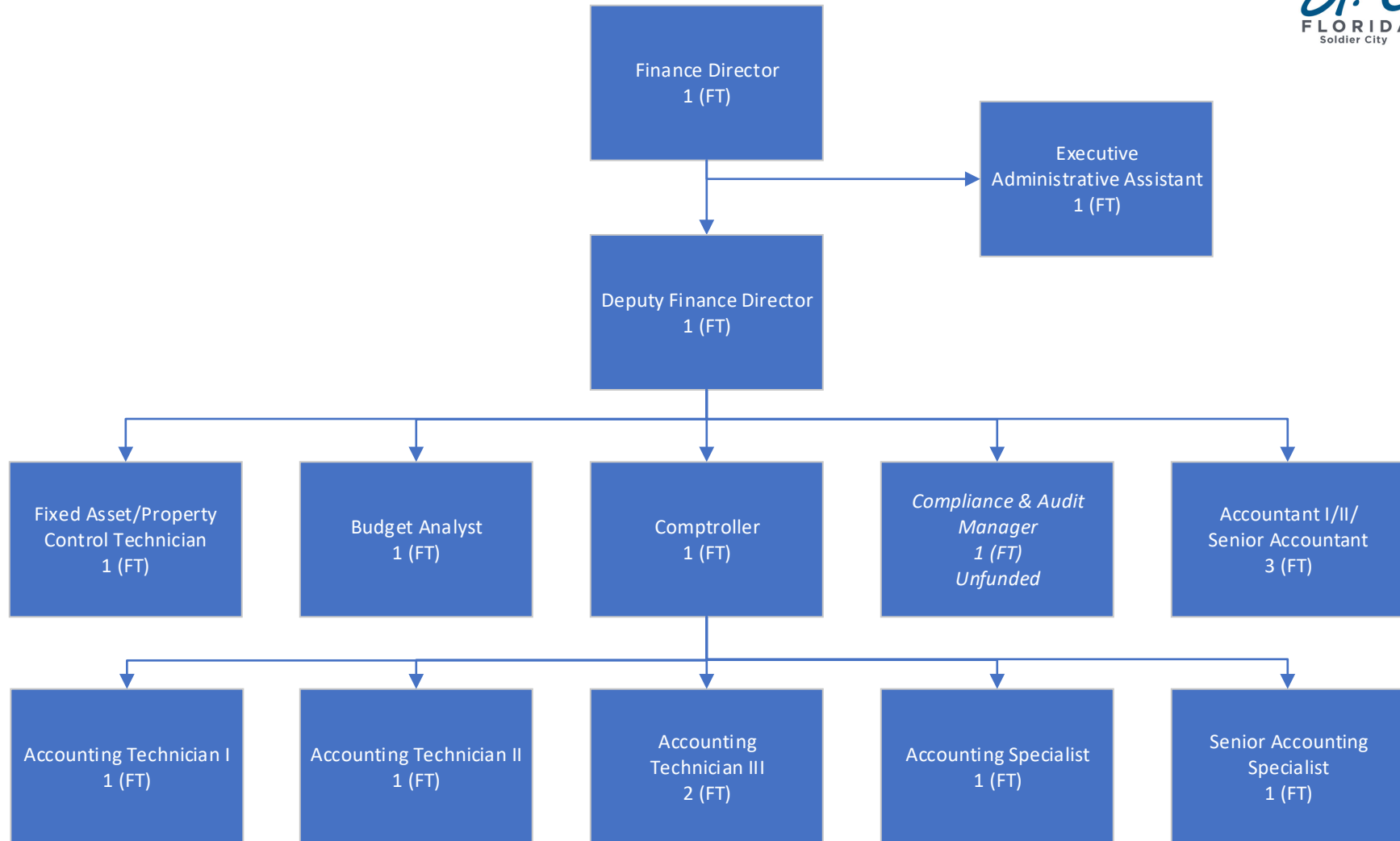




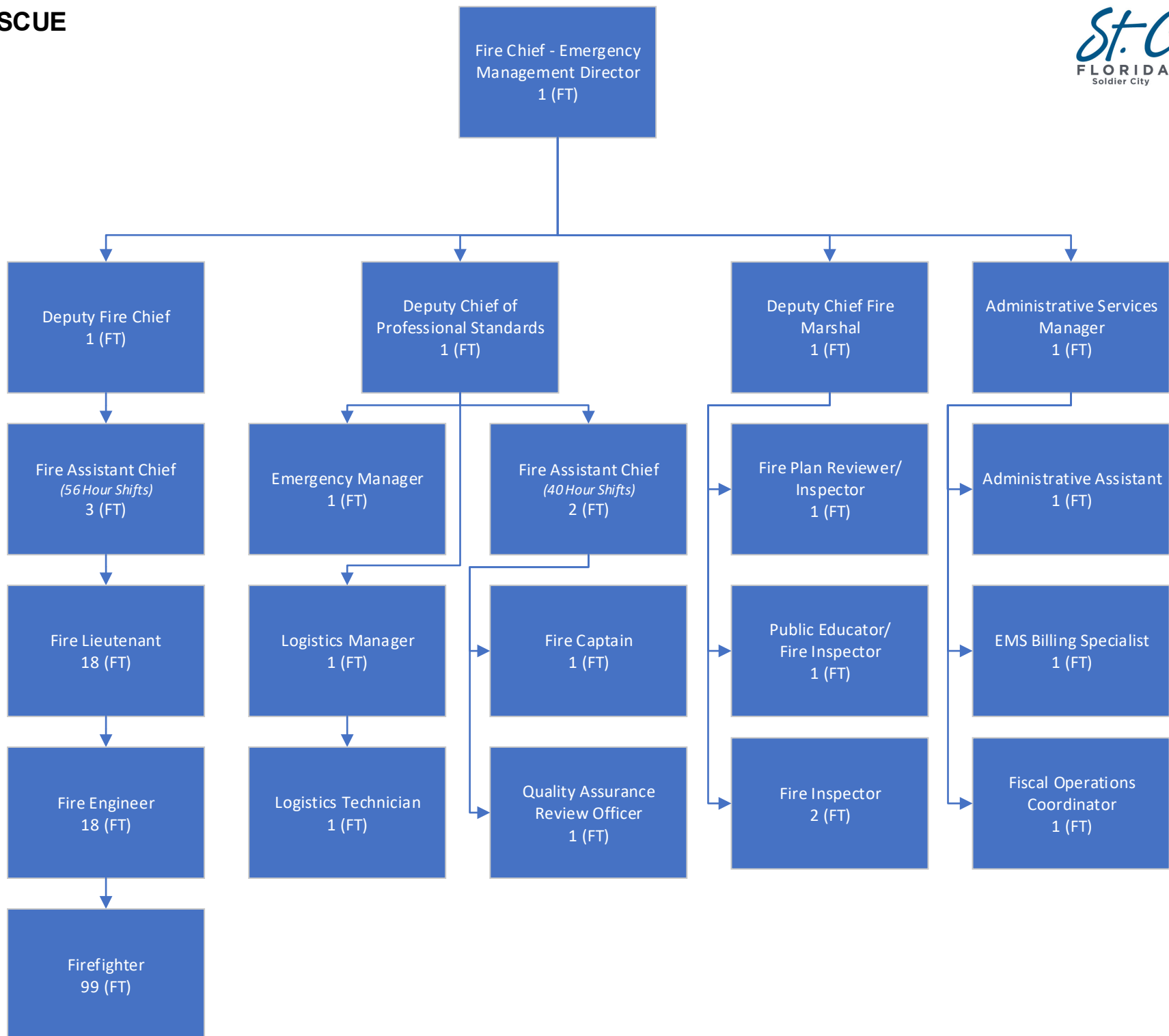


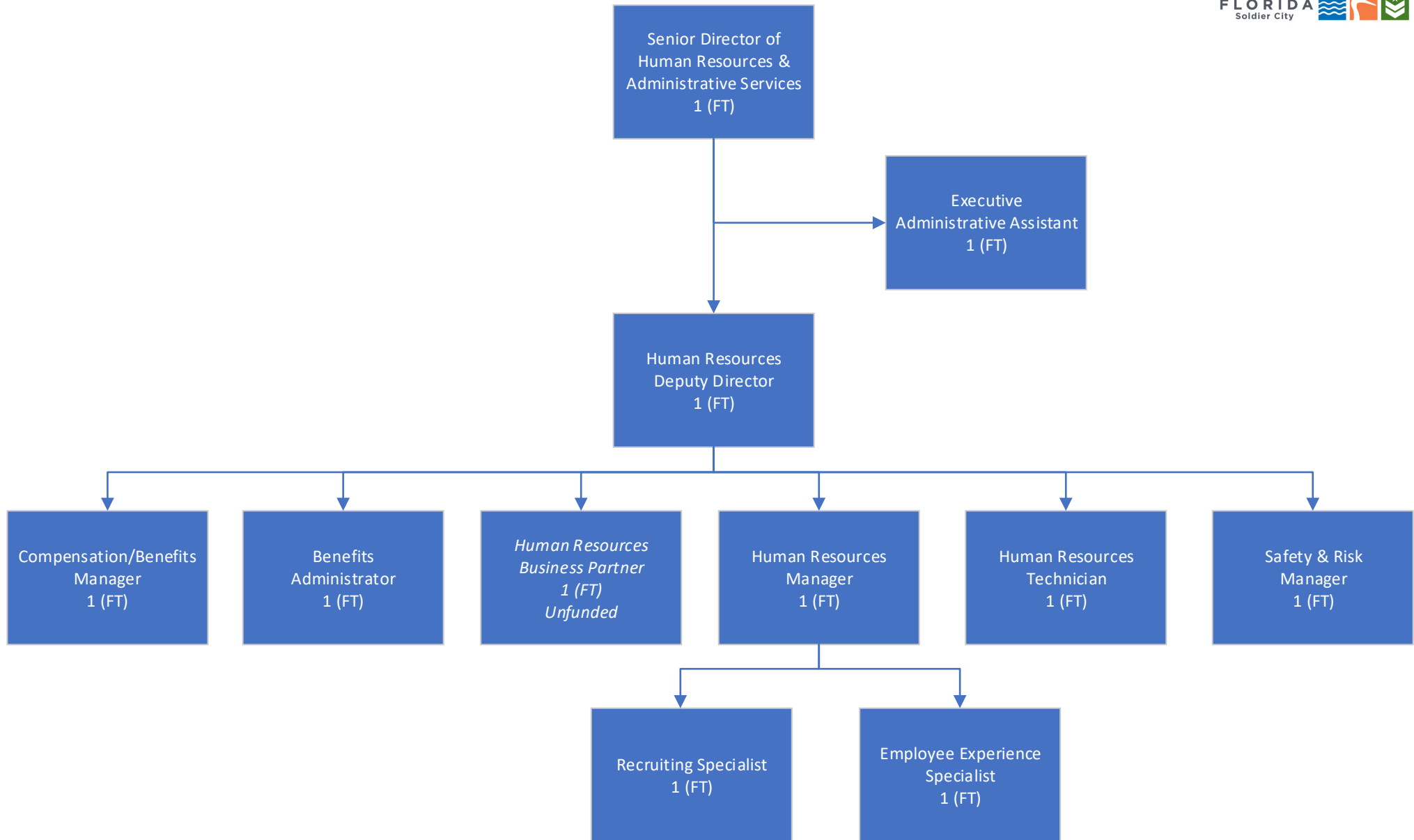


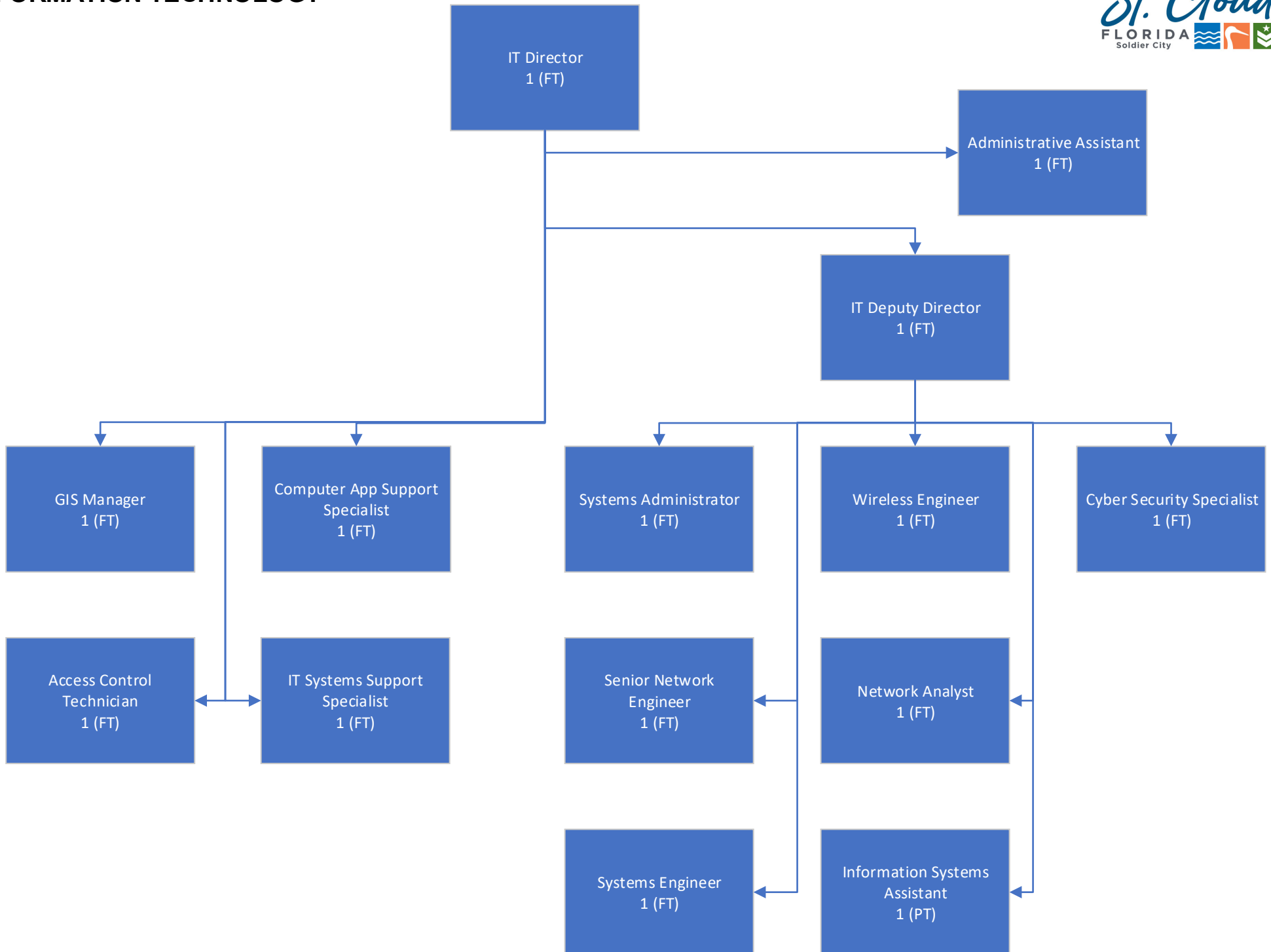


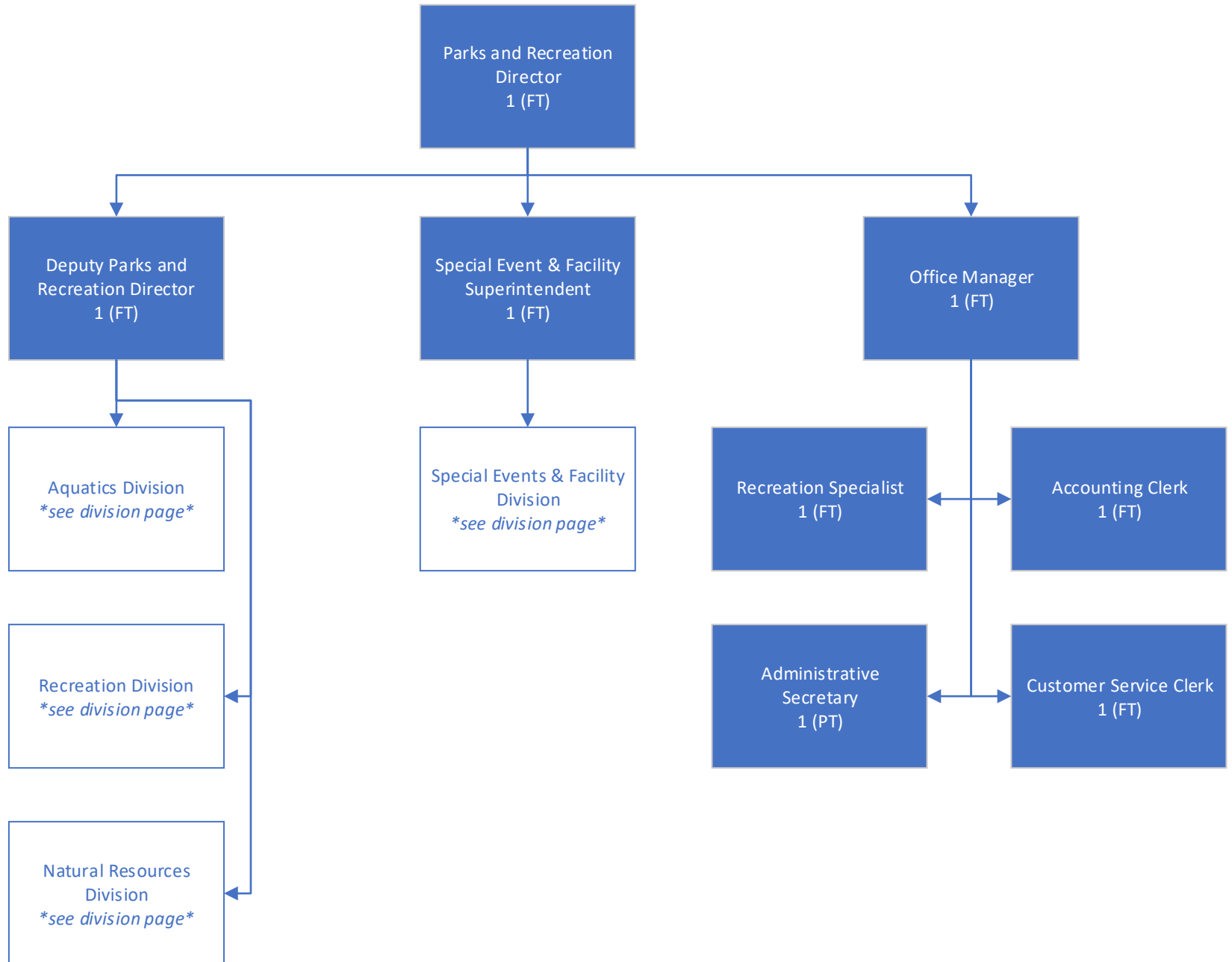


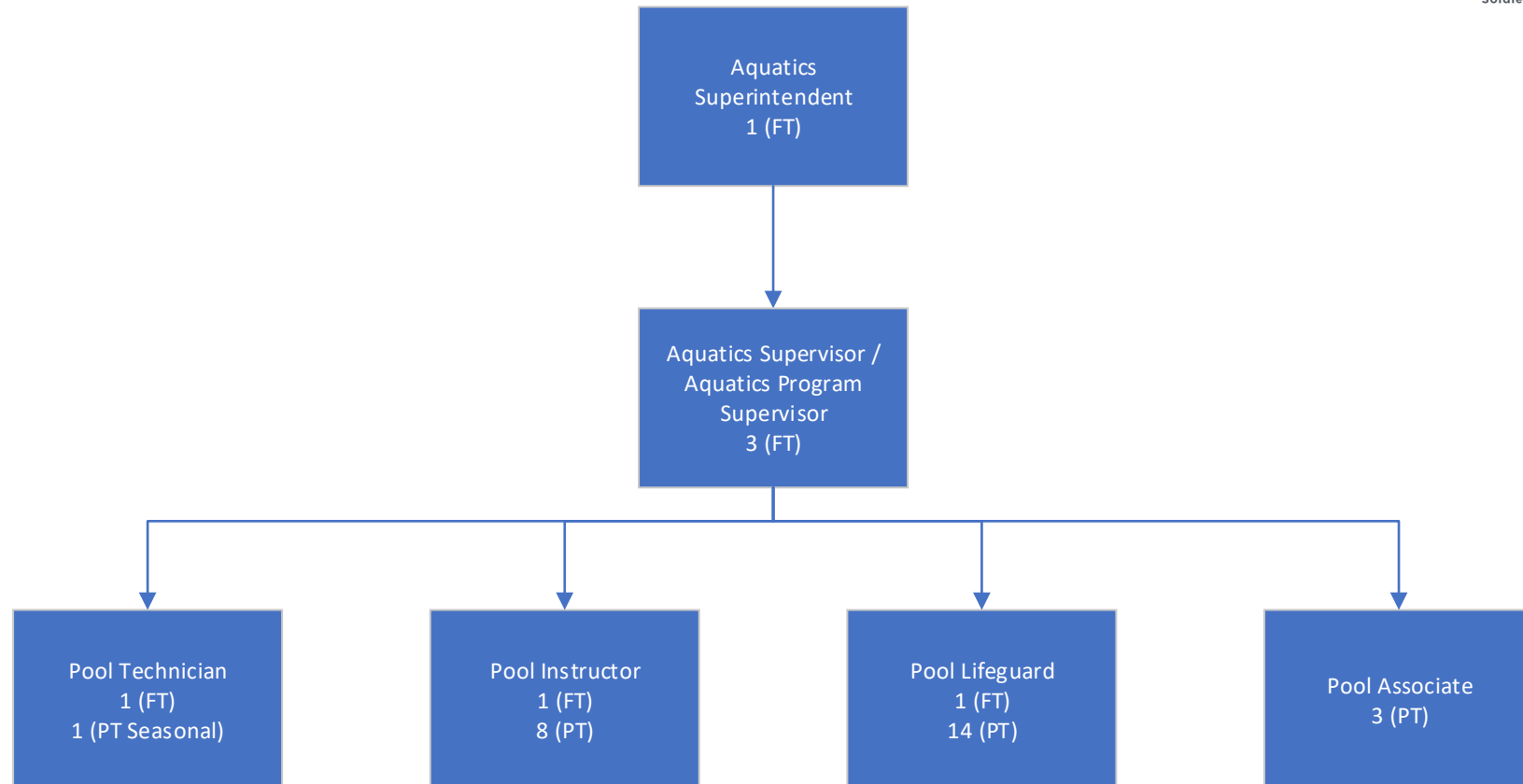
FIRE RESCUE

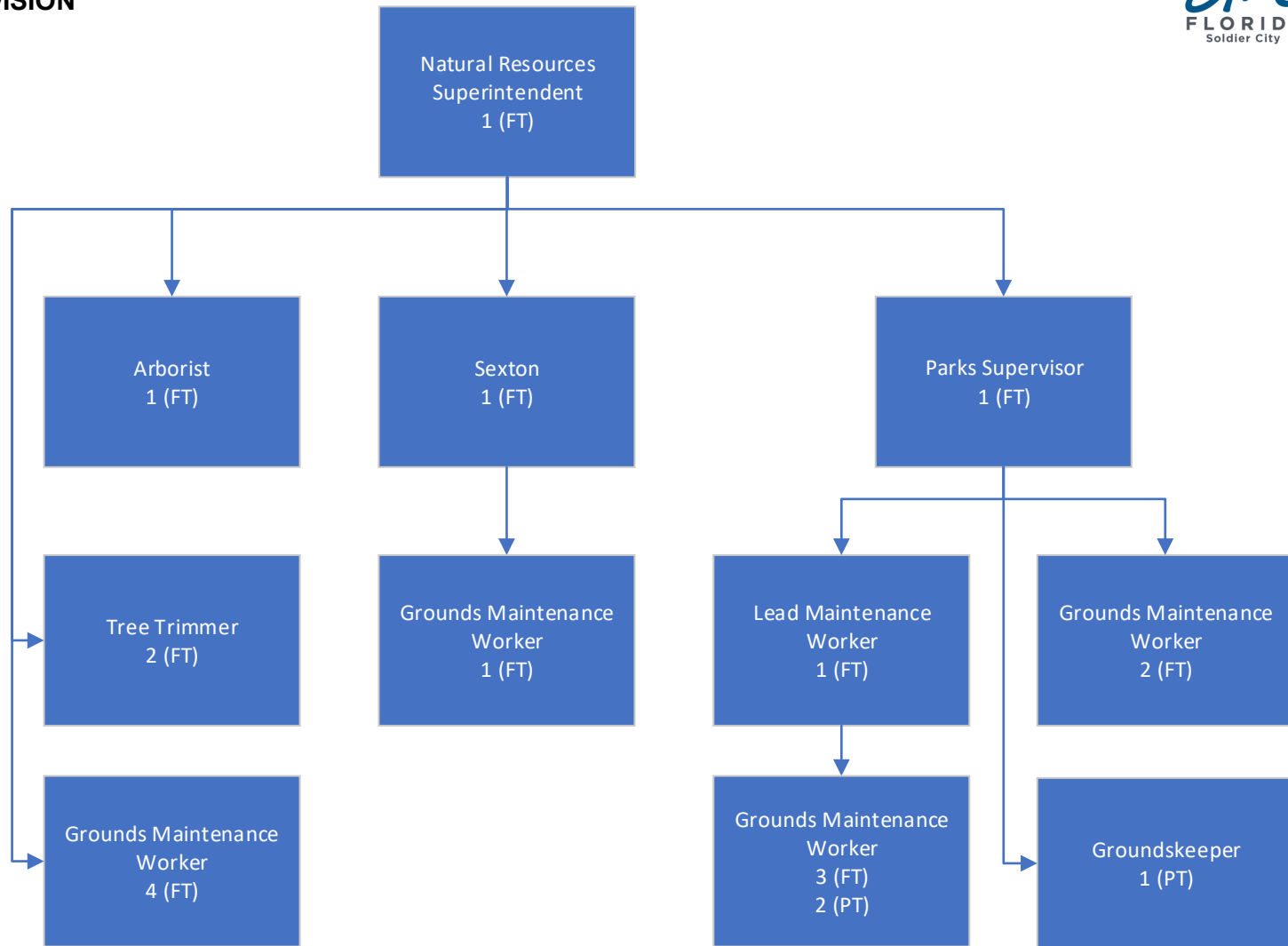




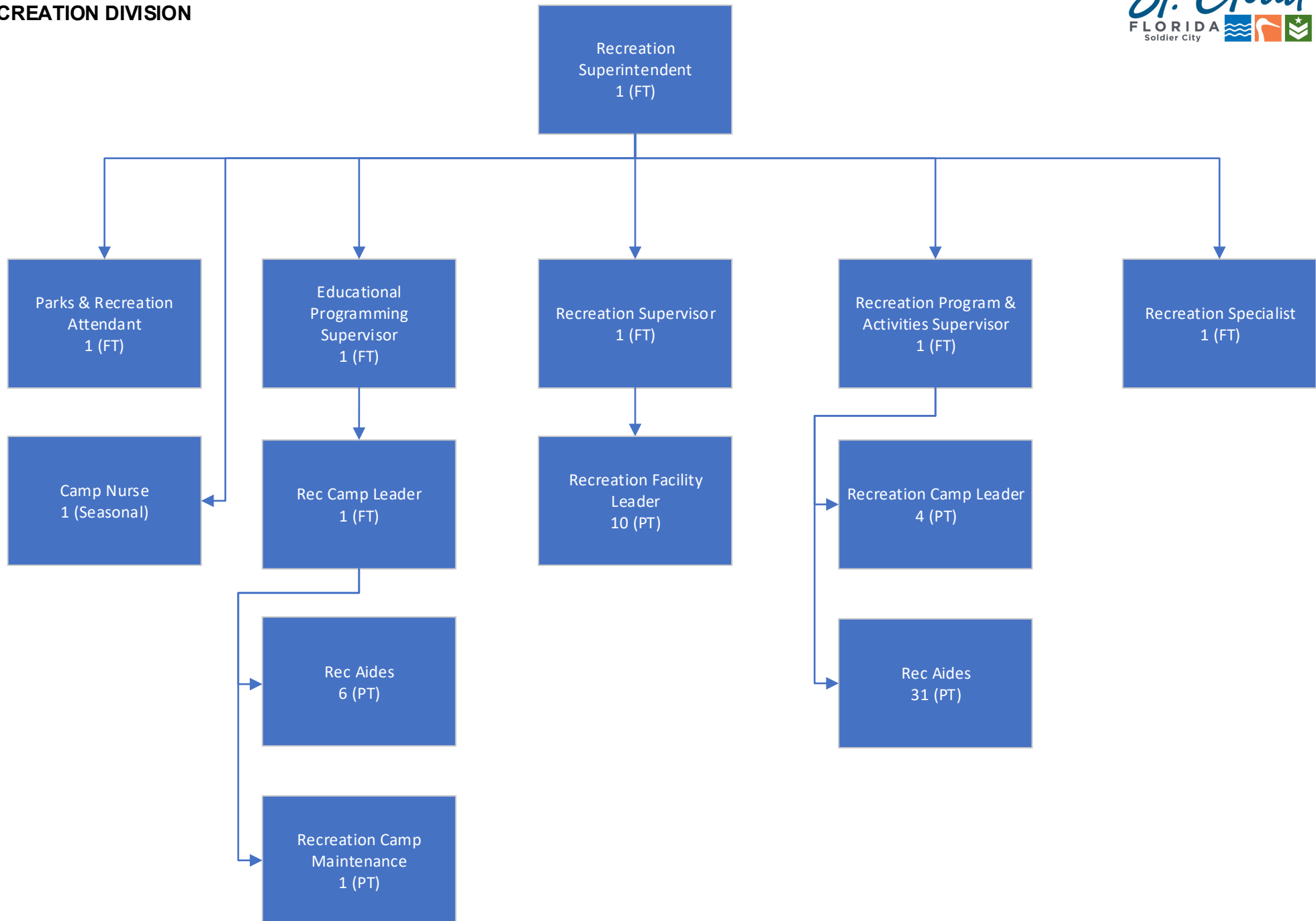


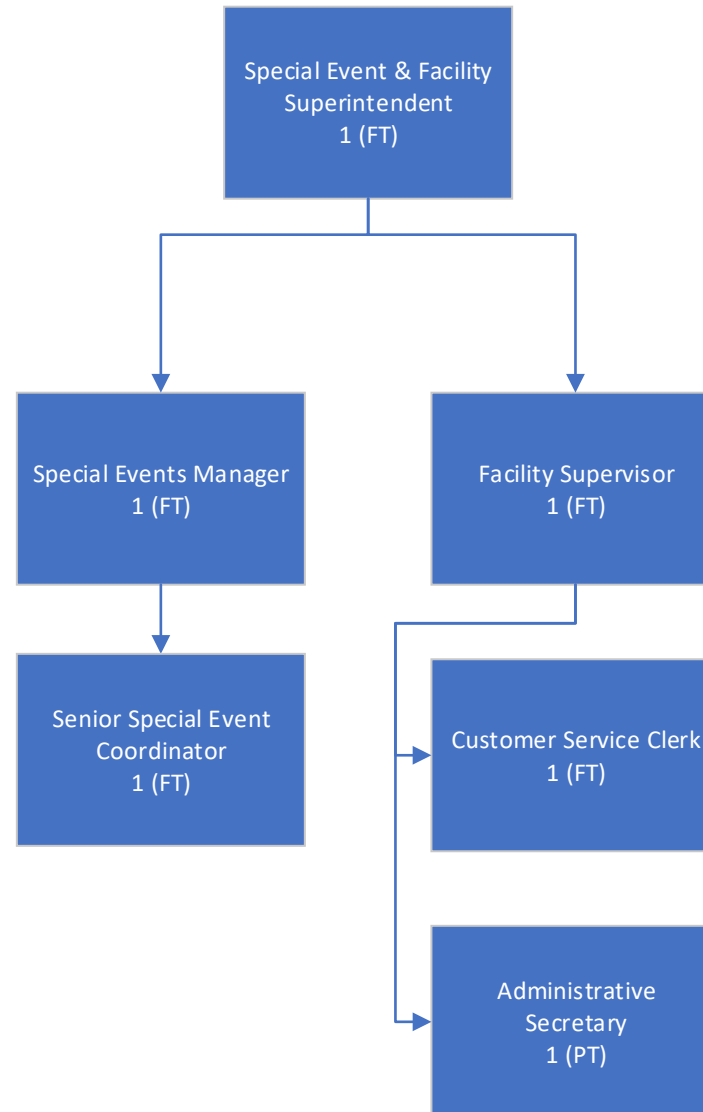


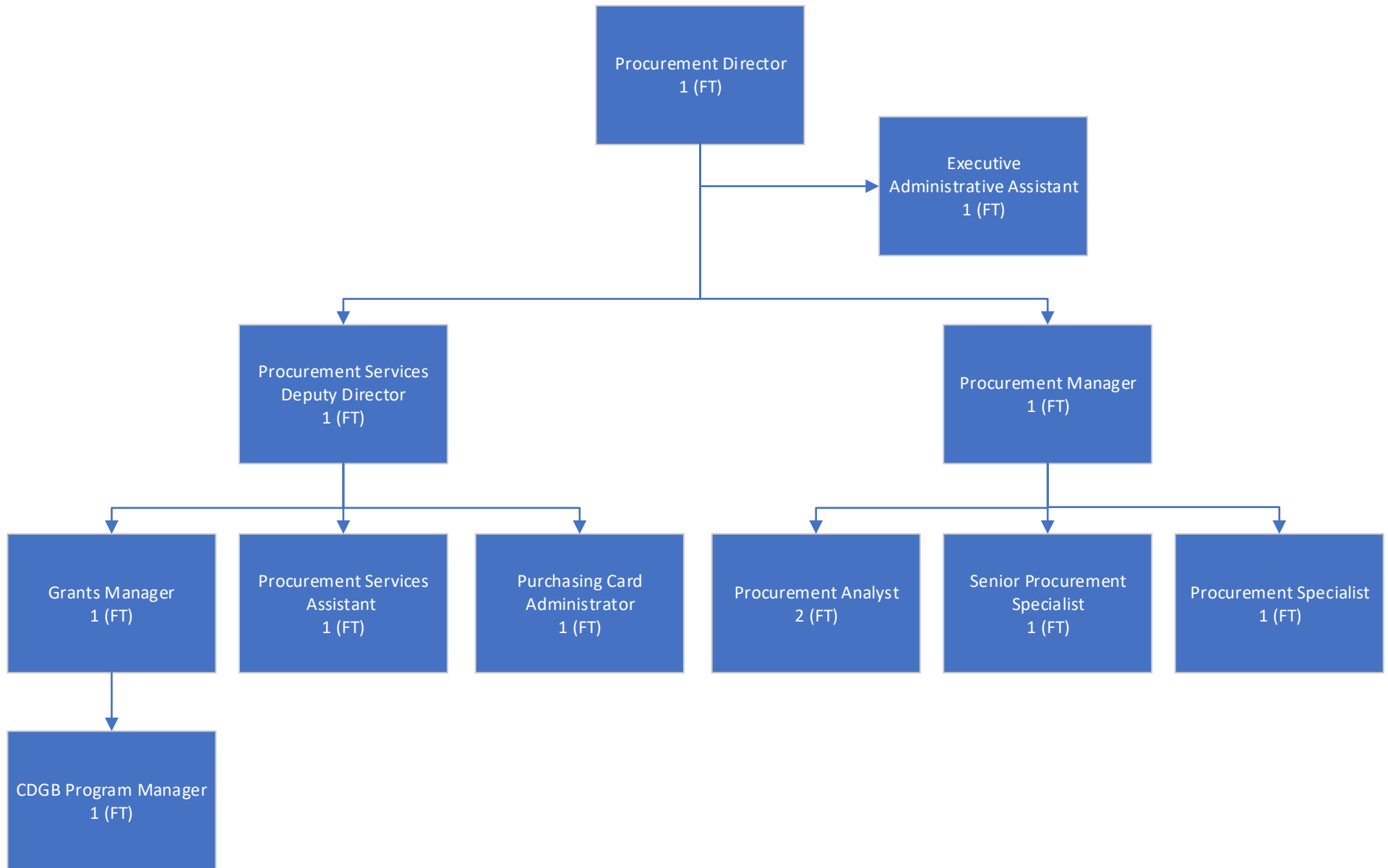


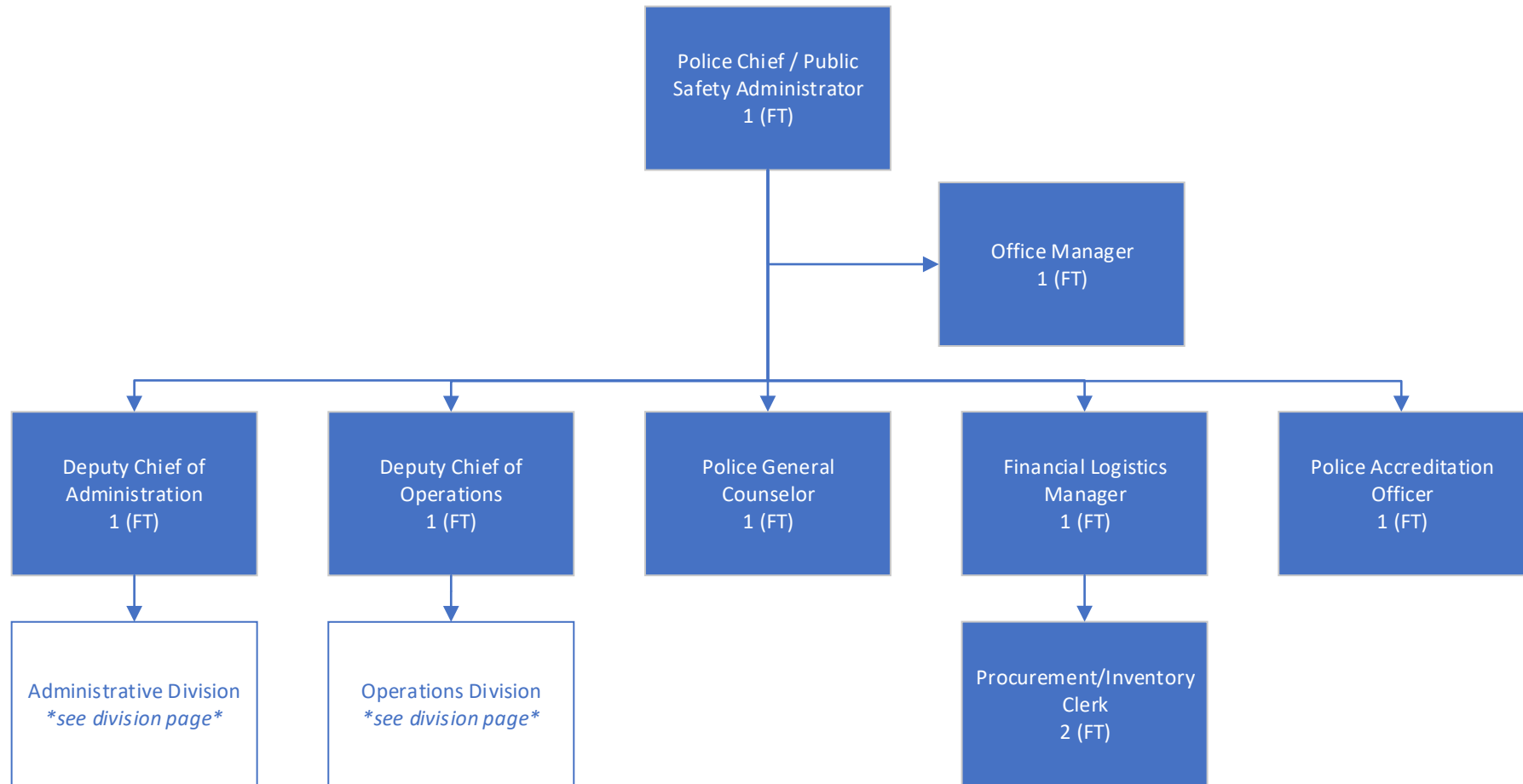


**PARKS AND RECREATION -
RECREATION DIVISION**

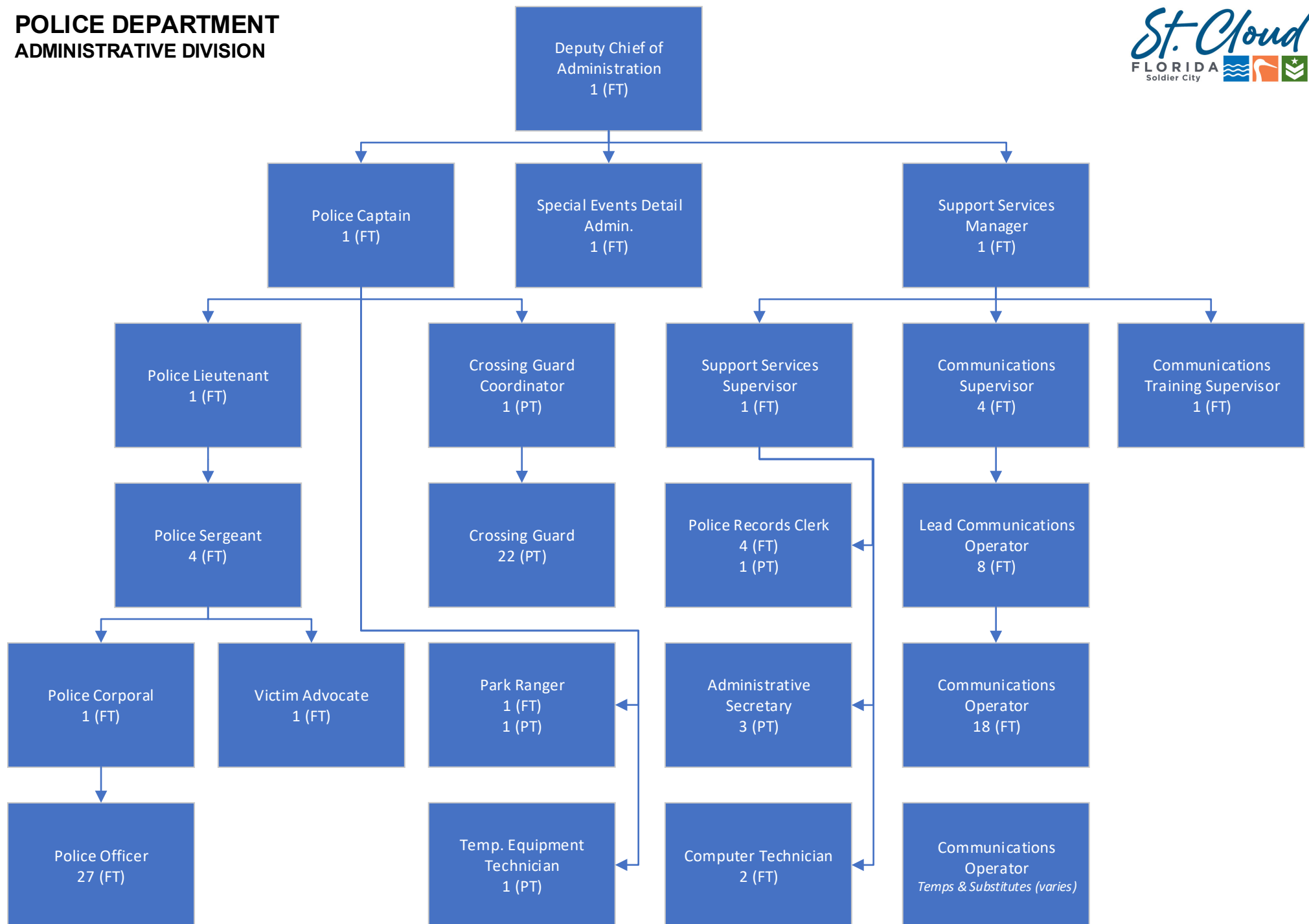




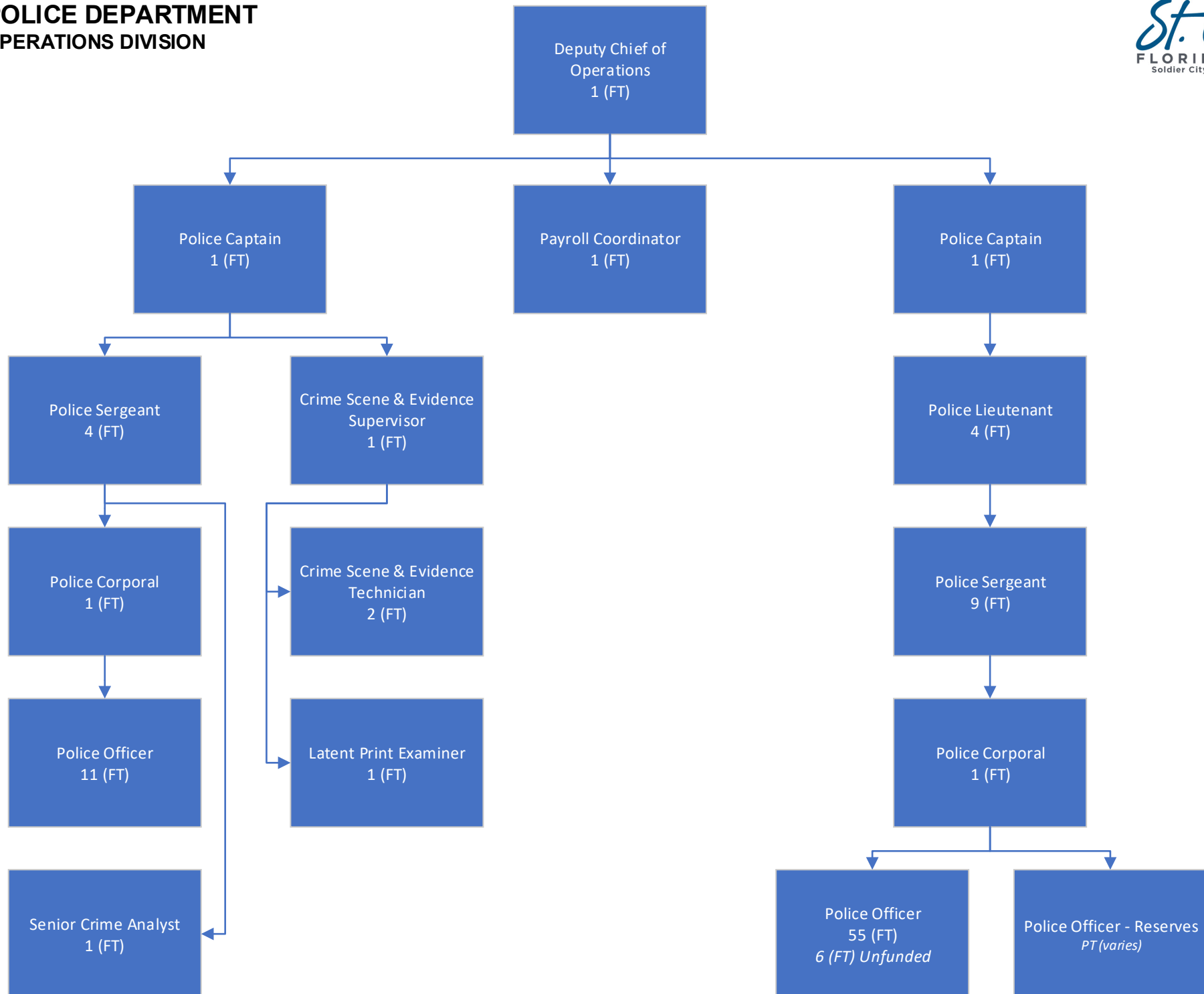


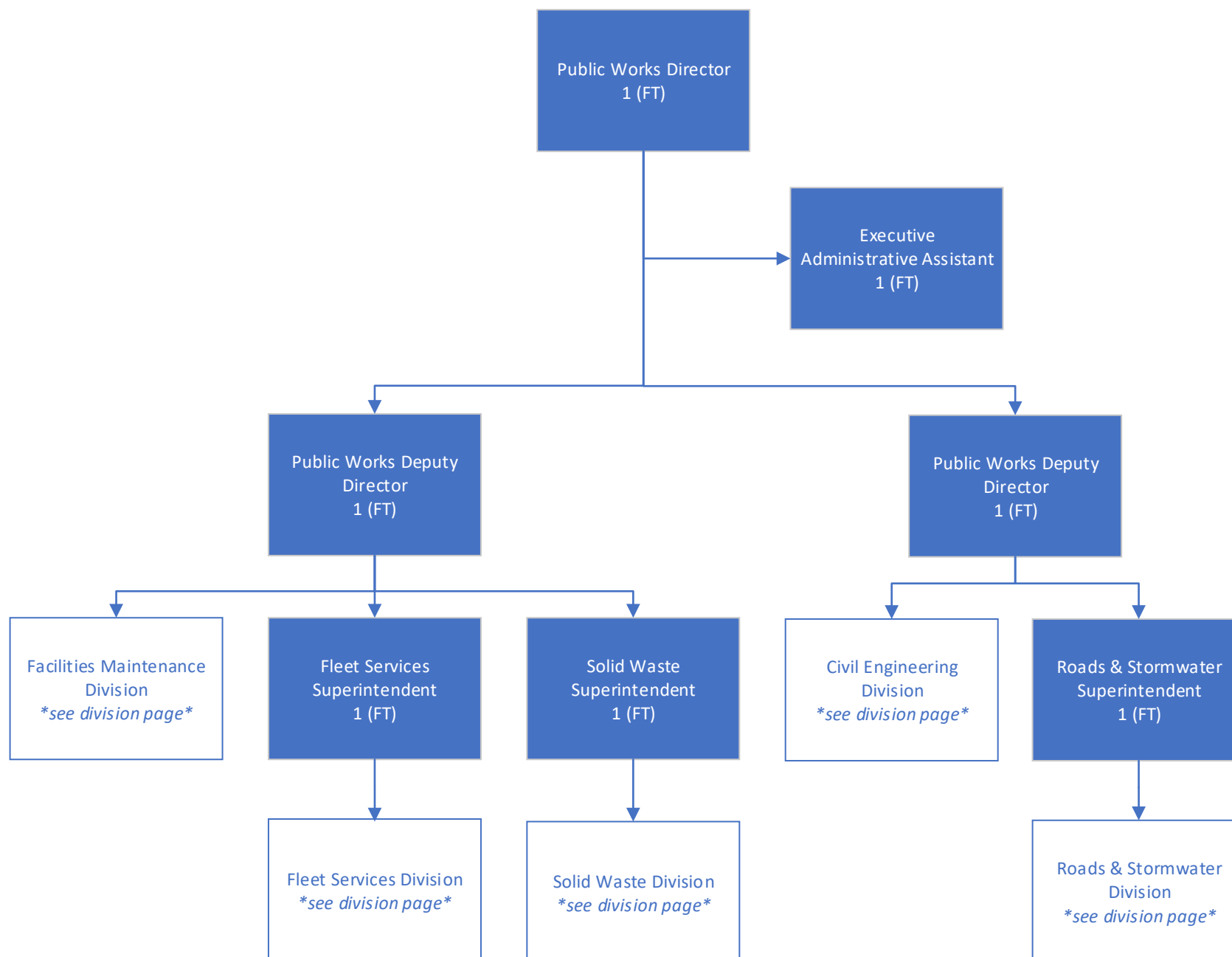


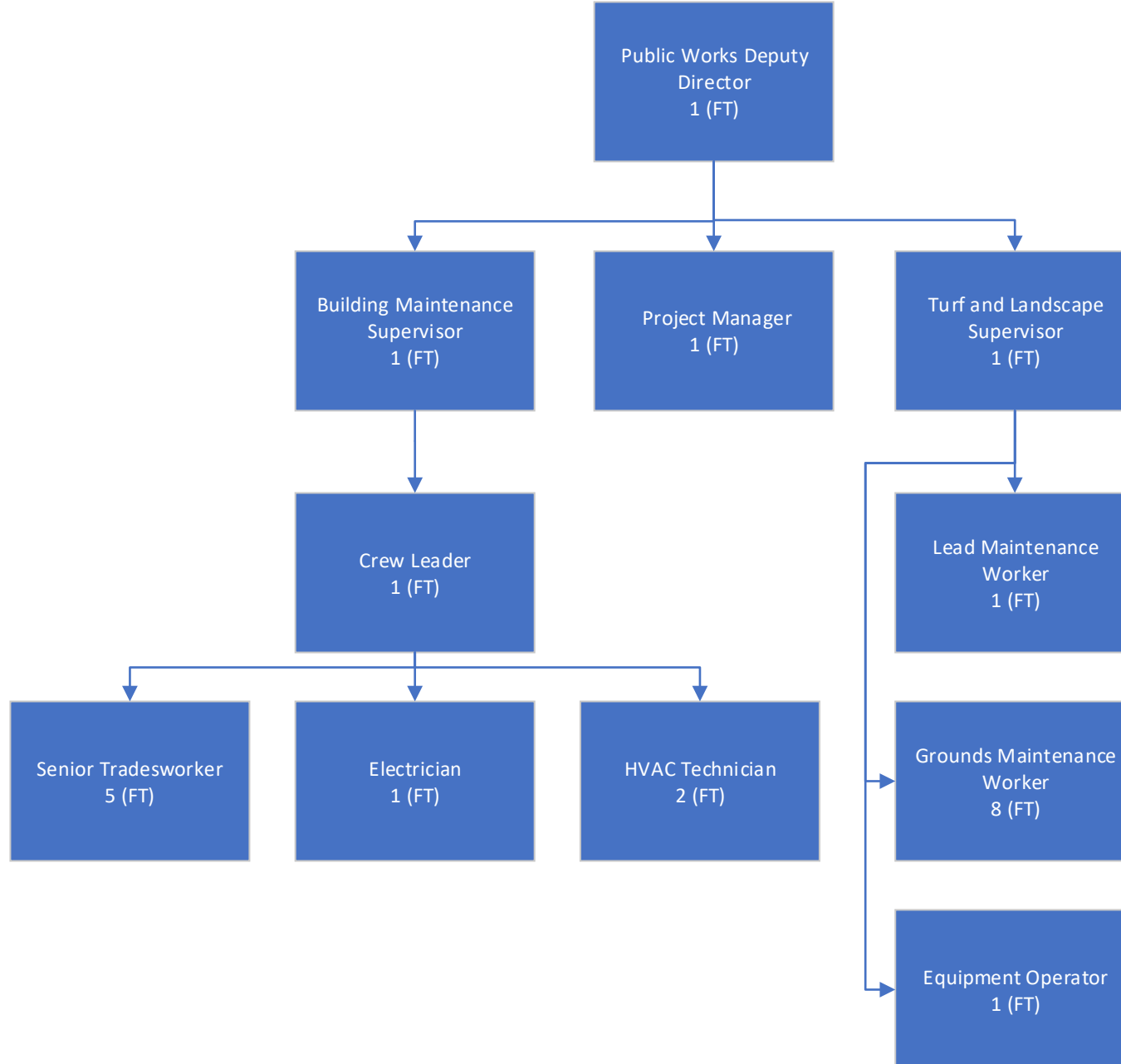
**POLICE DEPARTMENT
ADMINISTRATIVE DIVISION**

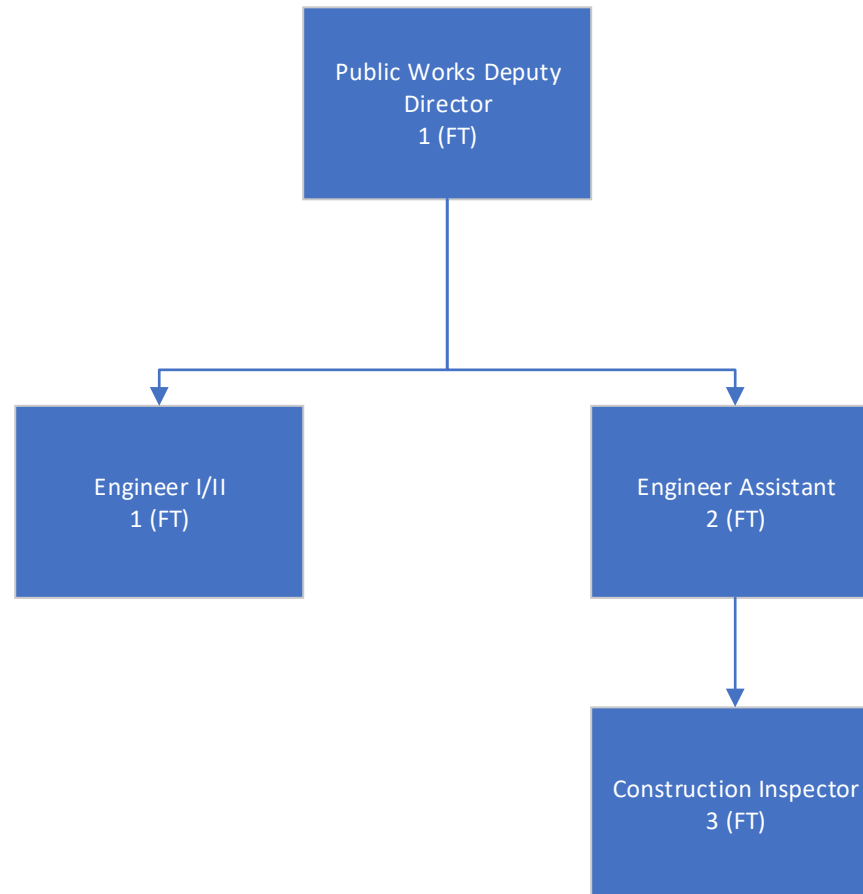


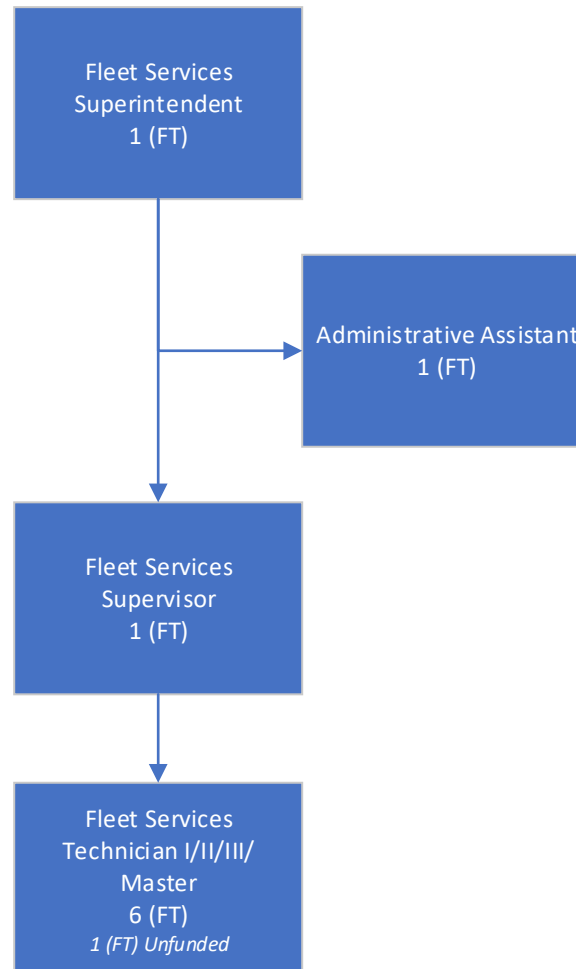
**POLICE DEPARTMENT
OPERATIONS DIVISION**



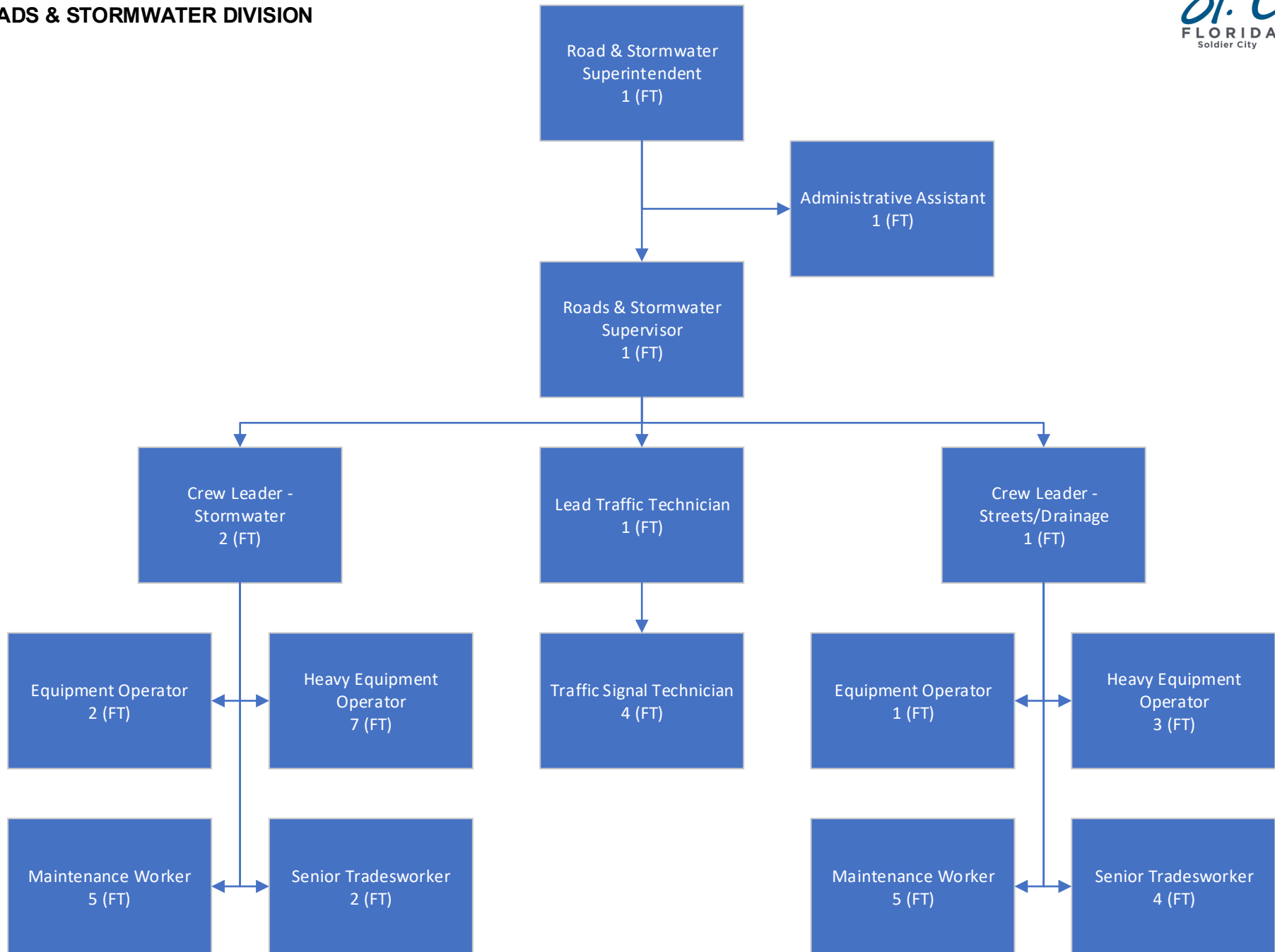


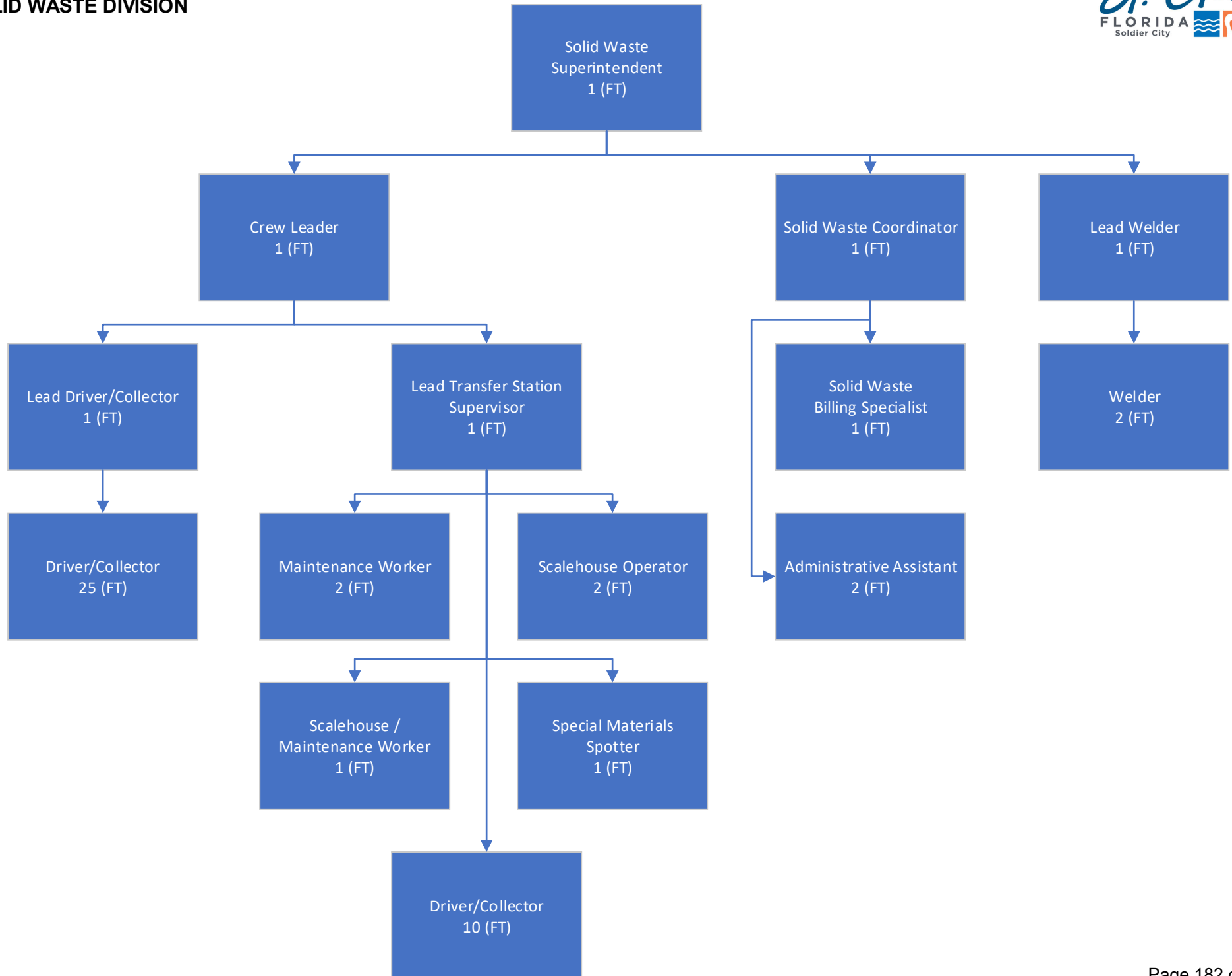






**PUBLIC WORKS -
ROADS & STORMWATER DIVISION**





FY 26/27 PROPOSED SUMMARY - ALL FUNDS

Fund Number - Name	Proposed Revenues	Proposed Expenditures	Balance
001 - General Fund	(\$94,513,228)	\$94,513,228	\$0
100 - Gas Tax Fund	(\$1,760,677)	\$1,760,677	\$0
110 - Utility Tax Fund	(\$5,105,275)	\$5,105,275	\$0
120 - One Percent Surcharge Fund	(\$9,766,432)	\$9,766,432	\$0
140 - Community Development Block Grant Fund	(\$928,578)	\$928,578	\$0
150 - St. Cloud/OUC Interlocal Fund	(\$13,291,536)	\$13,291,536	\$0
160 - St. Cloud/TOHO Interlocal Fund	(\$5,924,004)	\$5,924,004	\$0
200 - Debt Service Fund	(\$8,685,322)	\$8,685,322	\$0
300 - Capital Projects Fund	(\$15,541,343)	\$15,541,343	\$0
320 - Parks Impact Fee Fund	(\$3,715,000)	\$3,715,000	\$0
330 - Police Impact Fee Fund	(\$1,353,809)	\$1,353,809	\$0
340 - Fire Impact Fee Fund	(\$1,188,808)	\$1,188,808	\$0
350 - Mobility Impact Fee Fund	(\$16,635,086)	\$16,635,086	\$0
440 - Sanitation Fund	(\$22,708,645)	\$22,708,645	\$0
450 - Stormwater Fund	(\$5,414,590)	\$5,414,590	\$0
460 - Building Permits Fund	(\$4,521,962)	\$4,521,962	\$0
490 - Sanitation Impact Fee Fund	(\$950,000)	\$950,000	\$0
510 - Motor Pool Fund	(\$3,631,660)	\$3,631,660	\$0
520 - Self Insurance Health Fund	(\$11,543,825)	\$11,543,825	\$0
525 - Self Insurance Workers Comp Fund	(\$1,276,851)	\$1,276,851	\$0
630 - Economic Development Fund	(\$257,682)	\$257,682	\$0
645 - Community Redevelopment Agency Fund	(\$2,571,087)	\$2,571,087	\$0
	(\$231,285,400)	\$231,285,400	\$0

FY 26/27 PROPOSED REVENUE BUDGETS - ALL FUNDS

Fund Number - Name	FY 25/26	FY 26/27		
	Original Budget	Proposed Budget	(Increase)/ Decrease	% Change
001 - General Fund	(\$87,933,451)	(\$94,513,228)	(\$6,579,777)	7.5%
100 - Gas Tax Fund	(\$1,682,000)	(\$1,760,677)	(\$78,677)	4.7%
110 - Utility Tax Fund	(\$4,443,497)	(\$5,105,275)	(\$661,778)	14.9%
120 - One Percent Surcharge Fund	(\$9,343,245)	(\$9,766,432)	(\$423,187)	4.5%
140 - Community Development Block Grant Fund	(\$807,467)	(\$928,578)	(\$121,111)	15.0%
150 - St. Cloud/OUC Interlocal Fund	(\$12,257,652)	(\$13,291,536)	(\$1,033,884)	8.4%
160 - St. Cloud/TOHO Interlocal Fund	(\$6,098,898)	(\$5,924,004)	\$174,894	-2.9%
200 - Debt Service Fund	(\$8,877,404)	(\$8,685,322)	\$192,082	-2.2%
300 - Capital Projects Fund	(\$6,399,220)	(\$15,541,343)	(\$9,142,123)	142.9%
320 - Parks Impact Fee Fund	(\$4,288,000)	(\$3,715,000)	\$573,000	-13.4%
330 - Police Impact Fee Fund	(\$2,016,128)	(\$1,353,809)	\$662,319	-32.9%
340 - Fire Impact Fee Fund	(\$1,370,311)	(\$1,188,808)	\$181,503	-13.2%
350 - Mobility Impact Fee Fund	(\$19,335,628)	(\$16,635,086)	\$2,700,542	-14.0%
440 - Sanitation Fund	(\$19,995,873)	(\$22,708,645)	(\$2,712,772)	13.6%
450 - Stormwater Fund	(\$6,148,314)	(\$5,414,590)	\$733,724	-11.9%
460 - Building Permits Fund	(\$5,407,817)	(\$4,521,962)	\$885,855	-16.4%
490 - Sanitation Impact Fee Fund	(\$920,000)	(\$950,000)	(\$30,000)	3.3%
510 - Motor Pool Fund	(\$3,665,238)	(\$3,631,660)	\$33,578	-0.9%
520 - Self Insurance Health Fund	(\$9,848,770)	(\$11,543,825)	(\$1,695,055)	17.2%
525 - Self Insurance Workers Comp Fund	(\$1,053,605)	(\$1,276,851)	(\$223,246)	21.2%
630 - Economic Development Fund	(\$599,153)	(\$257,682)	\$341,471	-57.0%
645 - Community Redevelopment Agency Fund	(\$2,305,303)	(\$2,571,087)	(\$265,784)	11.5%
	(\$214,796,974)	(\$231,285,400)	(\$16,488,426)	7.7%

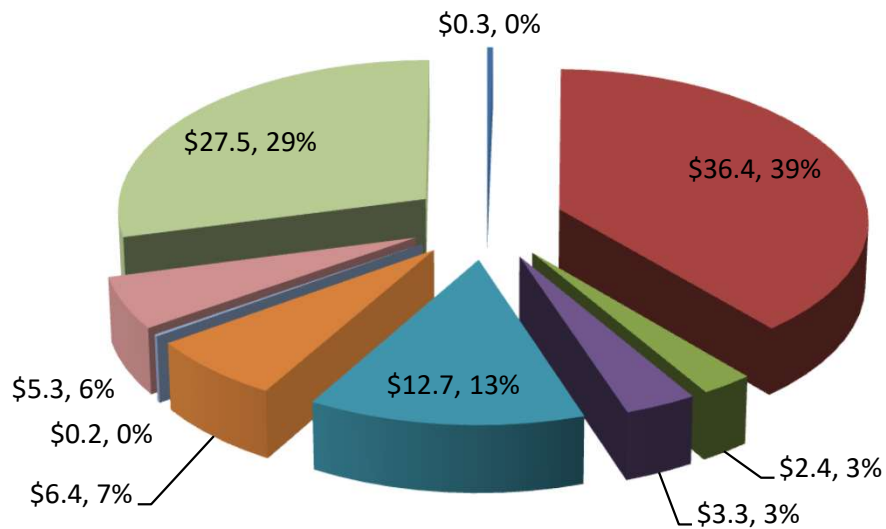
FY 26/27 PROPOSED EXPENDITURE BUDGETS - ALL FUNDS

Fund Number - Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001 - General Fund	\$87,933,451	\$94,513,228	\$6,579,777	7.5%
100 - Gas Tax Fund	\$1,682,000	\$1,760,677	\$78,677	4.7%
110 - Utility Tax Fund	\$4,443,497	\$5,105,275	\$661,778	14.9%
120 - One Percent Surcharge Fund	\$9,343,245	\$9,766,432	\$423,187	4.5%
140 - Community Development Block Grant Fund	\$807,467	\$928,578	\$121,111	15.0%
150 - St. Cloud/OUC Interlocal Fund	\$12,257,652	\$13,291,536	\$1,033,884	8.4%
160 - St. Cloud/TOHO Interlocal Fund	\$6,098,898	\$5,924,004	(\$174,894)	-2.9%
200 - Debt Service Fund	\$8,877,404	\$8,685,322	(\$192,082)	-2.2%
300 - Capital Projects Fund	\$6,399,220	\$15,541,343	\$9,142,123	142.9%
320 - Parks Impact Fee Fund	\$4,288,000	\$3,715,000	(\$573,000)	-13.4%
330 - Police Impact Fee Fund	\$2,016,128	\$1,353,809	(\$662,319)	-32.9%
340 - Fire Impact Fee Fund	\$1,370,311	\$1,188,808	(\$181,503)	-13.2%
350 - Mobility Impact Fee Fund	\$19,335,628	\$16,635,086	(\$2,700,542)	-14.0%
440 - Sanitation Fund	\$19,995,873	\$22,708,645	\$2,712,772	13.6%
450 - Stormwater Fund	\$6,148,314	\$5,414,590	(\$733,724)	-11.9%
460 - Building Permits Fund	\$5,407,817	\$4,521,962	(\$885,855)	-16.4%
490 - Sanitation Impact Fee Fund	\$920,000	\$950,000	\$30,000	3.3%
510 - Motor Pool Fund	\$3,665,238	\$3,631,660	(\$33,578)	-0.9%
520 - Self Insurance Health Fund	\$9,848,770	\$11,543,825	\$1,695,055	17.2%
525 - Self Insurance Workers Comp Fund	\$1,053,605	\$1,276,851	\$223,246	21.2%
630 - Economic Development Fund	\$599,153	\$257,682	(\$341,471)	-57.0%
645 - Community Redevelopment Agency Fund	\$2,305,303	\$2,571,087	\$265,784	11.5%
	\$214,796,974	\$231,285,400	\$16,488,426	7.7%

HISTORICAL TAXABLE PROPERTY VALUES

Fiscal Year	Taxable Value	Tax Rate	Amount Levied	Amount Collected	Percent % Collected
2026	\$6,561,362,315	5.1128	\$33,546,933	\$32,184,483	95.9% YTD
2025	\$5,248,412,179	5.1128	\$26,834,081	\$25,792,494	96.1%
2024	\$4,523,350,125	5.1128	\$23,126,984	\$22,276,251	96.3%
2023	\$3,733,692,321	5.1128	\$19,089,622	\$18,311,435	95.9%
2022	\$3,112,077,661	5.1128	\$15,911,430	\$15,206,047	95.6%
2021	\$2,761,326,826	5.1128	\$14,118,112	\$13,576,177	96.2%
2020	\$2,393,594,718	5.1128	\$12,237,971	\$11,741,556	95.9%
2019	\$2,044,956,586	5.1128	\$10,455,454	\$10,170,449	97.3%
2018	\$1,798,094,584	5.1128	\$9,193,298	\$8,946,885	97.3%
2017	\$1,596,250,240	5.1128	\$8,161,308	\$7,889,505	96.7%
2016	\$1,472,753,231	5.1128	\$7,529,893	\$7,243,253	96.2%
2015	\$1,320,863,249	5.1128	\$6,753,310	\$6,506,571	96.4%
2014	\$1,210,590,335	5.1128	\$6,189,506	\$5,979,318	96.6%
2013	\$1,166,799,293	4.9128	\$5,732,252	\$5,527,389	96.4%
2012	\$1,203,503,234	4.9128	\$5,912,571	\$5,724,332	96.8%
2011	\$1,341,357,619	4.9128	\$6,589,822	\$6,368,669	96.6%
2010	\$1,646,915,932	4.054	\$6,676,597	\$6,423,697	96.2%
2009	\$1,976,243,865	4.045	\$7,993,906	\$7,561,905	94.6%

2026/2027 General Fund Revenue Sources \$94.5 Million



- Prior Year Fund Balance
- Ad Valorem Proceeds
- Other Taxes
- Licenses & Permits
- Intergovernmental Revenue
- Charges for Services
- Fines & Forfeitures
- Miscellaneous Revenue
- Other Financing Sources

FY 26/27 GENERAL FUND REVENUE RECAP

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% of Total
001-0000-311.10-00	CURRENT AD VALOREM	(\$32,205,055)	(\$36,361,013)	(\$4,155,958)	38.5%
001-0000-381.15-00	ST.CLOUD/OUC INTERLOCAL	(\$12,197,652)	(\$13,200,000)	(\$1,002,348)	14.0%
001-0000-381.16-00	ST CLOUD/TOHO INTERLOCAL	(\$6,098,898)	(\$5,924,004)	\$174,894	6.3%
001-0000-335.18-00	HALF-CENT SALES TAX	(\$5,055,496)	(\$5,236,233)	(\$180,737)	5.5%
001-0000-381.11-00	UTILITY TAX	(\$4,443,497)	(\$5,105,275)	(\$661,778)	5.4%
001-0000-331.20-00	PUBLIC SAFETY - FED GRANTS	(\$318,850)	(\$4,180,631)	(\$3,861,781)	4.4%
001-0000-342.60-10	TRANSPORT CHARGE	(\$2,751,780)	(\$2,808,000)	(\$56,220)	3.0%
001-0000-325.00-00	PW INSPECTION FEES	(\$2,606,000)	(\$2,606,000)	\$0	2.8%
001-0000-335.12-00	SALES TAX PROCEEDS	(\$2,280,144)	(\$2,543,147)	(\$263,003)	2.7%
001-0000-382.04-00	REFUSE/WASTE DISPOSAL	(\$1,540,087)	(\$1,878,431)	(\$338,344)	2.0%
TOP 10 REVENUES TOTAL		(\$69,497,459)	(\$79,842,734)	(\$10,345,275)	84.5%
001-0000-369.95-40	ADMIN COST-REFUSE UTIL	(\$1,207,631)	(\$1,204,754)	\$2,877	
001-0000-361.10-00	GENERAL OPERATING INTERST	(\$1,096,356)	(\$1,070,725)	\$25,631	
001-0000-312.52-00	CASUALTY INS PREM TAX-POL	(\$750,000)	(\$1,100,000)	(\$350,000)	
001-0000-312.51-00	FIRE INS PREM TAX-PENSION	(\$600,000)	(\$1,000,000)	(\$400,000)	
001-0000-359.20-00	SCHOOL ZONE CITATIONS	(\$788,000)	\$0	\$788,000	
001-0000-342.10-00	POLICE SERVICES	(\$716,306)	(\$885,073)	(\$168,767)	
001-0000-369.95-46	ADMIN COST-BUILDING FUND	(\$1,000,128)	(\$838,051)	\$162,077	
001-0000-335.12-20	MUNICIPAL GAS TAX	(\$517,592)	(\$539,276)	(\$21,684)	
001-0000-382.05-00	STORM WATER UTILITY	(\$418,023)	(\$493,536)	(\$75,513)	
001-0000-366.92-00	PARKS & RECREATION	(\$480,132)	(\$480,000)	\$132	
001-0000-323.41-00	FRANCHISE FEES	(\$400,000)	(\$471,342)	(\$71,342)	
001-0000-369.95-50	ADMIN COST-STORMWATER	(\$291,938)	(\$444,583)	(\$152,645)	
001-0000-381.35-00	MOBILITY FEE FUND	(\$366,638)	(\$411,896)	(\$45,258)	
001-0000-369.95-55	ADMIN COST-VEHICLE MAINT	(\$350,317)	(\$337,755)	\$12,562	
001-0000-362.50-00	SERVICES TO TOHO	(\$291,650)	(\$296,664)	(\$5,014)	
001-0000-341.46-00	MISC/PLANNING & ZONING	(\$176,175)	(\$295,937)	(\$119,762)	
001-0000-347.21-20	YOUTH PROGRAMS (CAMP)	(\$281,000)	(\$281,000)	\$0	
001-0000-381.32-00	RECREATION IMPACT FUND	(\$225,237)	(\$223,645)	\$1,592	
001-0000-316.00-00	LOCAL BUSINESS TAX	(\$215,000)	(\$211,000)	\$4,000	
001-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$4,828,516)	(\$307,000)	\$4,521,516	
001-0000-341.15-00	SUBDIVISION FEES	(\$180,440)	(\$195,480)	(\$15,040)	
001-0000-362.10-00	BANK AND OTHER AREAS	(\$223,603)	(\$195,032)	\$28,571	
001-0000-354.10-00	CODE ENFORCEMENT	(\$136,000)	(\$152,712)	(\$16,712)	
001-0000-347.21-50	PRIVATE USE RENTAL	(\$170,000)	(\$142,442)	\$27,558	
001-0000-341.30-00	SALE OF MAPS,PUBS,DOCMNTS	(\$137,140)	(\$135,131)	\$2,009	
001-0000-347.70-00	CONT. INSTRUCTOR CLASS	(\$80,000)	(\$125,000)	(\$45,000)	
001-0000-340.20-00	BILLING & OTHER TO TOHO	(\$123,293)	(\$123,293)	\$0	
001-0000-343.80-00	CEMETERY FEES	(\$114,000)	(\$114,000)	\$0	
001-0000-369.95-64	ADMIN COST-CRA	(\$122,784)	(\$105,507)	\$17,277	
001-0000-341.16-00	SITE PLAN FEES	(\$67,525)	(\$103,750)	(\$36,225)	
001-0000-364.00-00	SALES-DISP.OF FIXED ASSET	(\$75,000)	(\$100,000)	(\$25,000)	
001-0000-347.21-10	CLASSES & PROGRAMS	(\$95,250)	(\$95,250)	\$0	
001-0000-347.50-02	LAKEFRONT RESTAURANT	(\$91,657)	(\$95,200)	(\$3,543)	
001-0000-347.50-03	LAKEFRONT BANQUET FAC	(\$66,000)	(\$94,049)	(\$28,049)	
001-0000-342.93-00	FIRE PLAN REVIEW FEES	(\$99,319)	(\$89,267)	\$10,052	
001-0000-381.33-00	POLICE IMPACT FEES	(\$89,728)	(\$89,240)	\$488	
001-0000-369.90-00	OTHER MISCELLANEOUS REV.	(\$70,000)	(\$83,871)	(\$13,871)	

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)
001-0000-316.10-00	CERTIFICATE OF USE	(\$83,000)	(\$83,000)	\$0
001-0000-362.20-00	GOLF COURSE	(\$70,235)	(\$78,390)	(\$8,155)
001-0000-381.34-00	FIRE IMPACT FEES	(\$75,735)	(\$76,408)	(\$673)
001-0000-335.41-00	MOTOR FUEL TAX REBATE	(\$76,094)	(\$73,855)	\$2,239
001-0000-341.90-02	STATE HWY LIGHTING-MAINT.	(\$71,273)	(\$71,741)	(\$468)
001-0000-341.90-00	CHARGES AND FEES	(\$50,000)	(\$66,160)	(\$16,160)
001-0000-323.90-40	AIRBOAT OPERATION	\$0	(\$66,012)	(\$66,012)
001-0000-341.90-01	ADMINISTRATIVE FEES	(\$50,203)	(\$62,095)	(\$11,892)
001-0000-347.50-01	MARINA BOAT SLIP	(\$60,000)	(\$62,000)	(\$2,000)
001-0000-347.24-10	CLASSES & LESSONS	(\$28,000)	(\$55,000)	(\$27,000)
001-0000-342.95-00	FALSE ALARM REDC UNIT FEE	(\$32,870)	(\$54,104)	(\$21,234)
001-0000-341.14-00	AGREEMENT FEES	(\$41,700)	(\$53,350)	(\$11,650)
001-0000-369.95-00	REIMBURSEMENTS	(\$52,032)	(\$52,032)	\$0
001-0000-347.25-00	SPONSORSHIPS	(\$46,000)	(\$50,000)	(\$4,000)
001-0000-347.24-30	OPEN SWIM	(\$35,000)	(\$50,000)	(\$15,000)
001-0000-347.50-04	RANCH AT ST CLOUD	(\$10,000)	(\$50,000)	(\$40,000)
001-0000-347.24-20	MEMBERSHIPS	(\$47,000)	(\$47,000)	\$0
001-0000-351.10-00	COUNTY COURT CRIMINAL	(\$35,000)	(\$44,722)	(\$9,722)
001-0000-342.94-00	FIRE INSPECTION FEES	(\$40,197)	(\$39,452)	\$745
001-0000-347.21-30	SENIOR ORGANIZATION RENT	(\$45,000)	(\$39,000)	\$6,000
001-0000-341.10-00	ZONING/REZONING FEES	(\$25,666)	(\$36,300)	(\$10,634)
001-0000-347.40-00	SPECIAL EVENTS	(\$10,000)	(\$35,000)	(\$25,000)
001-0000-335.14-00	MOBILE HOME LICENSES	(\$35,261)	(\$32,641)	\$2,620
001-0000-369.90.30	REFUND PRIOR YEAR EXPENSE	(\$30,000)	(\$30,000)	\$0
001-0000-347.21-21	FIELD TRIPS	\$0	(\$30,000)	(\$30,000)
001-0000-347.51-01	VEHICLE W/TRAILER	\$0	(\$25,000)	(\$25,000)
001-0000-337.90-00	GRANTS OTHER LOCAL UNITS	(\$25,000)	(\$25,000)	\$0
001-0000-359.21-00	SCH ZONE CIT - CROSS GUARD	(\$24,000)	\$0	\$24,000
001-0000-347.21-00	PROGRAM ACTIVITY FEES	\$0	(\$22,108)	(\$22,108)
001-0000-335.21-00	FIRE SUPPLEMENTAL COMP	(\$26,285)	(\$20,380)	\$5,905
001-0000-342.20-50	PRIVATE USE RENTAL	(\$18,507)	(\$19,230)	(\$723)
001-0000-342.10-10	PARKING FINES	(\$10,000)	(\$19,289)	(\$9,289)
001-0000-341.40-00	MISCELLANEOUS	(\$24,819)	(\$18,811)	\$6,008
001-0000-329.20-00	BUILDING MISC FEES	(\$18,965)	(\$18,414)	\$551
001-0000-335.15-00	ALCOHOLIC BEVERAGE LICSE	(\$15,102)	(\$17,500)	(\$2,398)
001-0000-341.10-10	CONCURRENCY REVIEW	(\$14,750)	(\$17,250)	(\$2,500)
001-0000-341.11-00	LAND USE FEES	(\$24,233)	(\$14,500)	\$9,733
001-0000-362.75-00	REP STARK OFFICE SPACE	(\$12,000)	(\$12,000)	\$0
001-0000-362.85-00	ORLANDO HEALTH PARKING	\$0	(\$12,000)	(\$12,000)
001-0000-347.24-40	SWIM TEAMS	(\$10,000)	(\$12,000)	(\$2,000)
001-0000-329.06-00	LICENSE APPLICATION FEE	(\$12,000)	(\$10,160)	\$1,840
001-0000-355.00-00	FEDERAL FINES & FORFEITS	\$0	(\$10,000)	(\$10,000)
001-0000-341.13-00	ANNEXATION FEES	(\$6,766)	(\$9,900)	(\$3,134)
001-0000-323.90-20	RIVERBOAT TOUR OPERATION	(\$9,000)	(\$9,180)	(\$180)
001-0000-347.24-50	PRIVATE USE RENTAL	(\$9,000)	(\$9,000)	\$0
001-0000-311.20-00	DELINQUENT AD VALOREM	(\$46,500)	(\$8,600)	\$37,900
001-0000-338.20-00	COUNTY OCCUPATION LICSE	(\$5,541)	(\$7,550)	(\$2,009)
001-0000-362.80-00	AIR METHODS LAND LEASE	(\$7,200)	(\$7,200)	\$0
001-0000-351.30-00	CTY COURT CIVIL-TRAINING	(\$6,000)	(\$7,000)	(\$1,000)
001-0000-337.10-20	GRANTS-OTHER LOCAL UNITS	\$0	(\$7,000)	(\$7,000)
001-0000-347.24-00	SWIMMING POOL FEES	\$0	(\$6,595)	(\$6,595)
001-0000-347.90-00	MISCELLANEOUS	(\$8,000)	(\$6,000)	\$2,000

Account	Account Name	FY 25/26	FY 26/27	Increase/ (Decrease)
		Original Budget	Proposed Budget	
001-0000-341.20-00	INTERNAL SERVICE FUND	(\$606)	(\$6,000)	(\$5,394)
001-0000-341.21-00	LAND USE FEES	(\$833)	(\$5,400)	(\$4,567)
001-0000-347.90-01	ADMIN FEES	(\$8,000)	(\$5,000)	\$3,000
001-0000-347.59-02	TAXABLE SALES	(\$5,000)	(\$5,000)	\$0
001-0000-341.10-11	LOT SPLIT/RECONFIGURATION	(\$3,960)	(\$4,840)	(\$880)
001-0000-341.45-00	ABANDONMENTS	(\$3,495)	(\$3,495)	\$0
001-0000-347.26-00	ANNUAL MEMBERSHIP FEES	(\$3,300)	(\$3,300)	\$0
001-0000-341.27-00	DRIVEWAY RIGHT OF WAY	(\$4,360)	(\$3,075)	\$1,285
001-0000-341.24-00	AGREEMENT FEES	(\$6,000)	(\$3,000)	\$3,000
001-0000-347.90-02	DAMAGE FEES	(\$2,000)	(\$2,500)	(\$500)
001-0000-359.90-00	SCH ZONE CIT-ADMIN FEE	\$0	\$0	\$0
001-0000-329.25-00	GOLF CARTS REGISTRATION	(\$1,724)	(\$1,892)	(\$168)
001-0000-348.13-10	INVESTIGATIVE COST	(\$2,000)	(\$1,500)	\$500
001-0000-342.10-15	WORTHLESS CHECK FEES	(\$862)	(\$1,076)	(\$214)
001-0000-351.50-00	TRAFFIC COURTS	\$0	(\$594)	(\$594)
001-0000-329.32-00	BACKYARD CHICKEN PERMIT	(\$265)	(\$560)	(\$295)
001-0000-369.60-00	RESTITUTION	(\$500)	(\$500)	\$0
001-0000-347.28-00	TREE REMOVAL FEES	(\$275)	(\$425)	(\$150)
001-0000-329.51-00	PREFAB SHEDS-RESIDENTIAL	\$0	(\$390)	(\$390)
001-0000-349.00-00	OTHER CHARGES FOR SERVICE	(\$300)	(\$357)	(\$57)
001-0000-342.10-30	CIVIL CITATIONS	\$0	(\$200)	(\$200)
001-0000-364.42-00	INSURANCE PROCEEDS	(\$50,000)	\$0	\$50,000
001-0000-362.70-00	OSC CTY CLERK OF COURT	(\$15,000)	\$0	\$15,000
001-0000-323.90-10	PONTOON BOAT OPERATION	(\$1,200)	\$0	\$1,200
GRAND TOTAL REVENUES		(\$87,933,451)	(\$94,513,228)	(\$6,579,777)

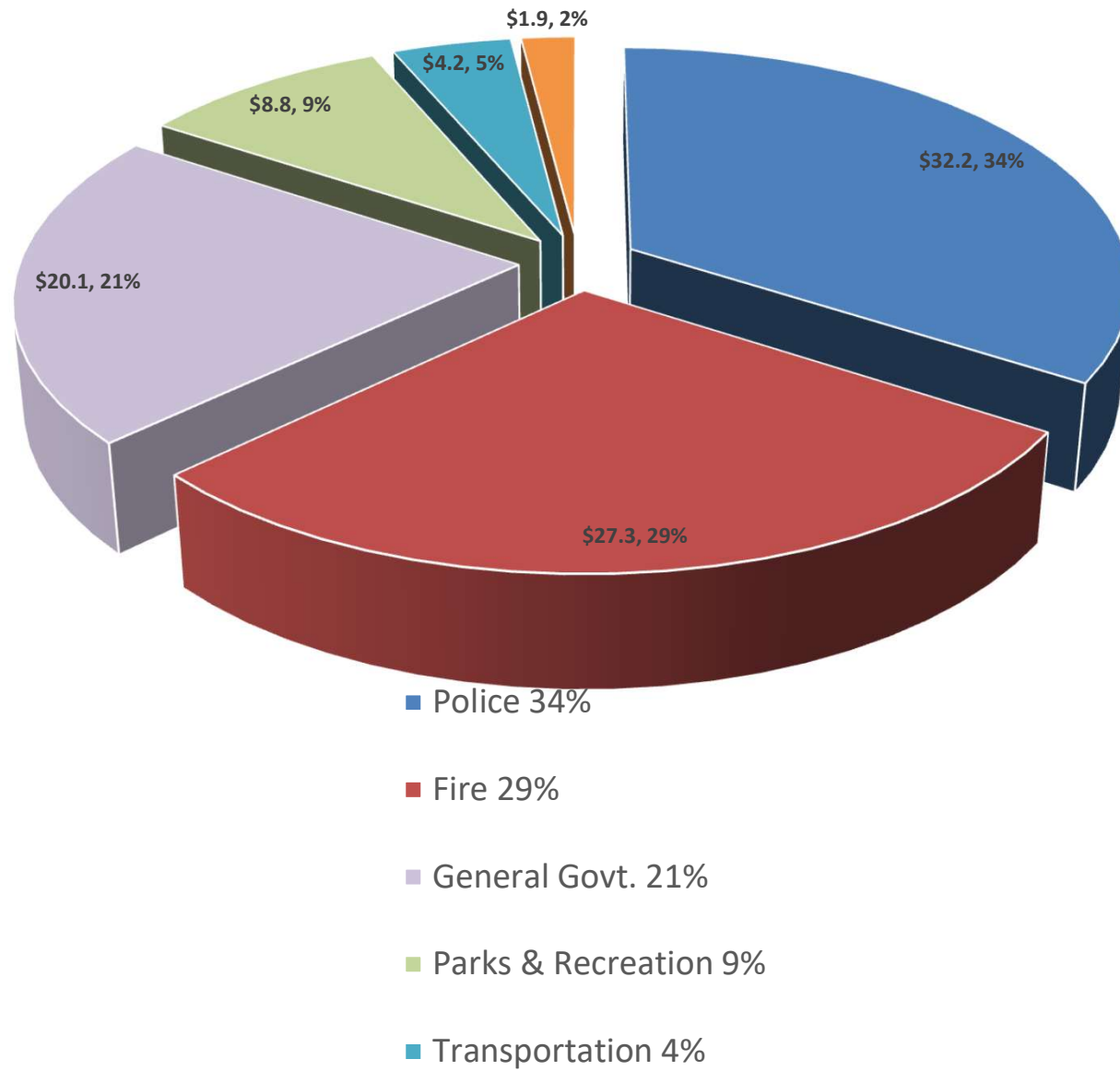
SIGNIFICANT VARIANCES FOR REVENUES

Variance of \$500,000 or more (over) prior budget

General Fund (001)

Account	Increase/Decrease	Explanation of variance
Ad Valorem	(\$4,155,958)	New construction, annexations and an increase in homestead valuations.
St Cloud OUC/Interlocal	(\$1,002,348)	Increase in OUC retail sales from the prior year and an increase in the percentage to the City from 9.5% to 9.75%.
Utility Tax	(\$661,778)	Increase in transfer from utility taxes due to increasing taxes collected.
Public Safety – Federal Grants	(\$3,861,781)	Year 2 of the SAFER grant that was not present in the initial FY 25/26 budget.
Prior Year Fund Balance	\$4,521,516	Fund balance only being utilized for one-time capital purchases (\$307,000 total)

GENERAL FUND EXPENDITURES BY TYPE OF SERVICE = \$94.5M



General Fund Expenditure Budget Breakdown

FY 26-27

	Budget	% of Budget
Total Expenditure Budget	\$94,513,228	100%
Salaries & Wages	\$41,842,834	44.3%
Pension Contributions	\$14,844,863	15.7%
Health Insurance	\$7,825,787	8.3%
Employer FICA	\$3,157,128	3.3%
Dental/Life/Disability/Workers Comp	\$1,405,941	1.5%
Special Pay/Employee Incentives	\$1,251,413	1.3%
Overtime	\$923,068	1.0%
Total Salaries & Benefits		75.4%
Maintenance Contracts	\$4,746,862	5.0%
Professional/Contractual Services	\$3,322,308	3.5%
Operating/Office Supplies	\$3,111,965	3.3%
Vehicle Fuel/Maintenance	\$1,647,300	1.7%
Insurance	\$1,512,848	1.6%
Training/Travel/Tuition Reim-Sponsor	\$1,136,999	1.2%
Utilities	\$1,057,400	1.1%
Repairs/Maintenance	\$1,035,665	1.1%
CRA TIF Contribution	\$992,914	1.1%

Communication Services/Accessories	\$686,563	0.7%
Uniforms/Clothing	\$524,785	0.6%
General Fund Contingency	\$500,000	0.5%
Transfer to Capital Projects Fund	\$471,343	0.5%
Rental/Leases	\$414,486	0.4%
Medical Care-Physical	\$329,443	0.3%
Legal Services	\$312,284	0.3%
Capital Items	\$307,000	0.3%
Field Trips/Instructor Commissions	\$217,000	0.2%
Books,Subscriptions,&Memberships	\$170,307	0.2%
Audit Fees	\$130,000	0.1%
SWAT	\$128,835	0.1%
Other Current Charges	\$114,854	0.1%
Printing & Binding	\$82,375	0.1%
Grant Funded - PD Ballistic Vests	\$52,500	0.1%
Mail & Freight	\$52,675	0.1%
Promotional Activities/Advertising	\$50,600	0.1%
Community Support	\$50,200	0.1%
Election cost	\$50,000	0.1%
Investigations/Background Checks	\$36,683	0.0%
Task Force	\$14,000	0.0%
Victims Advocate	\$2,000	0.0%

GENERAL FUND DEPARTMENTAL OPERATIONS BUDGET BREAKDOWN

Department	FY 25/26	FY 26/27	Increase/ (Decrease)	% Change
	Original Budget	Proposed Budget		
10 - City Council	\$786,934	\$355,125	(\$431,809)	-54.9%
20 - Legal	\$310,859	\$325,809	\$14,950	4.8%
3010 - City Manager	\$254,725	\$124,610	(\$130,115)	-51.1%
3015 - Communications	\$300,950	\$236,509	(\$64,441)	-21.4%
3016 - City Clerk	\$205,485	\$133,975	(\$71,510)	-34.8%
3020 - Human Resources	\$398,083	\$288,285	(\$109,798)	-27.6%
35 - Procurement	\$334,258	\$291,610	(\$42,648)	-12.8%
40 - Finance	\$477,774	\$488,350	\$10,576	2.2%
45 - Information Technology	\$2,684,583	\$2,416,171	(\$268,412)	-10.0%
54 - Community Development	\$780,575	\$651,082	(\$129,493)	-16.6%
60 - Police	\$4,524,238	\$4,122,704	(\$401,534)	-8.9%
65 - Fire	\$3,877,308	\$4,000,974	\$123,666	3.2%
70 - Public Works	\$2,324,250	\$2,010,386	(\$313,864)	-13.5%
75 - Parks & Recreation	\$2,759,631	\$2,582,933	(\$176,698)	-6.4%
90 - Administrative	\$2,107,480	\$1,964,257	(\$143,223)	-6.8%
Departmental Totals	\$22,127,133	\$19,992,780	(\$2,134,353)	-9.6%

GENERAL FUND SIGNIFICANT BUDGETARY INCREASES

48 Firefighters (65% funded by a SAFER grant - estimated)		\$5,150,000
	Subtotal	\$5,150,000
7 new General Fund positions (5 Public Safety & 2 Legal)		\$735,000
1% Market Adjustment/2% pay adjustment - General Employees		\$810,000
Police Department Union Contract Pay Increase (est. w/benefits)		\$1,200,000
1% COLA/3% pay adjustment - Fire Union contract		\$500,000
	Subtotal	\$3,245,000
	Grand Total	\$8,395,000

CITY COUNCIL

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-1000-511.14-00	OVERTIME	\$7,200	\$7,200	\$0	
001-1000-511.31-00	PROFESSIONAL SERVICES	\$202,445	\$182,445	(\$20,000)	
001-1000-511.40-00	TRAVEL & PER DIEM	\$35,700	\$18,000	(\$17,700)	
001-1000-511.41-00	COM.SERV/DEV/ACCESSORIES	\$500	\$250	(\$250)	
001-1000-511.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-1000-511.47-00	PRINTING & BINDING	\$2,100	\$1,350	(\$750)	
001-1000-511.48-00	PROMOTIONAL ACTIVITIES	\$9,200	\$3,000	(\$6,200)	
001-1000-511.49-00	OTHER CURRENT CHARGES	\$22,850	\$3,050	(\$19,800)	
001-1000-511.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-1000-511.52-00	OPERATING SUPPLIES	\$300	\$12,250	\$11,950	
001-1000-511.52-15	TAXABLE CLOTHING	\$1,700	\$1,700	\$0	
001-1000-511.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$201,039	\$63,980	(\$137,059)	
001-1000-511.55-00	TRAINING	\$12,300	\$11,000	(\$1,300)	
001-1000-511.82-00	COMMUNITY SUPPORT	\$290,900	\$50,200	(\$240,700)	
	TOTAL CITY COUNCIL	\$786,934	\$355,125	(\$431,809)	-54.9%
	SALARIES	\$182,521	\$228,388	\$45,867	
	BENEFITS	\$146,363	\$153,887	\$7,524	
	INSURANCE	\$4,110	\$5,201	\$1,091	
	GRAND TOTAL CITY COUNCIL	\$1,119,928	\$742,601	(\$377,327)	-33.7%

Budget Reduction Highlights: Various chamber memberships reduced/eliminated and reduction in grants.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over prior budget

Department: City Council

001-1000-511 City Council

Element	Account	Increase \$	Explanation of Variance
52-00	Operating Supplies	\$11,950	Cost of City Council hosted business meetings and downtown events (trunk or treat, etc.)

LEGAL DEPARTMENT

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-2010-514.31-03	LEGAL SERVICES	\$310,784	\$310,784	\$0	
001-2010-514.42-00	MAIL & FREIGHT	\$25	\$25	\$0	
001-2010-514.46-01	MAINTENANCE CONTRACTS	\$0	\$4,000	\$4,000	
001-2010-514.51-00	OFFICE SUPPLIES	\$50	\$0	(\$50)	
001-2010-514.52-00	OPERATING SUPPLIES	\$0	\$3,000	\$3,000	
001-2010-514.52-15	TAXABLE UNIFORM	\$0	\$0	\$0	
001-2010-514.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$0	\$3,000	\$3,000	
001-2010-514.55-00	TRAINING	\$0	\$5,000	\$5,000	
	TOTAL LEGAL SERVICES	\$310,859	\$325,809	\$14,950	4.8%
	SALARIES	\$139,287	\$344,824	\$205,537	
	BENEFITS	\$52,129	\$149,469	\$97,340	
	INSURANCE	\$3,950	\$4,455	\$505	
	GRAND TOTAL LEGAL SERVICES	\$506,225	\$824,557	\$318,332	62.9%

Budget Highlights: Attorney and Legal Assistant positions added.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Legal

001-2010-514 Legal Services

Element	Account	Increase \$	Explanation of Variance
None			

CITY MANAGER

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-3010-512.14-00	OVERTIME	\$1,000	\$500	(\$500)	
001-3010-512.31-00	PROFESSIONAL SERVICES	\$130,000	\$50,000	(\$80,000)	
001-3010-512.40-00	TRAVEL & PER DIEM	\$24,450	\$20,150	(\$4,300)	
001-3010-512.41-00	COM.SERV/DEV/ACCESSORIES	\$700	\$200	(\$500)	
001-3010-512.42-00	MAIL & FREIGHT	\$100	\$250	\$150	
001-3010-512.46-00	REPAIRS & MAINTENANCE	\$1,000	\$0	(\$1,000)	
001-3010-512.46-01	MAINTENANCE CONTRACTS	\$31,000	\$17,250	(\$13,750)	
001-3010-512.47-00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
001-3010-512.49-00	OTHER CURRENT CHARGES	\$12,200	\$5,000	(\$7,200)	
001-3010-512.52-00	OPERATING SUPPLIES	\$10,750	\$10,550	(\$200)	
001-3010-512.52-15	TAXABLE UNIFORM	\$2,500	\$0	(\$2,500)	
001-3010-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$16,550	\$4,360	(\$12,190)	
001-3010-512.55-00	TRAINING	\$23,475	\$15,350	(\$8,125)	
	TOTAL CITY MANAGER	\$254,725	\$124,610	(\$130,115)	-51.1%
	SALARIES	\$841,168	\$889,785	\$48,617	
	BENEFITS	\$303,445	\$328,687	\$25,242	
	UTILITIES	\$25,000	\$25,000	\$0	
	INSURANCE	\$31,075	\$31,113	\$38	
	VEHICLE MAINTENANCE/FUEL	\$1,500	\$0	(\$1,500)	
	GRAND TOTAL CITY MANAGER	\$1,456,913	\$1,399,195	(\$57,718)	-4.0%

Budget Reduction Highlights: Professional services for studies/masterplans significantly reduced.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over prior budget

Department: City Manager

001-3010-512 City Manager

Element	Account	Increase \$	Explanation of Variance
None			

COMMUNICATIONS

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-3015-512.14-00	OVERTIME	\$10,000	\$5,000	(\$5,000)	
001-3015-512.31-00	PROFESSIONAL SERVICES	\$50,000	\$0	(\$50,000)	
001-3015-512.34-00	OTHER CONTRACTUAL SERVICES	\$0	\$40,000	\$40,000	
001-3015-512.40-00	TRAVEL & PER DIEM	\$5,000	\$5,000	\$0	
001-3015-512.42-00	MAIL & FREIGHT	\$500	\$200	(\$300)	
001-3015-512.44-00	RENTALS & LEASES	\$8,000	\$6,000	(\$2,000)	
001-3015-512.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-3015-512.46-01	MAINTENANCE CONTRACTS	\$110,000	\$119,309	\$9,309	
001-3015-512.47-00	PRINTING & BINDING	\$2,000	\$1,000	(\$1,000)	
001-3015-512.48-00	PROMOTIONAL ACTIVITIES	\$45,000	\$8,000	(\$37,000)	
001-3015-512.49-00	OTHER CURRENT CHARGES	\$3,500	\$3,500	\$0	
001-3015-512.51-00	OFFICE SUPPLIES	\$500	\$0	(\$500)	
001-3015-512.52-00	OPERATING SUPPLIES	\$25,000	\$23,000	(\$2,000)	
001-3015-512.52-15	TAXABLE UNIFORM	\$1,000	\$0	(\$1,000)	
001-3015-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$14,500	\$14,500	\$0	
001-3015-512.55-00	TRAINING	\$10,000	\$10,000	\$0	
001-3015-512.64-00	C/O EQUIPMENT & MACHINERY	\$14,950	\$0	(\$14,950)	
	TOTAL COMMUNICATIONS	\$300,950	\$236,509	(\$64,441)	-21.4%
	SALARIES	\$418,455	\$479,841	\$61,386	
	BENEFITS	\$179,292	\$235,958	\$56,666	
	INSURANCE	\$7,049	\$7,827	\$778	
	VEHICLE MAINTENANCE/FUEL	\$1,000	\$800	(\$200)	
	GRAND TOTAL COMMUNICATIONS	\$906,746	\$960,935	\$54,189	6.0%

Budget Reduction Highlights: Elimination of professional services and no equipment needs this fiscal year.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Communications

001-3015-512 Communications

Element	Account	Increase \$	Explanation of Variance
34-00	Contractual Services	\$40,000	Budget items previously classified as Professional Services so there is a net decrease of professional/contractual services of \$10,000.

CITY CLERK

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-3016-512.31-00	PROFESSIONAL SERVICES	\$5,750	\$3,000	(\$2,750)	
001-3016-512.34-00	OTHER CONTRACTUAL SERVICE	\$5,000	\$0	(\$5,000)	
001-3016-512.40-00	TRAVEL & PER DIEM	\$10,420	\$9,250	(\$1,170)	
001-3016-512.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$200	(\$800)	
001-3016-512.42-00	MAIL & FREIGHT	\$1,700	\$600	(\$1,100)	
001-3016-512.44-00	RENTALS & LEASES	\$8,800	\$6,000	(\$2,800)	
001-3016-512.46-00	REPAIRS & MAINTENANCE	\$3,300	\$1,000	(\$2,300)	
001-3016-512.46-01	MAINTENANCE CONTRACTS	\$64,088	\$46,941	(\$17,147)	
001-3016-512.47-00	PRINTING & BINDING	\$1,000	\$200	(\$800)	
001-3016-512.48-00	PROMOTIONAL ACTIVITIES	\$2,000	\$0	(\$2,000)	
001-3016-512.49-00	OTHER CURRENT CHARGES	\$15,336	\$2,804	(\$12,532)	
001-3016-512.49-10	ELECTION COST	\$50,000	\$50,000	\$0	
001-3016-512.51-00	OFFICE SUPPLIES	\$16,471	\$4,000	(\$12,471)	
001-3016-512.52-00	OPERATING SUPPLIES	\$7,250	\$4,300	(\$2,950)	
001-3016-512.52-15	TAXABLE UNIFORM	\$1,080	\$0	(\$1,080)	
001-3016-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,990	\$2,030	(\$960)	
001-3016-512.55-00	TRAINING	\$9,300	\$3,650	(\$5,650)	
	TOTAL CITY CLERK	\$205,485	\$133,975	(\$71,510)	-34.8%
	SALARIES	\$359,065	\$283,636	(\$75,429)	
	BENEFITS	\$168,022	\$137,247	(\$30,775)	
	UTILITIES	\$12,000	\$6,000	(\$6,000)	
	INSURANCE	\$8,668	\$9,193	\$525	
	GRAND TOTAL CITY CLERK	\$753,240	\$570,051	(\$183,189)	-24.3%

Budget Reduction Highlights: Reduction in supply costs, promotional activities and training needs.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: City Clerk

001-3016-512 City Clerk

Element	Account	Increase \$	Explanation of Variance
None			

HUMAN RESOURCES DEPARTMENT

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-3020-513.14-00	OVERTIME	\$650	\$650	\$0	
001-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$13,548	\$13,548	\$0	
001-3020-513.31-02	BACKGROUND CHECK	\$11,700	\$8,950	(\$2,750)	
001-3020-513.40-00	TRAVEL & PER DIEM	\$6,250	\$8,950	\$2,700	
001-3020-513.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$500	(\$500)	
001-3020-513.42-00	MAIL & FREIGHT	\$1,530	\$500	(\$1,030)	
001-3020-513.44-00	RENTALS & LEASES	\$5,600	\$5,600	\$0	
001-3020-513.46-00	REPAIRS & MAINTENANCE	\$500	\$100	(\$400)	
001-3020-513.46-01	MAINTENANCE CONTRACTS	\$138,805	\$128,299	(\$10,506)	
001-3020-513.47-00	PRINTING & BINDING	\$500	\$500	\$0	
001-3020-513.48-00	PROMOTIONAL ACTIVITIES	\$1,250	\$0	(\$1,250)	
001-3020-513.49-00	OTHER CURRENT CHARGES	\$1,750	\$1,250	(\$500)	
001-3020-513.49-23	BENEFIT ADJUSTMENTS	\$1,000	\$500	(\$500)	
001-3020-513.49-30	TUITION REIMBURSEMENT	\$70,000	\$35,000	(\$35,000)	
001-3020-513.49-40	ADVERTISING	\$7,000	\$5,000	(\$2,000)	
001-3020-513.49-50	EMPLOYEE INCENTIVE	\$63,047	\$18,566	(\$44,481)	
001-3020-513.51-00	OFFICE SUPPLIES	\$5,650	\$1,000	(\$4,650)	
001-3020-513.52-00	OPERATING SUPPLIES	\$9,500	\$6,150	(\$3,350)	
001-3020-513.52-50	EMPLOYEE INCENTIVE	\$0	\$6,000	\$6,000	
001-3020-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$5,603	\$6,022	\$419	
001-3020-513.55-00	TRAINING	\$53,200	\$41,200	(\$12,000)	
	TOTAL HUMAN RESOURCES	\$398,083	\$288,285	(\$109,798)	-27.6%
	SALARIES	\$892,790	\$926,039	\$33,249	
	BENEFITS	\$406,816	\$429,787	\$22,971	
	UTILITIES	\$20,000	\$25,000	\$5,000	
	INSURANCE	\$18,107	\$19,307	\$1,200	
	VEHICLE MAINTENANCE/FUEL	\$0	\$1,000	\$1,000	
	GRAND TOTAL HUMAN RESOURCES	\$1,735,796	\$1,689,418	(\$46,378)	-2.7%

Budget Reduction Highlights: Elimination of most employee incentive programs and reduction in tuition reimbursement program.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over current budget

Department: Human Resources

001-3020-513 Human Resources

Element	Account	Increase \$	Explanation of Variance
None			

PROCUREMENT DEPARTMENT

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-3510-513.34-00	OTHER CONTRACTUAL SERVICE	\$63,602	\$0	(\$63,602)	
001-3510-513.40-00	TRAVEL & PER DIEM	\$5,950	\$0	(\$5,950)	
001-3510-513.41-00	COM.SERV/DEV/ACCESSORIES	\$300	\$0	(\$300)	
001-3510-513.42-00	MAIL & FREIGHT	\$200	\$0	(\$200)	
001-3510-513.47-00	PRINTING & BINDING	\$725	\$0	(\$725)	
001-3510-513.52-00	OPERATING SUPPLIES	\$200	\$0	(\$200)	
001-3510-513.52-15	TAXABLE UNIFORM	\$600	\$0	(\$600)	
001-3510-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$200	\$0	(\$200)	
001-3510-513.55-00	TRAINING	\$4,800	\$0	(\$4,800)	
001-3515-513.31-00	PROFESSIONAL SERVICES	\$5,000	\$5,000	\$0	
001-3515-513.34-00	OTHER CONTRACTUAL SERVICE	\$55,900	\$100,000	\$44,100	
001-3515-513.40-00	TRAVEL & PER DIEM	\$6,570	\$6,570	\$0	
001-3515-513.41-00	COM.SERV/DEV/ACCESSORIES	\$0	\$480	\$480	
001-3515-513.42-00	MAIL & FREIGHT	\$300	\$500	\$200	
001-3515-513.44-00	RENTALS & LEASES	\$5,800	\$8,500	\$2,700	
001-3515-513.46-00	REPAIRS & MAINTENANCE	\$800	\$800	\$0	
001-3515-513.46-01	MAINTENANCE CONTRACTS	\$10,299	\$8,550	(\$1,749)	
001-3515-513.47-00	PRINTING & BINDING	\$5,025	\$2,000	(\$3,025)	
001-3515-513.48-00	PROMOTIONAL ACTIVITIES	\$1,250	\$0	(\$1,250)	
001-3515-513.49-00	OTHER CURRENT CHARGES	\$5,600	\$5,000	(\$600)	
001-3515-513.51-00	OFFICE SUPPLIES	\$3,000	\$2,000	(\$1,000)	
001-3515-513.52-00	OPERATING SUPPLIES	\$5,000	\$5,000	\$0	
001-3515-513.52-15	TAXABLE UNIFORM	\$1,600	\$0	(\$1,600)	
001-3515-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$8,200	\$11,450	\$3,250	
001-3515-513.55-00	TRAINING	\$19,032	\$18,255	(\$777)	
001-3520-513.41-00	COM.SERV/DEV/ACCESSORIES	\$1,800	\$0	(\$1,800)	
001-3520-513.46-00	REPAIRS & MAINTENANCE	\$20,000	\$20,000	\$0	
001-3520-513.46-01	MAINTENANCE CONTRACTS	\$11,000	\$7,000	(\$4,000)	
001-3520-513.51-00	OFFICE SUPPLIES	\$200	\$200	\$0	
001-3520-513.52-00	OPERATING SUPPLIES	\$700	\$700	\$0	
001-3535-513.34-00	OTHER CONTRACTUAL SERVICE	\$75,000	\$75,000	\$0	
001-3535-513.40-00	TRAVEL & PER DIEM	\$4,605	\$4,605	\$0	
001-3535-513.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-3535-513.49-00	OTHER CURRENT CHARGES	\$3,000	\$2,000	(\$1,000)	
001-3535-513.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-3535-513.52-00	OPERATING SUPPLIES	\$1,000	\$1,000	\$0	
001-3535-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,500	\$1,500	\$0	
001-3535-513.55-00	TRAINING	\$4,800	\$4,800	\$0	
TOTAL PROCUREMENT		\$334,258	\$291,610	(\$42,648)	-12.8%
SALARIES		\$977,251	\$871,724	(\$105,527)	
BENEFITS		\$431,484	\$394,154	(\$37,330)	
UTILITIES		\$24,000	\$24,000	\$0	
INSURANCE		\$23,522	\$24,665	\$1,143	
GRAND TOTAL PROCUREMENT		\$1,790,515	\$1,606,153	(\$184,362)	-10.3%

Budget Reduction Highlights: Overall reduction in contractual services.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Procurement

001-3515-513 Procurement Services

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$44,100	3510 and 3515 combined this fiscal year. Net decrease of \$19,502.

001-3520-513 Warehouse

Element	Account	Change \$	Explanation of Variance
None			

001-3535-513 Grants

Element	Account	Change \$	Explanation of Variance
None			

FINANCE DEPARTMENT

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-4010-513.31-00	PROFESSIONAL SERVICES	\$125,000	\$134,000	\$9,000	
001-4010-513.31-03	LEGAL SERVICES	\$1,200	\$1,500	\$300	
001-4010-513.32-00	AUDIT FEES	\$120,000	\$130,000	\$10,000	
001-4010-513.34-00	OTHER CONTRACTUAL SERVICE	\$103,000	\$112,500	\$9,500	
001-4010-513.40-00	TRAVEL & PER DIEM	\$11,500	\$2,000	(\$9,500)	
001-4010-513.42-00	MAIL & FREIGHT	\$300	\$300	\$0	
001-4010-513.46-00	REPAIRS & MAINTENANCE	\$300	\$300	\$0	
001-4010-513.46-01	MAINTENANCE CONTRACTS	\$17,500	\$16,000	(\$1,500)	
001-4010-513.47-00	PRINTING & BINDING	\$4,200	\$4,200	\$0	
001-4010-513.49-00	OTHER CURRENT CHARGES	\$29,300	\$32,900	\$3,600	
001-4010-513.51-00	OFFICE SUPPLIES	\$750	\$500	(\$250)	
001-4010-513.52-00	OPERATING SUPPLIES	\$4,000	\$3,500	(\$500)	
001-4010-513.52-15	TAXABLE UNIFORM	\$300	\$0	(\$300)	
001-4010-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,000	\$2,000	\$0	
001-4010-513.55-00	TRAINING	\$6,500	\$6,400	(\$100)	
001-4020-513.14-00	OVERTIME	\$1,500	\$3,000	\$1,500	
001-4020-513.34-00	OTHER CONTRACTUAL SERVICE	\$500	\$500	\$0	
001-4020-513.40-00	TRAVEL & PER DIEM	\$12,000	\$5,600	(\$6,400)	
001-4020-513.42-00	MAIL & FREIGHT	\$2,000	\$2,000	\$0	
001-4020-513.44-00	RENTALS & LEASES	\$9,555	\$9,555	\$0	
001-4020-513.46-00	REPAIRS & MAINTENANCE	\$200	\$0	(\$200)	
001-4020-513.46-01	MAINTENANCE CONTRACTS	\$3,154	\$2,980	(\$174)	
001-4020-513.47-00	PRINTING & BINDING	\$2,000	\$2,000	\$0	
001-4020-513.48-00	PROMOTIONAL ACTIVITIES	\$1,500	\$0	(\$1,500)	
001-4020-513.49-00	OTHER CURRENT CHARGES	\$500	\$0	(\$500)	
001-4020-513.51-00	OFFICE SUPPLIES	\$3,000	\$3,000	\$0	
001-4020-513.52-00	OPERATING SUPPLIES	\$10,450	\$8,450	(\$2,000)	
001-4020-513.52-15	TAXABLE UNIFORM	\$400	\$0	(\$400)	
001-4020-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,565	\$1,565	\$0	
001-4020-513.55-00	TRAINING	\$3,600	\$3,600	\$0	
	TOTAL FINANCE	\$477,774	\$488,350	\$10,576	2.2%
	SALARIES	\$1,232,195	\$1,204,059	(\$28,136)	
	BENEFITS	\$492,477	\$540,193	\$47,716	
	UTILITIES	\$12,000	\$15,000	\$3,000	
	INSURANCE	\$19,066	\$22,427	\$3,361	
	GRAND TOTAL FINANCE DEPARTMENT	\$2,233,512	\$2,270,029	\$36,517	1.6%

Budget Highlights: Audit contract due for renewal during FY 26/27 will likely increase in cost. Travel and training costs were reduced.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over current budget

Department: Finance

001-4010-513 Administration

Element	Account	Increase \$	Explanation of Variance
32-00	Audit Fees	\$10,000	The audit contract is going out to bid in FY 26/27. This is the estimated annual cost increase.

001-4020-513 Accounting

Element	Account	Increase \$	Explanation of Variance
None			

Department: Administrative & General

INFORMATION TECHNOLOGY DEPARTMENT

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-4510-516.14-00	OVERTIME	\$10,000	\$10,000	\$0	
001-4510-516.31-00	PROFESSIONAL SERVICES	\$155,000	\$160,000	\$5,000	
001-4510-516.34-00	OTHER CONTRACTUAL SERVICE	\$95,000	\$30,000	(\$65,000)	
001-4510-516.40-00	TRAVEL & PER DIEM	\$22,150	\$17,500	(\$4,650)	
001-4510-516.41-00	COM.SERV/DEV/ACCESSORIES	\$339,820	\$350,400	\$10,580	
001-4510-516.42-00	MAIL & FREIGHT	\$1,000	\$1,000	\$0	
001-4510-516.44-00	RENTALS & LEASES	\$15,520	\$15,520	\$0	
001-4510-516.46-00	REPAIRS & MAINTENANCE	\$105,000	\$70,000	(\$35,000)	
001-4510-516.46-01	MAINTENANCE CONTRACTS	\$1,109,333	\$1,121,741	\$12,408	
001-4510-516.48-00	PROMOTIONAL ACTIVITIES	\$3,800	\$0	(\$3,800)	
001-4510-516.49-00	OTHER CURRENT CHARGES	\$4,500	\$0	(\$4,500)	
001-4510-516.51-00	OFFICE SUPPLIES	\$2,500	\$1,500	(\$1,000)	
001-4510-516.52-00	OPERATING SUPPLIES	\$433,300	\$433,050	(\$250)	
001-4510-516.52-15	TAXABLE UNIFORM	\$3,500	\$0	(\$3,500)	
001-4510-516.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$500	\$1,000	\$500	
001-4510-516.55-00	TRAINING	\$36,550	\$31,200	(\$5,350)	
001-4510-516.63-00	OTHER IMPROVEMENTS	\$0	\$40,000	\$40,000	
001-4510-516.64-00	C/O EQUIPMENT & MACHINERY	\$169,000	\$0	(\$169,000)	
001-4512-516.14-00	OVERTIME	\$5,200	\$0	(\$5,200)	
001-4512-516.31-00	PROFESSIONAL SERVICES	\$50,000	\$20,000	(\$30,000)	
001-4512-516.40-00	TRAVEL & PER DIEM	\$12,450	\$5,750	(\$6,700)	
001-4512-516.46-00	REPAIRS & MAINTENANCE	\$2,500	\$2,500	\$0	
001-4512-516.46-01	MAINTENANCE CONTRACTS	\$58,960	\$64,960	\$6,000	
001-4512-516.48-00	PROMOTIONAL ACTIVITIES	\$500	\$0	(\$500)	
001-4512-516.49-00	OTHER CURRENT CHARGES	\$3,000	\$0	(\$3,000)	
001-4512-516.51-00	OFFICE SUPPLIES	\$500	\$1,000	\$500	
001-4512-516.52-00	OPERATING SUPPLIES	\$5,000	\$2,000	(\$3,000)	
001-4512-516.52-15	TAXABLE UNIFORM	\$450	\$0	(\$450)	
001-4512-516.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,000	\$500	(\$500)	
001-4512-516.55-00	TRAINING	\$38,550	\$36,550	(\$2,000)	
	TOTAL INFORMATION TECH	\$2,684,583	\$2,416,171	(\$268,412)	-10.0%
	SALARIES	\$1,207,651	\$1,190,696	(\$16,955)	
	BENEFITS	\$472,013	\$489,724	\$17,711	
	UTILITIES	\$24,000	\$22,000	(\$2,000)	
	INSURANCE	\$26,280	\$28,010	\$1,730	
	VEHICLE MAINTENANCE/FUEL	\$1,200	\$1,100	\$0	
	GRAND TOTAL INFORMATION TECHNOLOGY	\$4,415,727	\$4,147,701	(\$268,026)	-6.1%

Budget Reduction Highlights: Significant reduction in budgeted capital due to items purchased in FY 25/26 and reduction of professional/contractual services due to increased efficiencies created.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over prior budget

Department: Information Technology

001-4510-516 Information Technology

Element	Account	Change \$	Explanation of Variance
41-00	Communication Services	10,580	Added new internet circuits for PD, FD HQ, FS34, Added StarLink and Cradlepoint mobile internet devices.
46-01	Maintenance Contracts	\$12,408	Software contract increases & Additions (Security Awareness, Added support for Firewalls at new locations, Expanded our Endpoint protection suite.)
63-00	Other Improvements	\$40,000	Neptune Road fiber relocation

001-4512-516 GIS

Element	Account	Change \$	Explanation of Variance
None			

COMMUNITY DEVELOPMENT DEPARTMENT

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-5410-515.14-00	OVERTIME	\$3,000	\$1,500	(\$1,500)	
001-5410-515.31-00	PROFESSIONAL SERVICES	\$420,000	\$365,000	(\$55,000)	
001-5410-515.40-00	TRAVEL & PER DIEM	\$18,597	\$10,728	(\$7,869)	
001-5410-515.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$300	(\$700)	
001-5410-515.42-00	MAIL & FREIGHT	\$19,700	\$18,500	(\$1,200)	
001-5410-515.44-00	RENTALS & LEASES	\$7,874	\$6,874	(\$1,000)	
001-5410-515.46-00	REPAIRS & MAINTENANCE	\$1,000	\$0	(\$1,000)	
001-5410-515.46-01	MAINTENANCE CONTRACTS	\$95,252	\$90,752	(\$4,500)	
001-5410-515.47-00	PRINTING & BINDING	\$17,750	\$12,500	(\$5,250)	
001-5410-515.48-00	PROMOTIONAL ACTIVITIES	\$3,500	\$400	(\$3,100)	
001-5410-515.49-00	OTHER CURRENT CHARGES	\$45,800	\$35,000	(\$10,800)	
001-5410-515.51-00	OFFICE SUPPLIES	\$8,500	\$8,500	\$0	
001-5410-515.52-00	OPERATING SUPPLIES	\$7,500	\$5,000	(\$2,500)	
001-5410-515.52-15	TAXABLE UNIFORM	\$2,600	\$0	(\$2,600)	
001-5410-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$8,111	\$4,640	(\$3,471)	
001-5410-515.55-00	TRAINING	\$16,660	\$11,750	(\$4,910)	
001-5415-515.14-00	OVERTIME	\$2,500	\$2,000	(\$500)	
001-5415-515.31-00	PROFESSIONAL SERVICES	\$15,500	\$8,000	(\$7,500)	
001-5415-515.34-00	OTHER CONTRACTUAL SERVICE	\$300	\$200	(\$100)	
001-5415-515.40-00	TRAVEL & PER DIEM	\$12,172	\$9,038	(\$3,134)	
001-5415-515.41-00	COM.SERV/DEV/ACCESSORIES	\$250	\$100	(\$150)	
001-5415-515.42-00	MAIL & FREIGHT	\$13,500	\$5,500	(\$8,000)	
001-5415-515.44-00	RENTALS & LEASES	\$2,280	\$2,280	\$0	
001-5415-515.46-00	REPAIRS & MAINTENANCE	\$300	\$10,300	\$10,000	
001-5415-515.46-01	MAINTENANCE CONTRACTS	\$18,000	\$18,000	\$0	
001-5415-515.47-00	PRINTING & BINDING	\$4,500	\$2,500	(\$2,000)	
001-5415-515.48-00	PROMOTIONAL ACTIVITIES	\$1,500	\$0	(\$1,500)	
001-5415-515.49-00	OTHER CURRENT CHARGES	\$13,050	\$9,000	(\$4,050)	
001-5415-515.51-00	OFFICE SUPPLIES	\$3,000	\$1,500	(\$1,500)	
001-5415-515.52-00	OPERATING SUPPLIES	\$3,500	\$1,000	(\$2,500)	
001-5415-515.52-15	TAXABLE UNIFORM	\$5,400	\$3,500	(\$1,900)	
001-5415-515.52-16	UNIFORM EXEMPT FROM WAGES	\$0	\$750	\$750	
001-5415-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,929	\$1,320	(\$1,609)	
001-5415-515.55-00	TRAINING	\$5,050	\$4,650	(\$400)	
	TOTAL COMMUNITY DEVELOPMENT	\$780,575	\$651,082	(\$129,493)	-16.6%
	SALARIES	\$1,936,776	\$1,765,795	(\$170,981)	
	BENEFITS	\$940,003	\$845,289	(\$94,714)	
	UTILITIES	\$27,000	\$27,000	\$0	
	INSURANCE	\$35,104	\$39,363	\$4,259	
	VEHICLE MAINTENANCE/FUEL	\$11,000	\$5,500	(\$5,500)	
	GRAND TOTAL COMMUNITY DEVELOPMENT	\$3,730,458	\$3,334,029	(\$396,429)	-10.6%

Budget Reduction Highlights: Decrease in professional services for tasks to be completed by staff. Travel and training costs were also reduced.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over prior budget

Department: Community Development

001-5410-515 Community Development

Element	Account	Change \$	Explanation of Variance
None			

001-5415-515 Comm Compliance

Element	Account	Change \$	Explanation of Variance
46-00	Repairs & Maintenance	\$10,000	Repairs as needed due to SWAT activity.

POLICE DEPARTMENT

Account	Account Name	FY 25/26	FY 26/27	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-6010-521.14-00	OVERTIME	\$274,400	\$272,000	(\$2,400)	
001-6010-521.31-00	PROFESSIONAL SERVICES	\$435,500	\$36,200	(\$399,300)	
001-6010-521.31-01	MEDICAL CARE	\$4,900	\$2,900	(\$2,000)	
001-6010-521.34-00	OTHER CONTRACTUAL SERVICE	\$18,375	\$35,475	\$17,100	
001-6010-521.35-00	INVESTIGATIONS	\$22,000	\$22,000	\$0	
001-6010-521.40-00	TRAVEL & PER DIEM	\$65,000	\$52,500	(\$12,500)	
001-6010-521.40-08	TRAVEL & PER DIEM - SWAT	\$0	\$12,500	\$12,500	
001-6010-521.41-00	COM.SERV/DEV/ACCESSORIES	\$249,400	\$243,967	(\$5,433)	
001-6010-521.42-00	MAIL & FREIGHT	\$26,000	\$6,000	(\$20,000)	
001-6010-521.44-00	RENTALS & LEASES	\$122,028	\$101,628	(\$20,400)	
001-6010-521.46-00	REPAIRS & MAINTENANCE	\$74,900	\$65,100	(\$9,800)	
001-6010-521.46-01	MAINTENANCE CONTRACTS	\$1,385,785	\$1,677,103	\$291,318	
001-6010-521.47-00	PRINTING & BINDING	\$13,000	\$11,000	(\$2,000)	
001-6010-521.48-00	PROMOTIONAL ACTIVITIES	\$20,400	\$14,900	(\$5,500)	
001-6010-521.49-00	OTHER CURRENT CHARGES	\$12,000	\$1,000	(\$11,000)	
001-6010-521.49-35	TUITION-SPONSORSHIP	\$34,400	\$20,000	(\$14,400)	
001-6010-521.49-60	VICTIMS ADVOCATE	\$5,000	\$2,000	(\$3,000)	
001-6010-521.51-00	OFFICE SUPPLIES	\$29,000	\$17,000	(\$12,000)	
001-6010-521.52-00	OPERATING SUPPLIES	\$679,499	\$580,198	(\$99,301)	
001-6010-521.52-07	TASK FORCE	\$14,000	\$14,000	\$0	
001-6010-521.52-08	SWAT	\$0	\$81,335	\$81,335	
001-6010-521.52-10	GRANT FUNDED	\$68,850	\$52,500	(\$16,350)	
001-6010-521.52-15	TAXABLE UNIFORM	\$54,830	\$54,210	(\$620)	
001-6010-521.52-16	UNIFORM EXEMPT FROM WAGES	\$125,720	\$139,720	\$14,000	
001-6010-521.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,685	\$10,685	\$0	
001-6010-521.55-00	TRAINING	\$122,800	\$83,551	(\$39,249)	
001-6010-521.55-08	SWAT TRAINING	\$0	\$35,000	\$35,000	
001-6010-521.55-39	SECOND DOLLAR TRAINING	\$30,000	\$30,000	\$0	
001-6010-521.62-00	BUILDINGS	\$55,000	\$0	(\$55,000)	
001-6010-521.64-00	MACHINERY & EQUIPMENT	\$142,464	\$52,000	(\$90,464)	
001-6012-529.14-00	OVERTIME	\$84,000	\$96,000	\$12,000	
001-6012-529.31-00	PROFESSIONAL SERVICES	\$650	\$650	\$0	
001-6012-529.40-00	TRAVEL & PER DIEM	\$7,500	\$7,500	\$0	
001-6012-529.41-00	COM.SERV/DEV/ACCESSORIES	\$2,000	\$2,000	\$0	
001-6012-529.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-6012-529.46-00	REPAIRS & MAINTENANCE	\$2,500	\$3,600	\$1,100	
001-6012-529.46-01	MAINTENANCE CONTRACTS	\$271,651	\$232,082	(\$39,569)	
001-6012-529.47-00	PRINTING & BINDING	\$200	\$0	(\$200)	
001-6012-529.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$1,500	(\$1,000)	
001-6012-529.49-00	OTHER CURRENT CHARGES	\$500	\$100	(\$400)	
001-6012-529.51-00	OFFICE SUPPLIES	\$4,500	\$2,500	(\$2,000)	
001-6012-529.52-00	OPERATING SUPPLIES	\$19,001	\$13,500	(\$5,501)	
001-6012-529.52-15	TAXABLE UNIFORM	\$5,000	\$6,600	\$1,600	
001-6012-529.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,100	\$1,000	(\$2,100)	
001-6012-529.55-00	TRAINING	\$25,000	\$29,000	\$4,000	
TOTAL POLICE DEPARTMENT		\$4,524,238	\$4,122,704	(\$401,534)	-8.9%

SALARIES	\$15,017,700	\$15,748,343	\$730,643	
BENEFITS	\$9,395,989	\$10,772,311	\$1,376,322	
UTILITIES	\$96,000	\$96,000	\$0	
INSURANCE	\$451,663	\$586,673	\$135,010	
VEHICLE MAINTENANCE/FUEL	\$801,000	\$801,000	\$0	
GRAND TOTAL POLICE DEPARTMENT	\$30,286,590	\$32,127,031	\$1,840,441	6.1%

Budget Reduction Highlights: School zone speed camera costs currently removed (will be added via budget amendment), reduction in budgeted capital items and operating supplies purchased in FY 25/26.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Police

001-6010-521 Police

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$17,100	Added mental health wellness services
40-08	Travel & Per Diem – SWAT	\$12,500	New account, total Travel & Per Diem budget remains the same, no increase
46-01	Maintenance Contracts	\$291,318	Increased radio system cost to include additional personnel, a projected 3% increase across most services/contracts, \$231,191.00 in AXON services (4 agreements), added additional Motorola APX/Next portable radios services
52-08	Operating Supplies – SWAT	\$81,335	New account, total PD Operating Supplies accounts increased \$24,034 reference new positions.
52-16	Uniform Exempt from Wages	\$14,000	Projected mailing/shipping cost transferred from another account into 52-16.
55-08	Training – SWAT	\$35,000	New account, total PD Training budget was decreased by \$1,249.

001-6012-529 Police Communications

Element	Account	Change \$	Explanation of Variance
14-00	Overtime	\$12,000	To account for 4 additional Communications Operator positions

FIRE DEPARTMENT

Account	Account Name	FY 25/26	FY 26/27	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-6510-522.14-00	OVERTIME	\$305,000	\$358,020	\$53,020	
001-6510-522.31-00	PROFESSIONAL SERVICES	\$47,000	\$55,000	\$8,000	
001-6510-522.31-01	MEDICAL CARE	\$118,085	\$207,965	\$89,880	
001-6510-522.34-00	OTHER CONTRACTUAL SERVICE	\$97,580	\$92,000	(\$5,580)	
001-6510-522.40-00	TRAVEL & PER DIEM	\$46,675	\$48,579	\$1,904	
001-6510-522.41-00	COM.SERV/DEV/ACCESSORIES	\$47,700	\$53,820	\$6,120	
001-6510-522.42-00	MAIL & FREIGHT	\$6,000	\$6,000	\$0	
001-6510-522.44-00	RENTALS & LEASES	\$52,176	\$39,600	(\$12,576)	
001-6510-522.46-00	REPAIRS & MAINTENANCE	\$90,232	\$125,700	\$35,468	
001-6510-522.46-01	MAINTENANCE CONTRACTS	\$80,165	\$91,900	\$11,735	
001-6510-522.47-00	PRINTING & BINDING	\$5,150	\$5,150	\$0	
001-6510-522.48-00	PROMOTIONAL ACTIVITIES	\$10,000	\$0	(\$10,000)	
001-6510-522.49-00	OTHER CURRENT CHARGES	\$47,335	\$0	(\$47,335)	
001-6510-522.51-00	OFFICE SUPPLIES	\$9,500	\$9,500	\$0	
001-6510-522.52-00	OPERATING SUPPLIES	\$754,575	\$540,244	(\$214,331)	
001-6510-522.52-15	TAXABLE UNIFORM	\$23,400	\$23,100	(\$300)	
001-6510-522.52-16	UNIFORM EXEMPT FROM WAGES	\$116,900	\$214,000	\$97,100	
001-6510-522.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$13,280	\$13,195	(\$85)	
001-6510-522.55-00	TRAINING	\$117,545	\$143,765	\$26,220	
001-6510-522.64-00	C/O EQUIPMENT & MACHINERY	\$51,900	\$0	(\$51,900)	
001-6515-525.34-00	OTHER CONTRACTUAL SERVICE	\$90,000	\$38,200	(\$51,800)	
001-6515-525.40-00	TRAVEL & PER DIEM	\$10,956	\$11,956	\$1,000	
001-6515-525.41-00	COM.SERV/DEV/ACCESSORIES	\$10,750	\$15,750	\$5,000	
001-6515-525.42-00	MAIL & FREIGHT	\$1,200	\$1,000	(\$200)	
001-6515-525.44-00	RENTALS & LEASES	\$2,809	\$2,809	\$0	
001-6515-525.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-6515-525.46-01	MAINTENANCE CONTRACTS	\$21,100	\$36,100	\$15,000	
001-6515-525.47-00	PRINTING & BINDING	\$4,750	\$5,250	\$500	
001-6515-525.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$2,500	\$0	
001-6515-525.49-00	OTHER CURRENT CHARGES	\$1,000	\$0	(\$1,000)	
001-6515-525.51-00	OFFICE SUPPLIES	\$2,200	\$2,200	\$0	
001-6515-525.52-00	OPERATING SUPPLIES	\$15,500	\$11,500	(\$4,000)	
001-6515-525.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$300	\$300	\$0	
001-6515-525.55-00	TRAINING	\$4,500	\$3,500	(\$1,000)	
001-6520-526.14-00	OVERTIME	\$80,000	\$58,400	(\$21,600)	
001-6520-526.31-00	PROFESSIONAL SERVICES	\$8,007	\$6,975	(\$1,032)	
001-6520-526.31-01	MEDICAL CARE	\$82,000	\$104,900	\$22,900	
001-6520-526.34-00	OTHER CONTRACTUAL SERVICE	\$144,500	\$174,000	\$29,500	
001-6520-526.40-00	TRAVEL & PER DIEM	\$20,068	\$20,491	\$423	
001-6520-526.41-00	COM.SERV/DEV/ACCESSORIES	\$2,000	\$0	(\$2,000)	
001-6520-526.42-00	MAIL & FREIGHT	\$3,350	\$3,850	\$500	
001-6520-526.44-00	RENTALS & LEASES	\$6,000	\$10,000	\$4,000	
001-6520-526.46-00	REPAIRS & MAINTENANCE	\$10,700	\$10,300	(\$400)	
001-6520-526.46-01	MAINTENANCE CONTRACTS	\$590,200	\$679,300	\$89,100	
001-6520-526.47-00	PRINTING & BINDING	\$3,100	\$3,100	\$0	
001-6520-526.48-00	PROMOTIONAL ACTIVITIES	\$10,500	\$0	(\$10,500)	
001-6520-526.49-00	OTHER CURRENT CHARGES	\$13,800	\$0	(\$13,800)	

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-6520-526.51-00	OFFICE SUPPLIES	\$4,500	\$4,500	\$0	
001-6520-526.52-00	OPERATING SUPPLIES	\$415,459	\$469,590	\$54,131	
001-6520-526.52-10	GRANT FUNDED	\$0	\$0	\$0	
001-6520-526.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,495	\$2,100	(\$395)	
001-6520-526.55-00	TRAINING	\$150,125	\$189,175	\$39,050	
001-6525-529.14-00	OVERTIME	\$6,396	\$2,500	(\$3,896)	
001-6525-529.31-01	MEDICAL CARE	\$130	\$130	\$0	
001-6525-529.40-00	TRAVEL & PER DIEM	\$18,090	\$15,605	(\$2,485)	
001-6525-529.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-6525-529.46-00	REPAIRS & MAINTENANCE	\$6,500	\$8,000	\$1,500	
001-6525-529.46-01	MAINTENANCE CONTRACTS	\$32,720	\$22,720	(\$10,000)	
001-6525-529.47-00	PRINTING & BINDING	\$1,200	\$1,200	\$0	
001-6525-529.48-00	PROMOTIONAL ACTIVITIES	\$21,000	\$15,300	(\$5,700)	
001-6525-529.49-00	OTHER CURRENT CHARGES	\$2,400	\$0	(\$2,400)	
001-6525-529.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-6525-529.52-00	OPERATING SUPPLIES	\$12,800	\$18,500	\$5,700	
001-6525-529.52-16	UNIFORM EXEMPT FROM WAGES	\$10,775	\$10,600	(\$175)	
001-6525-529.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,770	\$3,865	\$95	
001-6525-529.55-00	TRAINING	\$4,960	\$5,270	\$310	
	TOTAL FIRE DEPARTMENT	\$3,877,308	\$4,000,974	\$123,666	3.2%
	SALARIES	\$9,359,438	\$12,552,761	\$3,193,323	
	BENEFITS	\$6,788,990	\$9,713,095	\$2,924,105	
	UTILITIES	\$96,000	\$120,000	\$24,000	
	INSURANCE	\$337,143	\$394,351	\$57,208	
	VEHICLE MAINTENANCE/FUEL	\$420,500	\$531,100	\$110,600	
	GRAND TOTAL FIRE DEPARTMENT	\$20,879,379	\$27,312,281	\$6,432,902	30.8%

Budget Highlights: Only 3.2% operations budget increase despite adding 48 SAFER grant Firefighters.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Fire Department

001-6510-522 Fire Control

Element	Account	Change \$	Explanation of Variance
14-00	Overtime	\$53,020	The hiring of 48 SAFER firefighters created a lack of tenure within department and need to complete more time on task training with newer firefighters. Fire department conducts 90, 180, and 270 assessments of new hire firefighters. Due to the quantity of new firefighters, additional overtime is required for the instructors and assessors.
31-01	Medical Care	\$89,880	\$80,448 increase due to annual physicals for SAFER firefighters, the remaining increase is due to a cost increase for physicals for existing firefighters
46-00	Repairs & Maintenance	\$35,468	With the award of the SAFER grant, the Fire Department is staffing two additional stations. This has created an increase in associated maintenance and repair for the following items. • Self-Contained Breathing Apparatus (SCBAs) - 17 ea. • Bunker Gear 48 sets • Extrication tools (Jaws of Life)
46-01	Maintenance Contracts	\$11,735	Increase in subscription price due to the addition of 48 SAFER personnel
52-16	Uniform Exempt from Wages	\$97,100	Increase due to the addition of 48 SAFER personnel uniform allowance per Union CBA and the departments desire to issue inclement weather gear.
55-00	Training	\$26,220	L481 Leadership course

001-6515-525 Emergency Management

Element	Account	Change \$	Explanation of Variance
46-01	Maintenance Contracts	\$15,000	Web EOC platform.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

001-6520-526 Emergency Medical Services

Element	Account	Change \$	Explanation of Variance
31-01	Medical Care	\$22,900	Increase in price due to the addition of 48 SAFER personnel being overseen by the Medical Director contract.
34-00	Contractual Svcs	\$29,500	PEMT & Managed Care fees
46-01	Maintenance Contracts	\$89,100	\$72,000 for increase in managed care program \$9,000 narcotics tracking due to increase in units in service
52-00	Operating Supplies	\$54,131	Increase in EMS soft goods and increased call volume
55-00	Training	\$39,050	Recertification year for required EMS skill based certification including PALS, CPR, ACLS.

001-6525-529 Fire Prevention

Element	Account	Change \$	Explanation of Variance
None			

PUBLIC WORKS

Account	Account Name	FY 25/26	FY 26/27	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7010-541.14-00	OVERTIME	\$1,750	\$1,750	\$0	
001-7010-541.31-00	PROFESSIONAL SERVICES	\$28,000	\$0	(\$28,000)	
001-7010-541.40-00	TRAVEL & PER DIEM	\$800	\$500	(\$300)	
001-7010-541.41-00	COM.SERV/DEV/ACCESSORIES	\$600	\$300	(\$300)	
001-7010-541.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-7010-541.44-00	RENTALS & LEASES	\$5,000	\$5,000	\$0	
001-7010-541.46-01	MAINTENANCE CONTRACTS	\$34,700	\$22,475	(\$12,225)	
001-7010-541.49-00	OTHER CURRENT CHARGES	\$5,000	\$0	(\$5,000)	
001-7010-541.51-00	OFFICE SUPPLIES	\$1,200	\$1,200	\$0	
001-7010-541.52-00	OPERATING SUPPLIES	\$2,100	\$4,900	\$2,800	
001-7010-541.52-15	TAXABLE UNIFORM	\$2,000	\$2,025	\$25	
001-7010-541.52-16	UNIFORM EXEMPT FROM WAGES	\$2,000	\$2,200	\$200	
001-7010-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$900	\$690	(\$210)	
001-7010-541.55-00	TRAINING	\$2,200	\$3,200	\$1,000	
001-7020-541.14-00	OVERTIME	\$10,494	\$3,326	(\$7,168)	
001-7020-541.40-00	TRAVEL & PER DIEM	\$338	\$500	\$162	
001-7020-541.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$200	\$0	
001-7020-541.42-00	MAIL & FREIGHT	\$1,000	\$100	(\$900)	
001-7020-541.44-00	RENTALS & LEASES	\$2,000	\$2,000	\$0	
001-7020-541.46-01	MAINTENANCE CONTRACTS	\$21,000	\$11,000	(\$10,000)	
001-7020-541.49-00	OTHER CURRENT CHARGES	\$1,800	\$0	(\$1,800)	
001-7020-541.51-00	OFFICE SUPPLIES	\$600	\$600	\$0	
001-7020-541.52-00	OPERATING SUPPLIES	\$16,050	\$16,050	\$0	
001-7020-541.52-15	TAXABLE UNIFORM	\$5,030	\$4,330	(\$700)	
001-7020-541.52-16	UNIFORM EXEMPT FROM WAGES	\$2,600	\$2,600	\$0	
001-7020-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$400	\$0	(\$400)	
001-7020-541.55-00	TRAINING	\$18,310	\$17,290	(\$1,020)	
001-7020-541.62-00	BUILDINGS	\$15,000	\$0	(\$15,000)	
001-7030-541.14-00	OVERTIME	\$8,753	\$5,650	(\$3,103)	
001-7030-541.34-00	OTHER CONTRACTUAL SERVICE	\$77,500	\$72,500	(\$5,000)	
001-7030-541.40-00	TRAVEL & PER DIEM	\$1,625	\$650	(\$975)	
001-7030-541.41-00	COM.SERV/DEV/ACCESSORIES	\$100	\$100	\$0	
001-7030-541.42-00	MAIL & FREIGHT	\$2,000	\$100	(\$1,900)	
001-7030-541.49-00	OTHER CURRENT CHARGES	\$1,800	\$0	(\$1,800)	
001-7030-541.51-00	OFFICE SUPPLIES	\$600	\$600	\$0	
001-7030-541.52-00	OPERATING SUPPLIES	\$100,000	\$112,900	\$12,900	
001-7030-541.52-15	TAXABLE UNIFORM	\$2,050	\$1,550	(\$500)	
001-7030-541.52-16	UNIFORM EXEMPT FROM WAGES	\$1,000	\$1,000	\$0	
001-7030-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,200	\$2,700	(\$500)	
001-7030-541.55-00	TRAINING	\$1,200	\$975	(\$225)	
001-7030-541.62-00	BUILDINGS	\$15,000	\$0	(\$15,000)	
001-7030-541.64-00	C/O MACHINERY & EQUIPMENT	\$10,000	\$0	(\$10,000)	

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-7035-541.14-00	OVERTIME	\$6,000	\$2,000	(\$4,000)	
001-7035-541.34-00	OTHER CONTRACTUAL SERVICE	\$197,990	\$185,000	(\$12,990)	
001-7035-541.40-00	TRAVEL & PER DIEM	\$385	\$0	(\$385)	
001-7035-541.41-00	COM.SERV/DEV/ACCESSORIES	\$400	\$100	(\$300)	
001-7035-541.42-00	MAIL & FREIGHT	\$500	\$100	(\$400)	
001-7035-541.44-00	RENTALS & LEASES	\$7,900	\$2,500	(\$5,400)	
001-7035-541.46-00	REPAIRS & MAINTENANCE	\$16,000	\$12,000	(\$4,000)	
001-7035-541.51-00	OFFICE SUPPLIES	\$600	\$100	(\$500)	
001-7035-541.52-00	OPERATING SUPPLIES	\$45,300	\$20,000	(\$25,300)	
001-7035-541.52-15	TAXABLE UNIFORM	\$4,200	\$4,000	(\$200)	
001-7035-541.52-16	UNIFORM EXEMPT FROM WAGES	\$2,800	\$2,800	\$0	
001-7035-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$500	\$0	(\$500)	
001-7035-541.55-00	TRAINING	\$3,050	\$750	(\$2,300)	
001-7035-541.64-00	EQUIPMENT & MACHINERY	\$41,000	\$0	(\$41,000)	
001-7080-519.14-00	OVERTIME	\$31,872	\$31,872	\$0	
001-7080-519.31-00	PROFESSIONAL SERVICES	\$175,000	\$159,000	(\$16,000)	
001-7080-519.34-00	OTHER CONTRACTUAL SERVICE	\$585,000	\$585,000	\$0	
001-7080-519.40-00	TRAVEL & PER DIEM	\$4,500	\$4,500	\$0	
001-7080-519.41-00	COMMUNICATION SERVICES	\$200	\$200	\$0	
001-7080-519.42-00	MAIL & FREIGHT	\$800	\$800	\$0	
001-7080-519.44-00	RENTALS & LEASES	\$10,320	\$10,320	\$0	
001-7080-519.46-00	REPAIRS & MAINTENANCE	\$420,000	\$431,000	\$11,000	
001-7080-519.46-01	MAINTENANCE CONTRACTS	\$179,553	\$179,553	\$0	
001-7080-519.47-00	PRINTING & BINDING	\$500	\$500	\$0	
001-7080-519.49-00	OTHER CURRENT CHARGES	\$5,200	\$2,000	(\$3,200)	
001-7080-519.51-00	OFFICE SUPPLIES	\$800	\$800	\$0	
001-7080-519.52-00	OPERATING SUPPLIES	\$60,000	\$60,000	\$0	
001-7080-519.52-15	TAXABLE UNIFORM	\$4,200	\$4,500	\$300	
001-7080-519.52-16	UNIFORM EXEMPT FROM WAGES	\$3,000	\$2,800	(\$200)	
001-7080-519.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$450	\$450	\$0	
001-7080-519.55-00	TRAINING	\$9,830	\$6,280	(\$3,550)	
001-7080-519.64-00	MACHINERY & EQUIPMENT	\$100,000	\$0	(\$100,000)	
	TOTAL PUBLIC WORKS	\$2,324,250	\$2,010,386	(\$313,864)	-13.5%
	SALARIES	\$2,694,602	\$2,800,979	\$106,377	
	BENEFITS	\$1,491,268	\$1,561,856	\$70,588	
	UTILITIES	\$78,000	\$48,000	(\$30,000)	
	INSURANCE	\$96,666	\$107,572	\$10,906	
	VEHICLE MAINTENANCE/FUEL	\$160,000	\$179,000	\$19,000	
	GRAND TOTAL PUBLIC WORKS	\$6,844,786	\$6,707,793	(\$136,993)	-2.0%

Budget Reduction Highlights: Significant reduction in budgeted capital and professional engineering services (will charge to individual projects as needed)

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Public Works

001-7010-541 Civil Engineering

Element	Account	Change \$	Explanation of Variance
None			

001-7020-541 Streets

Element	Account	Change \$	Explanation of Variance
None			

001-7030-541 Traffic

Element	Account	Change \$	Explanation of Variance
52-00	Operating Supplies	\$12,900	Cost increase for construction materials..

001-7035-541 Turf & Landscaping

Element	Account	Change \$	Explanation of Variance
None			

001-7080-519 Building Maintenance

Element	Account	Change \$	Explanation of Variance
46-00	Repairs & Maintenance	\$11,000	Building Maintenance budgeting for departmental renovations.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Public Works

001-7010-541 Civil Engineering

Element	Account	Change \$	Explanation of Variance
None			

001-7020-541 Streets

Element	Account	Change \$	Explanation of Variance
None			

001-7030-541 Traffic

Element	Account	Change \$	Explanation of Variance
52-00	Operating Supplies	\$12,900	Cost increase for construction materials..

001-7035-541 Turf & Landscaping

Element	Account	Change \$	Explanation of Variance
None			

001-7080-519 Building Maintenance

Element	Account	Change \$	Explanation of Variance
46-00	Repairs & Maintenance	\$11,000	Building Maintenance budgeting for departmental renovations.

PARKS & RECREATION

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-7510-572.14-00	OVERTIME	\$14,318	\$14,318	\$0	
001-7510-572.31-00	PROFESSIONAL SERVICES	\$37,000	\$85,000	\$48,000	
001-7510-572.34-00	OTHER CONTRACTUAL SERVICE	\$90,400	\$73,200	(\$17,200)	
001-7510-572.40-00	TRAVEL & PER DIEM	\$1,304	\$1,304	\$0	
001-7510-572.41-00	COM.SERV/DEV/ACCESSORIES	\$4,260	\$300	(\$3,960)	
001-7510-572.42-00	MAIL & FREIGHT	\$6,000	\$2,500	(\$3,500)	
001-7510-572.44-00	RENTALS & LEASES	\$37,350	\$47,350	\$10,000	
001-7510-572.46-00	REPAIRS & MAINTENANCE	\$82,600	\$100,000	\$17,400	
001-7510-572.46-01	MAINTENANCE CONTRACTS	\$57,000	\$58,200	\$1,200	
001-7510-572.47-00	PRINTING & BINDING	\$825	\$825	\$0	
001-7510-572.48-00	PROMOTIONAL ACTIVITIES	\$1,000	\$0	(\$1,000)	
001-7510-572.49-00	OTHER CURRENT CHARGES	\$1,000	\$0	(\$1,000)	
001-7510-572.51-00	OFFICE SUPPLIES	\$3,000	\$3,000	\$0	
001-7510-572.52-00	OPERATING SUPPLIES	\$168,138	\$174,125	\$5,987	
001-7510-572.52-15	TAXABLE UNIFORM	\$7,700	\$7,500	(\$200)	
001-7510-572.52-16	UNIFORM EXEMPT FROM WAGES	\$3,400	\$3,000	(\$400)	
001-7510-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,025	\$1,425	(\$600)	
001-7510-572.55-00	TRAINING	\$8,266	\$7,020	(\$1,246)	
001-7510-572.62-00	BUILDINGS	\$0	\$75,000	\$75,000	
001-7510-572.63-00	C/O OTHER IMPROVEMENTS	\$105,000	\$50,000	(\$55,000)	
001-7510-572.64-00	EQUIPMENT & MACHINERY	\$68,000	\$0	(\$68,000)	
001-7520-572.14-00	OVERTIME	\$33,221	\$31,762	(\$1,459)	
001-7520-572.31-00	PROFESSIONAL SERVICES	\$50,025	\$25	(\$50,000)	
001-7520-572.31-02	BACKGROUND CHECK	\$5,733	\$5,733	\$0	
001-7520-572.34-00	OTHER CONTRACTUAL SERVICE	\$300,160	\$310,660	\$10,500	
001-7520-572.34-01	INSTRUCTOR'S COMMISSION	\$97,000	\$104,000	\$7,000	
001-7520-572.40-00	TRAVEL & PER DIEM	\$19,206	\$7,123	(\$12,083)	
001-7520-572.41-00	COM.SERV/DEV/ACCESSORIES	\$16,801	\$16,846	\$45	
001-7520-572.42-00	MAIL & FREIGHT	\$4,000	\$500	(\$3,500)	
001-7520-572.44-00	RENTALS & LEASES	\$59,859	\$60,900	\$1,041	
001-7520-572.46-00	REPAIRS & MAINTENANCE	\$69,455	\$38,505	(\$30,950)	
001-7520-572.46-01	MAINTENANCE CONTRACTS	\$72,000	\$75,200	\$3,200	
001-7520-572.47-00	PRINTING & BINDING	\$20,200	\$19,600	(\$600)	
001-7520-572.48-00	PROMOTIONAL ACTIVITIES	\$69,800	\$0	(\$69,800)	
001-7520-572.49-00	OTHER CURRENT CHARGES	\$45,200	\$250	(\$44,950)	
001-7520-572.51-00	OFFICE SUPPLIES	\$13,100	\$9,400	(\$3,700)	
001-7520-572.52-00	OPERATING SUPPLIES	\$203,920	\$222,208	\$18,288	
001-7520-572.52-04	FIELD TRIPS	\$61,000	\$64,000	\$3,000	
001-7520-572.52-15	TAXABLE UNIFORM	\$13,000	\$13,000	\$0	
001-7520-572.52-16	UNIFORM EXEMPT FROM WAGES	\$2,000	\$2,000	\$0	
001-7520-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$15,655	\$12,575	(\$3,080)	
001-7520-572.55-00	TRAINING	\$24,930	\$26,060	\$1,130	

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-7530-572.14-00	OVERTIME	\$3,000	\$3,000	\$0	
001-7530-572.34-00	OTHER CONTRACTUAL SERVICE	\$10,000	\$10,000	\$0	
001-7530-572.34-01	INSTRUCTOR'S COMMISSION	\$19,000	\$23,000	\$4,000	
001-7530-572.40-00	TRAVEL & PER DIEM	\$6,620	\$7,602	\$982	
001-7530-572.41-00	COM.SERV/DEV/ACCESSORIES	\$2,580	\$300	(\$2,280)	
001-7530-572.42-00	MAIL & FREIGHT	\$4,000	\$500	(\$3,500)	
001-7530-572.44-00	RENTALS & LEASES	\$6,550	\$6,800	\$250	
001-7530-572.46-00	REPAIRS & MAINTENANCE	\$55,850	\$55,850	\$0	
001-7530-572.46-01	MAINTENANCE CONTRACTS	\$13,672	\$13,172	(\$500)	
001-7530-572.47-00	PRINTING & BINDING	\$3,500	\$3,500	\$0	
001-7530-572.48-00	PROMOTIONAL ACTIVITIES	\$2,900	\$0	(\$2,900)	
001-7530-572.49-00	OTHER CURRENT CHARGES	\$3,750	\$0	(\$3,750)	
001-7530-572.51-00	OFFICE SUPPLIES	\$2,100	\$2,100	\$0	
001-7530-572.52-00	OPERATING SUPPLIES	\$111,950	\$114,200	\$2,250	
001-7530-572.52-15	TAXABLE UNIFORM	\$4,000	\$5,750	\$1,750	
001-7530-572.52-16	UNIFORM EXEMPT FROM WAGES	\$5,300	\$5,800	\$500	
001-7530-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,500	\$2,500	(\$1,000)	
001-7530-572.55-00	TRAINING	\$18,535	\$19,000	\$465	
001-7540-572.14-00	OVERTIME	\$9,500	\$12,620	\$3,120	
001-7540-572.31-00	PROFESSIONAL SERVICES	\$10,000	\$0	(\$10,000)	
001-7540-572.34-00	OTHER CONTRACTUAL SERVICE	\$110,736	\$81,578	(\$29,158)	
001-7540-572.40-00	TRAVEL & PER DIEM	\$2,467	\$2,467	\$0	
001-7540-572.41-00	COM.SERV/DEV/ACCESSORIES	\$250	\$250	\$0	
001-7540-572.42-00	MAIL & FREIGHT	\$2,000	\$50	(\$1,950)	
001-7540-572.44-00	RENTALS & LEASES	\$61,350	\$65,250	\$3,900	
001-7540-572.46-00	REPAIRS & MAINTENANCE	\$51,000	\$34,500	(\$16,500)	
001-7540-572.46-01	MAINTENANCE CONTRACTS	\$2,275	\$2,275	\$0	
001-7540-572.47-00	PRINTING & BINDING	\$4,100	\$3,000	(\$1,100)	
001-7540-572.48-00	PROMOTIONAL ACTIVITIES	\$5,000	\$0	(\$5,000)	
001-7540-572.49-00	OTHER CURRENT CHARGES	\$1,200	\$0	(\$1,200)	
001-7540-572.51-00	OFFICE SUPPLIES	\$2,600	\$2,600	\$0	
001-7540-572.52-00	OPERATING SUPPLIES	\$88,500	\$123,700	\$35,200	
001-7540-572.52-15	TAXABLE UNIFORM	\$4,050	\$3,750	(\$300)	
001-7540-572.52-16	UNIFORM EXEMPT FROM WAGES	\$2,200	\$2,000	(\$200)	
001-7540-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$955	\$955	\$0	
001-7540-572.55-00	TRAINING	\$13,980	\$9,340	(\$4,640)	
001-7540-572.64-00	MACHINERY & EQUIPMENT	\$0	\$90,000	\$90,000	
001-7550-575.34-00	OTHER CONTRACTUAL SERVICE	\$20,200	\$20,200	\$0	
001-7550-575.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-7550-575.46-00	REPAIRS & MAINTENANCE	\$29,010	\$29,010	\$0	
001-7550-575.46-01	MAINTENANCE CONTRACTS	\$4,000	\$0	(\$4,000)	
001-7550-575.52-00	OPERATING SUPPLIES	\$2,000	\$2,800	\$800	
001-7560-572.34-00	OTHER CONTRACTUAL SERVICE	\$19,500	\$16,000	(\$3,500)	

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-7560-572.34-01	INSTRUCTOR'S COMMISSION	\$0	\$26,000	\$26,000	
001-7560-572.42-00	MAIL & FREIGHT	\$1,000	\$0	(\$1,000)	
001-7560-572.46-00	REPAIRS & MAINTENANCE	\$70,100	\$15,100	(\$55,000)	
001-7560-572.47-00	PRINTING & BINDING	\$2,000	\$2,000	\$0	
001-7560-572.48-00	PROMOTIONAL ACTIVITIES	\$10,300	\$0	(\$10,300)	
001-7560-572.49-00	OTHER CURRENT CHARGES	\$22,200	\$12,000	(\$10,200)	
001-7560-572.52-00	OPERATING SUPPLIES	\$23,300	\$27,800	\$4,500	
001-7560-572.64-00	EQUIPMENT & MACHINERY	\$12,000	\$0	(\$12,000)	
	TOTAL PARKS & RECREATION	\$2,759,631	\$2,582,933	(\$176,698)	-6.4%
	SALARIES	\$3,817,393	\$3,818,594	\$1,201	
	BENEFITS	\$1,418,310	\$1,445,779	\$27,469	
	UTILITIES	\$656,700	\$649,400	(\$7,300)	
	INSURANCE	\$232,422	\$232,691	\$269	
	VEHICLE MAINTENANCE/FUEL	\$175,800	\$127,800	(\$48,000)	
	GRAND TOTAL PARKS & RECREATION	\$9,060,256	\$8,857,197	(\$203,059)	-2.2%

Budget Reduction Highlights: Significant reduction in repairs & maintenance budgets, elimination of advertising/promotional activities, and reduction in budgeted capital items.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Parks and Recreation

001-7510-572 – Parks Division

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	\$48,000	Construction documents for expanding cemetery lots and installing boundary markers.
44-00	Rentals & Leases	\$10,000	Additional days are needed for the boom lift to complete maintenance on the ballfield lighting along with an increase in port-a-potty costs.
46-00	Repairs & Maintenance	\$17,400	Complete re-lamping of ballfield lighting on two fields along with addition of Hickory Tree Park.
62-00	Buildings	\$75,000	Reroof of the shuffleboard courts

001-7520-572 – Recreation Division

Element	Account	Increase \$	Explanation of Variance
34-00	Contractual Services	\$10,500	Maintenance of Community Center wood floors, Santa fees for events, and movie licensing costs.
52-00	Operating Supplies	\$18,288	Increase due to reallocation of the 49-00 and 42-00 elements into this element along with tent, table, and chair replacements at the Civic Center.

001-7530-572 – Swimming Pool Division

Element	Account	Increase \$	Explanation of Variance
None			

001-7540-572 – Natural Resources Division

Element	Account	Increase \$	Explanation of Variance
52-00	Operating Supplies	\$35,200	Increase plant material due to additional facilities.
64-00	Machinery & Equipment	\$90,000	Bobcat loader replacement.

001-7550-575 – Marina Division

Element	Account	Increase \$	Explanation of Variance
None			

001-7560-575 – Special Facilities Division

Element	Account	Increase \$	Explanation of Variance
34-01	Instructor's Commission	\$26,000	Wedding Coordinator contractual employee moved from Recreation.

ADMINISTRATIVE & GENERAL

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
001-9020-581-91-00	INTRAGOVERNMENT TRANSFERS	\$1,071,105	\$992,914	(\$78,191)	
001-9020-581-91-30	CAPITAL PROJECTS	\$536,375	\$471,343	(\$65,032)	
001-9000-511-99-00	CONTINGENCY	\$500,000	\$500,000	\$0	
GRAND TOTAL ADMINISTRATIVE & GENERAL		\$2,107,480	\$1,964,257	(\$143,223)	-6.8%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over current budget

001-9020-581 Administrative & General

Element	Account	Increase \$	Explanation of Variance
None			

GAS TAX FUND (100)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
100-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$82,011)	(\$128,903)	(\$46,892)	
100-0000-312-41-00	LOCAL OPTION GAS TAX 6 CT	(\$1,516,908)	(\$1,548,693)	(\$31,785)	
100-0000-361-10-00	GENERAL OPERATING INTEREST	(\$83,081)	(\$83,081)	\$0	
TOTAL GAS TAX REVENUES		(\$1,682,000)	(\$1,760,677)	(\$78,677)	4.7%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
100-7020-541-34-00	CONTRACTUAL SERVICES	\$180,000	\$180,000	\$0	
100-7020-541-43-01	STREET LIGHTING	\$440,000	\$500,000	\$60,000	
100-7020-541-53-00	ROAD MATERIALS & SUPPLIES	\$62,000	\$80,677	\$18,677	
100-9000-581-91-30	CAPITAL PROJECTS	\$1,000,000	\$1,000,000	\$0	
TOTAL GAS TAX EXPENDITURES		\$1,682,000	\$1,760,677	\$78,677	4.7%

VARIANCE EXPLANATIONS

REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
43-01	Street Lighting	\$60,000	New areas and rising costs.
53-00	Road Materials & Supplies	\$18,677	Increased road repairs.

UTILITY TAX FUND (110)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
110-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	\$0	\$0	
110-0000-314-10-00	ELECTRICITY	(\$3,110,549)	(\$3,321,981)	(\$211,432)	
110-0000-314-40-00	GAS NATURAL	(\$84,000)	(\$80,916)	\$3,084	
110-0000-315-00-00	COMMUNICATIONS SERV TAX	(\$1,200,000)	(\$1,653,430)	(\$453,430)	
110-0000-361-10-00	GENERAL OPERATING INTEREST	(\$48,948)	(\$48,948)	\$0	
TOTAL UTILITY TAX FUND REVENUES		(\$4,443,497)	(\$5,105,275)	(\$661,778)	14.9%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
110-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$4,443,497	\$5,105,275	\$661,778	
TOTAL UTILITY TAX FUND EXPENDITURES		\$4,443,497	\$5,105,275	\$661,778	14.9%

VARIANCE EXPLANATIONS REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
91-00	Intragovernment Transfers	\$661,778	Increase in revenue transferred to the General Fund

ONE PERCENT SURCHARGE FUND (120)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
120-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$205,818)	(\$165,698)	\$40,120	
120-0000-312-19-00	ONE PERCENT SURCHARGE	(\$8,697,151)	(\$9,122,539)	(\$425,388)	
120-0000-361-10-00	GENERAL OPERATING INTEREST	(\$440,276)	(\$478,195)	(\$37,919)	
TOTAL ONE PERCENT SURCHARGE FUND REVENUES		(\$9,343,245)	(\$9,766,432)	(\$423,187)	4.5%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
120-4510-516-64-00	MACHINERY & EQUIPMENT	\$67,000	\$0	(\$67,000)	
120-5415-515-64-00	MACHINERY & EQUIPMENT	\$58,000	\$0	(\$58,000)	
120-6010-521-64-00	MACHINERY & EQUIPMENT	\$1,536,000	\$1,677,000	\$141,000	
120-6510-522-64-00	MACHINERY & EQUIPMENT	\$1,400,000	\$1,616,400	\$216,400	
120-6520-526-64-00	MACHINERY & EQUIPMENT	\$375,000	\$528,000	\$153,000	
120-7010-541-64-00	MACHINERY & EQUIPMENT	\$38,000	\$0	(\$38,000)	
120-7020-541-64-00	MACHINERY & EQUIPMENT	\$0	\$426,700	\$426,700	
120-7030-541-64-00	MACHINERY & EQUIPMENT	\$0	\$0	\$0	
120-7080-519-62-00	BUILDINGS	\$560,000	\$0	(\$560,000)	
120-7080-519-63-00	OTHER IMPROVEMENTS	\$0	\$90,000	\$90,000	
120-7080-519-64-00	MACHINERY & EQUIPMENT	\$85,000	\$965,000	\$880,000	
120-7510-572-64-00	MACHINERY & EQUIPMENT	\$0	\$56,200	\$56,200	
120-7520-572-64-00	MACHINERY & EQUIPMENT	\$38,000	\$0	(\$38,000)	
120-7535-572-64-00	MACHINERY & EQUIPMENT	\$705,000	\$0	(\$705,000)	
120-7540-572-62-00	BUILDINGS	\$0	\$0	\$0	
120-7540-572-63-00	OTHER IMPROVEMENTS	\$205,000	\$0	(\$205,000)	
120-7540-572-64-00	MACHINERY & EQUIPMENT	\$132,000	\$0	(\$132,000)	
120-9020-581-91-20	DEBT SERVICE	\$3,144,245	\$3,407,132	\$262,887	
120-9020-581-91-30	CAPITAL PROJECTS	\$1,000,000	\$1,000,000	\$0	
TOTAL ONE PERCENT SURCHARGE FUND REVENUES		\$9,343,245	\$9,766,432	\$423,187	4.5%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
All	All	\$423,187	See attached listing of FY25/26 purchases.

One Percent Surcharge Fund 120 FY 26-27 Account Detail

120-6010 Police Department

1 (R) Veh 12-330 2017 Ford F-150 (Police Responder)	65,200
2 (R) Veh 12-338 2017 Ford Explorer (Police Interceptor)	56,200
3 (R) Veh 12-339 2018 Chevy Tahoe (Police Interceptor)	56,200
3 (R) Veh 12-341 2018 Ford Explorer (Police Interceptor)	56,200
4 (R) Veh 12-342 2018 Ford Explorer (Police Interceptor)	56,200
5 (R) Veh 12-343 2018 Ford Explorer (Police Interceptor)	56,200
6 (R) Veh 12-344 2018 Ford Explorer (Police Interceptor)	56,200
7 (R) Veh 12-345 2018 Ford Explorer (Police Interceptor)	56,200
8 (R) Veh 12-346 2018 Ford Explorer (Police Interceptor)	56,200
9 (R) Veh 12-348 2018 Ford Explorer (Police Interceptor)	65,200
10 (R) Veh 12-354 2018 Ford Explorer (Police Interceptor)	56,200
11 (R) Veh 12-355 2018 Ford Explorer (Police Interceptor)	56,200
12 (R) Veh 12-356 2018 Ford Explorer (Police Interceptor)	56,200
13 (R) Veh 12-357 2018 Ford Explorer (Police Interceptor)	56,200
14 (R) Veh 12-359 2018 Ford Explorer (Police Interceptor)	56,200
15 (R) Emergency Lighting/Equipment (15 vehicles)	375,000
16 (R) APX/NEXT Police Portables (30 @ \$9,700 each)	291,000
17 (A) Police Airboat with Trailer	110,000
18 (A) BMW Motorcycle	40,000
	\$ 1,677,000

120-6510 Fire Department

1 (A) Fire Engine	1,484,000
2 (A) Vehicle for Fire Captain (Training)	66,200
3 (R) Veh 11-46 2017 Ford F-350	66,200
	\$ 1,616,400

120-6520 Fire EMS

1 (R) Remount of Ambulance	450,000
2 Power Stretcher	78,000
	\$ 528,000

120-7020 Streets

1 (R) Veh 4-90 2012 CAT Excavator	426,700
	\$ 426,700

120-7080 Building Maintenance

1 Civic Center Parking and Bus Loop	19,000
2 Community Center Parking	21,000
3 OTECH Parking	24,000
4 Progress Lane Campus	26,000
5 (R) City Hall 3rd Floor HVAC	200,000
6 (R) Police Station HVAC	500,000
7 (R) IT HVAC	80,000
8 (R) Civic Center HVAC - Gym A	85,000
9 (R) Civic Center HVAC - Gym B	100,000
	\$ 1,055,000

120-7510 Parks

1 (R) Veh 17-172 2017 Ford F-150	56,200
	\$ 56,200

120-9020 Debt ServiceContingency

1 2019 Revenue Note Debt Service	228,132
2 2025 Revenue Note (Estimated)	2,904,000
3 Debt Service for tentative ERP Loan	275,000
	\$ 3,407,132

120-9020 Capital Projects

1 CM2601 New ERP Implementation	1,000,000
	\$ 1,000,000

GRAND TOTAL	
	\$ 9,766,432

COMMUNITY DEVELOPMENT BLOCK GRANT FUND (140)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
140-0000-337-50-10	BLOCK GRANTS	(\$807,467)	(\$928,578)	(\$121,111)	
	TOTAL CDBG FUND REVENUES	(\$807,467)	(\$928,578)	(\$121,111)	15.0%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
140-5420-515-12-00	SALARIES & WAGES	\$74,572	\$0	(\$74,572)	
140-5420-515-31-00	PROFESSIONAL SERVICES	\$396,835	\$928,578	\$531,743	
140-5420-515-34-00	CONTRACTUAL SERVICES	\$61,332	\$0	(\$61,332)	
140-5420-515-40-00	TRAVEL & PER DIEM	\$1,000	\$0	(\$1,000)	
140-5420-515-49-00	OTHER CURRENT CHARGES	\$1,000	\$0	(\$1,000)	
140-5420-515-54-00	BOOKS, PUB, SUBS, & MEMBERSHIPS	\$2,060	\$0	(\$2,060)	
140-5420-515-64-00	MACHINERY & EQUIPMENT	\$270,668	\$0	(\$270,668)	
	TOTAL CDBG FUND EXPENDITURES	\$807,467	\$928,578	\$121,111	15.0%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
			All CDBG expenditures centralized in one
31-00	Professional Services	\$531,743	account.

STC/OUC INTERLOCAL FUND (150)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
150-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$225,541)	(\$225,541)	
150-0000-343-11-93	REV BASED PYMT FROM OUC	(\$12,166,116)	(\$12,974,459)	(\$808,343)	
150-0000-361-10-00	GENERAL OPERATING INTEREST	(\$91,536)	(\$91,536)	\$0	
150-0000-369-90-30	INTERFUND TRANSFER	\$0	\$0	\$0	
TOTAL STC/OUC INTERLOCAL FUND REVENUES		(\$12,257,652)	(\$13,291,536)	(\$1,033,884)	8.4%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
150-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$12,197,652	\$13,200,000	\$1,002,348	
150-9020-580-99-00	CONTINGENCY	\$60,000	\$91,536	\$31,536	
TOTAL STC/OUC INTERLOCAL FUND EXPENDITURES		\$12,257,652	\$13,291,536	\$1,033,884	8.4%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
			The transfer to the General Fund increased due to higher OUC gross sales and our percentage
343-11-93	REV BASED PYMT FROM OUC	(\$808,843)	increasing from 9.5% to 9.75%.
91-00	Intragovernment transfer	\$1,002,348	Same as above.

STC/TOHO INTERLOCAL FUND (160)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
160-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$1,000,000)	\$0	\$1,000,000	
160-0000-343-30-93	REV BASED PYMT FROM TOHO	(\$1,762,174)	(\$2,500,000)	(\$737,826)	
160-0000-343-50-93	REV BASED PYMT FROM TOHO	(\$3,318,031)	(\$3,400,000)	(\$81,969)	
160-0000-361-10-00	GENERAL OPERATING INTEREST	(\$18,693)	(\$24,004)	(\$5,311)	
TOTAL STC/TOHO INTERLOCAL FUND REVENUES		(\$6,098,898)	(\$5,924,004)	\$174,894	-2.9%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
160-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$6,098,898	\$5,924,004	(\$174,894)	
160-9020-580-99-00	CONTINGENCY	\$0	\$0	\$0	
TOTAL STC/TOHO INTERLOCAL FUND EXPENDITURES		\$6,098,898	\$5,924,004	(\$174,894)	-2.9%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
			This was a one-time use of prior-year fund
301-00-00	Prior Year Fund Balance	\$1,000,000	balance last fiscal year.

DEBT SERVICE FUND (200)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
200-0000-361-10-00	GENERAL OPERATING INTEREST	\$0	\$0	\$0	
200-0000-381-00-00	INTERFUND TRANSFER	(\$8,877,404)	(\$8,685,322)	\$192,082	
TOTAL DEBT SERVICE FUND REVENUES		(\$8,877,404)	(\$8,685,322)	\$192,082	-2.2%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
200-9000-517-71-08	SRF LOAN 2002	\$18,178	\$0	(\$18,178)	
200-9000-517-71-10	SRF LOAN 2005	\$108,981	\$0	(\$108,981)	
200-9000-517-71-11	SRF LOAN 2006	\$147,667	\$0	(\$147,667)	
200-9000-517-71-22	STERLING NB-2019 REV NOTE	\$1,570,000	\$1,610,000	\$40,000	
200-9000-517-71-24	CAP IMPROV REV BOND-2025	\$2,070,000	\$2,555,000	\$485,000	
200-9000-517-72-08	SRF LOAN 2002	\$400	\$0	(\$400)	
200-9000-517-72-10	SRF LOAN 2005	\$2,056	\$0	(\$2,056)	
200-9000-517-72-11	SRF LOAN 2006	\$2,797	\$0	(\$2,797)	
200-9000-517-72-22	STERLING NB-2019 REV NOTE	\$711,200	\$671,322	(\$39,878)	
200-9000-517-72-23	2024 FLGFC REVE NOTE	\$0	\$0	\$0	
200-9000-517-72-24	CAP IMPROV REV BOND-2025	\$4,246,125	\$3,849,000	(\$397,125)	
TOTAL DEBT SERVICE FUND EXPENDITURES		\$8,877,404	\$8,685,322	(\$192,082)	-2.2%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
71-22	2019 Rev Note - Principal	\$40,000	Principal payments increase over time as interest charges decrease.
71-24	2025 Rev Bond - Principal	\$485,000	Principal payments increase over time as interest charges decrease.



SCHEDULE OF OUTSTANDING DEBT 2026/2027 BUDGET

<u>PLEDGED REVENUE & DESCRIPTION OF DEBT</u>	<u>ISSUE DATE</u>	<u>ISSUE/DRAWN AMOUNT</u>	<u>PRINCIPAL OUTSTANDING AT 9/30/2026</u>	<u>FY 2026-2027 BUDGETED DEBT SERVICE</u>	<u>FY Ending FINAL MATURITY</u>
<u>One Percent Infrastructure Surtax</u>					
Capital Imprv Revenue Bonds, 2019 Refunded Series <i>(funded 9.5431%)</i>	2019	3,558,500	2,643,000	217,709	2040
<u>Mobility Impact Fees</u>					
Capital Imprv Revenue Bonds, 2019 Refunded Series <i>(funded 90.4569%)</i>	2019	32,026,500	23,787,000	2,063,613	2040
Capital Improvement Revenue Bonds, 2025 Series	2025	80,440,000	78,010,000	6,403,275	2045
TOTAL DEBT SERVICE		\$ 116,025,000	\$ 104,440,000	\$ 8,684,597	

CAPITAL PROJECT FUND (300)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
300-0000-361-10-00	GENERAL OPERATING INTEREST	\$0	\$0	\$0	
300-0000-381-01-00	INTERFUND TRANSFER, GEN FUND	(\$536,375)	(\$471,343)	\$65,032	
300-0000-381-10-00	INTERFUND TRANSFER, GAS TAX	(\$1,000,000)	(\$1,000,000)	\$0	
300-0000-381-12-00	INTERFUND TRANSFER, ONE PCT	(\$1,000,000)	(\$1,000,000)	\$0	
300-0000-381-32-00	INTERFUND TRANSFER, PARKS	(\$1,500,000)	\$0	\$1,500,000	
300-0000-381-35-00	INTERFUND TRANSFER, MOBILITY	(\$1,400,000)	(\$11,770,000)	(\$10,370,000)	
300-0000-381-64-50	INTERFUND TRANSFER, CRA	(\$962,845)	(\$1,300,000)	(\$337,155)	
300-0000-384-00-00	DEBT PROCEEDS	\$0	\$0	\$0	
TOTAL CAPITAL PROJECT FUND REVENUES		(\$6,399,220)	(\$15,541,343)	(\$9,142,123)	142.9%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
300-9595-513-12-00	SALARIES & WAGES	\$200,000	\$0	(\$200,000)	
300-9595-513-31-00	PROFESSIONAL SERVICES	\$800,000	\$1,000,000	\$200,000	
300-9595-541-12-00	SALARIES & WAGES	\$0	\$0	\$0	
300-9595-541-31-00	PROFESSIONAL SERVICES	\$500,000	\$0	(\$500,000)	
300-9595-541-34-00	CONTRACTUAL SERVICES	\$3,399,220	\$10,541,343	\$7,142,123	
300-9595-541-61-00	LAND/ROW/EASEMENT	\$0	\$4,000,000	\$4,000,000	
300-9595-541-63-00	OTHER IMPROVEMENTS	\$0	\$0	\$0	
300-9595-572-31-00	PROFESSIONAL SERVICES	\$150,000	\$0	(\$150,000)	
300-9595-572-34-00	CONTRACTUAL SERVICES	\$1,350,000	\$0	(\$1,350,000)	
TOTAL CAPITAL PROJECT FUND EXPENDITURES		\$6,399,220	\$15,541,343	\$9,142,123	142.9%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
			This is an overall increase primarily due to project ST2603 LaSalle Ave Ext and ST2305 Mass Ave
All	All	\$9,142,123	Ext.

Capital Projects Budget

Fiscal Year 2026-2027

GENERAL GOVERNMENT PROJECTS AND FUNDING SOURCES:

<u>Description</u>	Project Total	FUNDING SOURCE				
		General Fund	One Percent Fund	Mobility Impact Fees	Gas Tax	CRA
CM2601 New ERP Implementation	\$1,000,000		\$1,000,000			
PW2402 Downtown Mixed Use Dev	\$1,300,000					\$1,300,000
ST2701 Master Plan Paving	\$1,000,000				\$1,000,000	
ST2702 Paving (Franchise Fees)	\$471,343	\$471,343				
ST2305 Massachusetts Ave Extension	\$4,020,000			\$4,020,000		
ST2603 Lasalle Avenue Extension	\$7,750,000			\$7,750,000		
	\$15,541,343	\$471,343	\$1,000,000	\$11,770,000	\$1,000,000	\$1,300,000
Proposed Budget	\$15,541,343					

CURRENT PROJECTS WITH FUTURE FUNDING REQUIREMENTS:

<u>Description</u>	Project Total	Fiscal Year	FUNDING SOURCE				
			General Fund	One Percent Fund	Mobility Fees	Gas Tax	Stormwater
ST2303 10th Street Complete Streets	\$9,020,000	27-28			\$9,020,000		
ST2603 Michigan Avenue Extension	\$3,750,000	27-28			\$3,750,000		
	\$12,770,000		\$0	\$0	\$12,770,000	\$0	\$0
Proposed Future Budgets	\$12,770,000						

Capital Projects Budget Fiscal Year 2026-2027 as of 09/30/2026

City Manager

Project number/name: CM2601 New ERP Implementation

Project Description: A new Enterprise Resource Planning (ERP) system to include data validation, installation, user acceptance testing, financial statement verification, staff training, and any necessary follow-up assistance. This project will be ongoing over a multiple year period.

Funding Source: Fund 120 One Percent Surcharge



Current project budget:	\$1,221,370.00
FY 26/27 budget	\$1,000,000.00
New total project budget:	\$2,221,370.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$2,221,370.00

Capital Projects Budget

Fiscal Year 2026-2027

as of 09/30/2026

Public Works

Project number/name: ST2701 Master Plan Paving

Project Description: Paving roadways identified in the 5-year paving plan, streets outside of neighborhoods, and pavement preservation.

Funding Source: Fund 100 Gas Tax



Current project budget:	\$0.00
FY 26/27 budget	\$1,000,000.00
New total project budget:	\$1,000,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$1,000,000.00

Capital Projects Budget

Fiscal Year 2026-2027

as of 09/30/2026

Public Works

Project number/name: ST2702 Paving (Franchise Fees)

Project Description: Paving roadways utilizing funding collected from Franchise Fees.

Funding Source: Fund 001 General Fund (Franchise Fees)



Current project budget:	\$0.00
FY 26/27 budget	\$471,343.00
New total project budget:	\$471,343.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$471,343.00

Capital Projects Budget

Fiscal Year 2026-2027

as of 09/30/2026

Public Works

Project number/name: ST2305 Massachusetts Ave Extension

Project Description: The design, project management, and construction of an extension of LaSalle Avenue to Surrey Springs Way's roundabout. Project includes right-of-way costs.

Funding Source: Fund 350 Mobility Impact Fees



Current project budget:	\$630,000.00
FY 25/26 budget	\$4,020,000.00
New total project budget:	\$4,650,000.00

Expenditures:	(\$38,641.76)
Open encumbrances:	(\$426,858.24)
Total available project balance:	\$4,184,500.00

Capital Projects Budget

Fiscal Year 2026-2027

as of 09/30/2026

Public Works

Project number/name: ST2603 Lasalle Avenue Extension

Project Description: The design, project management, and construction of an extension of LaSalle Avenue to Surrey Springs Way's roundabout. Project includes right-of-way costs.

Funding Source: Fund 350 Mobility Impact Fees



Current project budget:	\$400,000.00
FY 25/26 budget	\$7,750,000.00
New total project budget:	\$8,150,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$8,150,000.00

Capital Projects Budget

Fiscal Year 2026-2027

as of 09/30/2026

Public Works

Project number/name: SW2701 Lakefront Floating Planters

Project Description: This project is for the purchase and installation of floating planters at the Lakefront Park in the stormwater ponds that run along East Lakeshore Boulevard. These planters will improve water quality in the ponds, provide a habitat for wildlife, and help beautify the park. The first phase will be the easternmost stormwater pond.

Funding Source: Fund 450 Stormwater Utility



Current project budget:	\$0.00
FY 25/26 budget	\$50,000.00
New total project budget:	\$50,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$50,000.00

PARKS IMPACT FEE FUND (320)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
320-0000-324-61-00	CULTURE/REC RESIDENTIAL	(\$3,438,000)	(\$2,865,000)	\$573,000	
320-0000-338-10-10	TRANSFER OF IMPACT FEES	(\$500,000)	(\$500,000)	\$0	
320-0000-361-10-00	GENERAL OPERATING INTEREST	(\$350,000)	(\$350,000)	\$0	
TOTAL PARKS IMPACT FEE REVENUES		(\$4,288,000)	(\$3,715,000)	\$573,000	-13.4%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
320-7510-572-64-00	MACHINERY & EQUIPMENT	\$120,400	\$54,000	(\$66,400)	
320-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$225,237	\$223,645	(\$1,592)	
320-9020-581-91-20	DEBT SERVICE	\$1,400,000	\$1,500,000	\$100,000	
320-9595-572-91-30	INTERFUND TRANSFER, CAP PROJ	\$1,500,000	\$0	(\$1,500,000)	
320-9595-572-99-00	CONTINGENCY	\$1,042,363	\$1,937,355	\$894,992	
TOTAL PARKS IMPACT FEE EXPENDITURES		\$4,288,000	\$3,715,000	(\$573,000)	-13.4%

VARIANCE EXPLANATIONS

REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
91-20	Debt Service	\$100,000	Parks Impact fees share of the 2025 bond repayment.
99-00	Contingency	\$894,992	No budgeted projects.

POLICE IMPACT FEE FUND (330)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
330-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$409,033)	\$0	\$409,033	
330-0000-324-11-00	PUBLIC SAFETY, RESIDENTIAL	(\$1,234,800)	(\$1,029,000)	\$205,800	
330-0000-324-12-00	PUBLIC SAFETY, COMMERCIAL	(\$147,486)	(\$100,000)	\$47,486	
330-0000-361-10-00	GENERAL OPERATING INTEREST	(\$224,809)	(\$224,809)	\$0	
TOTAL POLICE IMPACT FEE REVENUES		(\$2,016,128)	(\$1,353,809)	\$662,319	-32.9%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
330-6010-521-31-00	PROFESSIONAL SERVICES	\$25,000	\$0	(\$25,000)	
330-6010-521-52-00	OPERATING SUPPLIES	\$381,000	\$0	(\$381,000)	
330-6010-521-64-00	MACHINERY & EQUIPMENT	\$520,400	\$0	(\$520,400)	
330-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$89,728	\$89,240	(\$488)	
330-9020-581-91-20	DEBT SERVICE	\$1,000,000	\$1,000,000	\$0	
330-9020-521-99-00	CONTINGENCY	\$0	\$264,569	\$264,569	
TOTAL POLICE IMPACT FEE EXPENDITURES		\$2,016,128	\$1,353,809	(\$662,319)	-32.9%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
99-00	Contingency	\$264,569	Increase in budgeted contingency for use for additional Police Officers in the future.

FIRE IMPACT FEE FUND (340)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
340-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$10,910)	(\$10,910)	
340-0000-324-11-00	PUBLIC SAFETY, RESIDENTIAL	(\$1,082,400)	(\$902,000)	\$180,400	
340-0000-324-12-00	PUBLIC SAFETY, COMMERCIAL	(\$92,013)	(\$80,000)	\$12,013	
340-0000-361-10-00	GENERAL OPERATING INTEREST	(\$195,898)	(\$195,898)	\$0	
TOTAL FIRE IMPACT FEE REVENUES		(\$1,370,311)	(\$1,188,808)	\$181,503	-13.2%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
340-6510-522-31-00	PROFESSIONAL SERVICES	\$25,000	\$0	(\$25,000)	
340-6510-522-64-00	MACHINERY & EQUIPMENT	\$0	\$112,400	\$112,400	
340-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$75,735	\$76,408	\$673	
340-9020-581-91-20	DEBT SERVICE	\$1,000,000	\$1,000,000	\$0	
340-9595-522-99-00	CONTINGENCY	\$269,576	\$0	(\$269,576)	
TOTAL FIRE IMPACT FEE EXPENDITURES		\$1,370,311	\$1,188,808	(\$181,503)	-13.2%

VARIANCE EXPLANATIONS

REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
			Vehicles for new positions created by growth
64-00	Machinery & Equipment	\$112,400	(Batallion Chief and Division Chief)

MOBILITY IMPACT FEE FUND (350)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
350-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$6,449,658)	(\$6,449,658)	
350-0000-324-41-00	MOBILITY FEE, RESIDENTIAL	(\$17,401,200)	(\$8,501,000)	\$8,900,200	
350-0000-324-42-00	MOBILITY FEE, COMMERCIAL	(\$1,000,000)	(\$750,000)	\$250,000	
350-0000-361-10-00	GENERAL OPERATING INTEREST	(\$934,428)	(\$934,428)	\$0	
TOTAL MOBILITY IMPACT FEE REVENUES		(\$19,335,628)	(\$16,635,086)	\$2,700,542	-14.0%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
350-7010-541-49-10	OTHER CURRENT CHARGES	\$0	\$2,400,000	\$2,400,000	
350-9000-581-91-20	DEBT SERVICE	\$2,053,080	\$2,053,190	\$110	
350-9000-587-81-00	TRANSFERS TO OTHER GOVT	\$4,000,000	\$0	(\$4,000,000)	
350-9020-581-91-01	TRANSFER TO GENERAL FUND	\$366,638	\$411,896	\$45,258	
350-9020-581-91-30	CAPITAL PROJECTS	\$1,400,000	\$11,770,000	\$10,370,000	
350-9595-541-99-00	CONTINGENCY	\$11,515,910	\$0	(\$11,515,910)	
TOTAL MOBILITY IMPACT FEE EXPENDITURES		\$19,335,628	\$16,635,086	(\$2,700,542)	-14.0%

VARIANCE EXPLANATIONS

REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
301-00-00	Prior Year Fund Balance	(\$6,449,658)	Increase in prior year fund balance to fund capital projects.
324-41-00	Mobility Fee, Residential	\$8,900,200	Impact fee agreements are lowering the amount of impact fee revenue received. Developers are constructing necessary roads more efficiently and more cost effectively with impact fee credits.
49-10	Other current charges	\$2,400,000	Account now used to record the transfer of 19.45% of mobility impact fees collected to Osceola County.
91-01	Interfund Transfer - General Fund	\$45,258	5% of FY 24/25 impact fees transferred to the General Fund per municipal code 17.10.H.
91-30	Interfund Transfer - Cap Projects	\$10,370,000	Project ST2305 Massachusetts Ave Ext and project ST2603 Lasalle Ave Ext.

SANITATION IMPACT FEE FUND (490)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
490-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$59,984)	(\$148,034)	(\$88,050)	
490-0000-324.21-00	PHYSICAL ENV - RESIDENTIAL	(\$769,152)	(\$710,500)	\$58,652	
490-0000-324.22-00	PHYSICAL ENV - COMMERCIAL	(\$54,850)	(\$55,452)	(\$602)	
490-0000-361.10-00	GENERAL OPERATING INTEREST	(\$36,014)	(\$36,014)	\$0	
TOTAL SANITATION IMPACT FEE REVENUES		(\$920,000)	(\$950,000)	(\$30,000)	3.3%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
490-7071-534.64-00	MACHINERY & EQUIPMENT	\$920,000	\$950,000	\$30,000	
490-9020-534.99-00	CONTINGENCY	\$0	\$0	\$0	
TOTAL SANITATION IMPACT FEE FUND		\$920,000	\$950,000	\$30,000	3.3%

VARIANCE EXPLANATIONS REVENUE (+\$500,000) : EXPENDITURE (+\$10,000)

Element	Account	Change	Explanation of Variance
64-00	Machinery & Equipment	\$30,000	Increase in cost of two new sideloaders.

SANITATION FUND (440)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
440-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$206,978)	\$0	\$206,978	
440-0000-323-41-00	FRANCHISE FEES	(\$28,088)	\$0	\$28,088	
440-0000-341.90-01	ADMINISTRATIVE FEES	\$0	(\$49,878)	(\$49,878)	
440-0000-343-41-70	COLLECTION FEES - RES	(\$8,520,000)	(\$10,847,709)	(\$2,327,709)	
440-0000-343-41-71	COLLECTION FEES - COMM	(\$156,000)	(\$264,000)	(\$108,000)	
440-0000-343-41-72	DUMPSTER FEES	(\$2,114,232)	(\$2,510,715)	(\$396,483)	
440-0000-343-41-73	LANDFILL FEES - NON CITY	(\$5,529,975)	(\$5,891,300)	(\$361,325)	
440-0000-343-41-74	LANDFILL FEES - CITY	(\$2,760,000)	(\$2,453,405)	\$306,595	
440-0000-343-41-75	OTHER CHARGES	(\$383,220)	(\$440,593)	(\$57,373)	
440-0000-343-41-76	MISC REVENUE	(\$6,000)	(\$15,000)	(\$9,000)	
440-0000-343-41-81	RECYCLE-SCRAP METAL	(\$62,868)	(\$70,576)	(\$7,708)	
440-0000-343-41-88	RECYCLE-CARDBOARD	(\$40,980)	\$0	\$40,980	
440-0000-343-41-90	RECYCLE-COMINGLE CURBSIDE	(\$152,532)	(\$80,613)	\$71,919	
440-0000-350-41-00	SOLID WASTE	(\$10,000)	(\$10,000)	\$0	
440-0000-361-10-00	GENERAL OPERATING INTEREST	(\$25,000)	(\$74,856)	(\$49,856)	
TOTAL SANITATION FUND REVENUES		(\$19,995,873)	(\$22,708,645)	(\$2,712,772)	13.6%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
440-7071-534.14-00	OVERTIME	\$112,203	\$112,203	\$0	
440-7071-534.31-00	PROFESSIONAL SERVICES	\$305,225	\$630,225	\$325,000	
440-7071-534.31-01	MEDICAL CARE	\$150	\$150	\$0	
440-7071-534.34-00	OTHER CONTRACTUAL SERVICE	\$2,317,708	\$2,391,000	\$73,292	
440-7071-534.40-00	TRAVEL & PER DIEM	\$3,325	\$1,175	(\$2,150)	
440-7071-534.41-00	COM.SERV/DEV/ACCESSORIES	\$325	\$500	\$175	
440-7071-534.42-00	MAIL & FREIGHT	\$37,500	\$5,000	(\$32,500)	
440-7071-534.44-00	RENTALS & LEASES	\$17,987	\$9,487	(\$8,500)	
440-7071-534.46-00	REPAIRS & MAINTENANCE	\$35,000	\$36,500	\$1,500	
440-7071-534.46-01	MAINTENANCE CONTRACTS	\$0	\$15,000	\$15,000	
440-7071-534.47-00	PRINTING & BINDING	\$8,300	\$5,800	(\$2,500)	
440-7071-534.48-00	PROMOTIONAL ACTIVITIES	\$7,800	\$4,000	(\$3,800)	
440-7071-534.51-00	OFFICE SUPPLIES	\$4,100	\$3,500	(\$600)	
440-7071-534.52-00	OPERATING SUPPLIES	\$464,991	\$511,575	\$46,584	
440-7071-534.52-15	TAXABLE UNIFORM	\$8,700	\$8,700	\$0	
440-7071-534.52-16	UNIFORM EXEMPT FROM WAGES	\$5,000	\$5,000	\$0	
440-7071-534.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,724	\$1,100	(\$624)	
440-7071-534.55-00	TRAINING	\$1,195	\$1,195	\$0	
440-7071-534.64-00	C/O EQUIPMENT & MACHINERY	\$36,480	\$475,000	\$438,520	
440-7072-534.14-00	OVERTIME	\$127,584	\$127,584	\$0	
440-7072-534.31-00	PROFESSIONAL SERVICES	\$360,450	\$200,450	(\$160,000)	
440-7072-534.31-01	MEDICAL CARE	\$300	\$300	\$0	
440-7072-534.34-00	OTHER CONTRACTUAL SERVICE	\$5,657,978	\$5,926,688	\$268,710	

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
440-7072-534.40-00	TRAVEL & PER DIEM	\$18,420	\$8,600	(\$9,820)	
440-7072-534.41-00	COM.SERV/DEV/ACCESSORIES	\$400	\$1,800	\$1,400	
440-7072-534.42-00	MAIL & FREIGHT	\$5,100	\$600	(\$4,500)	
440-7072-534.44-00	RENTALS & LEASES	\$887	\$1,493	\$606	
440-7072-534.46-00	REPAIRS & MAINTENANCE	\$58,500	\$58,500	\$0	
440-7072-534.46-01	MAINTENANCE CONTRACTS	\$143,000	\$143,151	\$151	
440-7072-534.47-00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
440-7072-534.48-00	PROMOTIONAL ACTIVITIES	\$3,340	\$3,000	(\$340)	
440-7072-534.49-00	OTHER CURRENT CHARGES	\$0	\$10,000	\$10,000	
440-7072-534.51-00	OFFICE SUPPLIES	\$4,270	\$2,000	(\$2,270)	
440-7072-534.52-00	OPERATING SUPPLIES	\$39,800	\$11,000	(\$28,800)	
440-7072-534.52-15	TAXABLE UNIFORM	\$7,151	\$7,151	\$0	
440-7072-534.52-16	UNIFORM EXEMPT FROM WAGES	\$4,400	\$4,400	\$0	
440-7072-534.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,650	\$700	(\$950)	
440-7072-534.55-00	TRAINING	\$12,385	\$6,590	(\$5,795)	
440-7072-534.63-00	CAPITAL OUTLAY OTHER IMPV	\$105,000	\$0	(\$105,000)	
440-7072-534.64-00	C/O EQUIPMENT & MACHINERY	\$0	\$845,000	\$845,000	
440-9020-581.91-00	INTRAGOVERMENT TRANSFERS	\$1,540,087	\$1,878,431	\$338,344	
TOTAL SANITATION FUND EXPENDITURES		\$11,459,415	\$13,455,548	\$1,996,133	17.4%
	SALARIES	\$2,752,873	\$3,105,956	\$353,083	
	BENEFITS	\$1,507,495	\$1,653,067	\$145,572	
	UTILITIES	\$34,200	\$34,200	\$0	
	INSURANCE	\$185,409	\$239,720	\$54,311	
	ALLOCATED ADMIN CHARGES	\$1,207,631	\$1,204,754	(\$2,877)	
	VEHICLE MAINTENANCE/FUEL	\$2,848,850	\$3,015,400	\$166,550	
GRAND TOTAL SANITATION FUND EXPENDITURES		\$19,995,873	\$22,708,645	\$2,712,772	13.6%

Element	Account	Change	Explanation of Variance
343-41-70	COLLECTION FEES - RES	(\$2,327,709)	Revenue increase from annexations and normal growth.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Public Works

440-7071-534 Refuse Collection

Element	Account	Change \$	Explanation of Variance
31-00	Professional	\$325,000	Increased customer base resulting in increase payment to Toho for billing services.
34-00	Contractual Services	\$73,292	Estimated cost for increased tonnage at Transfer Station.
46-01	Maintenance Contracts	\$15,000	Cost of Samsara contract.
52-00	Operating Supplies	\$46,584	Increased cost for new dumpsters and carts. Estimated cost for replacement carts (aging carts).
64-00	Machinery & Equipment	\$438,520	One ASL replacement truck.

440-7072-534 Transfer Station

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$268,710	Estimated cost for increased tonnage at JED Landfill.
49-00	Other Current Charges	\$10,000	Cost for anticipated legal ads.
64-00	Machinery & Equipment	\$845,000	Replacement equipment for the transfer station (yard mule, loader, and tractor trailer).

440-9020-581 Administrative & General

Element	Account	Change \$	Explanation of Variance
91-00	Intragovernment Transfers	\$338,344	Increase in 2025 sales with 9.5% transferred to the General Fund.

STORMWATER FUND (450)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
450-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$951,585)	\$0	\$951,585	
450-0000-343-70-00	COMMERICAL	(\$1,347,542)	(\$1,408,937)	(\$61,395)	
450-0000-343-71-00	RESIDENTIAL	(\$3,771,679)	(\$3,928,519)	(\$156,840)	
450-0000-361-10-00	GENERAL OPERATING INTEREST	(\$77,508)	(\$77,134)	\$374	
TOTAL STORMWATER FUND REVENUES		(\$6,148,314)	(\$5,414,590)	\$733,724	-11.9%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
450-7063-538.22-00	OVERTIME	\$8,285	\$2,865	(\$5,420)	
450-7063-538.31-00	PROFESSIONAL SERVICES	\$140,000	\$140,000	\$0	
450-7063-538.34-00	OTHER CONTRACTUAL SERVICE	\$270,000	\$270,000	\$0	
450-7063-538.40-00	TRAVEL & PER DIEM	\$3,874	\$1,400	(\$2,474)	
450-7063-538.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$200	\$0	
450-7063-538.42-00	MAIL & FREIGHT	\$3,750	\$1,000	(\$2,750)	
450-7063-538.44-00	RENTALS & LEASES	\$2,000	\$2,000	\$0	
450-7063-538.46-00	REPAIRS & MAINTENANCE	\$2,250	\$3,750	\$1,500	
450-7063-538.46-01	MAINTENANCE CONTRACTS	\$101,649	\$103,649	\$2,000	
450-7063-538.48-00	PROMOTIONAL ACTIVITIES	\$2,550	\$1,800	(\$750)	
450-7063-538.49-00	OTHER CURRENT CHARGES	\$1,800	\$0	(\$1,800)	
450-7063-538.51-00	OFFICE SUPPLIES	\$1,400	\$900	(\$500)	
450-7063-538.52-00	OPERATING SUPPLIES	\$31,460	\$37,260	\$5,800	
450-7063-538.52-15	TAXABLE UNIFORM	\$7,520	\$6,340	(\$1,180)	
450-7063-538.52-16	UNIFORM EXEMPT FROM WAGES	\$4,400	\$4,400	\$0	
450-7063-538.53-00	ROAD MATERIALS & SUPPLIES	\$69,004	\$70,543	\$1,539	
450-7063-538.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,500	\$2,000	(\$500)	
450-7063-538.55-00	TRAINING	\$30,060	\$29,605	(\$455)	
450-7063-538.62-00	BUILDINGS	\$40,000	\$0	(\$40,000)	
450-7063-538.64-00	C/O MACHINERY & EQUIPMENT	\$65,000	\$1,140,000	\$1,075,000	
450-9020-581.91-00	INTRAGOVERNMENT TRANSFERS	\$418,023	\$493,536	\$75,513	
450-9020-581.91-20	DEBT SERVICE	\$280,078	\$0	(\$280,078)	
450-9020-581.99-62	FUTURE CAPITAL PURCHASES	\$0	\$412,534	\$412,534	
450-9595-699.31-00	PROFESSIONAL SERVICES	\$500,000	\$0	(\$500,000)	
450-9595-699.34-00	OTHER CONTRACTUAL SERVICE	\$1,800,000	\$50,000	(\$1,750,000)	
TOTAL STORMWATER FUND EXPENDITURES		\$3,785,803	\$2,773,782	(\$1,012,021)	-26.7%
	SALARIES	\$1,174,242	\$1,237,819	\$63,577	
	BENEFITS	\$691,966	\$708,481	\$16,515	
	UTILITIES	\$15,000	\$15,000	\$0	
	INSURANCE	\$39,115	\$67,175	\$28,060	
	ALLOCATED ADMIN CHARGES	\$291,938	\$444,583	\$152,645	
	VEHICLE MAINTENANCE/FUEL	\$150,250	\$167,750	\$17,500	
GRAND TOTAL STORMWATER FUND EXPENDITURES		\$6,148,314	\$5,414,590	(\$733,724)	-11.9%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Public Works

450-7063-538 Stormwater

Element	Account	Change \$	Explanation of Variance
64-00	Machinery & Equipment	\$1,075,000	Jet Vac replacement, sweeper, and F-250.

450-9020-581 Administrative & General

Element	Account	Change \$	Explanation of Variance
91-00	Intragovernment Transfer	\$75,513	Increase in 2025 sales (9.5% transferred to the General Fund)
99-62	Future Capital Purchases	\$412,534	Increase in contingency expenditures for future capital projects.

450-9595-699 Administrative & General

Element	Account	Change \$	Explanation of Variance
None			

BUILDING PERMIT FUND (460)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
460-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$885,855)	\$0	\$885,855	
460-0000-322-00-00	PERMITS, FEES, SPEC ASSESS	(\$4,084,720)	(\$4,084,720)	\$0	
460-0000-322-90-01	OTHER ADMIN FEES	(\$20,000)	(\$20,000)	\$0	
460-0000-329-20-00	BUILDING MISC FEES	(\$95,940)	(\$95,940)	\$0	
460-0000-329-27-00	TECHNOLOGY FEE	(\$90,098)	(\$90,098)	\$0	
460-0000-361-10-00	GENERAL OPERATING INTEREST	(\$231,204)	(\$231,204)	\$0	
TOTAL BUILDING PERMIT FUND REVENUES		(\$5,407,817)	(\$4,521,962)	\$885,855	-16.4%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
460-5510-515.14-00	OVERTIME	\$3,000	\$3,000	\$0	
460-5510-515.31-00	PROFESSIONAL SERVICES	\$630,500	\$35,500	(\$595,000)	
460-5510-515.34-00	OTHER CONTRACTUAL SERVICE	\$58,200	\$58,250	\$50	
460-5510-515.40-00	TRAVEL & PER DIEM	\$30,314	\$32,643	\$2,329	
460-5510-515.41-00	COM.SERV/DEV/ACCESSORIES	\$500	\$500	\$0	
460-5510-515.42-00	MAIL & FREIGHT	\$1,750	\$3,000	\$1,250	
460-5510-515.44-00	LEASES	\$28,572	\$6,551	(\$22,021)	
460-5510-515.46-00	REPAIRS & MAINTENANCE	\$7,250	\$37,500	\$30,250	
460-5510-515.46-01	MAINTENANCE CONTRACTS	\$178,575	\$224,038	\$45,463	
460-5510-515.47-00	PRINTING & BINDING	\$5,675	\$5,825	\$150	
460-5510-515.48-00	PROMOTIONAL ACTIVITIES	\$9,000	\$10,000	\$1,000	
460-5510-515.49-00	OTHER CURRENT CHARGES	\$6,055	\$100	(\$5,955)	
460-5510-515.51-00	OFFICE SUPPLIES	\$3,500	\$4,000	\$500	
460-5510-515.52-00	OPERATING SUPPLIES	\$3,350	\$9,350	\$6,000	
460-5510-515.52-15	TAXABLE UNIFORM	\$7,850	\$9,500	\$1,650	
460-5510-515.52-16	UNIFORM EXEMPT FROM WAGES	\$1,800	\$1,800	\$0	
460-5510-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$9,572	\$13,690	\$4,118	
460-5510-515.55-00	TRAINING	\$43,156	\$43,623	\$467	
460-5510-515.64-00	MACHINERY & EQUIPMENT	\$306,900	\$0	(\$306,900)	
460-9020-515-99-00	CONTINGENCY	\$0	\$207,625	\$207,625	
TOTAL BUILDING PERMIT FUND EXPENDITURES		\$1,335,519	\$706,495	(\$629,024)	-47.1%

SALARIES	\$2,037,897	\$1,989,195	(\$48,702)
BENEFITS	\$951,783	\$989,147	\$37,364
UTILITIES	\$18,000	\$18,000	\$0
INSURANCE	\$40,490	\$49,074	\$8,584
ALLOCATED ADMIN CHARGES	\$1,000,128	\$748,051	(\$252,077)
VEHICLE MAINTENANCE/FUEL	\$24,000	\$22,000	(\$2,000)

GRAND TOTAL BUILDING PERMIT FUND EXPENDITURES	\$5,407,817	\$4,521,962	(\$885,855)	-16.4%
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VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over prior budget

Department: Building

460-5510-515 Building Fund

Element	Account	Increase \$	Explanation of Variance
46-00	Repairs & Maintenance	\$30,250	Anticipated emergency repairs to the escalator.
46-01	Maintenance Contracts	\$45,463	Costs for new software including ProjectDox and Selectron application portal.

460-9020-515 Administrative & General

Element	Account	Increase \$	Explanation of Variance
99-00	Contingency-Restricted	\$207,485	Increase in budgeted contingency.

	Permits Issued					Permits Issued			
	Residential	Commercial	All Other	Combined		Residential	Commercial	All Other	Combined
	FY 2026					FY 2025			
OCT	134	0	482	616		148	0	386	534
NOV	69	3	385	457		174	1	410	585
DEC	91	7	302	400		133	3	456	592
JAN	62	1	379	442		137	0	484	621
FEB	78	1	433	512		86	5	378	469
MAR	95	2	343	440		144	3	351	498
APR	96	4	381	481		133	1	435	569
MAY	72	4	281	357		121	2	397	520
JUN	120	3	428	551		177	0	457	634
JUL	0	0	0	0		164	5	610	779
AUG	0	0	0	0		71	1	416	488
SEPT	0	0	0	0		95	1	427	523
TOTAL	817	25	3,414	4,256		1,583	22	5,207	6,812
Month Avg	91	3	379	473		132	2	434	568

MOTOR POOL FUND (510)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
510-0000-361-10-00	GENERAL OPERATING INTEREST	(\$33,023)	(\$12,525)	\$20,498	
510-0000-393-50-10	INTERNAL SERVICES, LABOR	(\$1,196,520)	(\$1,119,563)	\$76,957	
510-0000-393-50-20	INTERNAL SERVICES, PARTS	(\$1,500,000)	(\$1,400,000)	\$100,000	
510-0000-393-50-40	INTERNAL SERVICES, OUTSIDE REP	(\$935,695)	(\$1,099,572)	(\$163,877)	
TOTAL MOTOR POOL REVENUES		(\$3,665,238)	(\$3,631,660)	\$33,578	-0.9%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
510-7040-592.14-00	OVERTIME	\$21,214	\$21,214	\$0	
510-7040-592.40-00	TRAVEL & PER DIEM	\$450	\$3,300	\$2,850	
510-7040-592.41-00	COM.SERV/DEV/ACCESSORIES	\$2,000	\$2,000	\$0	
510-7040-592.42-00	MAIL & FREIGHT	\$2,000	\$200	(\$1,800)	
510-7040-592.46-00	REPAIRS & MAINTENANCE	\$24,000	\$24,000	\$0	
510-7040-592.46-01	MAINTENANCE CONTRACTS	\$30,800	\$20,800	(\$10,000)	
510-7040-592.46-04	WORK ORDERS	\$2,215,392	\$2,200,000	(\$15,392)	
510-7040-592.47-00	PRINTING & BINDING	\$600	\$200	(\$400)	
510-7040-592.49-00	OTHER CURRENT CHARGES	\$500	\$0	(\$500)	
510-7040-592.51-00	OFFICE SUPPLIES	\$900	\$900	\$0	
510-7040-592.52-00	OPERATING SUPPLIES	\$70,000	\$67,000	(\$3,000)	
510-7040-592.52-15	TAXABLE UNIFORM	\$2,925	\$2,925	\$0	
510-7040-592.52-16	UNIFORM EXEMPT FROM WAGES	\$1,600	\$1,600	\$0	
510-7040-592.54-00	BOOKS,PUBS,SUBS,& MEMBSHP	\$500	\$300	(\$200)	
510-7040-592.55-00	TRAINING	\$10,000	\$16,000	\$6,000	
510-7040-592.64-00	C/O EQUIPMENT & MACHINERY	\$25,000	\$0	(\$25,000)	
TOTAL MOTOR POOL FUND		\$2,407,881	\$2,360,439	(\$47,442)	-2.0%

SALARIES	\$561,738	\$576,405	\$14,667
BENEFITS	\$283,788	\$295,323	\$11,535
UTILITIES	\$24,000	\$24,000	\$0
INSURANCE	\$23,514	\$23,738	\$224
ALLOCATED ADMIN CHARGES	\$350,317	\$337,755	(\$12,562)
VEHICLE MAINTENANCE/FUEL	\$14,000	\$14,000	\$0

GRAND TOTAL MOTOR POOL FUND \$3,665,238 \$3,631,660 (\$33,578) -0.9%

VARIANCE EXPLANATIONS

REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
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SELF INSURANCE - HEALTH FUND (520)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	(Increase)/ Decrease	% Change
520-0000-341.20-01	HMO EMPLOYEE	(\$7,498,418)	(\$8,722,738)	(\$1,224,320)	
520-0000-341.20-02	HMO SPOUSE	(\$288,104)	(\$262,821)	\$25,283	
520-0000-341.20-03	HMO CHILDREN	(\$286,400)	(\$306,953)	(\$20,553)	
520-0000-341.20-04	HMO FAMILY	(\$1,003,111)	(\$1,049,849)	(\$46,738)	
520-0000-341.20-09	HMO EMPLOYEE CONTRIBUTION	(\$509,678)	(\$750,729)	(\$241,051)	
520-0000-361.10-00	GENERAL OPERATING INTEREST	(\$43,059)	(\$43,059)	\$0	
520-0000-369.90-00	OTHER MISC REVENUE	(\$220,000)	(\$407,676)	(\$187,676)	
TOTAL SELF INSURANCE - HEALTH REVENUES		(\$9,848,770)	(\$11,543,825)	(\$1,695,055)	17.2%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
520-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$8,632,275	\$10,078,245	\$1,445,970	
520-3020-513.31-06	HEALTH CARE ADMIN FEE	\$300,000	\$300,000	\$0	
520-3020-513.31-07	WELLNESS PROGRAM	\$30,000	\$30,000	\$0	
520-3020-513.34-00	CONTRACTUAL SERVICE	\$4,780	\$4,780	\$0	
520-3020-513.41-00	COMM SERV/ACCESSORIES	\$1,200	\$1,200	\$0	
520-3020-513.45-00	INSURANCE	\$753,081	\$1,102,682	\$349,601	
520-3020-513.46-00	REPAIRS & MAINTENANCE	\$4,000	\$4,000	\$0	
520-3020-513.49-00	OTHER CURRENT CHARGES	\$2,600	\$2,918	\$318	
520-3020-513.52-50	EMPLOYEE INCENTIVE	\$0	\$20,000	\$20,000	
520-3020-513.99-10	CONTINGENCY	\$120,834	\$0	(\$120,834)	
TOTAL SELF INSURANCE - HEALTH EXPENDITURES		\$9,848,770	\$11,543,825	\$1,695,055	17.2%

VARIANCE EXPLANATIONS REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
31-01	Medical Care-Physical	\$1,445,970	Estimated increase in medical claims due to higher number of staff covered.
45-00	Insurance	\$349,601	Increase in stop loss premium.
52-50	Employee Incentive	\$20,000	Reimbursable wellness program items.

SELF INSURANCE - WORKERS COMP FUND (525)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
525-0000-301.00-00	PRIOR YEAR FUND BALANCE	\$0	\$0	\$0	
525-0000-341.20-15	WORKERS COMPENSATION	(\$1,024,400)	(\$1,247,646)	(\$223,246)	
525-0000-361.10-00	GENERAL OPERATING INTEREST	(\$29,205)	(\$29,205)	\$0	
TOTAL SELF INS - WORKERS COMP REVENUES		(\$1,053,605)	(\$1,276,851)	(\$223,246)	21.2%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
525-3020-513.31-00	PROFESSIONAL SERVICES	\$2,500	\$2,500	\$0	
525-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$550,000	\$550,000	\$0	
525-3020-513.31-08	WORKERS COMP ADMIN FEE	\$50,452	\$50,452	\$0	
525-3020-513.45-00	INSURANCE	\$198,272	\$248,046	\$49,774	
525-3020-513.46-01	MAINTENANCE CONTRACTS	\$15,000	\$20,000	\$5,000	
525-3020-513.49-50	EMPLOYEE INCENTIVE	\$25,000	\$20,000	(\$5,000)	
525-3020-513.52-50	EMPLOYEE INCENTIVE	\$0	\$5,000	\$5,000	
525-3020-513.99-10	CONTINGENCY	\$212,381	\$380,853	\$168,472	
TOTAL SELF INS - WORKERS COMP EXPENDITURES		\$1,053,605	\$1,276,851	\$223,246	21.2%

VARIANCE EXPLANATIONS

REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
45-00	Insurance	\$49,774	Increase in policy rate for excess workers compensation coverage.
99-10	Contingency	\$168,472	Increased in budgeted contingency due to increase in revenues.

ECONOMIC DEVELOPMENT FUND (630)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
630-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$142,432)	(\$50,961)	\$91,471	
630-0000-361.10-00	GENERAL OPERATING INTEREST	(\$8,559)	(\$8,559)	\$0	
630-0000-362.10-10	2901 17TH STREET	(\$198,162)	(\$198,162)	\$0	
630-0000-381.00-01	INTERFUND TRANSFER, GEN FUND	(\$250,000)	\$0	\$250,000	
TOTAL ECONOMIC DEVELOPMENT REVENUES		(\$599,153)	(\$257,682)	\$341,471	-57.0%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
630-5512-552.14.00	OVERTIME	\$1,500	\$1,000	(\$500)	
630-5512-552.31.00	PROFESSIONAL SERVICES	\$164,000	\$185,000	\$21,000	
630-5512-552.40.00	TRAVEL & PER DIEM	\$5,000	\$1,927	(\$3,073)	
630-5512-552.42.00	MAIL & FREIGHT	\$50	\$50	\$0	
630-5512-552.44.00	RENTALS & LEASES	\$3,000	\$0	(\$3,000)	
630-5512-552.46-01	MAINTENANCE CONTRACTS	\$29,400	\$0	(\$29,400)	
630-5512-552.47.00	PRINTING & BINDING	\$1,000	\$1,500	\$500	
630-5512-552.48.00	PROMOTIONAL ACTIVITIES	\$38,000	\$6,000	(\$32,000)	
630-5512-552.49.00	OTHER CURRENT CHARGES	\$15,000	\$0	(\$15,000)	
630-5512-552.51.00	OFFICE SUPPLIES	\$2,000	\$500	(\$1,500)	
630-5512-552.52.00	OPERATING SUPPLIES	\$1,000	\$500	(\$500)	
630-5512-552.52.15	TAXABLE UNIFORM	\$250	\$0	(\$250)	
630-5512-552.54.00	BOOKS,PUBS,SUBS & MEMBSHP	\$12,100	\$10,504	(\$1,596)	
630-5512-552.55.00	TRAINING	\$4,145	\$2,250	(\$1,895)	
TOTAL ECONOMIC DEVELOPMENT FUND		\$276,445	\$209,231	(\$67,214)	-24.3%
	SALARIES	\$202,503	\$10,869	(\$191,634)	
	BENEFITS	\$80,850	\$5,361	(\$75,489)	
	UTILITIES	\$2,400	\$2,400	\$0	
	INSURANCE	\$36,405	\$29,821	(\$6,584)	
	VEHICLE MAINTENANCE/FUEL	\$550	\$0	(\$550)	
GRAND TOTAL ECONOMIC DEVELOPMENT FUND		\$599,153	\$257,682	(\$341,471)	-57.0%

VARIANCE EXPLANATIONS

REVENUE (+ \$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
31-00	Professional Services	\$21,000	Business attraction consultant

COMMUNITY REDEVELOPMENT AGENCY FUND (645)

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
645-0000-338.10-00	OSCEOLA COUNTY-BOCC	(\$1,370,554)	(\$1,482,529)	(\$111,975)	
645-0000-361.10-00	GENERAL OPERATING INTEREST	(\$95,644)	(\$95,644)	\$0	
645-0000-362.60-00	900 OHIO AVENUE	(\$18,000)	\$0	\$18,000	
645-0000-381.00-00	INTERFUND TRANSFER, GEN FUND	(\$821,105)	(\$958,088)	(\$136,983)	
TOTAL CRA REVENUES		(\$2,305,303)	(\$2,536,261)	(\$230,958)	10.0%

Account	Account Name	FY 25/26 Original Budget	FY 26/27 Proposed Budget	Increase/ (Decrease)	% Change
645-6450-552.31-00	PROFESSIONAL SERVICES	\$185,000	\$81,200	(\$103,800)	
645-6450-552.32-00	AUDIT FEES	\$7,200	\$7,200	\$0	
645-6450-552.34-00	OTHER CONTRACTUAL SERVICE	\$400,000	\$650,000	\$250,000	
645-6450-552.40-00	TRAVEL & PER DIEM	\$4,000	\$5,724	\$1,724	
645-6450-552.42-00	MAIL & FREIGHT	\$250	\$250	\$0	
645-6450-552.44-00	LEASES	\$7,000	\$6,000	(\$1,000)	
645-6450-552.46-01	MAINTENANCE CONTRACTS	\$15,400	\$0	(\$15,400)	
645-6450-552.47-00	PRINTING & BINDING	\$4,000	\$0	(\$4,000)	
645-6450-552.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$2,500	\$0	
645-6450-552.49-00	OTHER CURRENT CHARGES	\$6,400	\$800	(\$5,600)	
645-6450-552.51-00	OFFICE SUPPLIES	\$2,500	\$0	(\$2,500)	
645-6450-552.52-00	OPERATING SUPPLIES	\$1,500	\$600	(\$900)	
645-6450-552.52-15	TAXABLE UNIFORM	\$250	\$0	(\$250)	
645-6450-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,295	\$1,045	(\$250)	
645-6450-552.55-00	TRAINING	\$6,975	\$4,325	(\$2,650)	
645-6450-552.61-00	LAND	\$400,000	\$293,693	(\$106,307)	
645-6450-581-91-30	TRANSFERS - CAPITAL PROJECTS	\$962,845	\$1,300,000	\$337,155	
TOTAL CRA FUND		\$2,007,115	\$2,353,337	\$346,222	17.2%

SALARIES	\$104,397	\$44,738	(\$59,659)
BENEFITS	\$53,385	\$22,119	(\$31,266)
UTILITIES	\$10,000	\$6,000	(\$4,000)
INSURANCE	\$7,422	\$4,560	(\$2,862)
ALLOCATED ADMIN CHARGES	\$122,784	\$105,507	(\$17,277)
VEHICLE FUEL	\$200	\$0	(\$200)

GRAND TOTAL CRA FUND \$2,305,303 \$2,536,261 \$230,958 10.0%

VARIANCE EXPLANATIONS
REVENUE (+\$500,000) : EXPENDITURE (+ \$10,000)

Element	Account	Change	Explanation of Variance
34-00	Contractual Services	\$250,000	Gateway and Wayfinding sign projects. Increase in transfer to project PW2402
91-30	Transfer - Capital Projects	\$337,155	Downtown Mixed Use Development

DRC Case No. /Ord. No.
PUD25-00004 /2026-34

Type of Application
“PUD” Planned Unit
Development/Preliminary
Master Plan Amendment

Case Name
Avancia (FKA Neptune
Village)

Applicant/Agent
Home Dynamics
Corp/Poulos & Bennett,
LLC

Owner(s)
Neptune Road, LLC

Address/Location
generally located north of
Revolutionary Way, east
of Betsy Ross Lane, south
of Neptune Road and west
of Old Canoe Creek Road

Parcel(s) ID No(s).

04263000U001150000
04263000U001200000

Total Land Area
+/-101.73 acres

Project Planner
Zhaokai Liu
Principal Planner

City Council Staff Report

Meeting Date: September 17, 2026

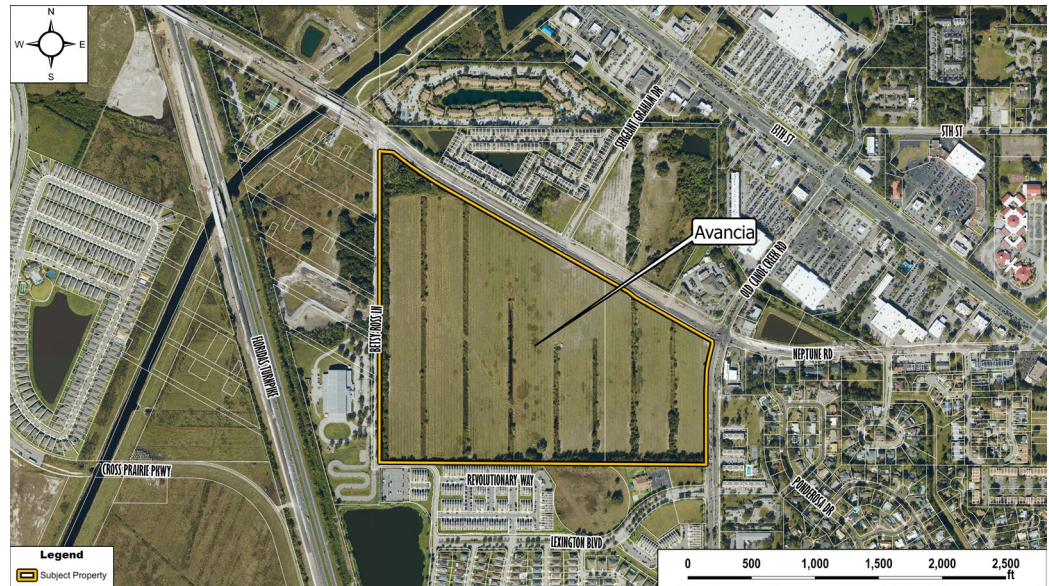


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of an amendment to their approved “PUD”- Planned Unit Development/Preliminary Master Plan for approximately +/- 101.73 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject property is generally located north of Revolutionary Way, east of Betsy Ross Lane, south of Neptune Road and west of Old Canoe Creek Road, within the jurisdictional boundaries of the City of St. Cloud. The original “PUD” Planned Unit Development/Preliminary Master Plan was approved on January 23, 2020 (Ordinance No. 2019-11).

Under Ordinance No. 2019-11, the Avancia (formerly known as Neptune Village) Planned Unit Development (“PUD”)/Preliminary Master Plan was approved to rezone the property from HB – Highway Business to PUD – Planned Unit Development. On April 25, 2025, the applicant submitted a Final Master Plan application under Project No. PUD24-00003, Avancia (formerly known as Neptune Village). On September 25, 2025, the applicant submitted a formal request to withdraw PUD24-00003. Subsequently, on September 29, 2025, the Community Development Department received and accepted a new application, PUD25-00004, Avancia (formerly known as Neptune Village), requesting an amendment to the PUD/Preliminary Master Plan. The proposed amendment includes modifications to the total and developable acreage, number of residential units, net and gross density, stormwater area, development program, housing types, architectural standards, and development conditions.

[illegible]

Amended Development Standard

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	“HB” Highway Business	<i>Commercial and High Density Residential</i>	Multiple Family
East	HB” Highway Business and “R-3” Multiple Family Dwelling	<i>Commercial and High Density Residential</i>	Commercial and Multiple Family
West	“A” Agriculture	<i>Institutional</i>	School
South	“PUD” Planned Unit Development	<i>Medium Density Residential</i>	School

Table 2 summarizes the amendments to the PUD from the originally approved Ordinance No. 2019-11 to the proposed Ordinance No. 2026-34.

TABLE 2: PUD AMENDMENT COMPARISON: ORDINANCE NO. 2019-11 VS. ORDINANCE NO. 2026-34

Item	Ordinance No. 2019-11	Proposed No. 2026-34
Total Acreage	104.8 ac	101.73 ac
Total Developable Acres	88 ac	84.13 ac
Total Units	916	Minimum 756
Gross Density Proposed	8.7 units/acre	7.4 units/acre
Residential Program	Townhomes: 232 (25%) Multi-Family: 684 (75%)	Ph. 1–2: Townhomes 205 + Patio Homes 151 Ph. 3: Multi-Family up to 400 (max) Ph. 6: Patio Homes 84
Commercial / Non-Residential Program	408,600 SF	130,000 SF minimum (Ph. 4–5)
Patio/Single-Family Attached Side Setback	5 ft	0 ft
Architectural Standards	General design standards	Façade articulation, roof modulation, materials/color limits, mechanical and refuse screening for patio homes
Branding / Wayfinding	Not included	Branding Package, Placemaking Plan and Wayfinding Plan required prior to any SDP approval
Phases	Not included	6
Conditions	Total 27 conditions	Total 31 conditions (new conditions 28-31)

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the City.

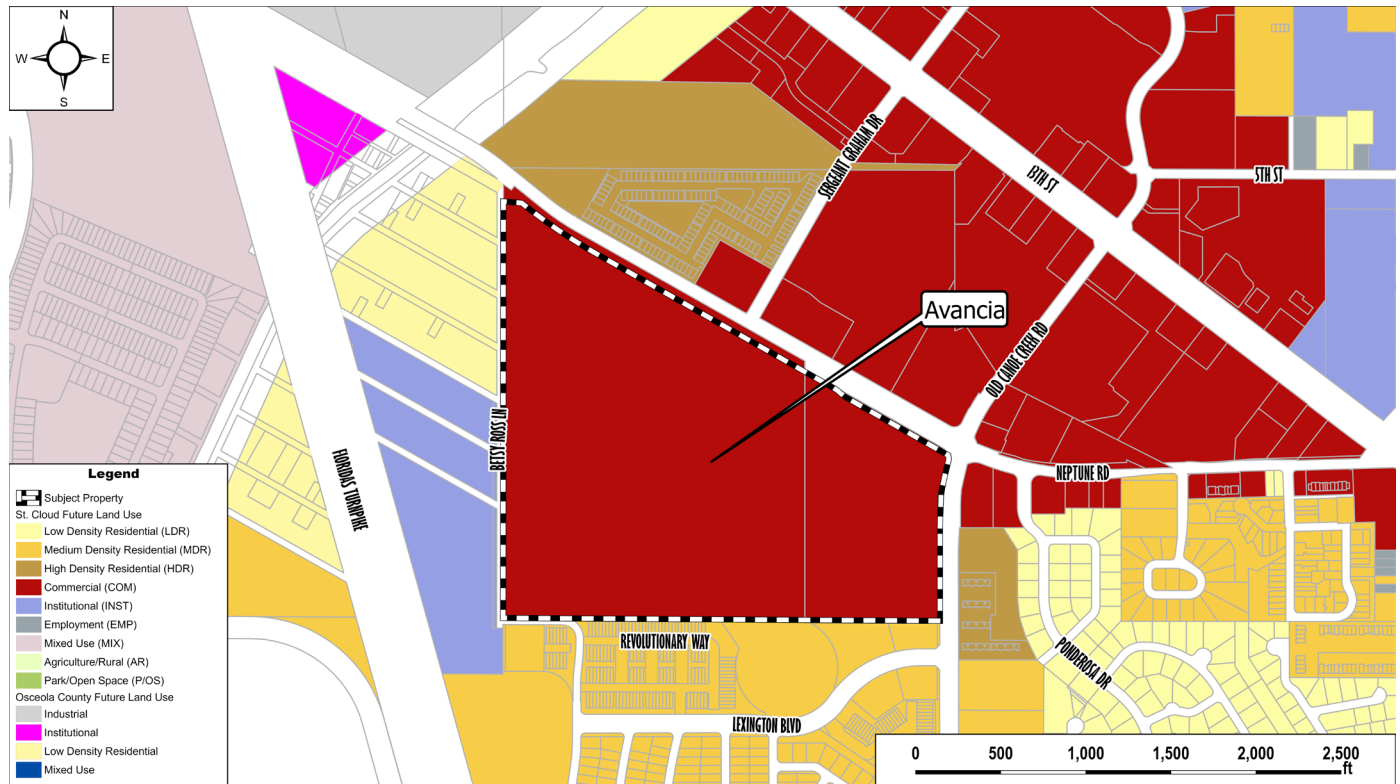


Figure 2 – Future Land Use Map

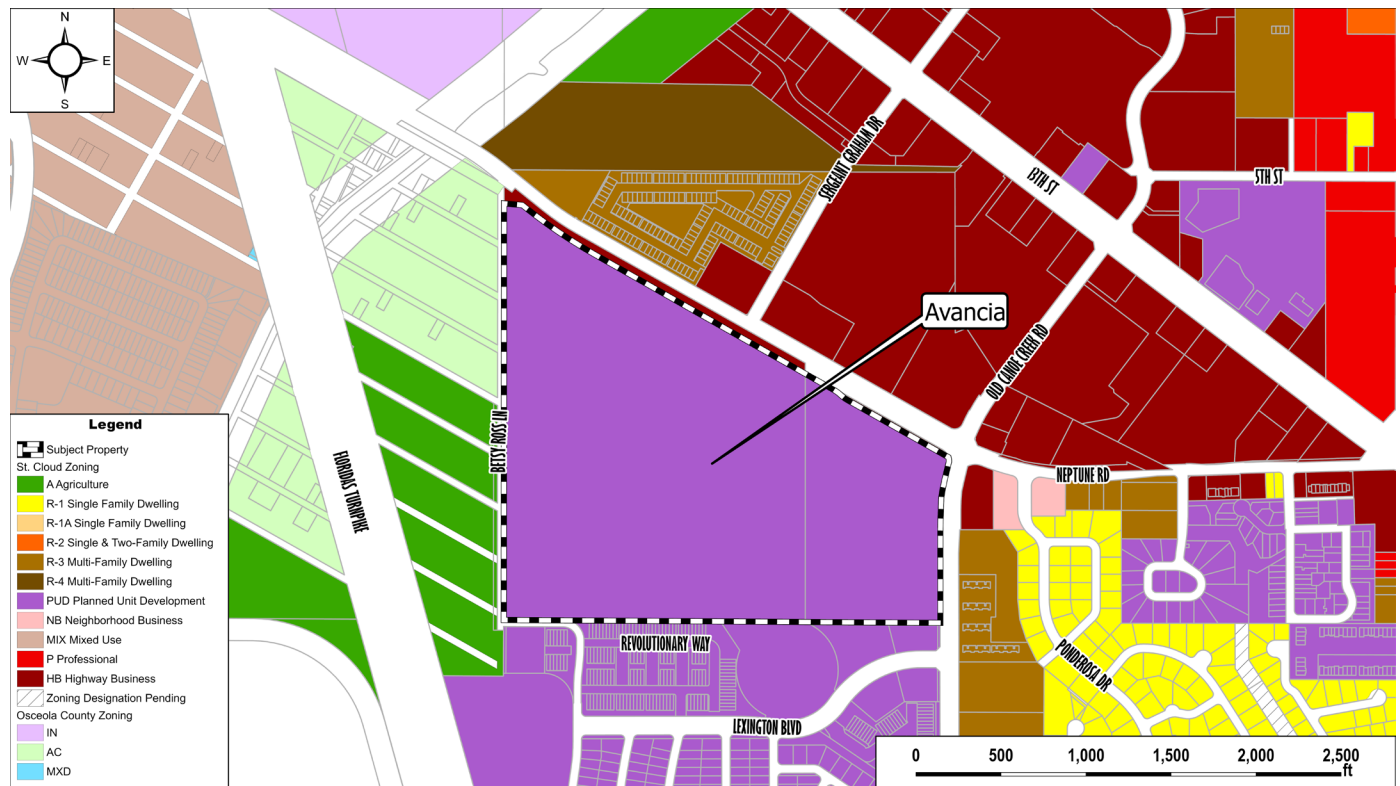


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 300 feet of the subject property and was advertised as required by Florida Statutes. No oral or written comments were received from the public at the time of this report's distribution. Additional public comments may be available at the public hearing.

Consistency With Strategic Plan Goals:

The proposed "PUD" Planned Unit Amendment meets the intent of the following City of St. Cloud Strategic Goals:

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

Staff Recommendation

Staff reviewed this request for a "PUD" Planned Unit Development Amendment on or before August 26, 2026, with no objections. Staff recommends **APPROVAL with conditions** of Ordinance No. 2026-34 for a "PUD" Planned Unit Development Amendment for approximately +/- 101.73 acres of land.

CONDITIONS:

Conditions 1–27 are the original conditions established by approved Ordinance No. 2019-11. Conditions 28–31 are additional conditions proposed under Ordinance No. 2026-37.

1. Development shall comply with and be generally located as depicted on the Avancia PUD Master Plan.
2. Proposed street layout is conceptual. Final locations of all rights-of-way will be determined during the Site Development Plan process.
3. Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.
4. Acreages shown are estimates subject to further refinement during the preliminary subdivision process.
5. Whenever there is any uncertainty as to the classification of a use, the Planning & Zoning Director or his/her Designee shall determine the classification.
6. Each phase of development shall be constructed so that each phase can exist as an independent stable unit.
7. All sanitary sewer and potable water systems shall be dedicated to the Toho Water Authority. Reuse water systems will be maintained by the Property Owner's Association (POA).
8. Billboards and pole signs shall be prohibited.
9. The project will be served by a master stormwater system within the Avancia PUD. The master stormwater system will be designed to City of St. Cloud and South Florida Water Management District standards.
10. Stormwater ponds may be used for irrigation purposes and will be amenitized. Amenitized stormwater ponds shall count up to 50% towards open space requirements.
11. City of St. Cloud shall have the right but no obligation to access, maintain, repair, replace or otherwise care for or cause to be cared for stormwater tracts and drainage easements, including without limitation the drainage systems constructed thereon. A blanket ingress/egress easement is granted in favor of the City of St. Cloud for said purpose.
12. Maximum block length shall not exceed six hundred (600) linear feet.
13. Residential lots smaller than fifty (50) feet shall be rear loaded, served by an alley.
14. Permitted uses shall include those in Ordinance 2019-11.
15. At a minimum, one access point to Neptune Village Elementary shall be required. The applicant is

willing to finalize access to Neptune Elementary School prior to the Site Development Plan and will work with the School District through the Final Master Plan process.

16. At a minimum, one access point to Anthem Park to the south shall be required.
17. A tree removal permit shall be required to remove, relocate, alter or replace any tree with a trunk diameter of four inches at 4.5 feet above ground level.
18. All access provided shall be pedestrian friendly.
19. Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.
20. All landscaping for the PUD shall be maintained by the POA and/or. Planting design shall utilize the principles of Florida friendly landscaping. A detailed landscape and irrigation plan meeting the City's Land Development code will be submitted with the site development plans.
21. Per ordinance 2017-37, a Medium landscape buffer shall be utilized between residential and non-residential uses.
22. The management of common areas and facilities by the POA shall follow the guidelines set forth in the adopted Covenant, Conditions & Restrictions.
23. All landscaping elements, including trees, within the right of ways and common areas in this development as required by the City of St. Cloud Land Development Code shall be maintained by the POA and/or their successors and assigns.
24. Parking for residential use shall be provided per the requirements of the City of St. Cloud's Land Development Code at the time of site plan approval.
25. Prior to Final Master Plan approval, finalize road connections to adjacent properties shown on Exhibit B as well as re-align the westernmost north-south road to be Action/response to be perpendicular at the intersection with Neptune Road.
26. Include elevated design standards in the Final Master Plan.
27. Negotiate with Osceola County regarding the donating of land for Neptune Road Widening.
28. Any zoning regulations not specifically addressed in this Ordinance shall comply with the applicable section of the City of St. Cloud Land Development Code.
29. The Developer shall provide a comprehensive Branding Package and Placemaking Plan, including wayfinding for the Project for review by the City focused on creating a cohesive identity for the area, enhancing its public spaces, and making it easily navigable. The Branding Package, Placemaking Plan, and Wayfinding Plan shall work seamlessly together, reflecting the heritage and modern aspirations of the urban center while making it accessible and engaging. The wayfinding design should match the visual identity, with the signage, colors, and fonts used in both the branding and placemaking elements. Together, these plans create a sense of identity, pride, and usability for the community and its visitors. The Branding Package, Placemaking Plan, and Wayfinding Plan must be in place prior to issuing any SCP/SDP approval within the Project.
30. The Developer shall install Rectangular Rapid Flashing Beacons (RRFBs) at all crossings inside the development where warrants are met. PSP Plans shall identify the location of all RRFBs.
31. The Developer shall ensure that the plans include a proposed mast arm for northbound traffic at the Sergeant Graham Drive intersection. The Developer shall also revise the pavement markings for the westbound left-turn lane along Neptune Road at this intersection, as required.

Planning Commission Recommendation

Planning Commission meeting will be held on September 15, 2026 and the recommendation will be provided at the September 17, 2026, City Council meeting.

City Council Requested Action

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented.

On June 16, 2026, the City Council – Motion to approve first reading and introduction by Urban. Seconded by Paul. Passed 5-0.

Attachments

- Ordinance No. 2026-34
- School Capacity Report (05.12.26)

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF COMMUNITY DEVELOPMENT
1300 9th STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE TOTAL ACREAGE AND DEVELOPABLE ACREAGE, NUMBER OF UNITS, NET DENSITY, GROSS DENSITY, STORMWATER AREA, DEVELOPMENT PROGRAM, HOUSING TYPES, ARCHITECTURAL STANDARDS, AND DEVELOPMENT CONDITIONS, FOR THE "PUD" PLANNED UNIT DEVELOPMENT/PRELIMINARY MASTER PLAN IDENTIFIED AS AVANCIA PROJECT #PUD25-00004, FORMERLY KNOWN AS NEPTUNE VILLAGE, IN ORDINANCE NO. 2019-11 (AS AMENDED), LOCATED NORTH OF REVOLUTIONARY WAY, EAST OF BETSY ROSS LANE, SOUTH OF NEPTUNE ROAD AND WEST OF OLD CANOE CREEK ROAD; PROVIDING FOR APPROVAL OF THE AMENDED PUD/PRELIMINARY MASTER PLAN AND FINAL MASTER PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, SEVERABILITY, CONFLICTS 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 "Commercial" Future Land Use designation; 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 September 15, 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.

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 "PUD" Planned Unit Development zoning district classification for the following property, and as shown on Exhibit "A" and as described below:

Parcels# 04-26-30-00U0-0115-0000 and 04-26-30-00U0-0120-0000

LEGAL DESCRIPTION:

The land referred to herein below is situated in the County of OSCEOLA, State of Florida, and described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF NEPTUNE ROAD, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4, RUN NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 4, 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 853.67 FEET; RUN THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST 1515.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF NEPTUNE ROAD; RUN THENCE SOUTH 60 DEGREES 27 MINUTES 15 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 977.17 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID KISSIMMEE PARK ROAD; RUN THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 1039.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ADDITIONAL RIGHT OF WAY FOR NEPTUNE ROAD AND KISSIMMEE PARK ROAD AS DESCRIBED IN WARRANTY DEED FROM WILLIAM P. BATTAGLIA AND ROBERT E. BATTAGLIA TO OSCEOLA COUNTY, RECORDED AUGUST 2, 1990, IN OFFICIAL RECORDS BOOK 979, PAGE 1388, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY TAKEN BY OSCEOLA COUNTY IN ORDER OF TAKING RECORDED JANUARY 17, 2007 IN OFFICIAL RECORDS BOOK 3383, PAGE 1990, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

THAT PORTION OF THE SW 1/4 OF SECTION 4, T 26 S, R 30 E, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF NEPTUNE ROAD, LESS THE FOLLOWING: FROM THE

SOUTHEAST CORNER OF THE SW 1/4 OF AFORESAID SECTION 4, RUN N. 89°38'23" W. ALONG THE SOUTH LINE OF SAID SECTION 4, 25.00 FT. TO THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE N. 89°38'23" W. ALONG SAID SOUTH LINE, 853.67 FT; RUN THENCE N. 00°08'25" E. 1515.81 FT. TO THE SOUTH RIGHT OF WAY LINE OF NEPTUNE ROAD; RUN THENCE S. 60°27'15" E. ALONG SAID SOUTH RIGHT OF WAY LINE, 977.17 FT. TO THE WEST RIGHT OF WAY LINE OF AFORESAID KISSIMMEE PARK ROAD; RUN THENCE S. 00°00'31" W. ALONG SAID WEST RIGHT OF WAY LINE, 1039.31 FT. TO THE POINT OF BEGINNING.

SECTION 2:

The presentments and plans submitted pursuant Section 3.11 of the City of Saint Cloud Land Development Code and assigned Case # 18-95.06 are hereby incorporated within as part of the approval of rezoning to "PUD" and include the location of parcels and tracts located within the PUD Preliminary Master Plan as identified in Exhibit "B" attached hereto.

SECTION 3:

For the purpose of regulating the development of the property within the PUD, the following will be used to regulate zoning and land use:

1. General Purpose and Character. Avancia PUD is proposed to be a mixed-use development to include residential, commercial, office and hotel. The design intent is to create a compact, walkable community with multi-use trails providing pedestrian connections to Anthem Park and Neptune Elementary. There are two areas of development - Commercial and medium density residential. The Commercial is planned to front both Neptune Road and Canoe Creek Road with the residential between Neptune Road and Anthem Park.

2. The following regulations shall govern the PUD:

FUTURE LAND USE:	COMMERCIAL
PROPOSED ZONING:	COMMERCIAL PUD
TOTAL ACREAGE:	101.73 acres - reflects prior dedication of additional ROW on Neptune Rd widening.
TOTAL DEVELOPABLE ACRES:	84.13 acres = 101.73 - 17.6 ac (stormwater tracts)
NUMBER OF UNITS:	756 Min.
NET DENSITY:	9.0 Units/Acre
GROSS DENSITY PROPOSED:	7.4 Units/Acre
GROSS DENSITY ALLOWED:	18 UNITS/ACRE
MINIMUM DENSITY (HIGH AND MEDIUM DENSITY RESIDENTIAL)	5 UNITS/ACRE

3. Open Space. Recreation and open space within the Avancia PUD will be connected to Anthem Park and existing residential uses to the south. Pedestrian friendly trails and complete

streets will enhance overall walkability and provide connectivity between the mix of uses proposed in the project, the proposed residences in the Avancia PUD, the existing residences to the South and the school to the west. The gas line easement on the property will be utilized as a multi-use trail to support bicycling, running and walking activity. The common space at the northwest corner of the property will include neighborhood recreational uses as determined in the final subdivision plat.

MIN. OPEN SPACE REQUIRED:	20% of Residential; 15% of Commercial (12.7 Ac. Required)
OPEN SPACE PROVIDED:	12.7 Ac.
STORMWATER:	17.6 Ac.

4. Development Program.

<u>Use</u>	<u>Total Units/SQ. FT</u>	<u>Unit %</u>
A. Phase 1 and Phase 2:		
Townhomes	205	27%
Patio Homes	151	20%
B. Phase 3:		
Multi-Family Residential	400 Max.	
Phase 4 and Phase 5:		
Commercial	130,000 SF-Min.	N/A
Phase 6:		
Patio Homes	84	

5. General Data.

A. Permitted residential standards:

1. Permitted uses.

- Single-family attached housing (townhomes)
- Multi-family housing
- Live/work units
- Accessory dwelling units
- Accessory structures commonly associated with the permitted use as regulated by section 3.20.3 of the land development code
- Home occupations in compliance with the land development code (public and private)
- Community recreation areas when approved as part of a pud preliminary/final master plan, preliminary subdivision plan, and/or site development plan
- Pre-construction sales office subject to site development plan approval

- Model sales centers
- Construction office trailers subject to site development plan approval
- Neighborhood recreation areas, when approved as part of a subdivision plat
- Parks, parkways, publicly owned and/or controlled
- Senior living center

2. Any use not listed as permitted shall be considered a prohibited use.

3. Residential development standards

	Single Family Attached	Multi-Family/ Apartment/Condo
Minimum lot width	20 feet	N/a
Minimum living area	1,000 sf	900 sf
Maximum lot coverage	75%	75%
Maximum building height	35 feet	65 feet
Minimum building setbacks		
Front	15 feet	10 feet or 15 feet with awning
Front porch setback	10 feet	N/a
Front loaded garage	N/a	N/a
Side-interior	0 feet	See note 1
Side street	15 feet	See note 1
Rear	20 feet	20 feet
Accessory structure	5 feet	N/a
Neptune road	40 feet	35 feet

1. Multi-Family/Apartment/Condo structure setbacks shall be 50 feet from Medium Density Residential Land Use.

6. Housing Types. A mix of housing types are proposed for the Avancia PUD including townhomes and multi-family units. The mix of housing reflects a variety of pricing options for future residents of diverse socioeconomic levels. The average housing prices for this development will be greater than the average housing price for the City due to the newer product type meeting the market demand in a mixed-use setting.

7. Architectural Standards. Patio Home architectural elevations and colors shall vary with the intent of preventing adjacent units and units directly across the street from looking similar to one another. The elevation façade (regardless of the model type), exterior paint colors and elevation details (any of the three) shall be used to accomplish the avoidance of monotony.

1. The front or primary entrance door of a dwelling shall be located on the façade facing the adjacent public or private street, common area, sidewalks, multipurpose trails, or courtyards.
2. Façade classifications. For the purposes of building siting and building form regulations, façades of a building shall be classified as follows:

- i. A façade that has a primary entrance door is a primary façade.
 - ii. If the dwelling is located on a corner lot that faces two public streets and the side façade does not have a primary entrance, that side façade is the secondary façade.
 - iii. If the dwelling façade with the primary entrance faces an adjacent public or private street, common area, or a courtyard and the garage faces an alley or a private internal street, the façade where the garage is located is a secondary façade, and the façade with the primary entrance is a primary façade. If the garage faces a public or private street, the garage façade is a primary façade in addition to the primary entrance door (two primary façades).
- 3. Architectural Standards for secondary façades shall apply to façades visible from the public realm.
- 4. Garages.
 - i. Garage door maximum length. Garages door width shall not exceed 50 percent of the primary façade length, unless the Garages are side-loaded, rear loaded or located in the rear yard.
 - ii. Narrow lots or site area.
 - 1. Off-street parking, including driveways and garages shall be accessed from an alley or side street, if the lot width for a single-family detached dwelling unit is less than 50 feet as measured along the street line.
- 5. Architectural elements and variation shall not be restricted to a single façade. The sides of a building designated either a primary or secondary façade shall display a balanced level of quality and architectural interest consistent with sound and generally accepted architectural practices and principles and adhere to the articulation elements requirements below.
 - i. Front entrances shall be clearly defined with the use of architectural features including, but not limited to, porticos, recessed/projected access, stairs, columns, canopies, different material, or treatment.
- 6. Buildings shall contain a minimum number of specified articulation elements (which can be chosen from the list in subsection g. below) based on the facade classification, as follows:
 - i. Primary façade: Three (3) articulation elements.
 - ii. Secondary façade: Two (2) articulation elements.
 - iii. Rear or side façade (not designated as a secondary façade): One (1) articulation element.
- 7. Articulation elements. The following is a list of articulation elements that can be chosen to satisfy the requirements of sub part f. above.
 - i. Arched, gabled, stepped, or decorative parapet with cornice over building entrances, integrated with the building's massing and style.

- ii. Canopies, balconies, patios, porches or porticos, bay windows, steps, ornamental guardrails, porch railing, pergolas, columns, all of which shall be integrated with the building's massing and style.
 - iii. Vertical or horizontal modulation through recesses and projections that create variation in the wall plane of a particular facade.
 - iv. Peaked roof forms used as wall articulation.
 - v. Overhangs or other roof treatments that provide shade and break the vertical plane, a minimum of one (1) feet deep that cover at least twenty (20) percent of the horizontal length of the facade.
 - vi. Ornamental and structural articulations that are integrated into the building structure, consistent with the building's mass and scale. Vertical architectural treatments shall have a minimum width of twenty (20) inches and a projection or recession of a minimum of twelve (12) inches in depth.
 - vii. Articulation elements that reflect the individuality of each unit including, but not limited to, recesses, additional decorative features, or change of material and/or change of color associated with difference in facade plane, consistent with sound and generally accepted architectural practices and principles.
 - viii. Any other treatment that the approving authority determines to clearly and convincingly be consistent with the intent of this section and is consistent with sound and generally accepted land use planning practices and principles.
8. Roofing forms, slopes, details, materials, and overall design shall be compatible with the overall style, mass, scale, and character of the structure.
9. Roofs shall contain a minimum number of roof modulation elements (which can be chosen from the list in subsection j. below) based on facade classification as follows:
- i. Primary facade: Two (2) elements.
 - ii. Secondary facade: One (1) element.
10. Roof modulation elements. The following is the list of articulation elements that can be chosen to satisfy the requirements of subpart i. above.
- i. Uninterrupted roofline along the eave between roof modulation elements shall be no more than forty two (42) feet.
 - ii. Decorative parapets that are a minimum of three (3) feet in height above the finished roof.
 - iii. Multiple peaks and/or roof planes.
 - iv. A sloping roof with an average pitch of 3:12 or greater.
 - v. Extension of window or facade elements up into the roof area.
 - vi. Distinctive roof forms covering each building mass.

- vii. Same roof form with a different orientation of the ridge elements.
 - viii. Same roof form with same orientation, but the roof has a minimum change in elevation of two point five (2.5) feet between each roof level.
 - ix. Any other treatment that the approving authority determines to be consistent with the intent of this Subsection and is consistent with sound and generally accepted land use planning and architecture practices and principles.
11. Doors, windows, and other openings in a building exterior façade shall comply with all of the following:
- i. Fenestration elements (doors, windows, and openings) shall be appropriately sized for the scale and style of the building on which they are located.
 - ii. Windows, doors, and/or openings shall occupy a minimum of fifteen (15) percent of the area of the primary façade and ten (10) percent of the area of the secondary façade or façades that front a street, park, plaza, or on-site courtyard.
 - iii. A garage door can be creditable as fenestration element if providing a minimum of twenty (20) percent of its area as windows.
 - iv. Windows shall provide daylighting into the building.
 - v. Buildings using large amounts of glass shall divide the glass into smaller panels achieving proportions emphasizing verticality.
 - vi. Windows and doors shall be accentuated through measures such as:
 - 1) Adding trim, sills, lintels or banding or other similar treatment,
 - 2) Providing shutters or awnings,
 - 3) Framing through the use of façade materials,
 - 4) Use of bay windows, and/or
 - 5) Recessing the window.
 - vii. Where decorative shutters are used to accentuate windows and/or doors, said shutters shall be scaled and affixed to have the appearance of functioning shutters.
12. Materials:
- i. Materials shall be varied and contrasting either to differentiate dwelling units or to differentiate specific portions of dwelling units.
 - ii. Material treatment shall be consistent in all building façades within a given lot or development and shall be complementary to one another and appropriate for the architectural style.
 - iii. The minimum number of building materials used on a primary façade and secondary façade shall be two (2).

- iv. Changes in material shall generally occur when there is a change in the plane of the façade. The change in material is encouraged to occur on inside corners of the building.
- v. If wrapping around corners is used as an architectural element, brick and stone materials shall wrap around corners to give an appearance of structural function and minimize a veneer appearance.
- vi. If brick and stone veneer is used as an architectural element, brick and stone veneer materials shall be mortared to give the appearance of a structural function.
- vii. Permissible façade materials. High-quality façade materials, including but not limited to: brick, stone, wood panel (including painted or stained lap horizontal siding, vertical board, batten-wood siding) and stucco.
- viii. Prohibited façade materials. Prohibited façade materials include: untreated concrete block, plywood, unfinished lumber, aluminum, textured T1-11, corrugated fiberglass, sheet metal or tin siding and any other materials determined by the city to be of similar nature or effect.

13. Colors and finishes shall comply with all of the following:

- i. Prohibited colors and finishes. The following are prohibited on the exterior of any building, which are found by the city to be one or more of the following:
 - 1. Colors that fluoresce under ultra-violet (UV) or black light;
 - 2. Colors and finishes that are pearlescent or excessively reflective in nature.
 - i. Maximum number of colors. A maximum of three (3) colors may be used on the exterior walls of any building plus two (2) additional colors for trim/cornice work.
 - ii. Natural materials. Unpainted materials such as brick and stone do not count as colors.

14. Service areas.

- i. Common refuse/recycling collection containers (garbage dumpsters) shall be located in areas that are not visible from public streets by pedestrians.
- ii. Design requirements for common refuse/recycling collection containers (garbage dumpsters).
 - 1. Refuse/recycling collection containers (garbage dumpsters) shall be structurally screened.
 - 2. Screening shall be a minimum one (1) foot greater in height than the element being screened.
 - 3. Structural screening shall be consistent with the architectural elements, materials, and colors of the principal structure and shall completely obstruct the view of the element being screened.

4. Whenever practicable, these areas and equipment shall be integrated into the main structure.

15. Mechanical equipment shall comply with all of the following:

- i. Location. Mechanical equipment shall be placed on the roof, on the side, or in the rear of each building. Mechanical equipment may project into the required side yard setbacks provided such units are not placed outside the property boundaries and shall be installed with a minimum of five feet stagger to provide for drainage and accessibility.
- ii. Roof-top equipment screening requirements.
 1. Roof-top mechanical equipment shall be completely screened from all ground level views by a parapet wall or other architectural feature, such feature shall be architecturally integrated to the building.
 2. The parapet screen height shall be at least one (1) foot higher than the mechanical equipment being screened. In exceptional cases, if the applicant cannot meet this requirement, the applicant may propose a different screening height if demonstrated by the line of sight that the equipment is not visible from the pedestrian view, in which case it shall not be considered a deviation.
 3. Structural screening shall be consistent with the architectural elements, materials and colors of the principal structure. Whenever practicable, these areas and equipment shall be integrated into the main structure.
- iii. Ground-mounted equipment screening requirements.
 1. Ground-mounted equipment shall not be visible from public rights-of-way, by pedestrians or adjacent residential properties. Ground-mounted equipment shall not include power transformer, cable boxes and other utilities for the home.
 2. Screening shall be provided at a minimum one (1) foot greater in height than the area/equipment being screened.
 3. Structural screening shall be consistent with the architectural elements, materials, and colors of the principal structure.
- iv. Lighting.

16. All streetlights are to be owned and maintained by the Homeowner's Association / Property Owner's Association.

17. If streetlights are dedicated to OUC, all streetlights are to be owned and maintained by OUC and leased by the HOA/POA/Property Owners at its sole expense, including all associated power costs.

B. Permitted non-residential standards

1. Permitted uses – non-residential

- Adult congregate living facilities
- Alcoholic beverage establishments
- Amusement and commercial recreation, in an enclosed building
- Answering service
- Antique shop
- Appliances, sales and service
- Artist and photographic studios
- Assisted living facilities, including senior living, memory care and continuing care
- Child/day care facilities
- Auction houses
- Auditorium
- Bakeries, most goods sold on premises at retail (not wholesale)
- Banks and financial institutions
- Barbershops and beauty shops
- Bed and breakfast establishments
- Bicycle, sales and service
- Book, stationery and newsstands
- Building material, retail
- Catering only (no restaurant facilities)
- City government offices & facilities
- Civic club
- Clinics, medical and/or dental
- College or university
- Community center
- Consignment shops
- Contractor (business office only)
- Convenience stores without gasoline pumps
- Dance and music studios
- Data processing center
- Dive shop
- Drug store
- Employment agencies
- Farm and garden supplies, including nursery stock, landscaping, garden center, sod, feed and grain
- Fire stations and police stations
- Florist and gift shops
- Food stores or specialty food stores, including but not limited to retail sales of meat, fish, eggs, poultry, fruit, vegetables, candy, nuts, coffee, tea, confectionery, delicatessen, dairy products and health foods; stores carrying a variety of food or related goods or groceries
- Food hall
- Funeral homes

- Furniture sales
- Government offices
- Gymnastic/health spa facilities
- Hardware
- Hobby and craft shops
- Home health agency
- Home occupations
- Interior decorating and window treatment
- Janitorial service and supplies
- Laundromats and dry-cleaning establishments with on-premises cleaning; does not include distribution centers live/work units
- Liquor stores
- Locksmith
- Massage therapist (licensed)
- Medical offices
- Micro-brewery
- Micro-winery
- Mini warehouses and storage facilities, outside storage prohibited
- Multi-family
- Nursing homes
- Office, business and professional
- Packaging, parcel and mail service
- Pet stores and/or grooming
- Pharmacy
- Pools/spa, retail only, no outside display or equipment storage
- Post offices
- Printing and duplicating, retail
- Private clubs and lodges
- Arboretums, museums
- Cultural institutions
- Libraries
- Open air market
- Parks, parkways, playgrounds
- Places of worship
- Public or private school
- Playfields, land resources
- Radio and tv broadcasting studios and offices, excluding towers
- Radio, tv and electronic sales and service
- Repair shops, minor services (i.e. shoes, jewelry, electronics, small appliances)
- Restaurants, delivery and/or carry-out or full-service
- Retail, general (i.e. department, hardware, paint, wallpaper, sporting goods, jewelry, computers, luggage, toy, wearing apparel stores)
- Tailoring shops

- Telephone business offices and exchanges
- Theaters
- Thrift stores
- Travel agents
- Upholstery
- Veterinary clinic and animal hospitals
- Vocational school

2. Any use not listed as permitted shall be considered a prohibited use

3. Non-residential development standards

	Retail	Office	Hotel
MAXIMUM FLOOR AREA RATIO/ GROSS DENSITY	0.75 FAR	0.75 FAR	60 ROOMS/ACRE
MINIMUM LOT AREA	7500 SF	7500 SF	N/A
MINIMUM LOT WIDTH	30 FEET	30 FEET	N/A
MAXIMUM LOT COVERAGE¹	90%	90%	90%
MAXIMUM BUILDING HEIGHT	65 feet	65 feet	65 feet
MINIMUM BUILDING SETBACKS			
FRONT	10 feet	10 feet	40 feet (from ROW)
SIDE - INTERIOR	0 feet	0 feet	20 feet
SIDE - STREET	10 feet	10 feet	20 feet
REAR	10 feet	10 feet	20 feet
NEPTUNE ROAD	40 feet	40 feet	40 feet

¹ INCLUDES ALL IMPERVIOUS SURFACES

4. This PUD should complement and enhance existing commercial in the area furthering the US 192 commercial development south and creating the opportunity for more specialized community uses.

C. Development conditions

The following conditions shall be placed on the rezoning of the above-described property:

1. Development shall comply with and be generally located as depicted on the Avancia PUD Master Plan.
2. Proposed street layout is conceptual. Final locations of all rights-of-way will be determined during the Site Development Plan process.

3. Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.
4. Acreages shown are estimates subject to further refinement during the preliminary subdivision process.
5. Whenever there is any uncertainty as to the classification of a use, the Planning & Zoning Director or his/her Designee shall determine the classification.
6. Each phase of development shall be constructed so that each phase can exist as an independent stable unit.
7. All sanitary sewer and potable water systems shall be dedicated to the Toho Water Authority. Reuse water systems will be maintained by the Property Owner's Association (P OA).
8. Billboards and pole signs shall be prohibited.
9. The project will be served by a master stormwater system within the Avancia PUD. The master stormwater system will be designed to City of St. Cloud and South Florida Water Management District standards.
10. Stormwater ponds may be used for irrigation purposes and will be amenitized. Amenitized stormwater ponds shall count up to 50% towards open space requirements.
11. City of St. Cloud shall have the right but no obligation to access, maintain, repair, replace or otherwise care for or cause to be cared for stormwater tracts and drainage easements, including without limitation the drainage systems constructed thereon. A blanket ingress/egress easement is granted in favor of the City of St. Cloud for said purpose.
12. Maximum block length shall not exceed six hundred (600) linear feet.
13. Residential lots smaller than fifty (50) feet shall be rear loaded, served by an alley.
14. Permitted uses shall include those in Ordinance 2019-11.
15. At a minimum, one access point to Neptune Village Elementary shall be required. The applicant is willing to finalize access to Neptune Elementary School prior to the Site Development Plan and will work with the School District through the Final Master Plan process.
16. At a minimum, one access point to Anthem Park to the south shall be required.
17. A tree removal permit shall be required to remove, relocate, alter or replace any tree with a trunk diameter of four inches at 4.5 feet above ground level.
18. All access provided shall be pedestrian friendly.
19. Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.
20. All landscaping for the PUD shall be maintained by the POA and/or. Planting design shall utilize the principles of Florida friendly landscaping. A detailed landscape and irrigation plan meeting the City's Land Development code will be submitted with the site development plans.
21. Per ordinance 2017-37, a Medium landscape buffer shall be utilized between residential and non-residential uses.

22. The management of common areas and facilities by the POA shall follow the guidelines set forth in the adopted Covenant, Conditions & Restrictions.
23. All landscaping elements, including trees, within the right of ways and common areas in this development as required by the City of St. Cloud Land Development Code shall be maintained by the POA and/or their successors and assigns.
24. Parking for residential use shall be provided per the requirements of the City of St. Cloud's Land Development Code at the time of site plan approval.
25. Prior to Final Master Plan approval, finalize road connections to adjacent properties shown on Exhibit B as well as re-align the westernmost north-south road to be Action/response to be perpendicular at the intersection with Neptune Road.
26. Include elevated design standards in the Final Master Plan.
27. Negotiate with Osceola County regarding the donating of land for Neptune Road Widening.
28. Any zoning regulations not specifically addressed in this Ordinance shall comply with the applicable section of the City of St. Cloud Land Development Code.
29. The Developer shall provide a comprehensive Branding Package and Placemaking Plan, including wayfinding for the Project for review by the City focused on creating a cohesive identity for the area, enhancing its public spaces, and making it easily navigable. The Branding Package, Placemaking Plan, and Wayfinding Plan shall work seamlessly together, reflecting the heritage and modern aspirations of the urban center while making it accessible and engaging. The wayfinding design should match the visual identity, with the signage, colors, and fonts used in both the branding and placemaking elements. Together, these plans create a sense of identity, pride, and usability for the community and its visitors. The Branding Package, Placemaking Plan, and Wayfinding Plan must be in place prior to issuing any SCP/SDP approval within the Project.
30. The Developer shall install Rectangular Rapid Flashing Beacons (RRFBs) at all crossings inside the development where warrants are met. PSP Plans shall identify the location of all RRFBs.
31. The Developer shall ensure that the plans include a proposed mast arm for northbound traffic at the Sargeant Graham Drive intersection. The Developer shall also revise the pavement markings for the westbound left-turn lane along Neptune Road at this intersection, as required.

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 notice shall be filed in the City Manager's Office.

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:

Effective Date. This ordinance has been published and shall take effect as provided by law.
First Reading on the 16th day of July, 2026

Second Reading and Final Passage on the 17th of September, 2026

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

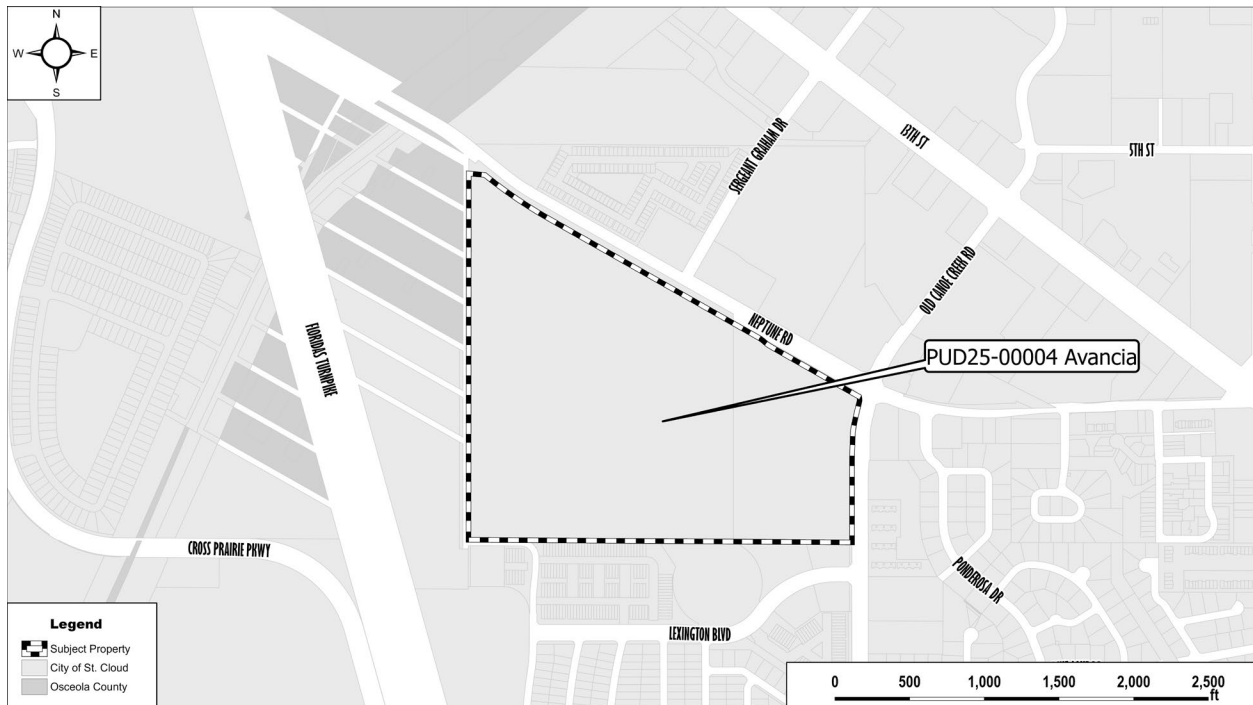
Ivy Llauro, City Clerk

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



Planned Unit Development (PUD25-00004)
Final Master Plan
for
Avancia
(f.k.a. Neptune Village)
City of St. Cloud, FL

April 25, 2024



LEGAL DESCRIPTION:

(PER COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 110019273, COMMITMENT DATE JUNE 16, 2023 AT 8:00 A.M.)

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF NEPTUNE ROAD, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4, RUN NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 4, 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 853.67 FEET; RUN THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST 1515.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF NEPTUNE ROAD; RUN THENCE SOUTH 60 DEGREES 27 MINUTES 15 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 977.17 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID KISSIMMEE PARK ROAD; RUN THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 1039.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ADDITIONAL RIGHT OF WAY FOR NEPTUNE ROAD AND KISSIMMEE PARK ROAD AS DESCRIBED IN WARRANTY DEED FROM WILLIAM P. BATTAGLIA AND ROBERT E. BATTAGLIA TO OSCEOLA COUNTY, RECORDED AUGUST 2, 1990, IN OFFICIAL RECORDS BOOK 979, PAGE 1386, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ADDITIONAL RIGHT-OF-WAY TAKEN BY OSCEOLA COUNTY IN ORDER OF TAKING RECORDED JANUARY 17, 2007 IN OFFICIAL RECORDS BOOK 3383, PAGE 1990, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY CONVEYED TO OSCEOLA COUNTY, FLORIDA, IN WARRANTY DEED RECORDED OCTOBER 4, 2022 IN OFFICIAL RECORDS BOOK 6294, PAGE 2404, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 26 S, RANGE 30 EAST, OSCEOLA COUNTY, FLORIDA, LYING SOUTH OF NEPTUNE ROAD, LESS THE FOLLOWING: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4, RUN NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 4, 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF KISSIMMEE PARK ROAD, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 853.67 FEET; RUN THENCE NORTH 00 DEGREES 08 MINUTES 25 SECONDS EAST 1515.81 FEET TO THE SOUTH RIGHT OF WAY LINE OF NEPTUNE ROAD; RUN THENCE SOUTH 60 DEGREES 27 MINUTES 15 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 977.17 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID KISSIMMEE PARK ROAD; RUN THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 1039.31 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY CONVEYED TO OSCEOLA COUNTY, FLORIDA, IN WARRANTY DEED RECORDED OCTOBER 4, 2022 IN OFFICIAL RECORDS BOOK 6294, PAGE 2404, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

CONTAINS 4,431,465 SQUARE FEET OR 101.73 ACRES MORE OR LESS.

Parcel Id. No.:
04263000U001150000 & 04263000U001200000

Developer/Applicant:
Home Dynamics Corporation
4755 Technology Way
Boca Raton, FL 33431
561.869.1800, Ext. 1



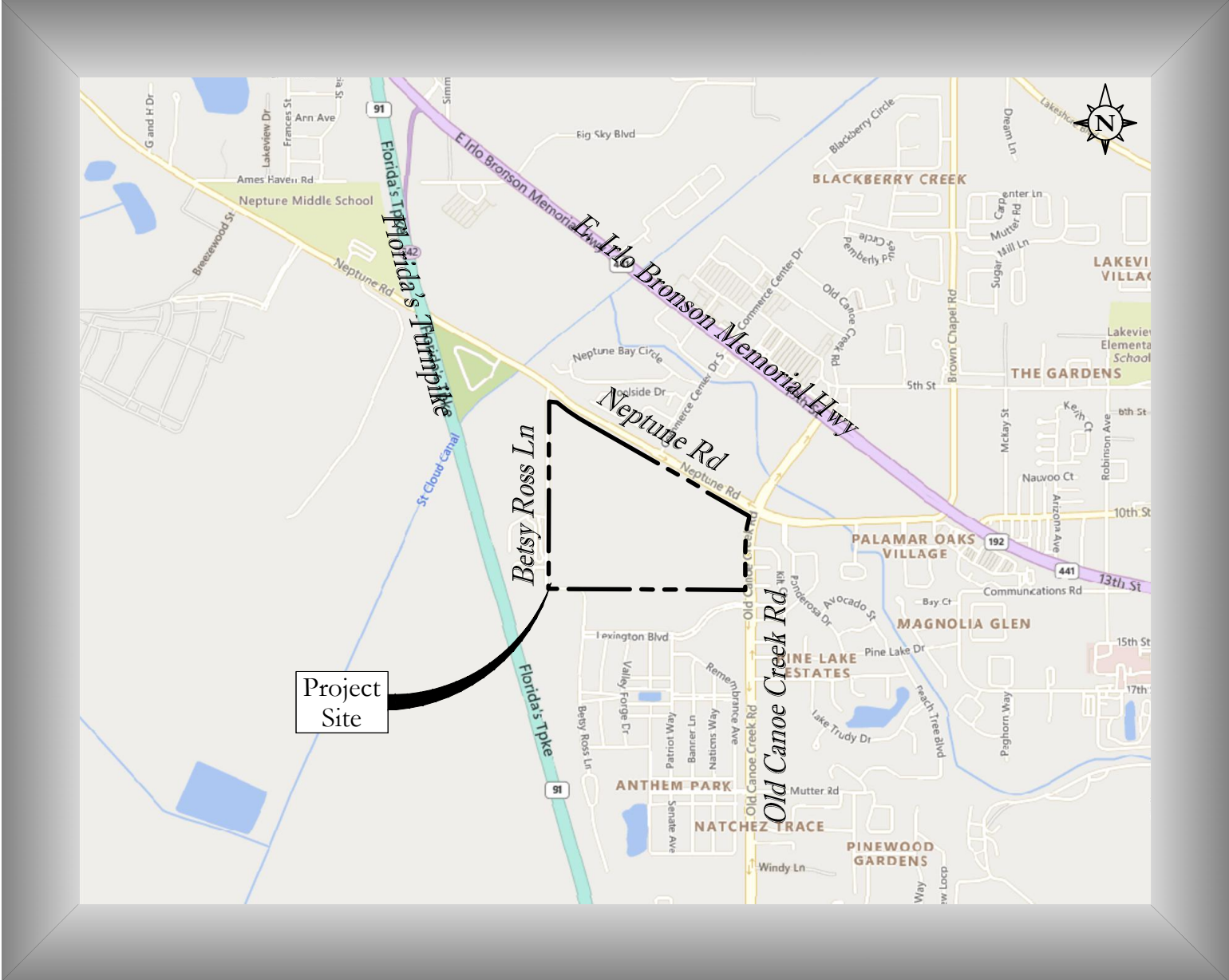
Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	1	2	3	4	5	6
C0.00	Cover Sheet	■	■	■	■	■	■
C0.10	- C0.11	■	■	■	■	■	■
C0.20	Existing Conditions Plan	■	■	■	■	■	■
C0.30	Phasing Plan				■	■	■
C1.00	- C1.01	■	■	■	■	■	■
C1.02	Site Data & Development Notes	■	■	■	■	■	■
C2.00	Site Development Plan	■	■	■	■	■	■
C3.00	Transportation Plan	■	■	■	■	■	■
C3.10	Typical Sections	■	■	■	■	■	■
C4.00	Utility Service Plan	■	■	■	■	■	■
C5.00	Electrical Service Plan	■	■	■	■	■	■
C6.00	Fire Protection Plan	■	■	■	■	■	■

Landscape Plans

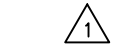
L100	- L101		■	■		■
L200	- L202	■	■	■		■
L301	- L302	■	■			■
L303						■
L400	- L401	■	■	■		■
L420			■	■		■

Survey		
1	- 5	ALTA/NSPS Boundary & Topographic Survey

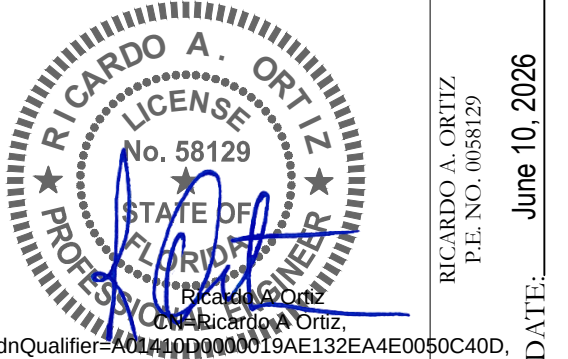
	<u>Date</u>	<u>Description</u>
-	4/25/2024	Submit To City Of St. Cloud
1	10/30/2024	Submit To City Of St. Cloud
2	3/11/2025	Submit To City Of St. Cloud
3	5/1/2025	Submit To City Of St. Cloud
4	9/29/2025	Submit To City Of St. Cloud
5	12/11/2025	Submit To City Of St. Cloud
6	6/10/2026	Submit To City Of St. Cloud



Vicinity Map
Scale: 1" = 2,000'



Utility Providers		
Electric: Orlando Utilities Commission 100 W. Anderson Street Orlando, FL 32801 407.236.9651	Telephone: Spectrum 3767 All American Boulevard Orlando, FL 32810 407.532.8520	Water, Wastewater and Reclaimed: TOHO Water Authority 951 Martin Luther King Blvd. Kissimmee, FL 34741 407.944.5000
Cable: Spectrum 3767 All American Boulevard Orlando, FL 32810 407.532.8520	Solid Waste, Fire and Police Protection: City of St. Cloud 1300 9th Street St. Cloud, FL 34769 407.957.7300	Gas: Florida Gas Transmission 2301 Lucien Way, Suite 200 Maitland, FL 32751 407.838.7171
Consultants		
Civil Engineer: Pape-Dawson 2602 E. Livingston St. Orlando, FL 32803 407.487.2594 bdgirolmo@pape-dawson.com	Geotechnical Engineer: Universal Engineering Sciences 3532 Maggie Blvd Orlando, FL 32811 407.423.0504 zadams@teamues.com	Landscape Architect: Bonnett Design Group, LLC 400 South Orlando Ave., Suite 201 Maitland, FL 32751 407.622.1588 laurie@bonnettdesigngroup.com
Surveyor: CPH, LLC 500 West Fulton Street Sanford, FL 32711 407.322.6841 pkatrek@cphcorp.com	Environmental: Birkitt Environmental Services, Inc. 126 3rd Avenue N., Suite 104 Safety Harbor, FL 34695 813-259-1085 bbirkitt@birkitt.com	Transportation: Traffic & Mobility Consultants 3101 Maguire Boulevard, Suite 265 Orlando, FL 32803 407-531-5332 charlotted@trafficmobility.com



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2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

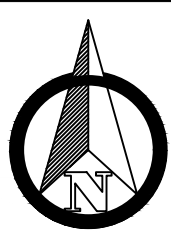
NOTE:
PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, THE CITY OF ST. CLOUD, TOHO WATER AUTHORITY, AND ORLANDO UTILITIES COMMISSION REGULATIONS AND SPECIFICATIONS.

PD Job No.: 23-140

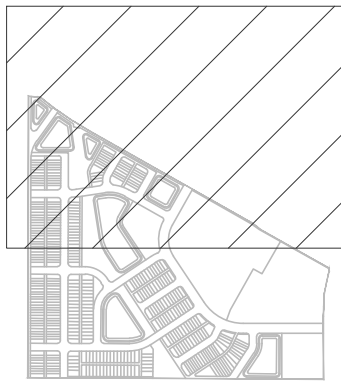
Z:\2023\23-140 HOME DYNAMICS CORP. - NEPTUNE VILLAGE\CAD\PRELIMINARY\POD FWP\23140-1N-PLD-FWP-TM



Legend	
PROJECT BOUNDARY	---
EXISTING GRADE	+85.50
EXISTING PARCEL LINE	---



Key Map:



Consultant:

06/06/2026	PER CITY OF ST. CLOUD COMMENTS
05/01/08/2026	PER CITY OF ST. CLOUD COMMENTS
04/09/04/2025	PER CITY OF ST. CLOUD COMMENTS
03/05/01/2025	PER CITY OF ST. CLOUD COMMENTS
02/03/11/2025	PER CITY OF ST. CLOUD COMMENTS
01/10/30/2024	PER CITY OF ST. CLOUD COMMENTS
04/25/2024	SUBMIT TO CITY OF ST. CLOUD

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	23-140
DESIGNED BY:	RA
DRAWN BY:	SA
CHECKED BY:	RA/BD
APPROVED BY:	BD
SCALE IN FEET:	1" = 100'

Project Name:

Avancia

Submittal To:

City of St. Cloud, FL

Sheet Title:

TOPOGRAPHIC MAP

Sheet No.:

C0.10

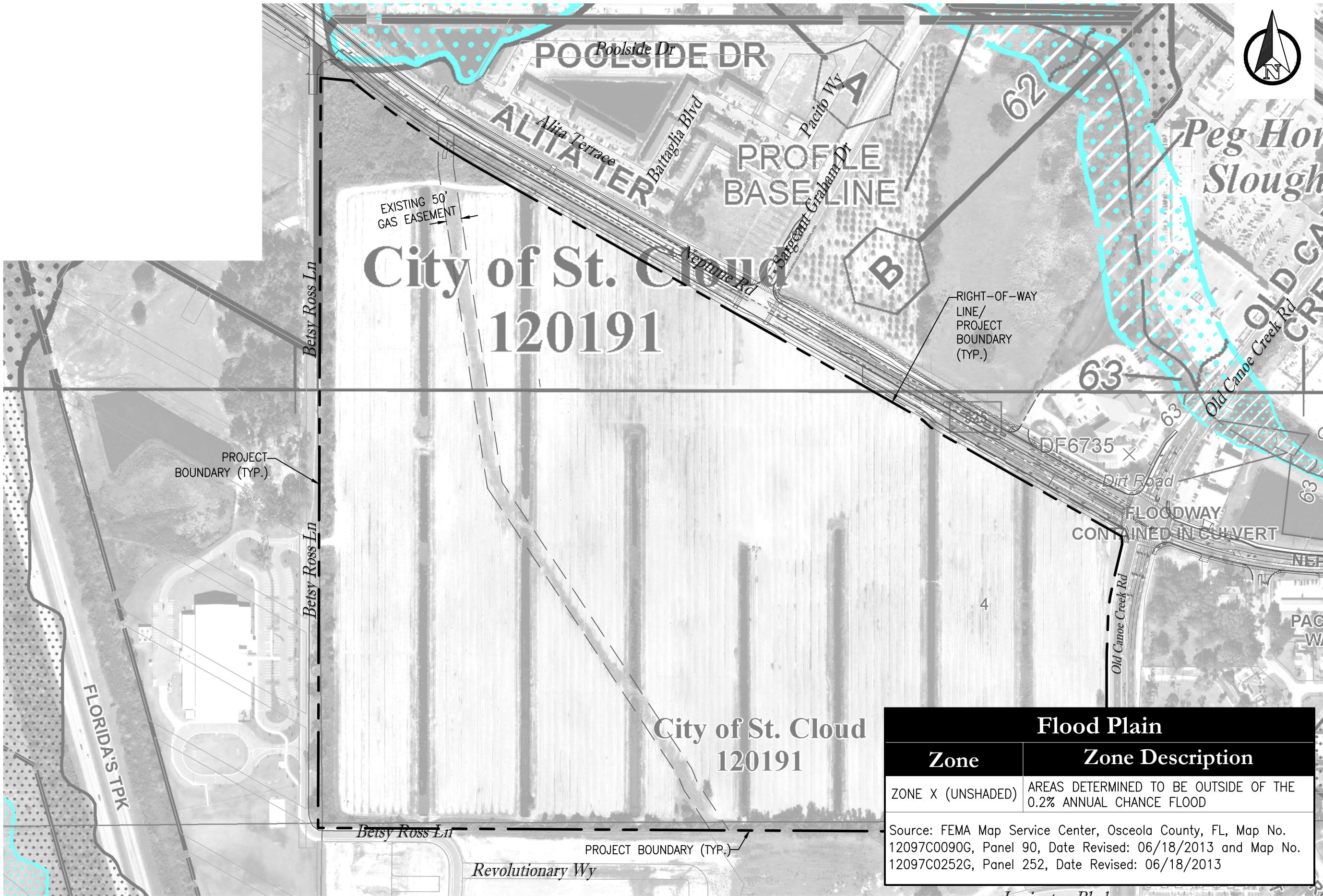
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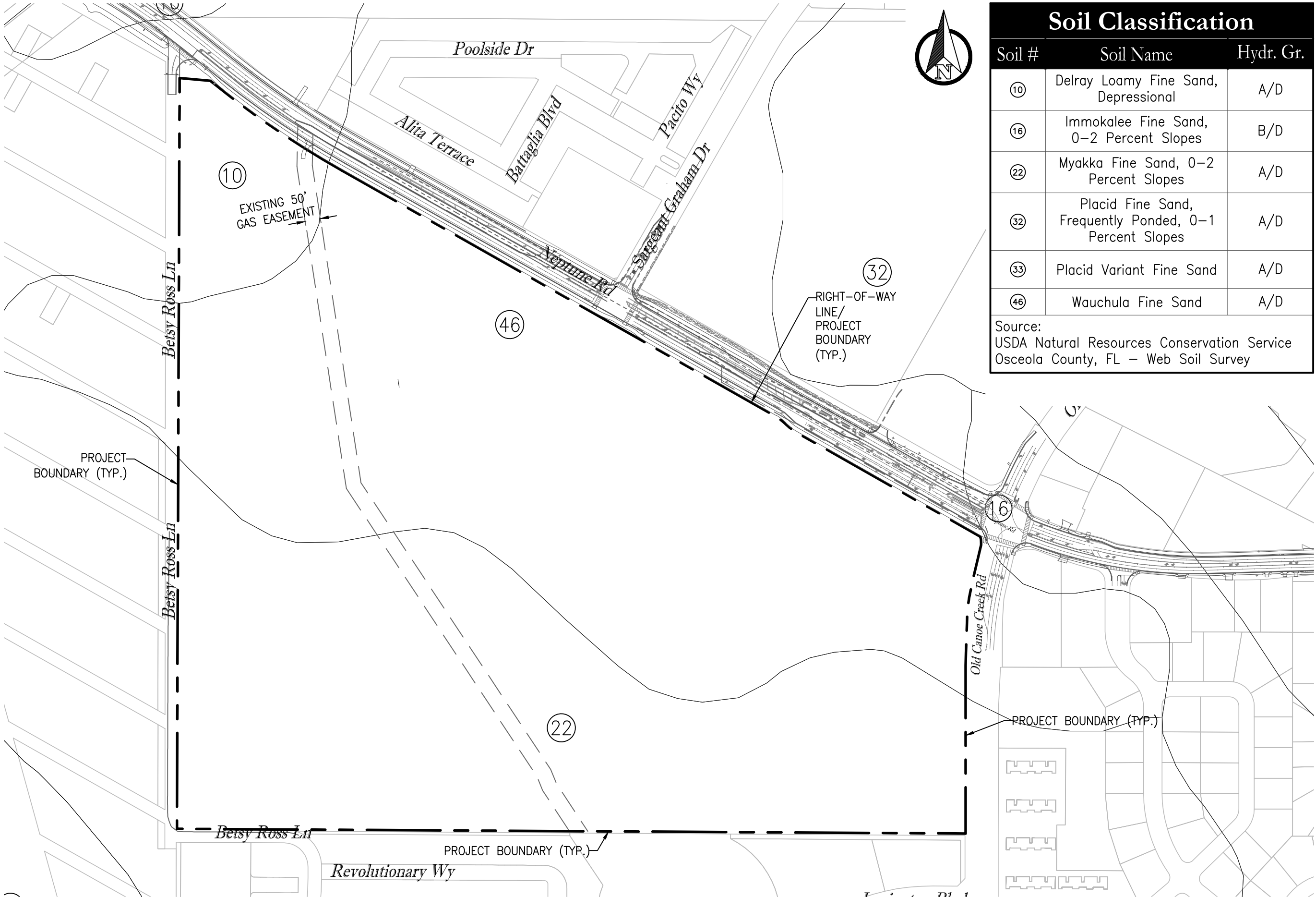
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2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #01911 | FLORIDA SURVEYING FIRM #LB88094



FEMA FLOODPLAIN MAP

SCALE: 1" = 300'



SOILS MAP

SCALE: 1" = 300'

Soil Classification		
Soil #	Soil Name	Hydr. Gr.
10	Delray Loamy Fine Sand, Depressional	A/D
16	Immokalee Fine Sand, 0-2 Percent Slopes	B/D
22	Myakka Fine Sand, 0-2 Percent Slopes	A/D
32	Placid Fine Sand, Frequently Ponded, 0-1 Percent Slopes	A/D
33	Placid Variant Fine Sand	A/D
46	Wauchula Fine Sand	A/D
Source: USDA Natural Resources Conservation Service Osceola County, FL - Web Soil Survey		



AERIAL MAP

SCALE: 1" = 300'



AERIAL PHOTOGRAPH WITH SITE PLAN OVERLAY

SCALE: 1" = 300'

Key Map:

Consultant:

06/10/2026	PER CITY OF ST. CLOUD COMMENTS
05/01/08/2026	PER CITY OF ST. CLOUD COMMENTS
04/09/04/2025	PER CITY OF ST. CLOUD COMMENTS
03/05/01/2025	PER CITY OF ST. CLOUD COMMENTS
02/03/11/2025	PER CITY OF ST. CLOUD COMMENTS
01/10/30/2024	PER CITY OF ST. CLOUD COMMENTS
04/25/2024	SUBMIT TO CITY OF ST. CLOUD
NO. DATE DESCRIPTIONS SUBMISSIONS/REVISIONS	
VERTICAL DATUM: NAVD88	
JOB NO.: 23-140	
DESIGNED BY: RA	
DRAWN BY: SA	
CHECKED BY: RA/BD	
APPROVED BY: BD	
SCALE IN FEET: AS SHOWN	
Project Name: Avancia	

Submitted To:
City of St. Cloud, FL

Sheet Title:
**EXISTING
CONDITIONS PLAN**

Sheet No.:
C0.20

Seal:

inQualifier: R. Ortiz, License No. 132EA4E0050C40D, State of Florida, Mechanical, C-US, dated 2026.06.11 15:03:06-04'00'

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Not for Construction**

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FLORIDA ENGINEERING FIRM #59101 | FLORIDA SURVEYING FIRM #LB8804

Z:\2023\23-140 HOME DYNAMICS CORP. - NEPTUNE VILLAGE\CAD\PRELIMINARY\010 FMP\23140-NV-PLD-FMP-RFP



Site Legend	
Description	Proposed
PROPERTY BOUNDARY	---
PHASE LINE	---
PHASE 1	
PHASE 2	
PHASE 3	
PHASE 4	
PHASE 5	
PHASE 6	

Key Map:

Consultant:

06/10/2026	PER CITY OF ST. CLOUD COMMENTS	
05/01/08/2026	PER CITY OF ST. CLOUD COMMENTS	
04/09/04/2025	PER CITY OF ST. CLOUD COMMENTS	
03/05/01/2025	PER CITY OF ST. CLOUD COMMENTS	
02/03/11/2025	PER CITY OF ST. CLOUD COMMENTS	
01/10/30/2024	PER CITY OF ST. CLOUD COMMENTS	
04/25/2024	SUBMIT TO CITY OF ST. CLOUD	
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD88
JOB NO.:		23-140
DESIGNED BY:		RA
DRAWN BY:		SA
CHECKED BY:		RA/BD
APPROVED BY:		BD
SCALE IN FEET:		1" = 200'

Project Name:
Avancia

Submittal To:
City of St. Cloud, FL

Sheet Title:
PHASING PLAN

Sheet No.:
C0.30

Seal:

DATE: June 10, 2026

inQualifier: [Signature]

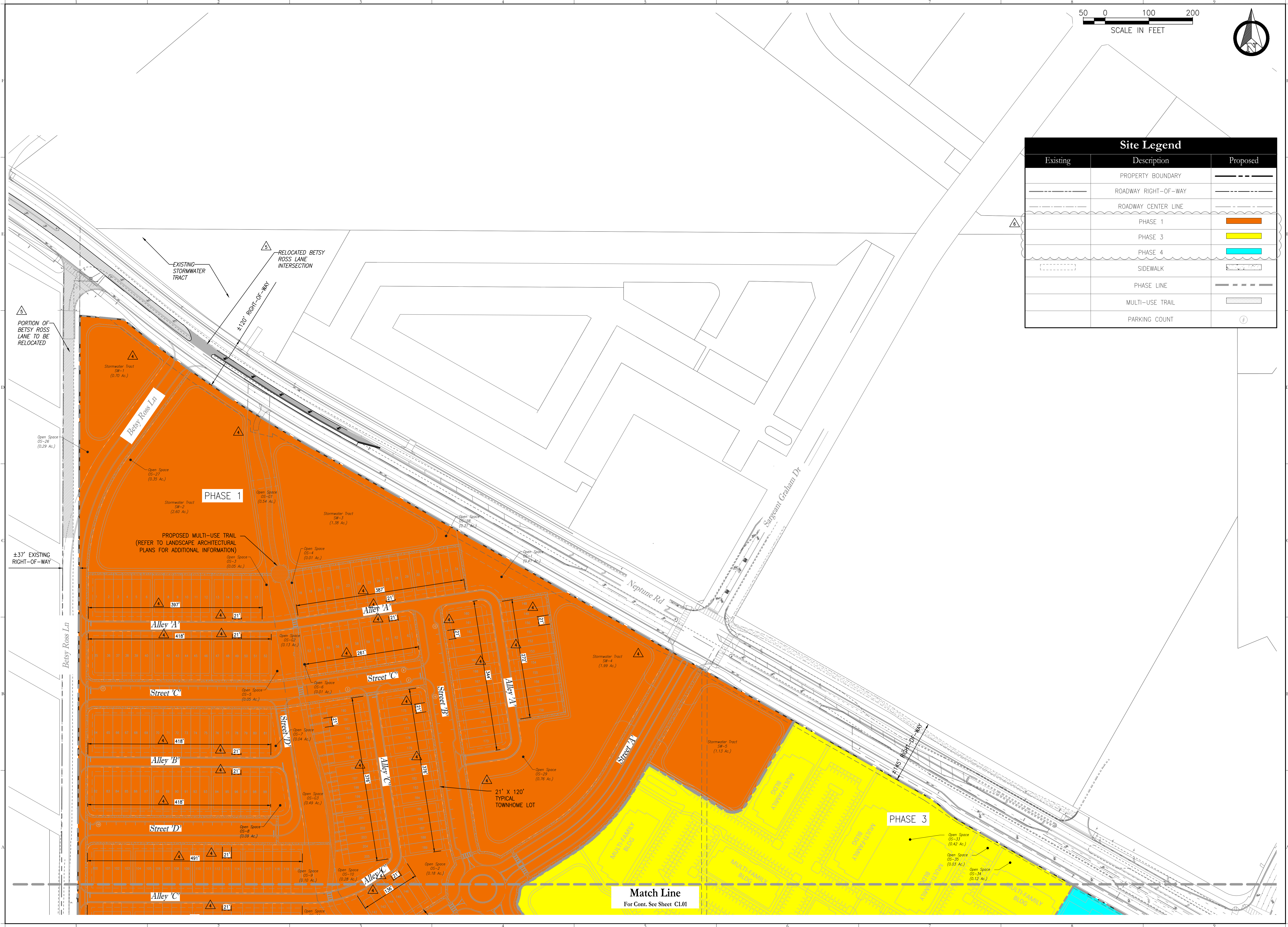
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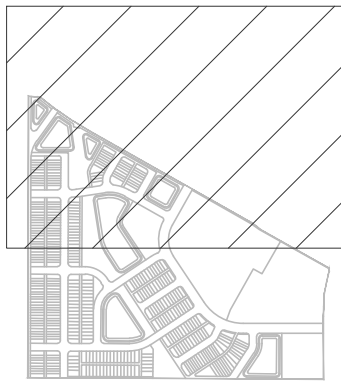
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FLORIDA ENGINEERING FIRM #59101 | FLORIDA SURVEYING FIRM #LB6804

Z:\2023\23-140 HOME DYNAMICS CORP. - NEPTUNE VILLAGE\CAD\PRELIMINARY\POD_FMP\23140-NV-PLD_FMP-MUP



Site Legend		
Existing	Description	Proposed
	PROPERTY BOUNDARY	---
	ROADWAY RIGHT-OF-WAY	---
	ROADWAY CENTER LINE	---
	PHASE 1	
	PHASE 3	
	PHASE 4	
	SIDEWALK	
	PHASE LINE	---
	MULTI-USE TRAIL	
	PARKING COUNT	

Key Map:



Consultant:

06/10/2026	PER CITY OF ST. CLOUD COMMENTS
01/08/2026	PER CITY OF ST. CLOUD COMMENTS
09/04/2025	PER CITY OF ST. CLOUD COMMENTS
05/01/2025	PER CITY OF ST. CLOUD COMMENTS
02/11/2025	PER CITY OF ST. CLOUD COMMENTS
10/30/2024	PER CITY OF ST. CLOUD COMMENTS
04/25/2024	SUBMIT TO CITY OF ST. CLOUD
NO. DATE DESCRIPTIONS	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	23-140
DESIGNED BY:	RA
DRAWN BY:	SA
CHECKED BY:	RA/BD
APPROVED BY:	BD
SCALE IN FEET:	1" = 100'

Project Name:
Avancia

Submitted To:
City of St. Cloud, FL

Sheet Title:
MASTER LAND USE PLAN

Sheet No.:
C1.00

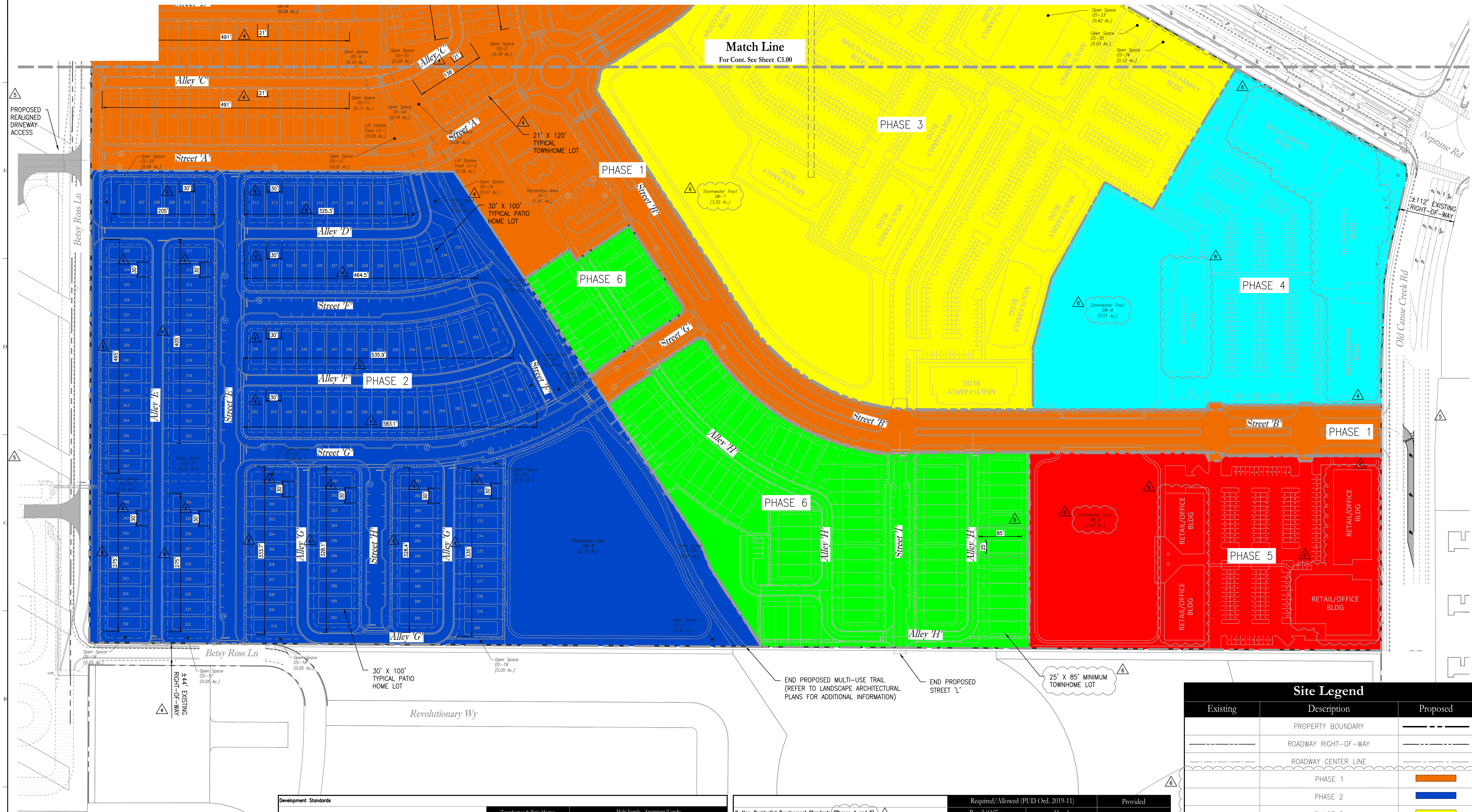
Seal:

Ricardo A. Ortiz
Professional Engineer
License No. 58429
State of Florida
Mechanical Engineering
DATE: June 10, 2026

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FLORIDA ENGINEERING FIRM #59101 | FLORIDA SURVEYING FIRM #LB8894

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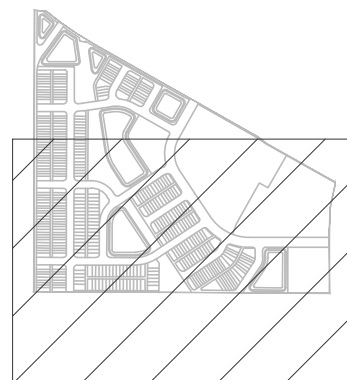
Development Standards				
1. Residential Development Standards (Phases 1, 2, 3, and 6)	Townhomes & Patio Homes		Multi-Family - Apartment/Condos	
	Required	Provided	Required	Provided
Minimum Lot Width:	20 FT	21 FT	N/A	N/A
Building Maximum Height:	35 FT	35 FT	65 FT	65 FT
Minimum Living Area:	1,000 SF	1,000 SF	900 SF	900 SF
Maximum Lot Coverage:	75%	75%	75%	75%
Minimum Front Setback:	15 FT	15 FT	10 FT (15 FT with owning)	10 FT (15 FT with owning)
Minimum Front Porch Setback:	10 FT	10 FT	N/A	N/A
Minimum Front Loaded Garage Setback:	N/A	N/A	N/A	N/A
Minimum Side Setback:	5 FT	5 FT/0 FT*	See note (1)	See note (1)
Minimum Street Side Setback:	15 FT	15 FT	See note (1)	See note (1)
Minimum Rear Setback:	20 FT	20 FT	20 FT	20 FT
Minimum Accessory Structure Setback:	5 FT	5 FT	N/A	N/A
Minimum Neptune Road Setback:	40 FT	40 FT	35 FT	35 FT

2. Non-Residential Development Standards (Phases 4 and 5)			
Maximum Floor Area Ratio/Gross Density	0.75 FAR	60 Rooms/Acre	90%
Minimum Lot Area	7,500 SF	N/A	7,500 SF
Minimum Lot Width	30 FT	N/A	30 FT
Maximum Lot Coverage (includes all impervious surfaces per Ord. 2019-11)	90%	90%	90%
Maximum Building Height	65 FT	65 FT	65 FT
Minimum Front Setback	10 FT	40 FT	10 FT (Retail/Office) 40 FT (Hotel)
Minimum Side-Interior Setback	0 FT	20 FT	0 FT (Retail/Office) 20 FT (Hotel)
Minimum Side-Street Setback	10 FT	20 FT	10 FT (Retail/Office) 20 FT (Hotel)
Minimum Rear Setback	10 FT	20 FT	10 FT (Retail/Office) 20 FT (Hotel)
Minimum Neptune Road Setback	40 FT	40 FT	40 FT

Required/Allowed (PUD Ord. 2019-11)			Provided
Retail/Office	Hotel		
0.75 FAR	60 Rooms/Acre		90%
7,500 SF	N/A		7,500 SF
30 FT	N/A		30 FT
90%	90%		90%
65 FT	65 FT		65 FT
10 FT	40 FT		10 FT (Retail/Office) 40 FT (Hotel)
0 FT	20 FT		0 FT (Retail/Office) 20 FT (Hotel)
10 FT	20 FT		10 FT (Retail/Office) 20 FT (Hotel)
10 FT	20 FT		10 FT (Retail/Office) 20 FT (Hotel)
40 FT	40 FT		40 FT

Site Legend		
Existing	Description	Proposed
	PROPERTY BOUNDARY	
	ROADWAY RIGHT-OF-WAY	
	ROADWAY CENTER LINE	
	PHASE 1	
	PHASE 2	
	PHASE 3	
	PHASE 4	
	PHASE 5	
	PHASE 6	
	SIDEWALK	
	PHASE LINE	
	MULTI-USE TRAIL	
	PARKING COUNT	

Key Map:



Consultant:

SUBMISSIONS/REVISIONS	
06/06/2026	PER CITY OF ST. CLOUD COMMENTS
05/01/08/2026	PER CITY OF ST. CLOUD COMMENTS
04/09/04/2025	PER CITY OF ST. CLOUD COMMENTS
05/05/01/2025	PER CITY OF ST. CLOUD COMMENTS
02/03/11/2025	PER CITY OF ST. CLOUD COMMENTS
01/10/30/2024	PER CITY OF ST. CLOUD COMMENTS
04/25/2024	SUBMIT TO CITY OF ST. CLOUD
NO. DATE DESCRIPTIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	23-140
DESIGNED BY:	RA
DRAWN BY:	SA
CHECKED BY:	RA/BD
APPROVED BY:	BD
SCALE IN FEET:	1" = 100'
Project Name:	Avancia

Submitted To:
City of St. Cloud, FL

Sheet Title:
MASTER LAND USE PLAN

Sheet No.:
C1.01

Seal:
RICHARDO A. ORTIZ
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 58429
DATE: June 10, 2026

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Not for Construction**

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FLORIDA ENGINEERING FIRM #59101 | FLORIDA SURVEYING FIRM #B8894

Z:\2023\23-140 HOME DYNAMICS CORP. - NEPTUNE VILLAGE\CAD\PRELIMINARY\POD_FMP\23140--NW--PUD_FMP--MUP

Wetland Analysis		
Existing Wetlands		2.01 AC
Proposed Wetland Impacts		2.01 AC
Remaining Wetland		0.00 AC
Wetland Delineation by preliminary acreage per Birkitt Environmental Services Memo Dated 6/29/2022		

Parking Requirements					
Phase 1 - Residential ¹	Required Parking			Provided Parking	
	Units	Spaces/Unit	Spaces Required	Spaces/Unit	Provided Parking
21' Townhome Unit - Garage & Driveway Parking	205	4	820	4	820
21' Townhome Unit - Onstreet Parking	205	0.5	103	-	118
Recreation Area (R-1) Parking	N/A	-	-	-	18
Total - Phase 1 Parking			923		956
Phase 2 - Residential ¹	Required Parking			Provided Parking	
	Spaces/Unit	Spaces Required	Spaces/Unit	Provided Parking	
30' Patio Homes (2 garage/2 driveway)	151	4	604	4	604
30' Patio Homes - Onstreet Parking	151	0.5	76	-	90
Total - Phase 2 Parking			680		694
Phase 3 - Multi-Family ²	Required Parking			Provided Parking	
	Units	Spaces/Unit	Spaces Required	Spaces/Unit	Provided Parking
Multi-Family - Apartment/Condo	360	2 per unit + 1 per 10 units	756		824
Total - Phase 3 Parking			756		824
Phase 4 - Non-Residential ³	Required Parking			Provided Parking	
	Units	Spaces/Unit	Spaces Required	Spaces/Unit	Provided Parking
Non-Residential	74,747 SF	1 per 300 SF	250		271
Total - Phase 4 Parking			250		271
Phase 5 - Non-Residential ³	Required Parking			Provided Parking	
	Units	Spaces/Unit	Spaces Required	Spaces/Unit	Provided Parking
Non-Residential	49,856 SF	1 per 300 SF	166		166
Total - Phase 5 Parking			166		166
Phase 6 - Residential ¹	Required Parking			Provided Parking	
	Units	Spaces/Unit	Spaces Required	Spaces/Unit	Provided Parking
30' Patio Homes (2 garage/2 driveway)	84	4	336	4	336
30' Patio Homes - Onstreet Parking	84	0.5	42	-	42
Total - Phase 6 Parking			378		360
Total - Phases 1-6 Parking			3153		3271
Bicycle Parking Requirements					
			Spaces Required	Provided Parking	
Phases 1, 2, and 6 Bicycle Parking			N/A	N/A	
Phase 3 Multi-Family Bicycle Parking (10% of 756 Required Spaces)			76	76 (Min.)	
Phases 4 and 5 Non-Residential Bicycle Parking (6% of 416 Required Spaces)			25	25 (Min.)	
Total - Phases 3-5 Bicycle Parking			101		101 (Min.)
Parking Notes:					
1. Per Table III-8 of the City Land Development Code for Single-family, residential (attached or detached), duplex, mobile home, or manufactured home: 4 spaces per dwelling unit (2 spaces in the garage or carport and two spaces in the driveway) plus 1 space per two dwelling units in designated on-street parking areas for visitor or short term parking within subdivision)					
2. Per Table III-8 of the City Land Development Code for multifamily: Two spaces per dwelling unit plus one additional space per ten units; except in CBD-1 and CDD-2 where one space per dwelling unit shall be required, and 10% Bicycle Parking					
3. Per Table III-8 of the City Land Development Code for commercial: One space per 300 sq. ft. gross floor area; plus, one space per each 1,000 gross sq. ft. of lot or floor area used for display area for outdoor retail, and 6% Bicycle Parking. Parking requirement is based upon a project commercial use consisting of 130,000 sq. ft. of gross floor area, including 4,000 sq. ft. of lot or floor area used as display area for outdoor retail. Whereas, (130,000 sq. ft. x 1 space/300 sq. ft.) = 433 spaces + (4,000 sq. ft. x 1 space/1,000 sq. ft.) = 4 spaces, for a total of 437 spaces required.					
4. Per Article VI of the City Land Development Code, and Ordinance 2019-11, On-Street parking space is 7'x22'					
5. Minimum number of ADA parking spaces per 2010 ADA Standards For Accessible Designs, Section 208 Parking Space, Table 208.2. ADA parking spaces are included in the total parking space count					

Table 2 Trip Generation Summary											
ITE Code	Land Use	Site	Daily		AM Peak Hour			PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter
210	Single Family Detached	151 DU	9.76	1,474	0.72	108	27	81	0.97	146	92
215	Single Family Attached (Townhomes)	289 DU	7.45	2,152	0.50	145	36	109	0.59	169	100
220	Multi-Family (Low Rise)	360 DU	6.62	2,383	0.37	134	32	102	0.49	175	110
921	Shopping Plaza (40-150K)	100 KSF	94.49	9,449	3.53	353	219	134	9.03	903	433
932	Restaurant (High Turnover)	20 KSF	107.20	2,144	9.57	191	105	86	9.05	181	110
934	Fast Food Restaurant with Drive-Through Window	10 KSF	467.48	4,675	44.61	446	228	218	33.03	330	172
Total Trip Generation			22,277			1,377	647	730		1,904	1,017
Internal Capture (15% Daily, 10% AM, 20% PM)			3,342			138	65	73		380	203
Total External Trips			18,935			1,239	582	657		1,524	814
Shopping Plaza (40-150K) Pass-by Trips (40% Daily, 40% AM, 40% PM)			3,213			127	79	48		289	139
Restaurant (High Turnover) Pass-by Trips (40% Daily, 40% AM, 40% PM)			784			74	41	33		62	38
Fast Food Restaurant with Drive-Through Pass-by Trips (50% Daily, 50% AM, 50% PM)			2,066			201	103	98		146	76
Total Pass-by Trips			6,063			402	222	180		496	253
Total New External Trip Generation			12,872			837	360	477		1,028	561

Trip generation analysis based on ITE Trip Generation Handbook, 12th Edition
Internal capture and pass-by values are estimated based on ITE Trip Generation Handbook, 12th Edition. Internal rates have been reduced to represent conservative assumptions.
Assumed same AM, PM, and daily pass-by values for retail and high-turnover restaurant due to only PM data availability.
Lower different AM and PM pass-by values for Fast Food with drive-through based on available data. Daily values were calculated using the average.
Prematured RSP is based on applicant's preliminary breakdown of KSF and gives consideration to higher trip generation land uses.

Open Space		
Required Open Space: (Ref: Section 3 on pages 3 & 4 of Approved PUD Ord. 2019-11)		
20% of Residential + 15% of Commercial:	553,212 SF Min.	12.7 Acres Min.
Provided Open Space (Phase 1 + Future Phases)	553,212 SF Min.	12.7 Acres Min.
Open Space		Square Feet (SF) Acres (AC)
A. Phase 1 - Required Open Space		
1. Residential: 20% of (39.09 Acres):	340,552 SF	7.82 AC
B. Phase 1 - Provided Open Space		
1. Gas Easement Area (50% of 1.52 Acres):	33,106 SF	0.76 AC
2. Amenity Stormwater Retention Pond Tracts SW-1 through SW-5 Area (50% of SW Tracts - 6.35 Acres Max. Allowable) (Provided = 0.50 x 5.06 AC):	110,207 SF	2.53 AC
3. Recreation Tract R-1:	65,776 SF	1.51 AC
4. Common Open Space Tracts OS-1 through OS-13 and Tracts OS-26 through OS-30 (Excluding areas within Gas Easement):	147,668 SF	3.39 AC
Subtotal - Phase 1 Provided Open Space Area:	356,756 SF	8.19 AC
C. Phase 2 - Required Open Space		
1. Residential: 20% of 22.31 Acres:	194,365 SF	4.46 AC
D. Phase 2 - Provided Open Space		
1. Gas Easement Area (50% of 1.29 Acres):	28,096 SF	0.65 AC
2. Amenity Stormwater Retention Pond Tract SW-6 Area (50% of SW Tract - 6.35 Acres Max. Allowable) (Provided = 0.50 x 5.48 AC):	119,280 SF	2.74 AC
3. Common Open Space Tracts OS-14 through OS-25, OS-31, and OS-32 (Excluding areas within Gas Easement):	52,272 SF	1.20 AC
Subtotal - Phase 2 Provided Open Space Area:	199,648 SF	4.58 AC
E. Phase 3 - Required Open Space		
1. Residential: 20% of 17.83 Acres:	155,335 SF	3.57 AC
F. Phase 3 - Provided Open Space		
1. Amenity Stormwater Retention Pond Tract SW-7 Area (50% of SW Tracts - 6.35 Acres Max. Allowable) (Provided = 0.50 x 6.00 AC):	130,680 SF	3.00 AC
2. Common Open Space Tracts OS-33 through OS-35:	24,829 SF	0.57 AC
Subtotal - Phase 3 Provided Open Space Area:	155,335 SF	3.57 AC
G. Phase 4 - Required Open Space		
1. Non-Residential	N/A	N/A
H. Phase 5 - Required Open Space		
1. Non-Residential	N/A	N/A
I. Phase 6 - Required Open Space		
1. Residential: 20% of 8.21 Acres:	71,526 SF	1.64 AC
J. Phase 6 - Provided Open Space		
1. Common Open Space Tracts:	71,526 SF	1.64 AC
Subtotal - Phase 6 Provided Open Space Area:	71,526 SF	1.64 AC

1. Rec & Open Space must connect to Anthem Park & residential uses (South). Pedestrian-friendly trails and complete streets will enhance overall walkability and provide connectivity between uses inside and outside the PUD. The gas line easement on the property will be used as a multi-use trail. The common open space of the NW corner will include recreational uses. Stormwater ponds may be used for irrigation purposes and will be ornamental. Amenity stormwater ponds shall count up to 50% towards open space requirements but no more than 6.35 acres. - Background Information Item 3 (Page1) and Section C. Development Conditions 10 (Page 9) of the Ordinance 2019-11. Buffers, greenways, wildlife corridors and recreation areas shall be counted towards the required open space acreage.

Ownership / Maintenance		
Internal Roadways (All Phases)	Private	CDD
Drainage Easements (All Phases)	Private	CDD
Utility Easements (All Phases)	Public	To be Dedicated to City of St. Cloud
Wastewater (All Phases)	Public	To Be Owned & Maintained by City of St. Cloud
Potable Water (All Phases)	Public	To Be Owned & Maintained by City of St. Cloud
Lift Station Tract (Phase 1)	Public	To Be Owned & Maintained by City of St. Cloud
Open Space Tracts (Phases 1, 2, 3, And 6)	Private	To Be Owned & Maintained by HOA/CDD
Stormwater Tracts (Phases 1-5)	Private	To Be Owned & Maintained by HOA/CDD
Recreation Tract (Phase 6)	Private	To Be Owned & Maintained by HOA/CDD

Development Notes & Additional PUD Standards

- Acreages shown are estimates subject to further refinement during the Site Development Plan process.
- Each phase of development shall be constructed so that each phase can exist as an independent stable unit.
- All sanitary sewer and potable water systems shall be dedicated to TOHO Water Authority. Reuse water systems will be maintained by the Property Owner's Association (POA).
- Billboards and pole signs shall be prohibited.
- The project will be served by a master stormwater system within the PUD.
- The project will be served by a master stormwater system within the PUD. The master stormwater system will be designed to City of St. Cloud and South Florida Water Management District standards.
- Stormwater ponds may be used for irrigation purposes and will be amenitized. Amenity stormwater ponds may count up to 50% towards open space requirements.
- Blocks shall serve to provide for vehicular and pedestrian access management. Maximum block length shall not exceed six hundred (600) linear feet.
- Permitted uses shall include those listed in Ordinance 2019-11.
- Per Ordinance 2017-37, a Medium Landscape Buffer shall be utilized between residential and non-residential uses.
- Residential lots smaller than fifty (50) feet shall be rear loaded, served by an alley.

- At a minimum, one access point to Neptune Village Elementary shall be required. The applicant is willing to finalize access to Neptune Elementary School prior to the Site Development Plan and will work with the School District through the Final master Plan process.
- At a minimum, one access point to Anthem Park to the south shall be required.
- Final locations of all access points shall be coordinated with the Osceola County School District.
- All access provided shall be pedestrian friendly and ADA accessible as required by Florida Accessibility Code requirements.
- Open space and recreation areas shall be available to all residents and shall be connected by multi-use trails. Hardscape plazas shall count towards the open space requirement.
- Up to 50% of amenitized stormwater ponds and multi-use trails can be applied to residential or non-residential open space requirements as depicted on the master plan.
- A tree removal permit shall be required to remove, relocate, alter, or replace any tree with a trunk diameter of four inches at 4.5 feet above the ground level.
- All landscaping elements, including trees within the right-of-ways and common areas in this development as required by the City of St. Cloud Land Development Code shall be maintained by t Property Owner's Association and/or their successors and assignees. A landscape and irrigation plan meeting the City of St. Cloud Land Development Code will be submitted with the site development plans.

Site Data			
Parcel ID Numbers		04263000U001150000 & 04263000U001200000	
Jurisdiction		City of St. Cloud	
Project Site Acreage		101.73 AC	
Proposed Development		Mixed-Use Development	
Phase 1 – Residential Area:		39.09 AC	
Phase 2 – Residential Area:		22.31 AC	
Phase 3 – Multi-Family Area:		17.83 AC	
Phase 4 – Non-residential Area:		8.07 AC	
Phase 5 – Non-residential Area:		6.22 AC	
Phase 6 – Residential Area:		8.21 AC	
Gas Easement Area:		2.81 AC	
Zoning		PUD	
Future Land Use (FLU)		Commercial	
Existing Conditions		Vacant	
Proposed Conditions		Mixed-Use Development	
Adjacent Zoning & Future Land Use			
North		High Density Residential & Commercial (City)	
East		High Density Residential & Commercial (City)	
South		Medium Density Residential (City)	
West		Agriculture (City) & Low Density Residential (County)	
Development Program			
1. Phase 1 (Residential)		Provided	Unit %
a. 21'x120' Townhome Lots		205 Units	26%
2. Phase 2 (Residential)		Provided	Unit %
a. 30'x100' Patio Home Lots		151 Units	19%
3. Phase 3 (Multi-Family)		Provided	Unit %
a. Minimum Multi-Family Residential – Apartment/Condo		360 Units	45%
4. Phase 4 (Non-residential)		Provided	
a. Minimum Non-residential		Min. 74,747 SF	–
5. Phase 5 (Non-residential)		Provided	
a. Minimum Non-residential		Min. 49,856 SF	–
6. Phase 6 (Residential)		Provided	Unit %
a. 21'x120' Townhome Lots		84 Units	11%
Buffer Yards:		Required	Provided
Residential adjacent to Neptune Road (North)		10 FT	10 FT
Two-Family Adjacent to AGR (School – West)		0 FT	0 FT
Two-Family Adjacent to Townhomes		0 FT	0 FT
Townhomes Adjacent to Commercial (East)		25 FT or 10 FT	6' masonry wall with Low Buffer (10') to meet Medium or regular 25' Buffer
Townhomes Adjacent to School (West)		10 FT	0 FT (Betsy Road provides buffer)
Townhomes Adjacent to Townhomes (South)		0 FT	0 FT
Per ordinance 2017– 37, a Medium landscape buffer (25') shall be utilized between residential and non-residential uses. The city manager or his or her designee may allow alternative buffer designs. Consideration will be given to preserved natural vegetation, existing buffers on any contiguous development and enhanced landscape.			
Floor Area Ratio (FAR) for Non-residential Phases:		Minimum	Allowed
Phase 3		–	0.75
Phase 4		–	0.75
Phase 5		–	0.75

- Planting design shall utilize the principles of Florida friendly landscaping.
- The City of St. Cloud shall have the right but not the obligation, to access, maintain, repair or otherwise care for or cause to be cared for, stormwater tracts and the drainage easements, including without limitation, the drainage systems constructed thereon. A blanket ingress/egress easement shall be granted in favor of the City of St. Cloud for said purpose.
 - Parking for residential shall be provided per the City of St. Cloud Land Development Code.
 - Pedestrian connections are conceptual. Final locations and number of pedestrian connections to the multi-use trail and Neptune Road will be determined during the Site Development Plan process.
 - Proposed street layout is conceptual. Final locations of all right-of-way delineations shall be determined during the Site Development Plan process.
 - All improvements within the limits of the gas easement shall be subject to processing & approval of an agreement with Florida Gas Transmission (FGT) and their affiliates.
 - The commercial portion of the project will be developed in accordance with the Highway Business District standards.
 - Prior to SCP or SDP approval, applicant will provide building elevations consistent with the requirements of the LDC Architectural Standards.

Key Map:

Consultant:

06/06/2026	PER CITY OF ST. CLOUD COMMENTS
05/01/08/2026	PER CITY OF ST. CLOUD COMMENTS
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04/25/2024	SUBMIT TO CITY OF ST. CLOUD
NO. DATE DESCRIPTIONS	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	23-140
DESIGNED BY:	RA
DRAWN BY:	SA
CHECKED BY:	RA/BD
APPROVED BY:	BD
SCALE IN FEET:	N/A
Project Name:	

Avancia

Submitted To:
City of St. Cloud, FL

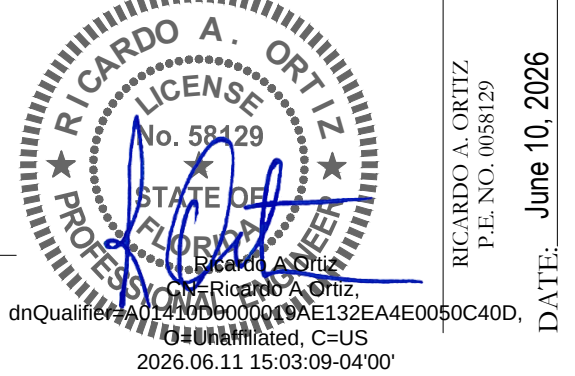
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SITE DATA & DEVELOPMENT NOTES

Sheet No.:

C1.02

Seal:





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CHECKED BY:	RA/BD
APPROVED BY:	BD
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Seal:



RICARDO A. ORTIZ
P.E. NO. 0058429

DATE: June 10, 2026

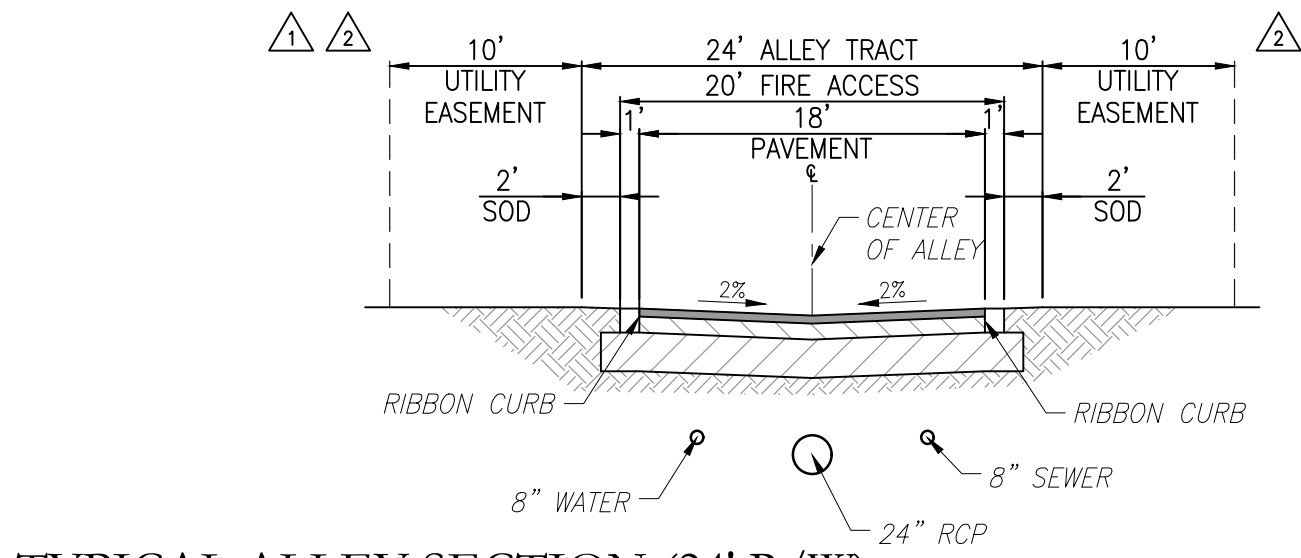
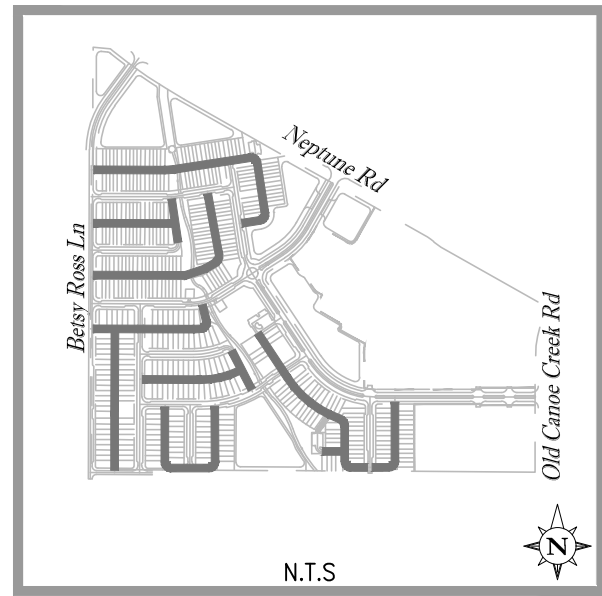
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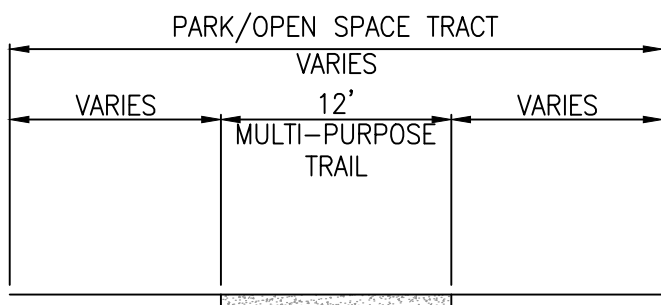
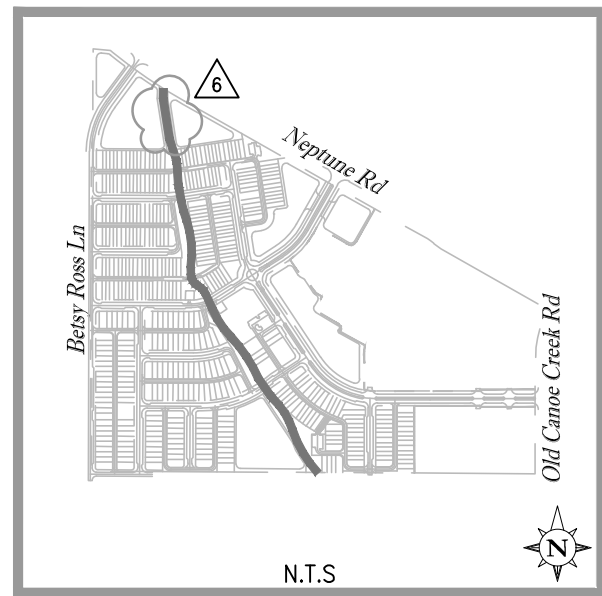
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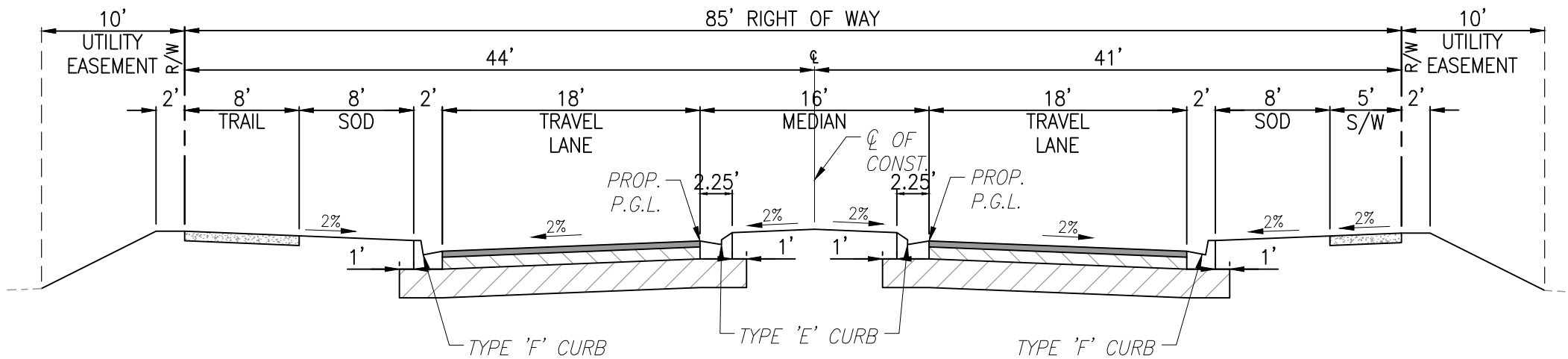
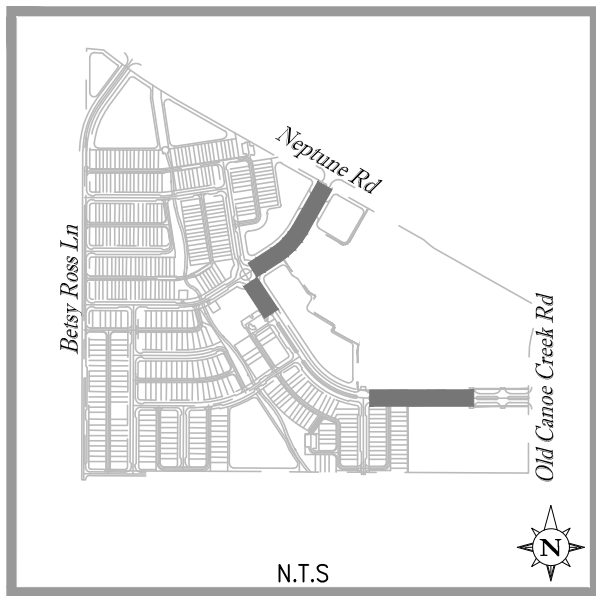
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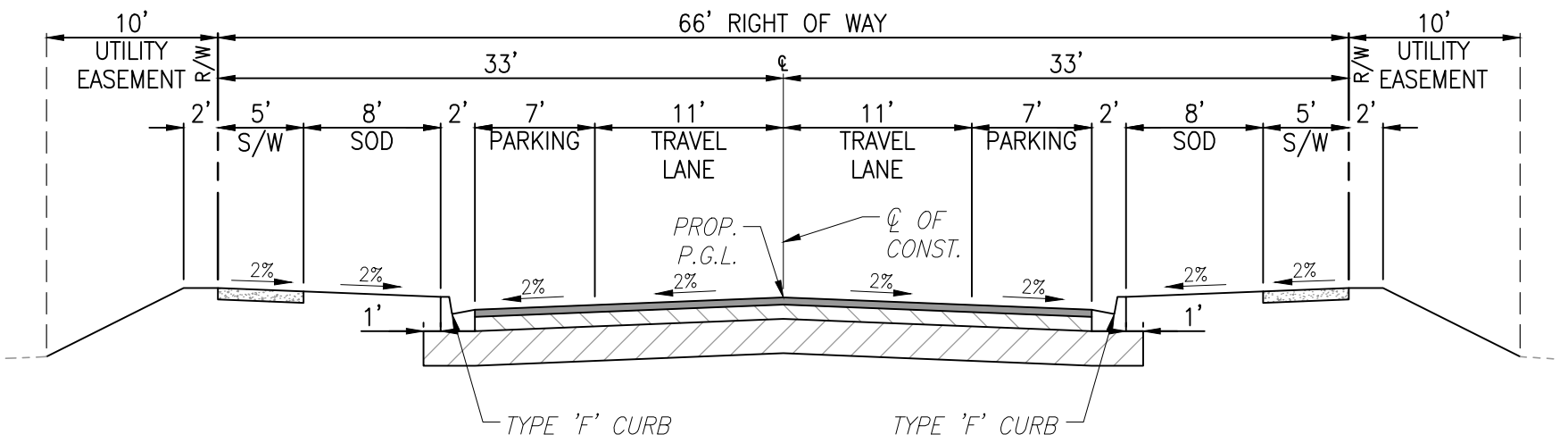
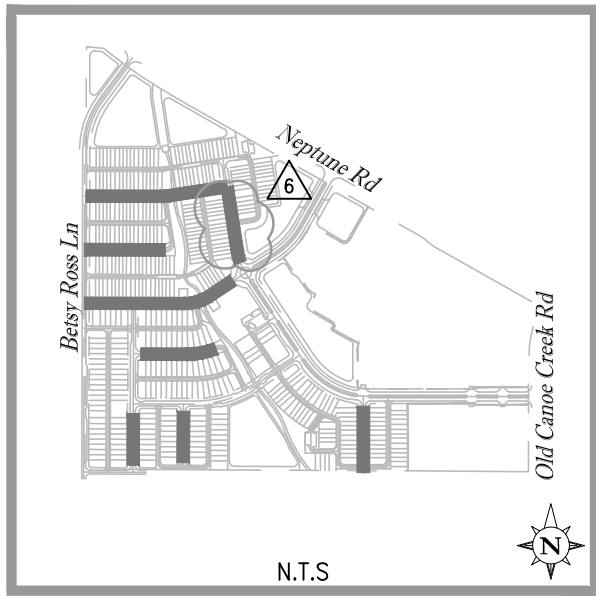
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ALLEY



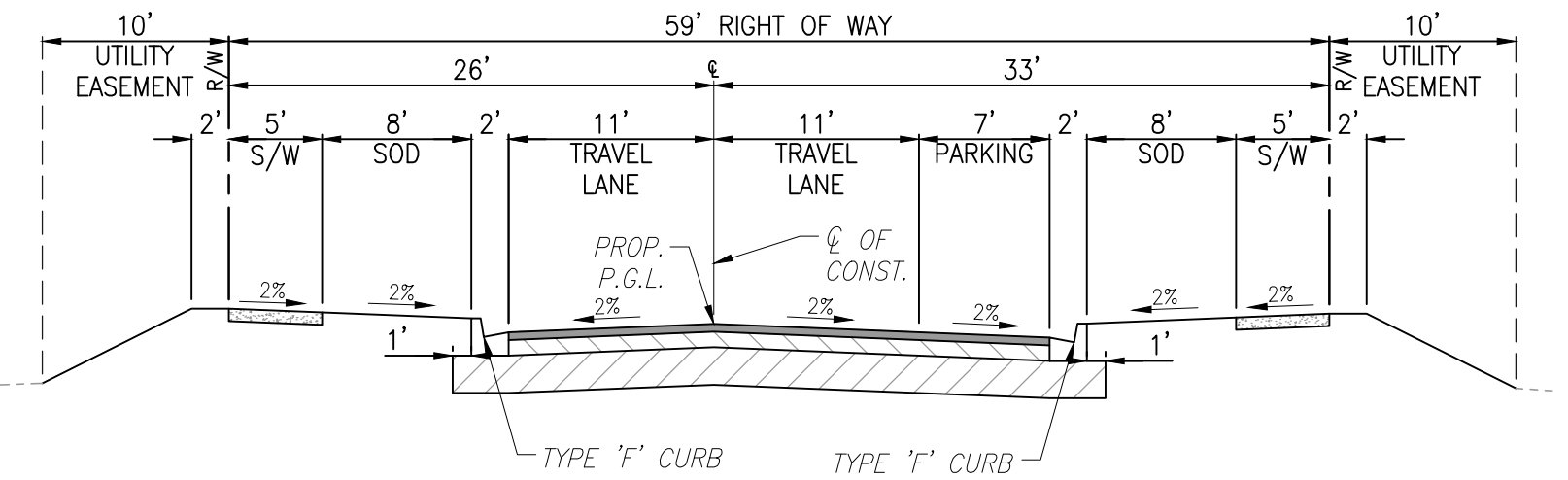
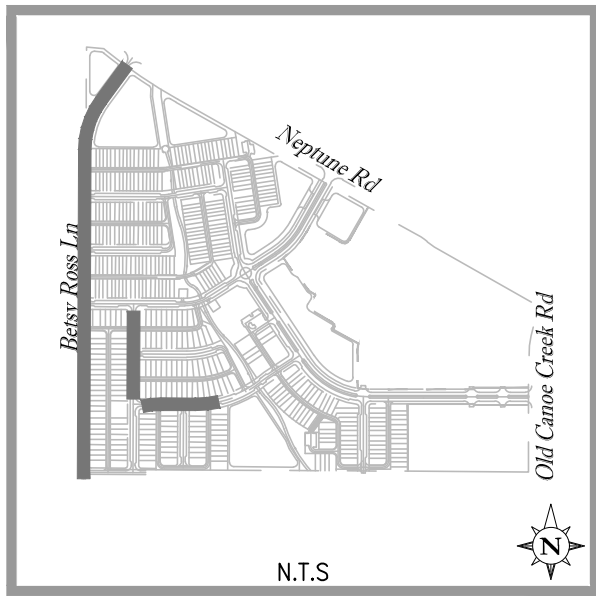
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PARK/OPEN SPACE TRACT



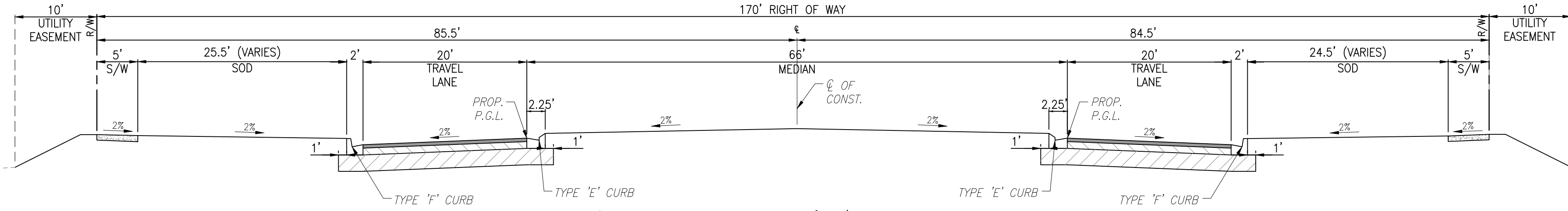
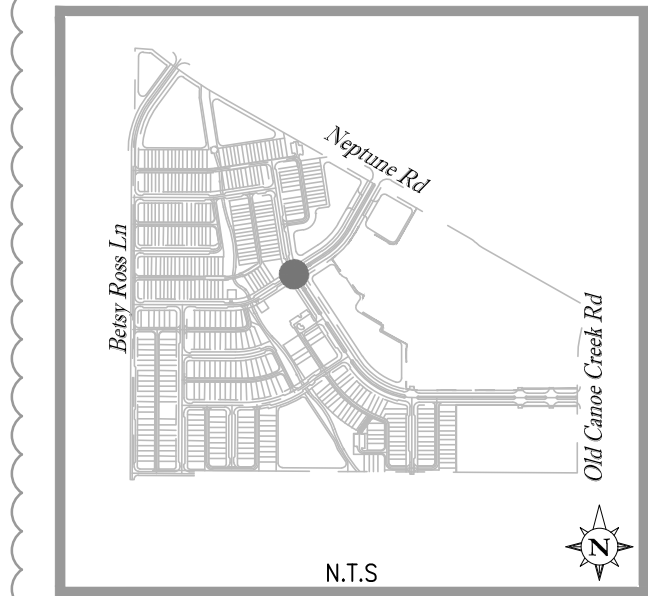
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LOCAL ROAD



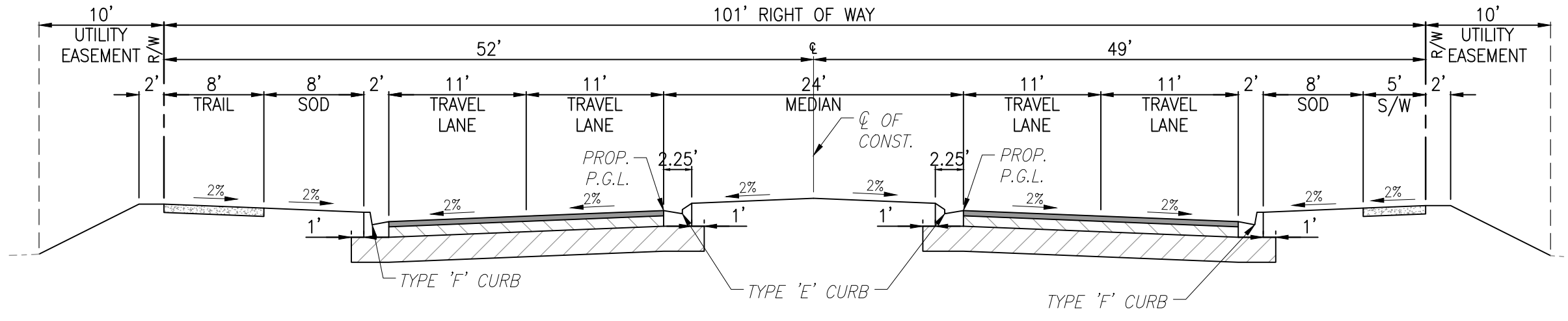
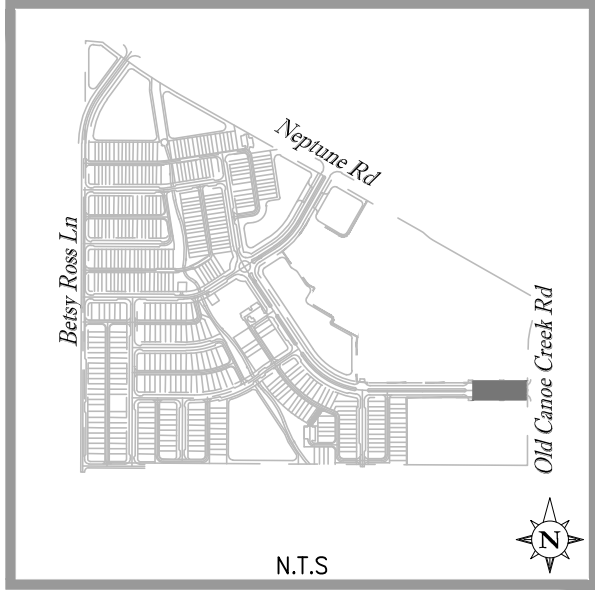
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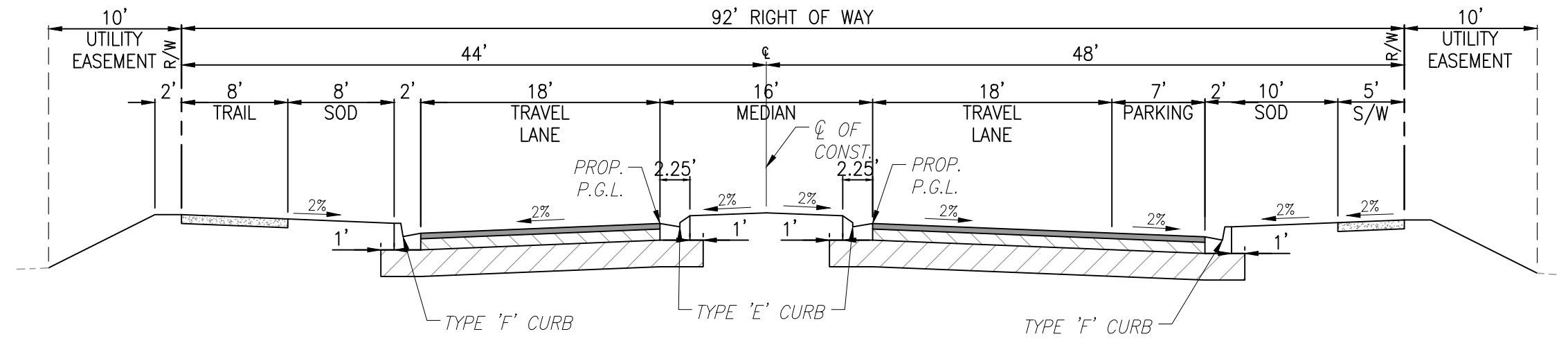
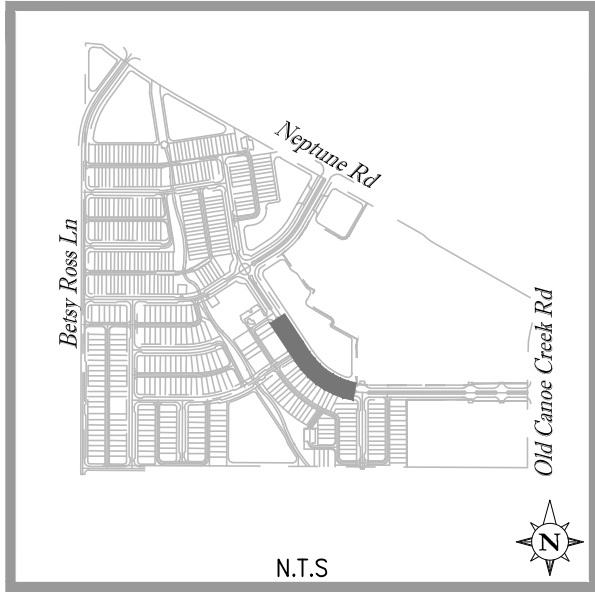
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LOCAL ROAD



ROUNDABOUT SECTION (170' R/W)
LOCAL ROAD



TYPICAL ROAD SECTION (101' R/W)
LOCAL ROAD



TYPICAL ROAD SECTION (92' R/W)
LOCAL ROAD

Key Map:

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NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD88
JOB NO.:		23-140
DESIGNED BY:		RA
DRAWN BY:		SA
CHECKED BY:		RA/BD
APPROVED BY:		BD
SCALE IN FEET:		N.T.S.

Project Name:

Avancia

Submittal To:

City of St. Cloud, FL

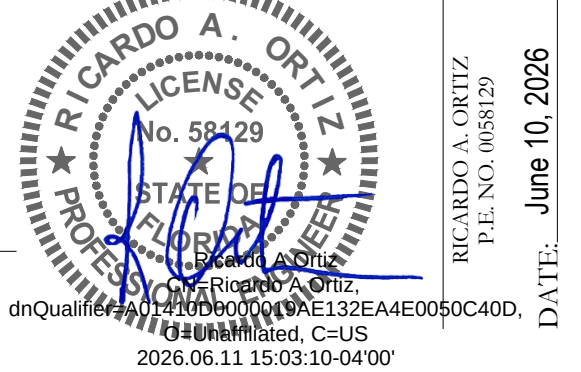
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Sheet No.:

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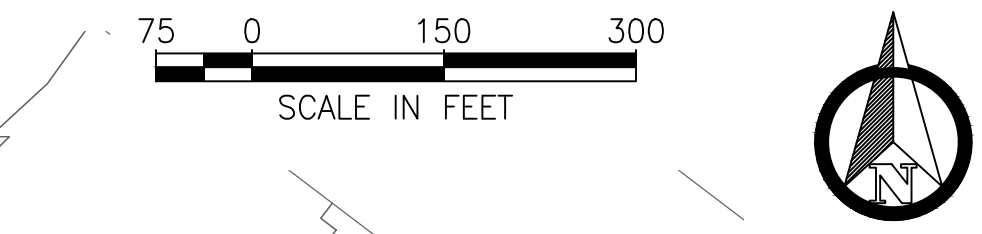
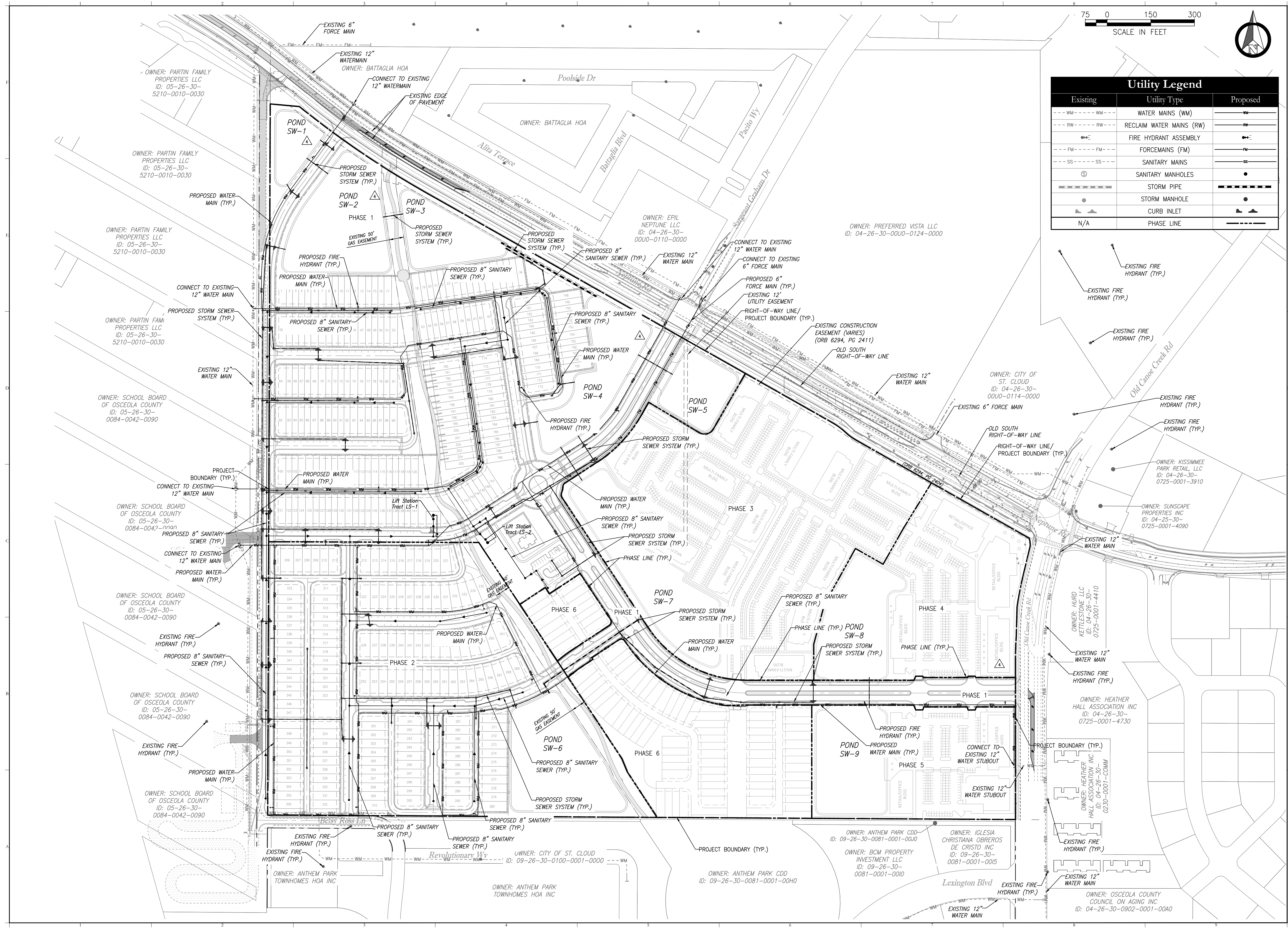


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FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB88094

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Utility Legend		
Existing	Utility Type	Proposed
--- WM --- WM ---	WATER MAINS (WM)	--- WM ---
--- RW --- RW ---	RECLAIM WATER MAINS (RW)	--- RW ---
--- FM --- FM ---	FIRE HYDRANT ASSEMBLY	--- FM ---
--- SS --- SS ---	FORCEMAINS (FM)	--- SS ---
--- SS --- SS ---	SANITARY MAINS	--- SS ---
--- SS --- SS ---	SANITARY MANHOLES	--- SS ---
--- SS --- SS ---	STORM PIPE	--- SS ---
--- SS --- SS ---	STORM MANHOLE	--- SS ---
--- SS --- SS ---	CURB INLET	--- SS ---
N/A	PHASE LINE	--- SS ---

Key Map:

Consultant:

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DRAWN BY:	SA
CHECKED BY:	RA/BD
APPROVED BY:	BD
SCALE IN FEET:	1" = 150'
Project Name:	
Avancia	

Submitted To:
City of St. Cloud, FL

Sheet Title:
UTILITY SERVICE PLAN

Sheet No.:
C4.00

Seal:

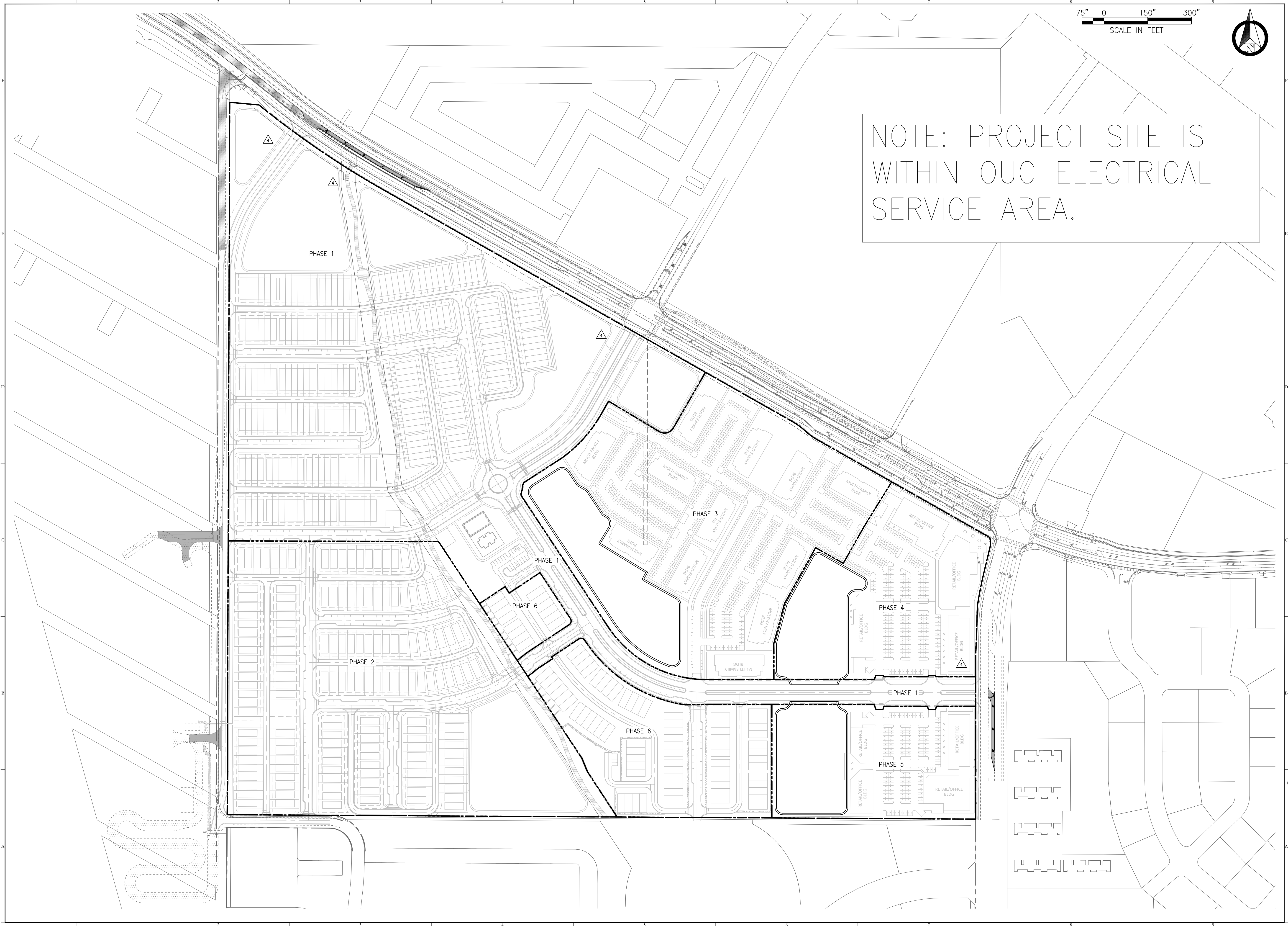
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FLA ENGINEERING FIRM #59111 | FLORIDA SURVEYING FIRM #LB8894

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SCALE IN FEET:	1" = 150'

Project Name:

Avancia

Submittal To:

City of St. Cloud, FL

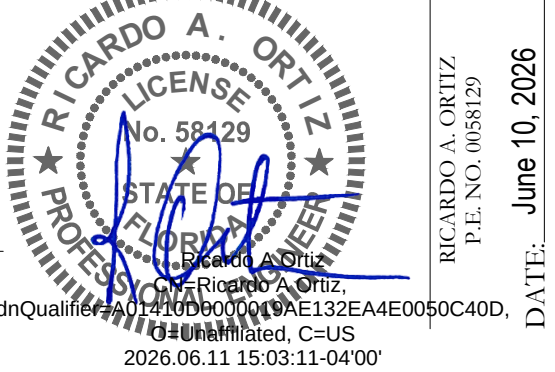
Sheet Title:

ELECTRIC UTILITY PLAN

Sheet No.:

C5.00

Seal:



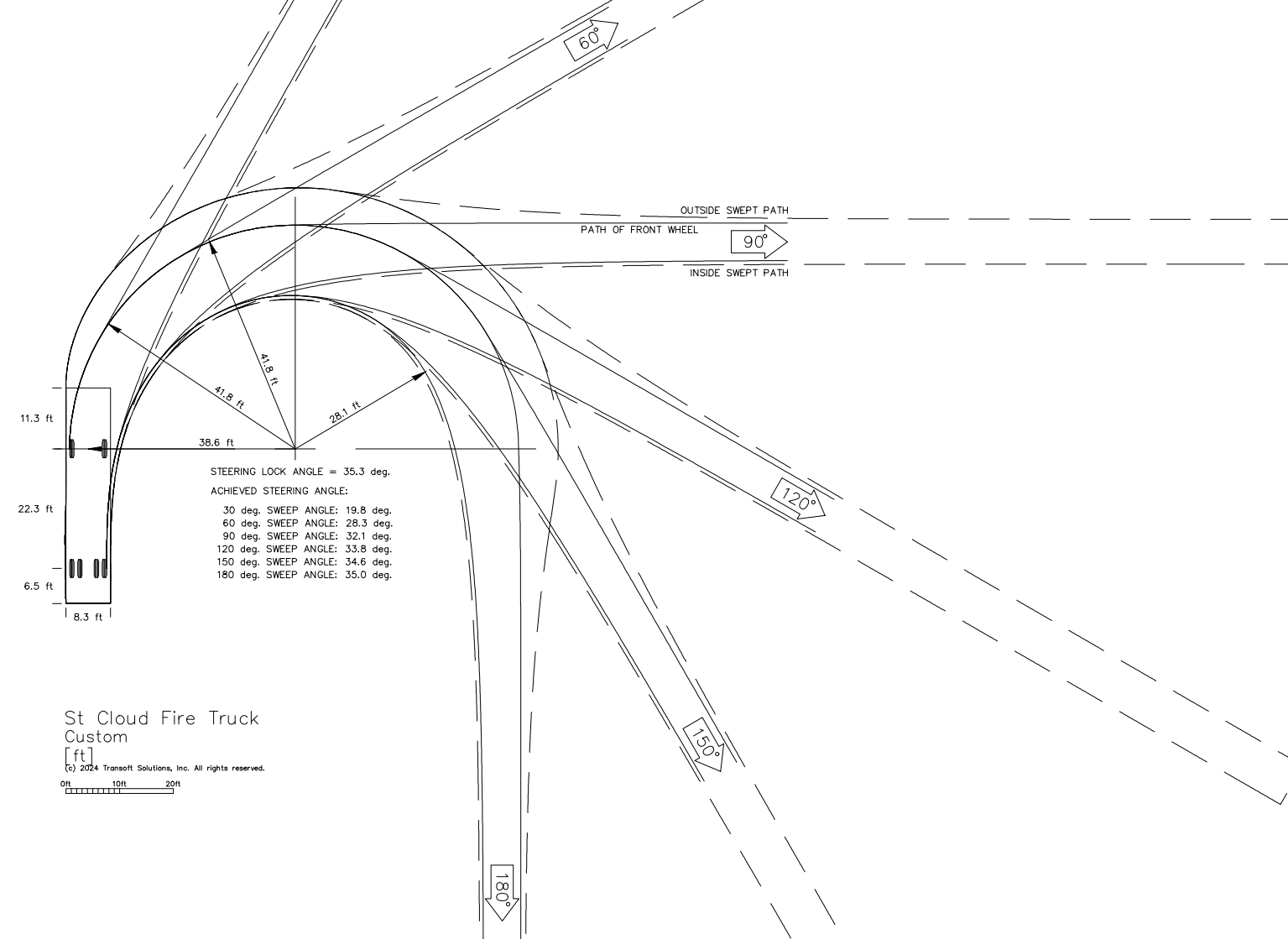
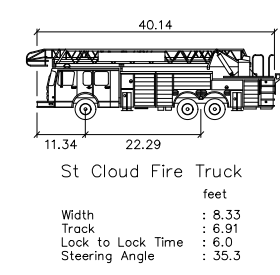
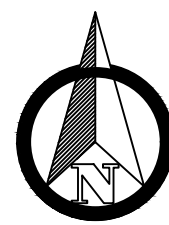
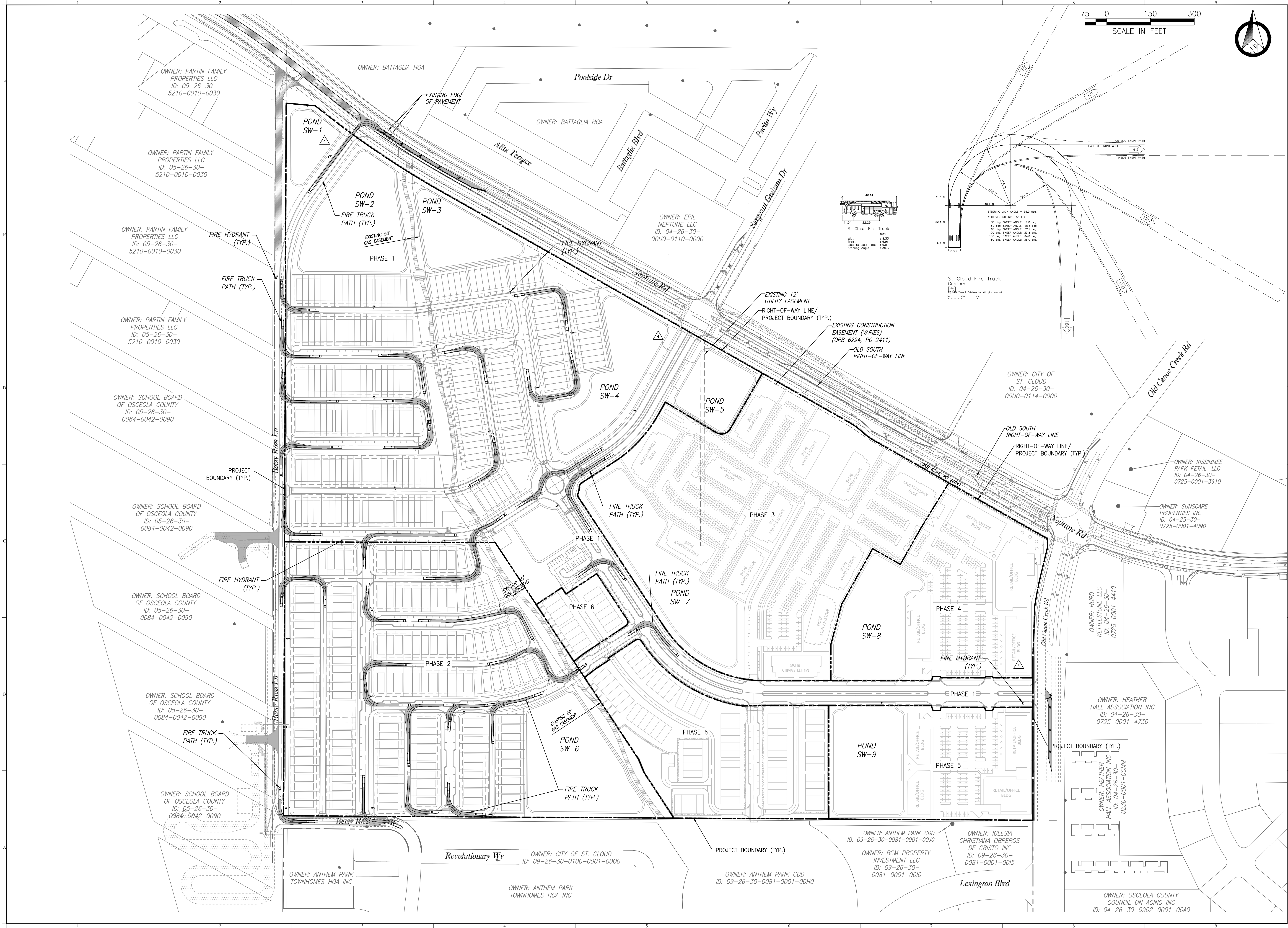
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FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8894

Z:\2023\23-140 HOME DYNAMICS CORP. - NEPTUNE VILLAGE\CA0\PRELIMINARY\POD_FMP\23140-NV-PLD-FMP-FPP



Key Map:

Consultant:

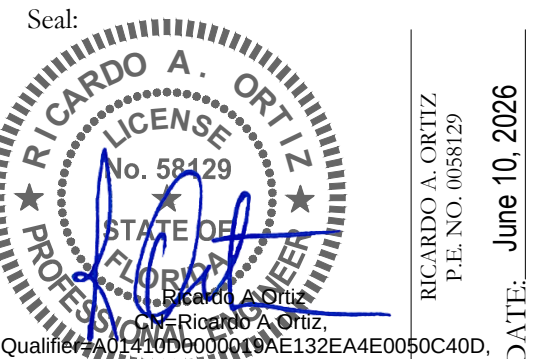
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05/05/01/2025	PER CITY OF ST. CLOUD COMMENTS
02/03/11/2025	PER CITY OF ST. CLOUD COMMENTS
01/10/30/2024	PER CITY OF ST. CLOUD COMMENTS
04/25/2024	SUBMIT TO CITY OF ST. CLOUD
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	23-140
DESIGNED BY:	RA
DRAWN BY:	SA
CHECKED BY:	RA/BD
APPROVED BY:	BD
SCALE IN FEET:	1" = 150'
Project Name:	

Avancia

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City of St. Cloud, FL

Sheet Title:
FIRE PROTECTION PLAN

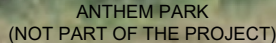
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TREE INVENTORY AREA

4.8.3(A) New Development	Phase 1	*Future Non-Residential	*Future Multi-Family	
Total Acres	56.53	14.29	26.08	acres
Min. Canopy Requirement DBH per acre	40	60	60	inches
Required Total DBH	3513.0	857.4	1564.8	inches
Total inches to be Preserved	0	0	0	inches
Proposed Trees	3514.5	858	1565	inches
Total	3514.5	858.0	1565.0	inches
Difference	1.5	0.6	0.2	inches
Arborist Report	Pasture		Sample Lots	
Total Trees Removed	219	50	50	trees
Trees Removed DBH		2123.2	682.6	inches
Total Removed		2805.8		inches

8.5.5 Trees
Replacement trees shall be installed as follows:
3-inch minimum caliper for large trees;
2 1/2-inch caliper for medium trees; and
2-inch minimum caliper for small trees.
(minimum 70% of replacement trees shall be large/medium trees)
Palm trees may be planted (3 palms = 1 large/medium tree) but shall not be credited against the minimum canopy requirement (DBH/acre).
*TBD to be submitted with a separate Development Plan
NOTE: Proposed trees may be larger than 3" in order to reduce crowding by planting less trees that are larger and meet the required inches.

PLANT SCHEDULE TREE INCHES				
TREE TYPE	TREE	QTY	CAL	TOTAL
LARGE	AR	162	3	486
LARGE	JV	11	3	33
LARGE	PT	31	3	93
LARGE	QV	59	3	177
LARGE	TD	153	4	612
LARGE	AR-C	8	4	32
LARGE	MG-C	27	4	108
LARGE	QV-C	195	4	780
LARGE	AR-L	101	4	404
LARGE	MG-L	50	4	200
LARGE	QV-L	52	4	208
LARGE	UF-L	52	4	208
MEDIUM	CFD	35	2.5	87.5
MEDIUM	IC	20	2.5	50
SMALL	PAN	18	2	36
	TOTAL	974		3514.5
	HALF	487		
	QUERCUS	306		
	ACER	271		
	MAGNOLIA	77		
	TAXODIUM	153		

Note: No one genera exceeds 50% of total required trees.

Palms do not count for mitigation

Note: No one genera exceeds 50% of total required trees.
Palms do not count for mitigation

NOTE : A TREE REMOVAL PERMIT WILL BE SUBMITTED
ALONG WITH CONSTRUCTION PLANS PER PHASE.

REVISED PHASE LINES

Legend

-  Trees Surveyed (219)
 -  Neptune Village Site (± 102.33 ac.)
 -  Arbor Plot Locations (1/10th acre)
- Survey Areas**
-  100% Survey Area
 -  Sampling Area

Bio-Tech Consulting
Environmental and Permitting
3025 East South Street · Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

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400 S ORLANDO AVE, STE 201 | MAITLAND, FL 32751 | 407.622.1588
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694
LANDSCAPE ARCHITECTURE • COMMUNITY PLANNING

Avancia
Landscape Architecture
Home Dynamics Corporation
St. Cloud, Florida
TREE MITIGATION PLAN

DATE: OCTOBER 30, 2024

DRAWN BY: LAE

CHECKED BY: TWB

JOB NUMBER: 2024.111

FILE NAME:
2024.111_NEPTUNE VILLAGE_LSBASE

REVISIONS:

City Comments 03-07-2025

3 City Comments 04-30-2025

4 City Comments 07-30-2025

5 Phasing & Signage 04-27-2026

 This is being electronically signed and sealed by Laurie A. Elder, FLA# 00000000 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Date: 2026.04.30 17:02:27-04'00'

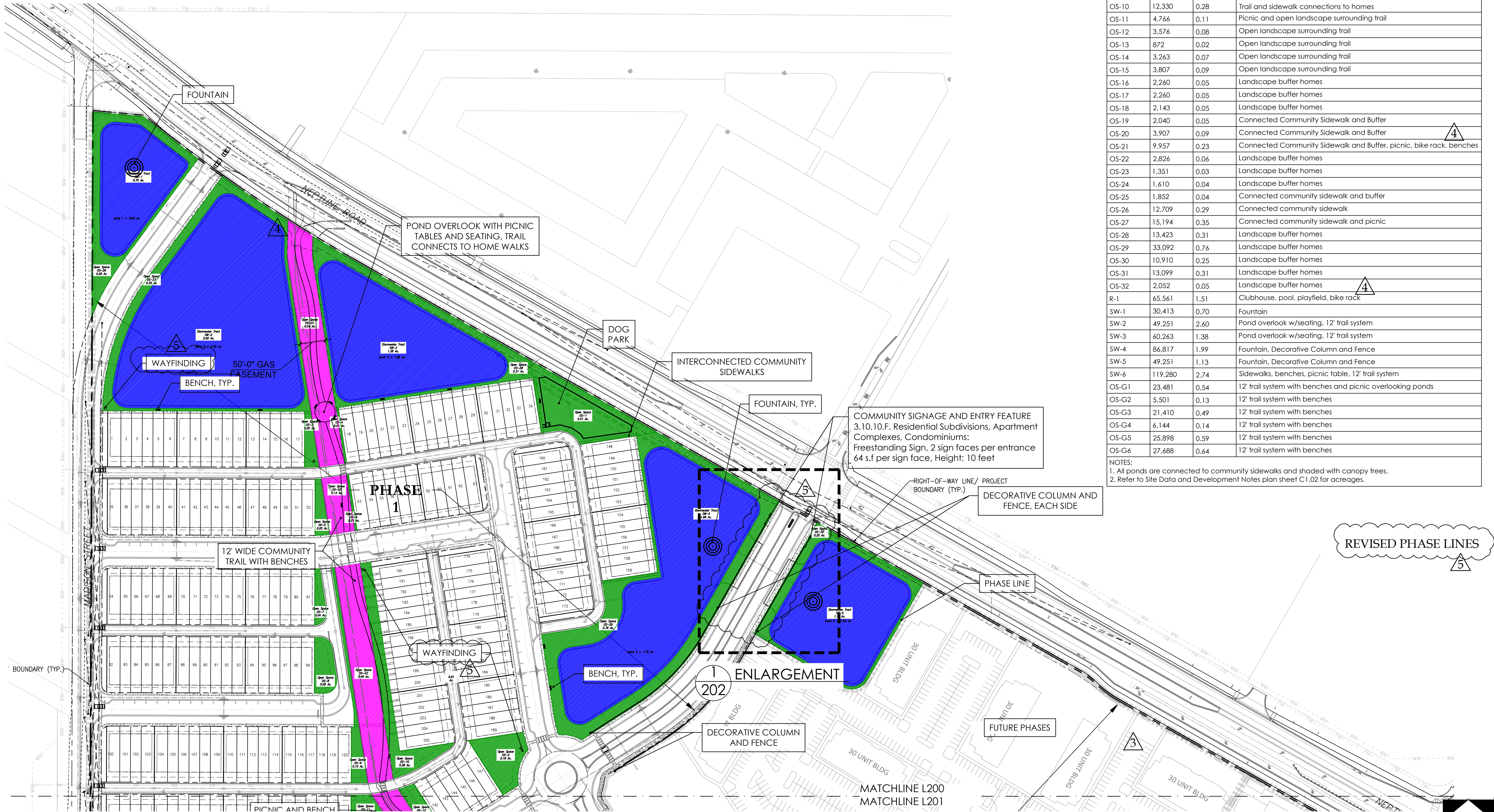
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Trees Identified in 100% Survey							
BTC Tag	Common Name	Species	DBH"	BTC Tag	Common Name	Species	DBH"
200	Cabbage palm	(<i>Sabal palmetto</i>)	18.5	739	Laurel oak	(<i>Quercus laurifolia</i>)	10.8
201	Live oak	(<i>Quercus virginiana</i>)	16.25	740	Laurel oak	(<i>Quercus laurifolia</i>)	8.5
203	Live oak	(<i>Quercus virginiana</i>)	5.5	741	Laurel oak	(<i>Quercus laurifolia</i>)	2.6
204	Live oak	(<i>Quercus virginiana</i>)	6	742	Laurel oak	(<i>Quercus laurifolia</i>)	2.7
205	Live oak	(<i>Quercus virginiana</i>)	5	743	Live oak	(<i>Quercus virginiana</i>)	10.6
207	Live oak	(<i>Quercus virginiana</i>)	14.2	744	Live oak	(<i>Quercus virginiana</i>)	5.2
208	Live oak	(<i>Quercus virginiana</i>)	14.5	745	Laurel oak	(<i>Quercus laurifolia</i>)	2.8
209	Red maple	(<i>Acer rubrum</i>)	2.5	746	Laurel oak	(<i>Quercus laurifolia</i>)	10.4
210	Red maple	(<i>Acer rubrum</i>)	3	747	Laurel oak	(<i>Quercus laurifolia</i>)	7
211	Cabbage palm	(<i>Sabal palmetto</i>)	18.8	748	Live oak	(<i>Quercus virginiana</i>)	14.9
212	Carolina willow	(<i>Salix caroliniana</i>)	2	749	Laurel oak	(<i>Quercus laurifolia</i>)	11.4
213	Cabbage palm	(<i>Sabal palmetto</i>)	18	750	Laurel oak	(<i>Quercus laurifolia</i>)	2.7
214	Cabbage palm	(<i>Sabal palmetto</i>)	18	751	Laurel oak	(<i>Quercus laurifolia</i>)	12
215	Cabbage palm	(<i>Sabal palmetto</i>)	19	752	Laurel oak	(<i>Quercus laurifolia</i>)	6.5
216	Live oak	(<i>Quercus virginiana</i>)	2	753	Laurel oak	(<i>Quercus laurifolia</i>)	9.9
217	Live oak	(<i>Quercus virginiana</i>)	2.25	754	Laurel oak	(<i>Quercus laurifolia</i>)	19.1
218	Live oak	(<i>Quercus virginiana</i>)	5	755	Laurel oak	(<i>Quercus laurifolia</i>)	2.2
219	Live oak	(<i>Quercus virginiana</i>)	2.75	756	Laurel oak	(<i>Quercus laurifolia</i>)	15.2
220	Live oak	(<i>Quercus virginiana</i>)	6	757	Laurel oak	(<i>Quercus laurifolia</i>)	2.7
222	Live oak	(<i>Quercus virginiana</i>)	2.25	758	Laurel oak	(<i>Quercus laurifolia</i>)	2.3
223	Live oak	(<i>Quercus virginiana</i>)	6.25	759	Laurel oak	(<i>Quercus laurifolia</i>)	5.9
224	Live oak	(<i>Quercus virginiana</i>)	11.25	760	Laurel oak	(<i>Quercus laurifolia</i>)	13.9
225	Live oak	(<i>Quercus virginiana</i>)	3.25	761	Laurel oak	(<i>Quercus laurifolia</i>)	11.9
226	Live oak	(<i>Quercus virginiana</i>)	3	762	Live oak	(<i>Quercus virginiana</i>)	13.8
227	Live oak	(<i>Quercus virginiana</i>)	8	763	Live oak	(<i>Quercus virginiana</i>)	12.9
228	Live oak	(<i>Quercus virginiana</i>)	11.75	764	Laurel oak	(<i>Quercus laurifolia</i>)	5.1
229	Live oak	(<i>Quercus virginiana</i>)	3.75	765	Laurel oak	(<i>Quercus laurifolia</i>)	11.3
230	Live oak	(<i>Quercus virginiana</i>)	4.75	766	Laurel oak	(<i>Quercus laurifolia</i>)	6.3
231	Live oak	(<i>Quercus virginiana</i>)	2	767	Loblolly pine	(<i>Pinus taeda</i>)	2.8
232	Live oak	(<i>Quercus virginiana</i>)	10.8	768	Laurel oak	(<i>Quercus laurifolia</i>)	29.2
233	Live oak	(<i>Quercus virginiana</i>)	5	769	Live oak	(<i>Quercus virginiana</i>)	5.2
234	Live oak	(<i>Quercus virginiana</i>)	14.8	800	Laurel oak	(<i>Quercus laurifolia</i>)	15.7
235	Live oak	(<i>Quercus virginiana</i>)	4.25	801	Laurel oak	(<i>Quercus laurifolia</i>)	14.9
236	Live oak	(<i>Quercus virginiana</i>)	5.0	802	Water oak	(<i>Quercus nigra</i>)	9.6
237	Live oak	(<i>Quercus virginiana</i>)	15.25	803	Live oak	(<i>Quercus virginiana</i>)	8.0
238	Live oak	(<i>Quercus virginiana</i>)	2.75	804	Laurel oak	(<i>Quercus laurifolia</i>)	17.0
239	Live oak	(<i>Quercus virginiana</i>)	12.25	805	Laurel oak	(<i>Quercus laurifolia</i>)	16.0
240	Live oak	(<i>Quercus virginiana</i>)	6.25	806	Laurel oak	(<i>Quercus laurifolia</i>)	11.0
241	Live oak	(<i>Quercus virginiana</i>)	7.6	807	Laurel oak	(<i>Quercus laurifolia</i>)	9.4
242	Live oak	(<i>Quercus virginiana</i>)	3.0	808	Laurel oak	(<i>Quercus laurifolia</i>)	6.7
243	Live oak	(<i>Quercus virginiana</i>)	4.75	809	Laurel oak	(<i>Quercus laurifolia</i>)	11.9
244	Black oak	(<i>Quercus velutina</i>)	2.0	810	Laurel oak	(<i>Quercus laurifolia</i>)	7.4
245	Live oak	(<i>Quercus virginiana</i>)	3.0	811	Laurel oak	(<i>Quercus laurifolia</i>)	23.6
246	Live oak	(<i>Quercus virginiana</i>)	3.25	812	Laurel oak	(<i>Quercus laurifolia</i>)	10.1
247	Live oak	(<i>Quercus virginiana</i>)	27.1	813	Water oak	(<i>Quercus nigra</i>)	15.2
248	Live oak	(<i>Quercus virginiana</i>)	15.9	814	Laurel oak	(<i>Quercus laurifolia</i>)	10.3
249	Live oak	(<i>Quercus virginiana</i>)	17.3	814b	Laurel oak	(<i>Quercus laurifolia</i>)	13.0
250	Water oak	(<i>Quercus nigra</i>)	21.2	815	Laurel oak	(<i>Quercus laurifolia</i>)	2.5
251	Water oak	(<i>Quercus nigra</i>)	3.7	816	Water oak	(<i>Quercus nigra</i>)	5.4
252	Black oak	(<i>Quercus velutina</i>)	9.9	817	Water oak	(<i>Quercus nigra</i>)	5.2
253	Black oak	(<i>Quercus velutina</i>)	10.0	818	Laurel oak	(<i>Quercus laurifolia</i>)	5.3

254	Black oak	(<i>Quercus velutina</i>)	10.2	819	Laurel oak	(<i>Quercus laurifolia</i>)	6.4
255	Black oak	(<i>Quercus velutina</i>)	8.6	819b	Laurel oak	(<i>Quercus laurifolia</i>)	6.4
256	Live oak	(<i>Quercus virginiana</i>)	9.2	820	Laurel oak	(<i>Quercus laurifolia</i>)	10.1
257	Live oak	(<i>Quercus virginiana</i>)	22.2	821	Laurel oak	(<i>Quercus laurifolia</i>)	9.5
258	Live oak	(<i>Quercus virginiana</i>)	6.0	821b	Laurel oak	(<i>Quercus laurifolia</i>)	9.5
259	Live oak	(<i>Quercus virginiana</i>)	11.3	822	Laurel oak	(<i>Quercus laurifolia</i>)	9.3
260	Black oak	(<i>Quercus velutina</i>)	2.2	823	Laurel oak	(<i>Quercus laurifolia</i>)	10.1
261	Black oak	(<i>Quercus velutina</i>)	3.6	824	Wax myrtle	(<i>Morella cerifera</i>)	4.4
262	Black oak	(<i>Quercus velutina</i>)	3.0	825	Water oak	(<i>Quercus nigra</i>)	4.7
300	Water oak	(<i>Quercus nigra</i>)	2.0	826	Water oak	(<i>Quercus nigra</i>)	25.4
301	Laurel oak	(<i>Quercus laurifolia</i>)	2.5	827	Cabbage palm	(<i>Sabal palmetto</i>)	8.5
302	Water oak	(<i>Quercus nigra</i>)	5.0	828	Cabbage palm	(<i>Sabal palmetto</i>)	12.5
303	Water oak	(<i>Quercus nigra</i>)	3.25	829	Live oak	(<i>Quercus virginiana</i>)	3.5
303	Cabbage palm	(<i>Sabal palmetto</i>)	13.0	830	Cabbage palm	(<i>Sabal palmetto</i>)	13.5
304	Live oak	(<i>Quercus virginiana</i>)	22.5	831	Live oak	(<i>Quercus virginiana</i>)	8.6
305	Live oak	(<i>Quercus virginiana</i>)	2.5	832	Laurel oak	(<i>Quercus laurifolia</i>)	19.3
306	Live oak	(<i>Quercus virginiana</i>)	4.25	833	Laurel oak	(<i>Quercus laurifolia</i>)	6.3
307	Live oak	(<i>Quercus virginiana</i>)	3.0	834	Laurel oak	(<i>Quercus laurifolia</i>)	4.4
308	Live oak	(<i>Quercus virginiana</i>)	8.0	835	Laurel oak	(<i>Quercus laurifolia</i>)	13.5
309	Live oak	(<i>Quercus virginiana</i>)	3.25	836	Laurel oak	(<i>Quercus laurifolia</i>)	15.2
310	Cabbage palm	(<i>Sabal palmetto</i>)	11.0	837	Cabbage palm	(<i>Sabal palmetto</i>)	16.0
311	Carolina willow	(<i>Salix caroliniana</i>)	3.0	838	Cabbage palm	(<i>Sabal palmetto</i>)	14.0
701	Cabbage palm	(<i>Sabal palmetto</i>)	16.5	839	Live oak	(<i>Quercus virginiana</i>)	16.2
702	Laurel oak	(<i>Quercus laurifolia</i>)	17	840	Laurel oak	(<i>Quercus laurifolia</i>)	11.0
703	Laurel oak	(<i>Quercus laurifolia</i>)	6.0	841	Laurel oak	(<i>Quercus laurifolia</i>)	11.5
704	Laurel oak	(<i>Quercus laurifolia</i>)	7.6	842	Laurel oak	(<i>Quercus laurifolia</i>)	7.7
705	Laurel oak	(<i>Quercus laurifolia</i>)	3.3	900	Laurel oak	(<i>Quercus laurifolia</i>)	13.4
706	Water oak	(<i>Quercus nigra</i>)	3.0	901	Laurel oak	(<i>Quercus laurifolia</i>)	12.6
707	Live oak	(<i>Quercus virginiana</i>)	20.9	902	Laurel oak	(<i>Quercus laurifolia</i>)	13.2
708	Live oak	(<i>Quercus virginiana</i>)	12.0	903	Water oak	(<i>Quercus nigra</i>)	31.1
709	Live oak	(<i>Quercus virginiana</i>)	19.4	904	Laurel oak	(<i>Quercus laurifolia</i>)	4.4
710	Live oak	(<i>Quercus virginiana</i>)	34.3	905	Laurel oak	(<i>Quercus laurifolia</i>)	3.8
711	Laurel oak	(<i>Quercus laurifolia</i>)	6.6	906	Live oak	(<i>Quercus virginiana</i>)	2.6
712	Live oak	(<i>Quercus virginiana</i>)	30.8	907	Laurel oak	(<i>Quercus laurifolia</i>)	3.7
713	Laurel oak	(<i>Quercus laurifolia</i>)	8.1	908	Boxelder	(<i>Acer negundo</i>)	16.2
714	Laurel oak	(<i>Quercus laurifolia</i>)	3.4	909	Live oak	(<i>Quercus virginiana</i>)	11
715	Laurel oak	(<i>Quercus laurifolia</i>)	8.3	910	Live oak	(<i>Quercus virginiana</i>)	20.7
716	Live oak	(<i>Quercus virginiana</i>)	2.9	911	Live oak	(<i>Quercus virginiana</i>)	6.3
717	Live oak	(<i>Quercus virginiana</i>)	19.1	912	Live oak	(<i>Quercus virginiana</i>)	4.8
718	Live oak	(<i>Quercus virginiana</i>)	3.6	913	Laurel oak	(<i>Quercus laurifolia</i>)	6.4
719	Live oak	(<i>Quercus virginiana</i>)	4.6	914	Boxelder	(<i>Acer negundo</i>)	8.5
720	Live oak	(<i>Quercus virginiana</i>)	10.9	915	Live oak	(<i>Quercus virginiana</i>)	20.2
721	Laurel oak	(<i>Quercus laurifolia</i>)	17.0	916	Laurel oak	(<i>Quercus laurifolia</i>)	6.2
722	Live oak	(<i>Quercus virginiana</i>)	15.5	917	Live oak	(<i>Quercus virginiana</i>)	5.7
724	Laurel oak	(<i>Quercus laurifolia</i>)	4.2	917b	Live oak	(<i>Quercus virginiana</i>)	5.7
725	Laurel oak	(<i>Quercus laurifolia</i>)	9.5	918	Live oak	(<i>Quercus virginiana</i>)	5.3
726	Laurel oak	(<i>Quercus laurifolia</i>)	9.3	918b	Live oak	(<i>Quercus virginiana</i>)	5.3
727	Laurel oak	(<i>Quercus laurifolia</i>)	8.6	919	Wax myrtle	(<i>Morella cerifera</i>)	6.8
728	Laurel oak	(<i>Quercus laurifolia</i>)	3.8	920	Water oak	(<i>Quercus nigra</i>)	19.3
729	Laurel oak	(<i>Quercus laurifolia</i>)	6.3	921	Water oak	(<i>Quercus nigra</i>)	22.2
730	Laurel oak	(<i>Quercus laurifolia</i>)	6.4	922	Laurel oak	(<i>Quercus laurifolia</i>)	10.1
731	Laurel oak	(<i>Quercus laurifolia</i>)	3.1	923	Live oak	(<i>Quercus virginiana</i>)	11.4
732	Laurel oak	(<i>Quercus laurifolia</i>)	6.8	924	Water oak	(<i>Quercus nigra</i>)	6.8
733	Laurel oak	(<i>Quercus laurifolia</i>)	13.9	925	Laurel oak	(<i>Quercus laurifolia</i>)	14.9
734	Laurel oak	(<i>Quercus laurifolia</i>)	21.7	926	Bay laurel	(<i>Laurus nobilis</i>)	11.3
735	Laurel oak	(<i>Quercus laurifolia</i>)	6.7	927	Red maple	(<i>Acer rubrum</i>)	2.9
736	Laurel oak	(<i>Quercus laurifolia</i>)	9.8	928	Laurel oak	(<i>Quercus laurifolia</i>)	15.7
737	Laurel oak	(<i>Quercus laurifolia</i>)	11.9	929	Water oak	(<i>Quercus nigra</i>)	11.1
738	Cabbage palm	(<i>Sabal palmetto</i>)	17.2	Total Count of Trees: 219		Cumulative DBH Inches: 2123.2"	

Trees Identified in Sample Plots				
Plot	BTC Tag	Common Name	Species	DBH
1	600	Laurel oak	(<i>Quercus laurifolia</i>)	11.0
1	601	Live oak	(<i>Quercus virginiana</i>)	6.3
1	602	Live oak	(<i>Quercus virginiana</i>)	29.2
1	603	Live oak	(<i>Quercus virginiana</i>)	34.1
1	604	Live oak	(<i>Quercus virginiana</i>)	21.3
1	605	Live oak	(<i>Quercus virginiana</i>)	21.4
1	606	Live oak	(<i>Quercus virginiana</i>)	2.3
1	607	Live oak	(<i>Quercus virginiana</i>)	24.5
1	608	Live oak	(<i>Quercus virginiana</i>)	24.7
1	609	Laurel oak	(<i>Quercus laurifolia</i>)	4.9
1	610	Laurel oak	(<i>Quercus laurifolia</i>)	4.4
1	611	Laurel oak	(<i>Quercus laurifolia</i>)	4.5
1	612	Laurel oak	(<i>Quercus laurifolia</i>)	5.6
2	613	Laurel oak	(<i>Quercus laurifolia</i>)	12.0
2	614	Live oak	(<i>Quercus virginiana</i>)	2.6
2	615	Live oak	(<i>Quercus virginiana</i>)	20.7
2	616	Live oak	(<i>Quercus virginiana</i>)	16.1
2	617	Silver bay	(<i>Magnolia virginiana</i>)	2.5
2	618	Live oak	(<i>Quercus virginiana</i>)	51.3
2	619	Laurel oak	(<i>Quercus laurifolia</i>)	15.6
2	620	Laurel oak	(<i>Quercus laurifolia</i>)	31.4
2	621	Laurel oak	(<i>Quercus laurifolia</i>)	28.2
3	622	Live oak	(<i>Quercus virginiana</i>)	4.6
3	623	Live oak	(<i>Quercus virginiana</i>)	16.5
3	624	Laurel oak	(<i>Quercus laurifolia</i>)	9.5
3	625	Carolina willow	(<i>Salix caroliniana</i>)	7.2
3	626	Carolina willow	(<i>Salix caroliniana</i>)	4.1
3	627	Carolina willow	(<i>Salix caroliniana</i>)	5.3
3	628	Live oak	(<i>Quercus virginiana</i>)	44.8
3	629	Wax myrtle	(<i>Morella cerifera</i>)	3.4
3	630	Carolina willow	(<i>Salix caroliniana</i>)	12.3
3	631	Laurel oak	(<i>Quercus laurifolia</i>)	2.6
3	632	Wax myrtle	(<i>Morella cerifera</i>)	5.5
3	633	Live oak	(<i>Quercus virginiana</i>)	14
4	634	Red maple	(<i>Acer rubrum</i>)	5.6
4	635	Live oak	(<i>Quercus virginiana</i>)	12.1
4	636	Live oak	(<i>Quercus virginiana</i>)	29.9
4	637	Water oak	(<i>Quercus nigra</i>)	6.9
4	638	Water oak	(<i>Quercus nigra</i>)	5.4
4	639	Water oak	(<i>Quercus nigra</i>)	7.4
4	640	Live oak	(<i>Quercus virginiana</i>)	24.2
4	642	Water oak	(<i>Quercus nigra</i>)	10.4
5	643	Water oak	(<i>Quercus nigra</i>)	31.2
5	644	Live oak	(<i>Quercus virginiana</i>)	7.4
5	645	Laurel oak	(<i>Quercus laurifolia</i>)	5.4
5	646	Laurel oak	(<i>Quercus laurifolia</i>)	7.2
5	647	Water oak	(<i>Quercus nigra</i>)	3.8
5	648	Water oak	(<i>Quercus nigra</i>)	3
5	649	Laurel oak	(<i>Quercus laurifolia</i>)	13.3



HATCH LEGEND FOR TRACTS	
	OPEN SPACE
	STORMWATER PONDS
	OPEN SPACE OVER GAS EASEMENT

COMMUNITY FEATURES			
Tract	S.F.	Acres	TYPE/FEATURE PRESENT
OS-1	17,892	0.41	Dog Park
OS-2	8,056	0.18	Community sidewalk and landscape buffer homes
OS-3	2,160	0.05	Open landscape surrounding trail
OS-4	550	0.01	Open landscape surrounding trail
OS-5	2,169	0.05	Open landscape surrounding trail
OS-6	550	0.01	Open landscape surrounding trail
OS-7	1,831	0.04	Landscape buffer homes
OS-8	4,066	0.09	Landscape buffer homes
OS-9	4,226	0.10	Open landscape surrounding trail
OS-10	12,330	0.28	Trail and sidewalk connections to homes
OS-11	4,766	0.11	Picnic and open landscape surrounding trail
OS-12	3,576	0.08	Open landscape surrounding trail
OS-13	872	0.02	Open landscape surrounding trail
OS-14	3,263	0.07	Open landscape surrounding trail
OS-15	3,807	0.09	Open landscape surrounding trail
OS-16	2,260	0.05	Landscape buffer homes
OS-17	2,260	0.05	Landscape buffer homes
OS-18	2,143	0.05	Landscape buffer homes
OS-19	2,040	0.05	Connected Community Sidewalk and Buffer
OS-20	3,907	0.09	Connected Community Sidewalk and Buffer
OS-21	9,957	0.23	Connected Community Sidewalk and Buffer, picnic, bike rack, benches
OS-22	2,826	0.06	Landscape buffer homes
OS-23	1,351	0.03	Landscape buffer homes
OS-24	1,610	0.04	Landscape buffer homes
OS-25	1,852	0.04	Connected community sidewalk and buffer
OS-26	12,709	0.29	Connected community sidewalk
OS-27	15,194	0.35	Connected community sidewalk and picnic
OS-28	13,423	0.31	Landscape buffer homes
OS-29	33,092	0.76	Landscape buffer homes
OS-30	10,910	0.25	Landscape buffer homes
OS-31	13,099	0.31	Landscape buffer homes
OS-32	2,052	0.05	Landscape buffer homes
R-1	65,561	1.51	Clubhouse, pool, playfield, bike rack
SW-1	30,413	0.70	Fountain
SW-2	49,251	2.60	Pond overlook w/seating, 12' trail system
SW-3	60,263	1.38	Pond overlook w/seating, 12' trail system
SW-4	86,817	1.99	Fountain, Decorative Column and Fence
SW-5	49,251	1.13	Fountain, Decorative Column and Fence
SW-6	119,280	2.74	Sidewalks, benches, picnic table, 12' trail system
OS-G1	23,481	0.54	12' trail system with benches and picnic overlooking ponds
OS-G2	5,501	0.13	12' trail system with benches
OS-G3	21,410	0.49	12' trail system with benches
OS-G4	6,144	0.14	12' trail system with benches
OS-G5	25,898	0.59	12' trail system with benches
OS-G6	27,688	0.64	12' trail system with benches

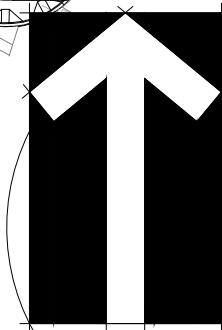
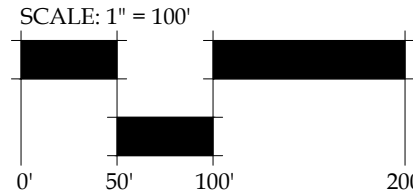
NOTES:
1. All ponds are connected to community sidewalks and shaded with canopy trees.
2. Refer to Site Data and Development Notes plan sheet C1.02 for acreages.

REVISED PHASE LINES

HARDSCAPE SCHEDULE

(H-5) WAYFINDING

(S-1302)



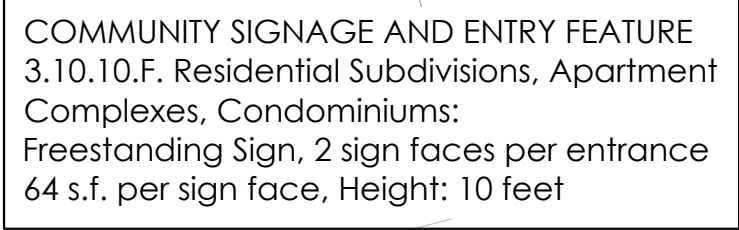
RECREATION MASTER PLAN

REVISIONS:

①	City Comments 10-30-2024
②	City Comments 03-07-2025
③	City Comments 04-30-2025
④	City Comments 07-30-2025
⑤	Phasing & Signage 04-27-2026


 Digitally signed by
 Date: 2

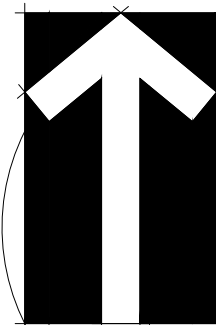
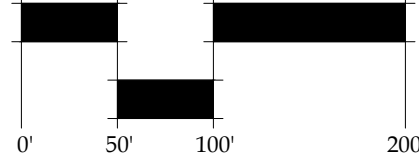
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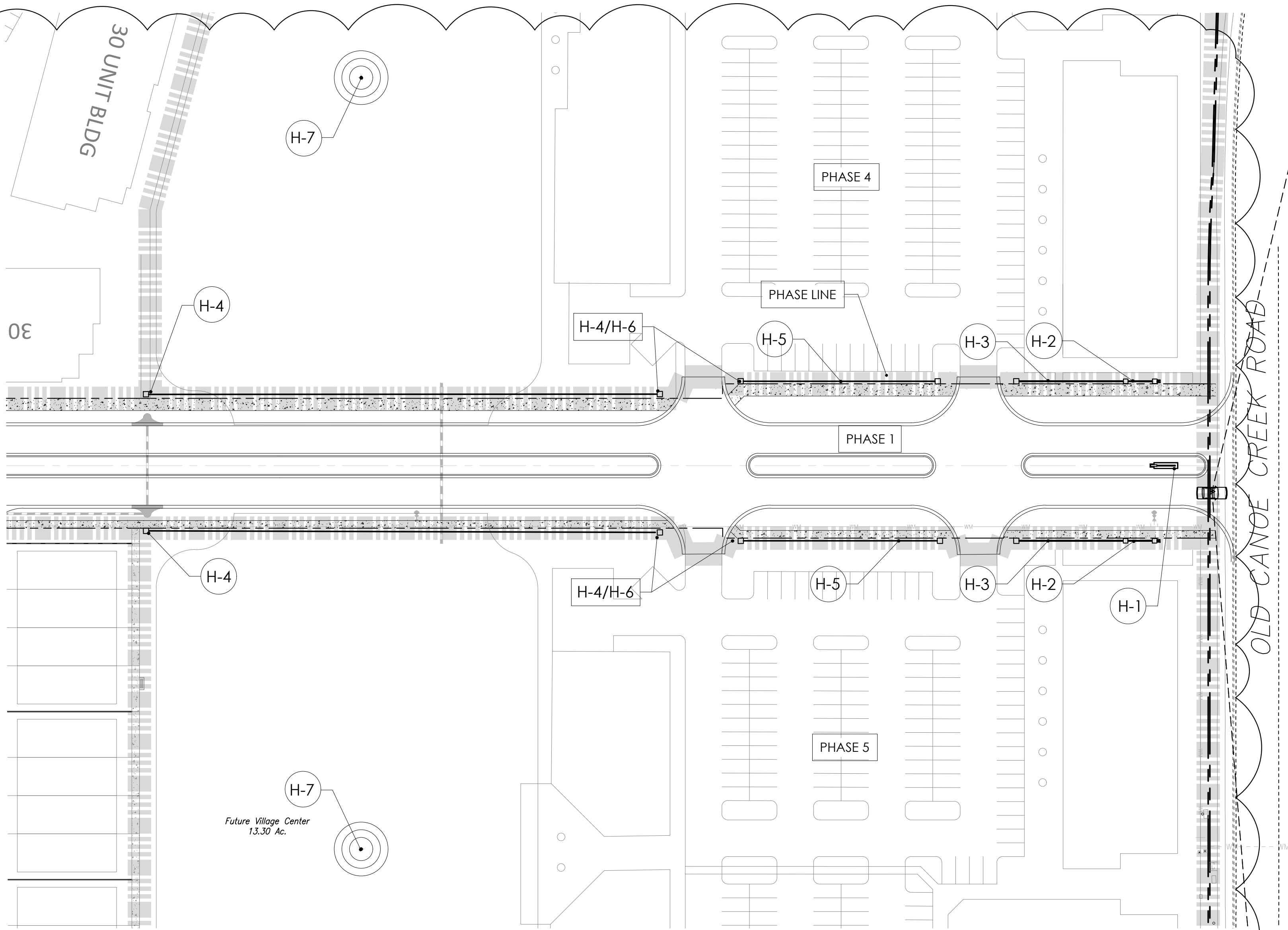
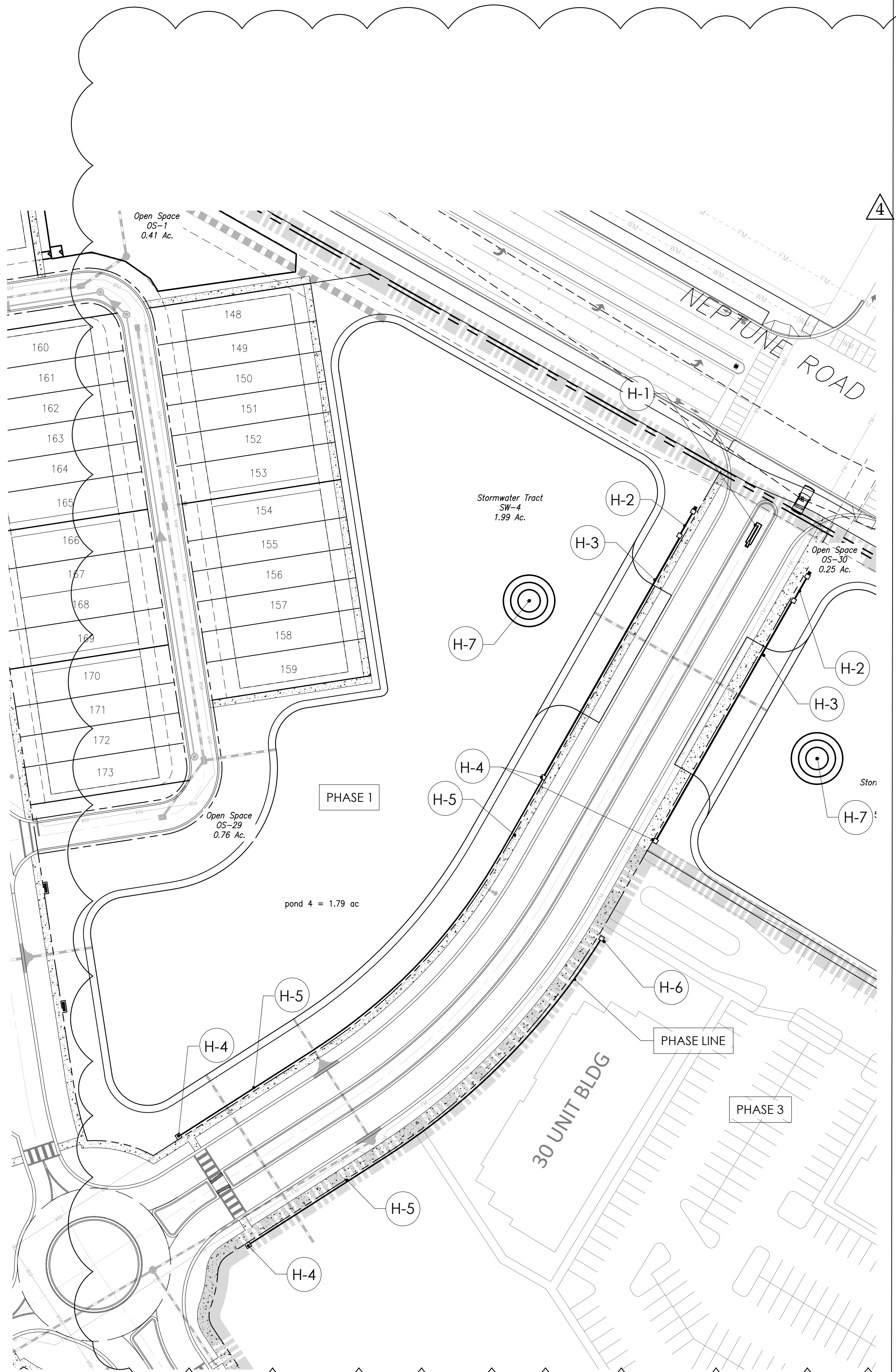
(H-5) WAYFINDING

REVISED PHASE LINE

SCALE: 1" = 100'



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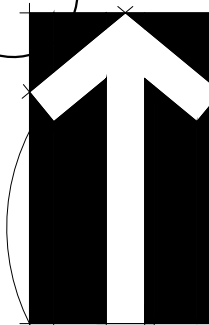
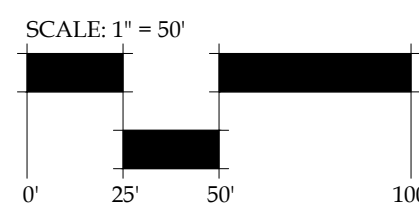


2 SECONDARY ENTRANCE SIGN

HARDSCAPE SCHEDULE

- H-1 PRIMARY MONUMENT & SIGN
- H-2 SECONDARY MONUMENT
- H-3 ENTRANCE FENCE
- H-4 FENCE COLUMN
- H-5 DECORATIVE FENCE
- H-6 WAYFINDING
- H-7 POND FOUNTAIN

1	2
L302	L302
3	4
L302	L302
5	
L302	



DATE: OCTOBER 30, 2024
DRAWN BY: LAE
CHECKED BY: TWB
JOB NUMBER: 2024.111
FILE NAME: 2024.111_NEPTUNE VILLAGE_1\$BASE

REVISIONS:
City Comments 10-30-2024
City Comments 03-07-2025
City Comments 04-30-2025
City Comments 07-30-2025
Phasing & Signage 04-27-2026

This is has been electronically signed and sealed by Laurie A. Elder, L.A. 00000000 using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Digitally signed by Laurie A. Elder
Date: 2026.04.30 17:02:29-04'00'

L202

L202



Note: final selection to be made at Development Plans

1 BUS SHELTER
L301 Not to Scale



Note: final selection to be made at Development Plans

2 STREET LIGHT
L301 Not to scale



D006 • DOG WASTE STATION

PARTS LIST:

- Can (1)
- Post (1)
- Dispenser (1)
- Sign/Sign Bracket (1)
- Dispenser Keys (2)
- 600 Waste Bags
- 50 Can Liners
- Hardware Pack



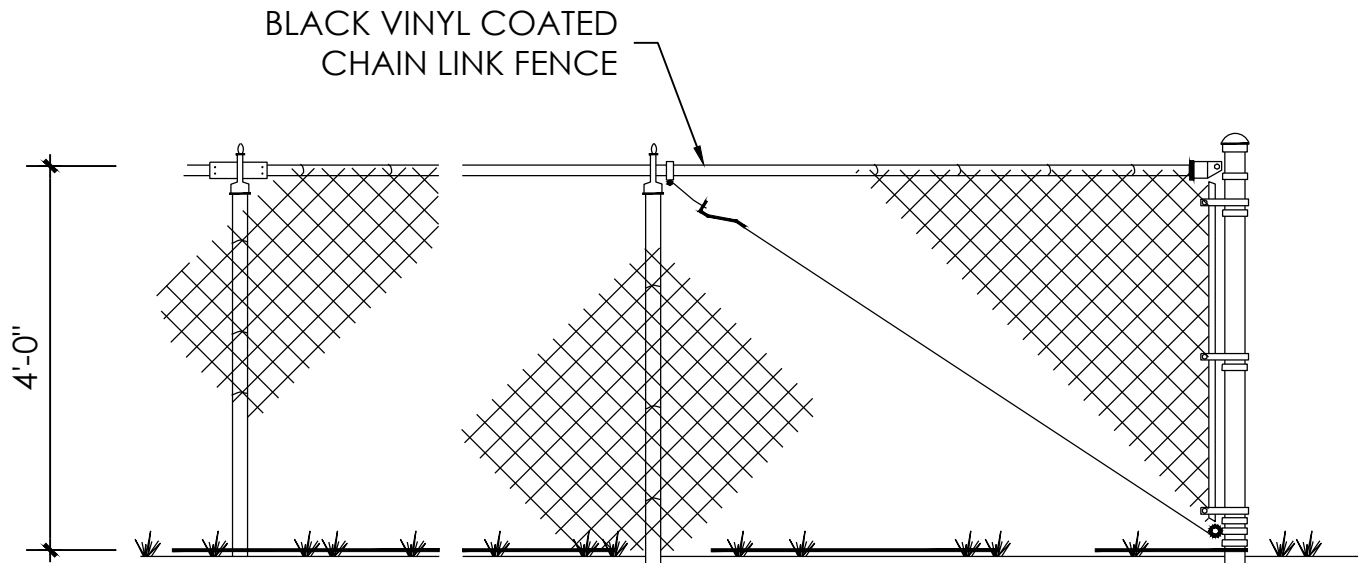
Not to scale

3 DOG STATION
L301 Not to scale



Note: final selection to be made at Development Plans

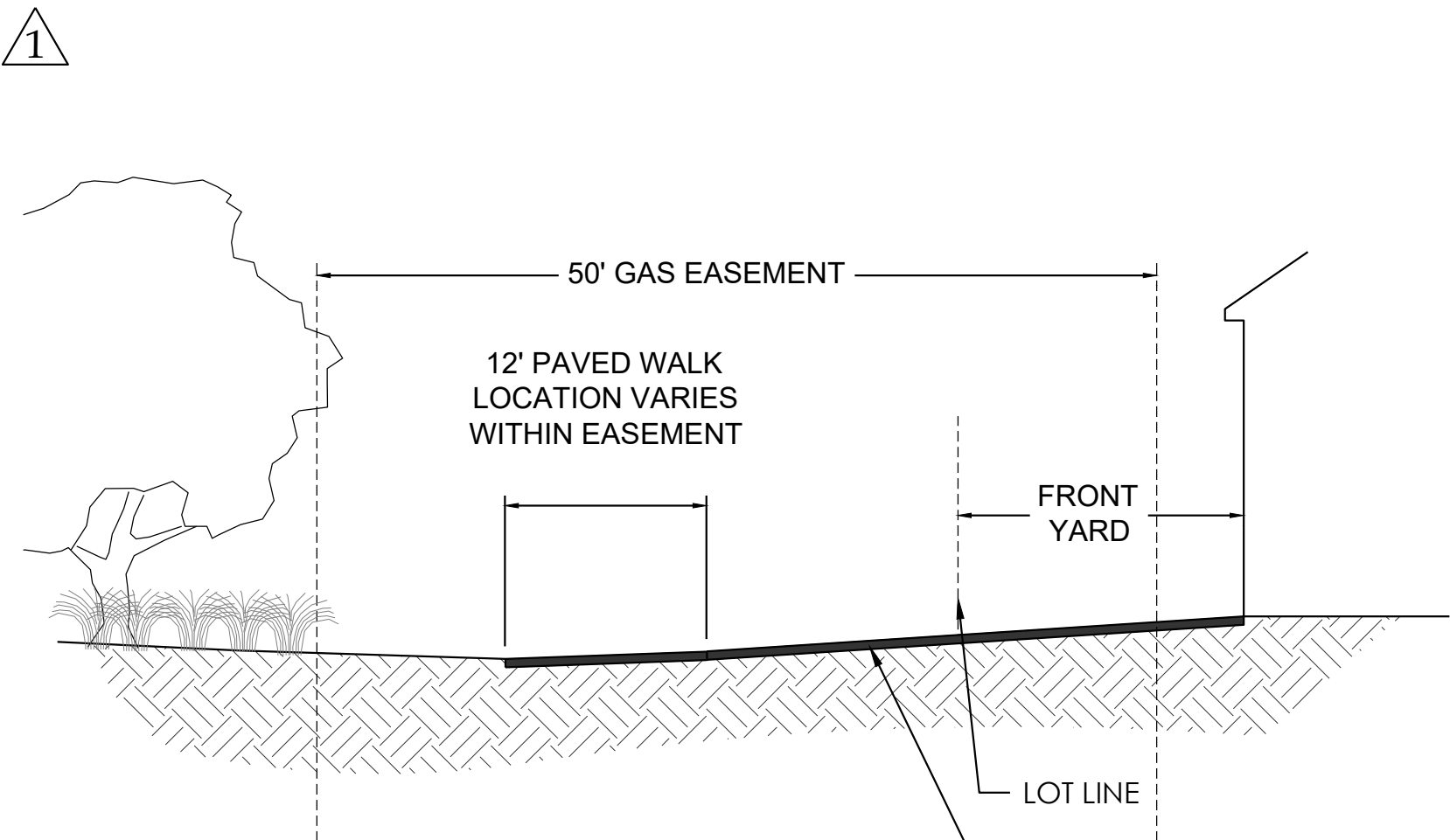
4 SITE FURNITURE
L301 Not to scale



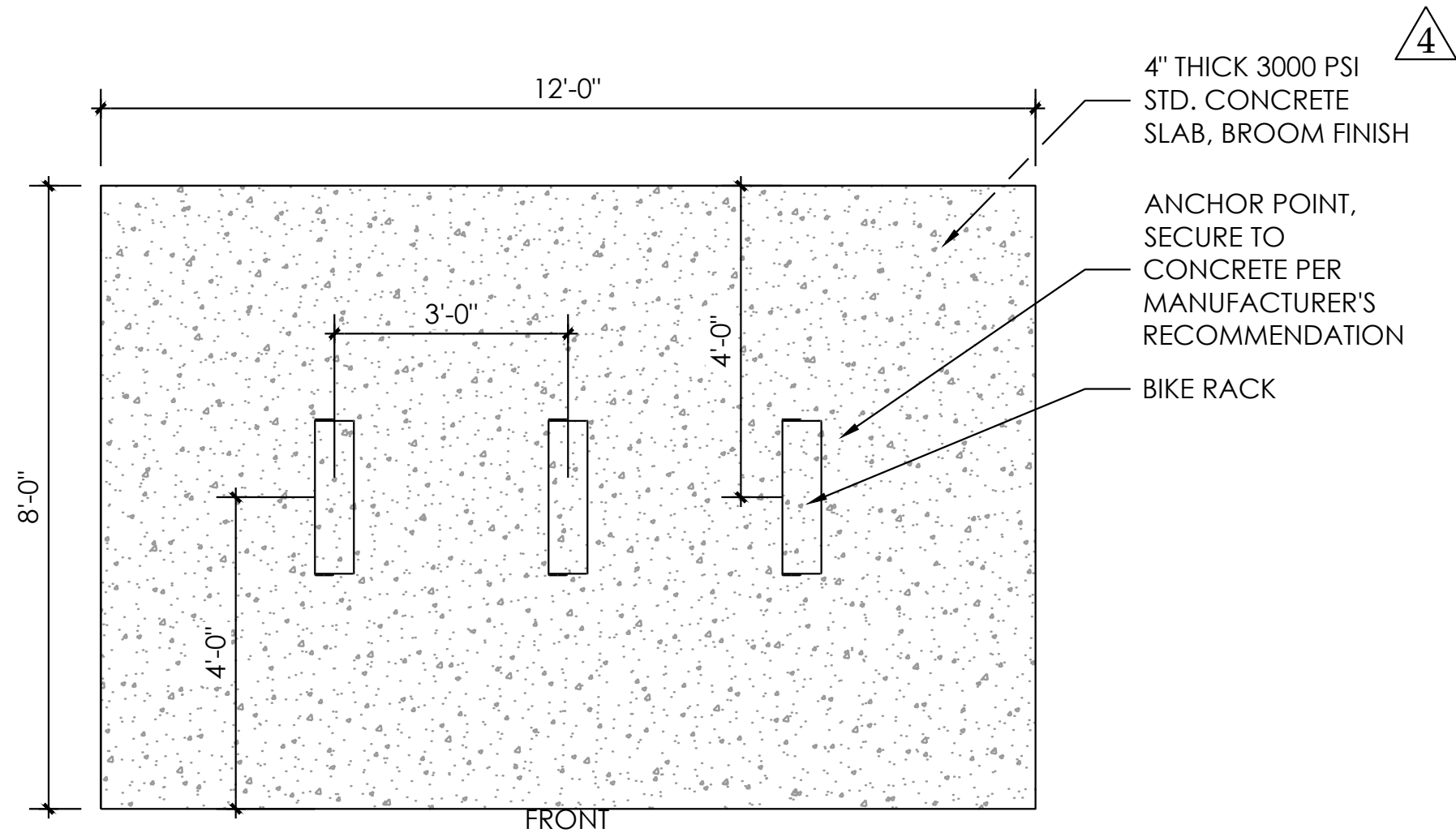
NOTE: HARDSCAPE DETAILS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.

5 FENCE TYPE D: DOG PARK
L301 SCALE: 1/2" = 1'-0"

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10 COMMUNITY TRAIL
L301 1" = 10'-0"



11 CONCRETE PAD AT BIKE RACK
L301 SCALE: 1/2" = 1'-0"



Bike Rack	Style	Depth	Width	Height	Weight
	bike rack	6"	24"	36"	34 lb

Bike Rack

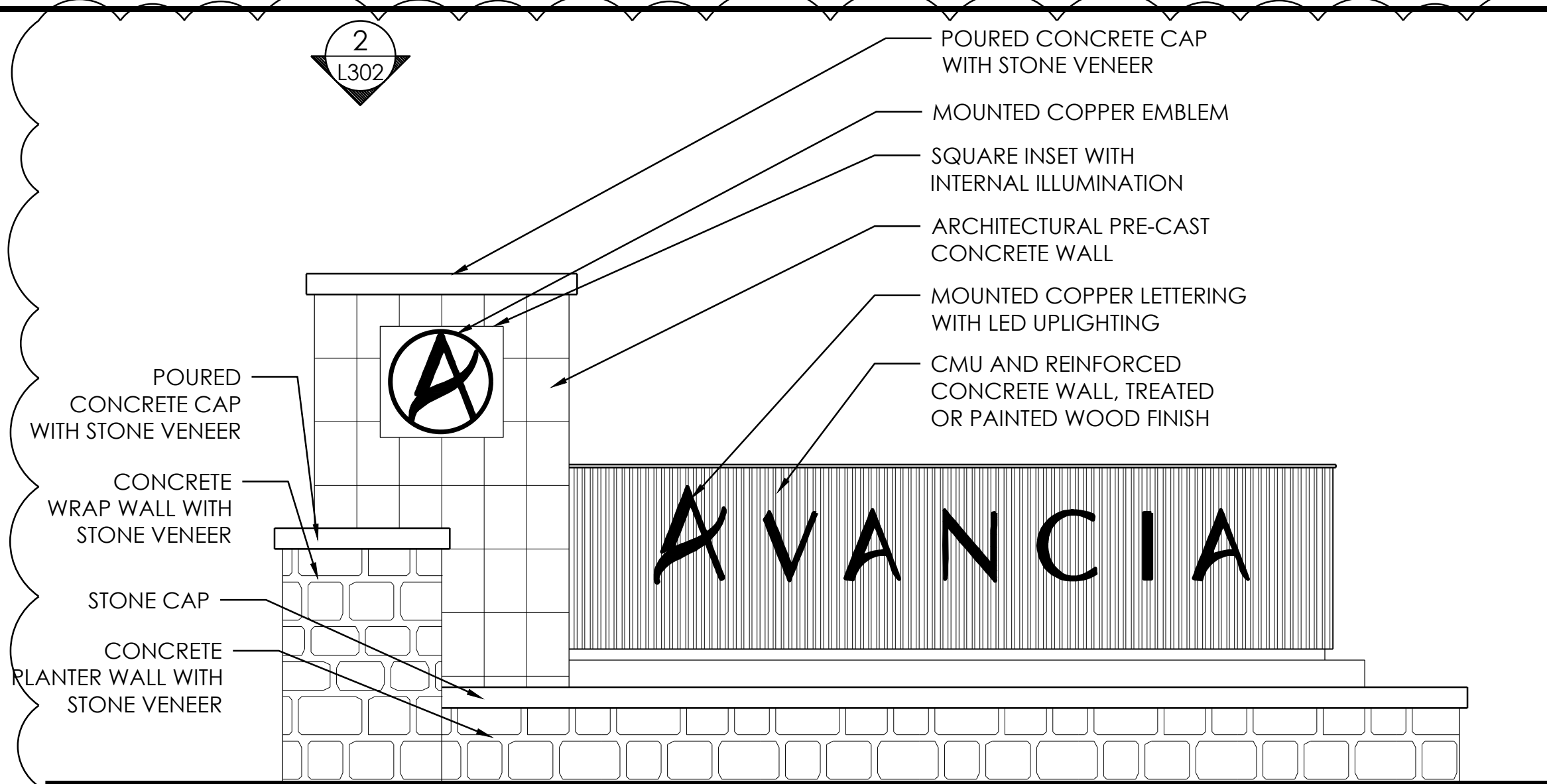
- Capacity: 2 bikes
- Bike rack comes in prefinished anodized cast aluminum or powdercoat finish, with wood accent.
- Bike rack is available in surface mount or embedded.
- Available in all standard exterior woods, except Redwood.
- Bike racks must be placed 36" apart, and 36" from wall; see installation guide.
- Meets APBP guidelines.

Note: final selection to be made at Development Plans

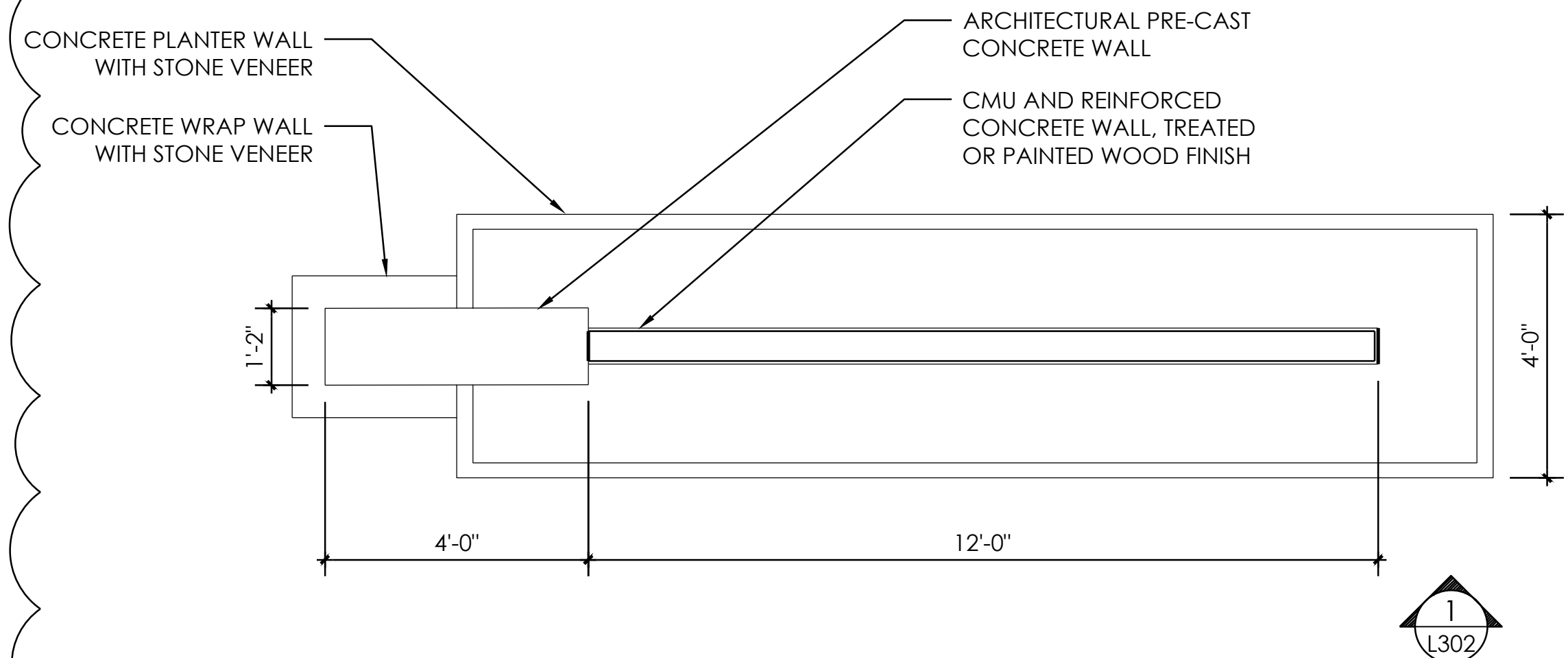
12 BIKE RACK
L301 SCALE: 1/2" = 1'-0"

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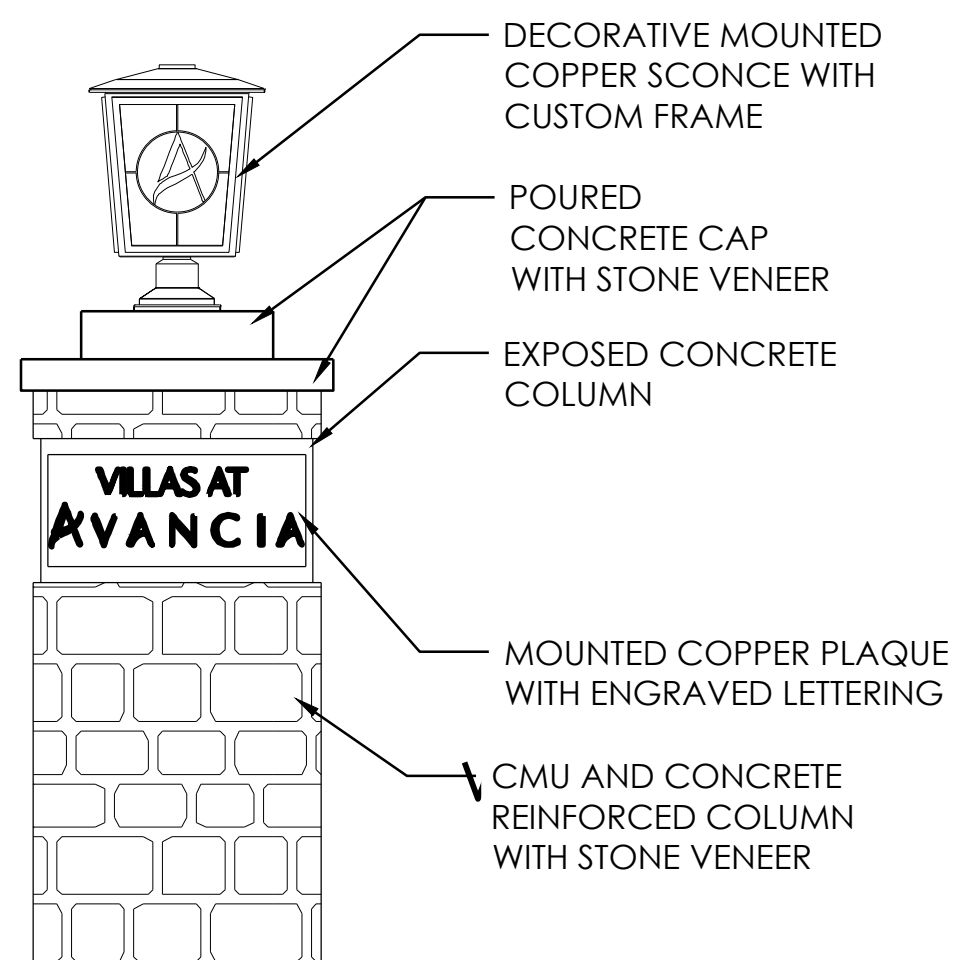
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1 PRIMARY MONUMENT ELEVATION
L302 SCALE: 1/2" = 1'-0"

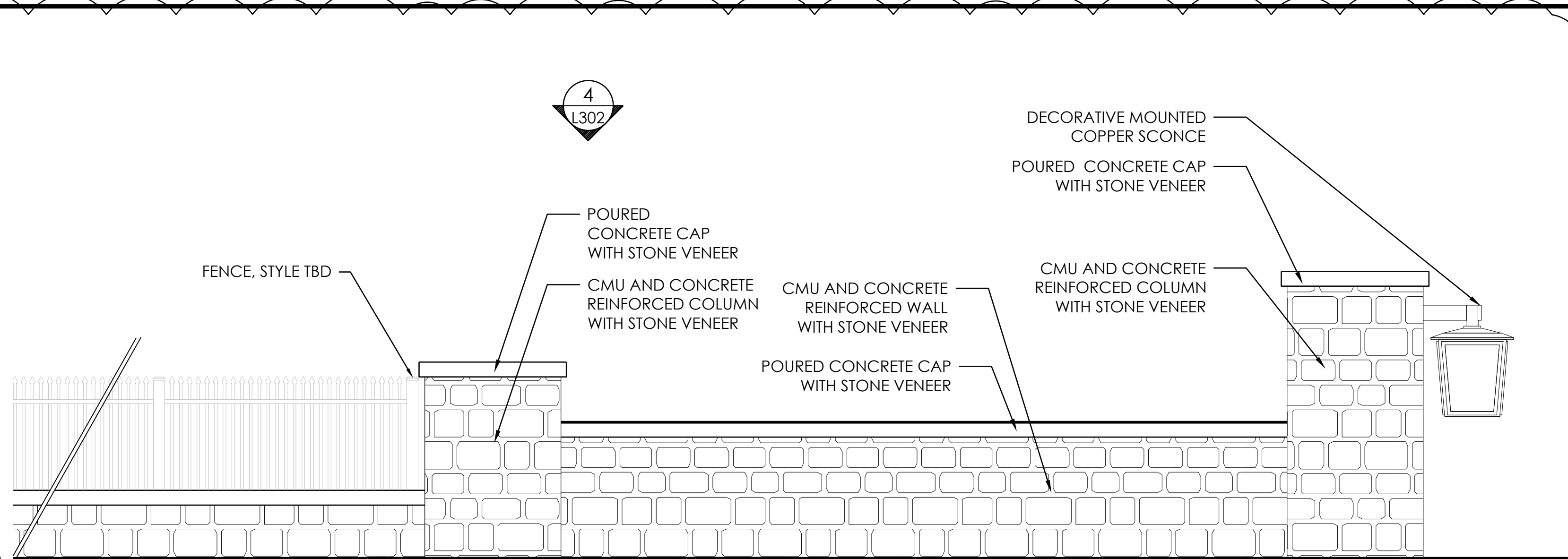


2 PRIMARY MONUMENT PLAN
L302 SCALE: 1/2" = 1'-0"

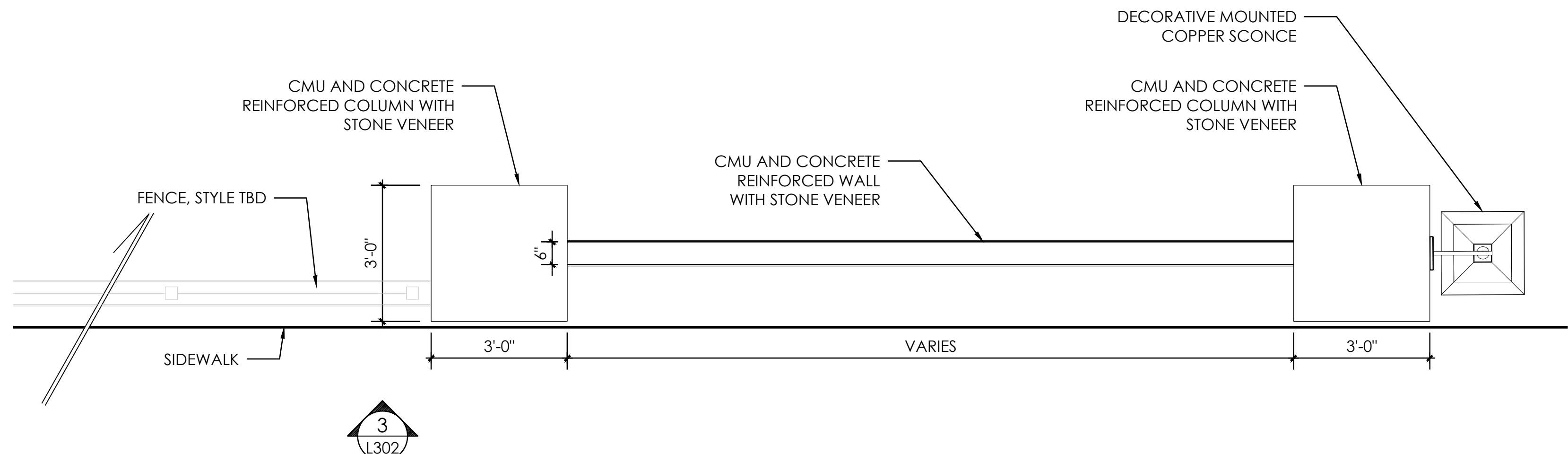


5 WAYFINDING COLUMN ELEVATION
L302 SCALE: 1/2" = 1'-0"

Note: Column to be placed at key locations throughout the development.



3 SECONDARY MONUMENT ELEVATION
L302 SCALE: 1/2" = 1'-0"



4 SECONDARY MONUMENT PLAN
L302 SCALE: 1/2" = 1'-0"

MATERIALS



3.17.10.F - Permanent signs, Signs in Residential Districts				
	Types of signs allowed	Number of signs allowed	Maximum sign area	Maximum height
Residential Subdivisions, Apartment Complexes, Condominiums	Freestanding	2 sign faces per entrance	64 SF per sign face	10'
	Wall	1 per facade with frontage	1.5 SF per linear foot of facade	15'
	Informational or Directional	Unlimited amount in the interior	8 SF per sign	N/A
		Must not be visible outside of the property		

[Ord. No. 2018-29, § 1, 11-15-2018.]

SIGN CONCEPTS

DRAWINGS ARE PRELIMINARY AND FOR DESIGN INTENT ONLY. SIGN, FENCE, AND WALL DETAILS WILL BE PROVIDED DURING THE SITE DEVELOPMENT PHASE.

NOTE: HARDSCAPE DETAILS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.



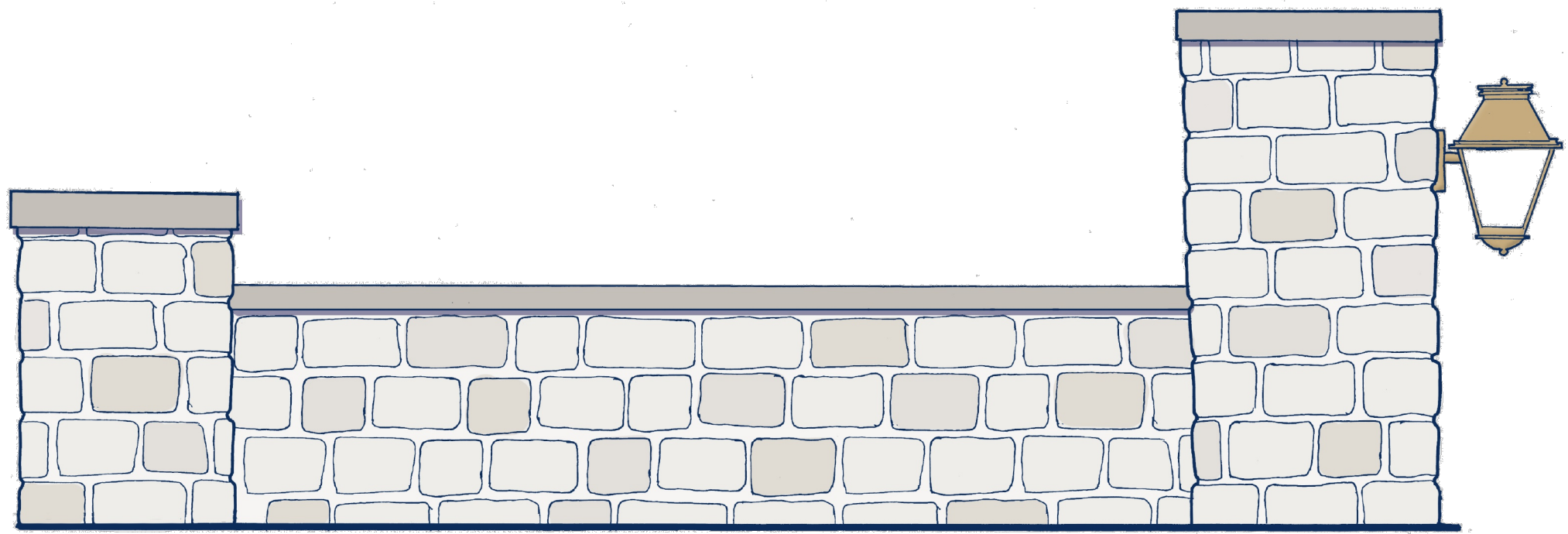
1 TOWNHOME ELEVATION
L303



2 ATTACHED PATIO HOMES ELEVATION
L303



3 PRIMARY ENTRY MONUMENT
L303



4 SECONDARY ENTRY MONUMENT
L303



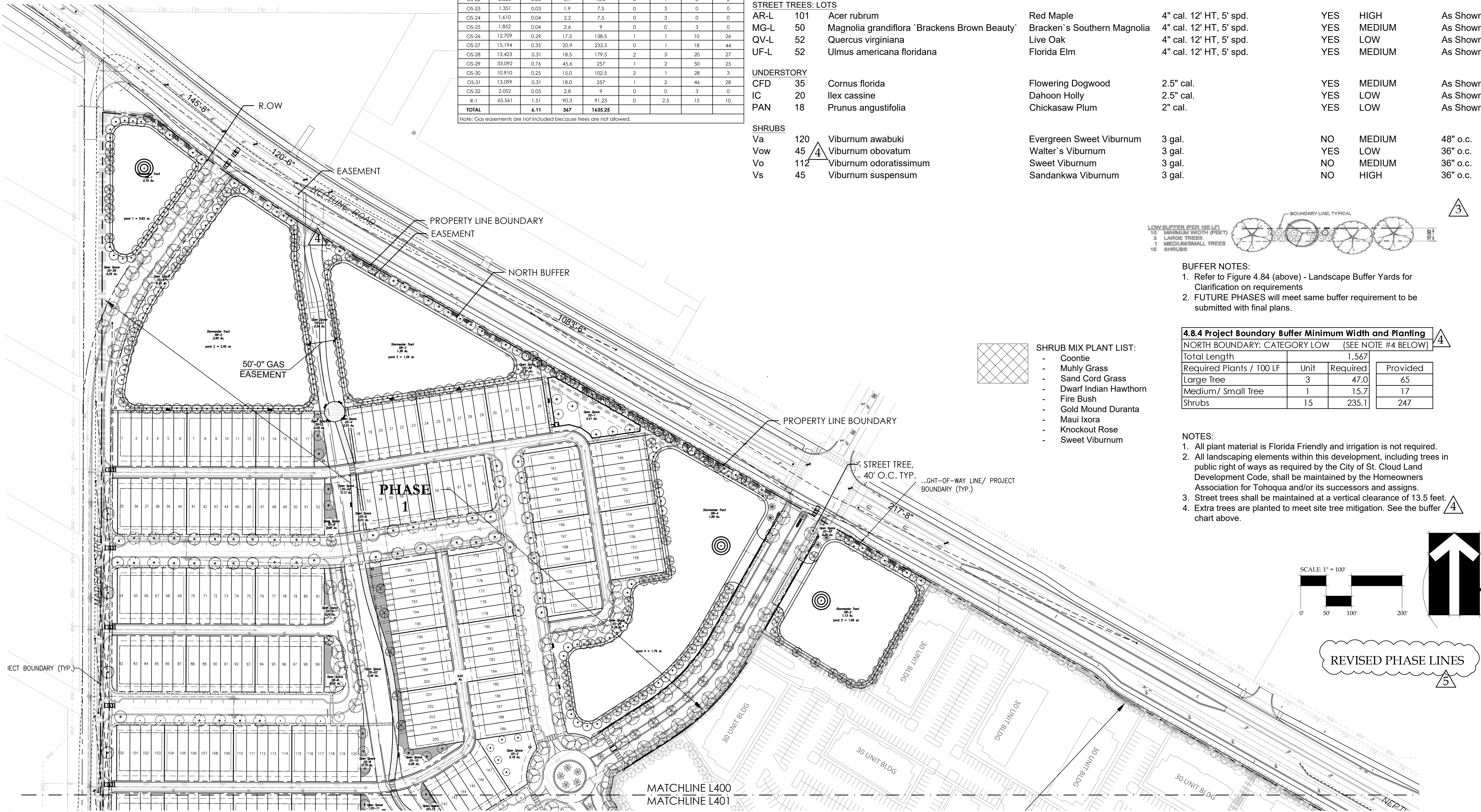
5 WAYFINDING COLUMN
L303

DRAWINGS ARE PRELIMINARY AND FOR DESIGN
INTENT ONLY. SIGN, FENCE, AND WALL DETAILS WILL
BE PROVIDED DURING THE SITE DEVELOPMENT PHASE.

DATE: APRIL 27, 2026
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CHECKED BY: TWB
JOB NUMBER: 2024.111
FILE NAME:
2024.111_NEPTUNE VILLAGE_HSBASE

REVISIONS:
△ Phasing & Signage 04-27-2026

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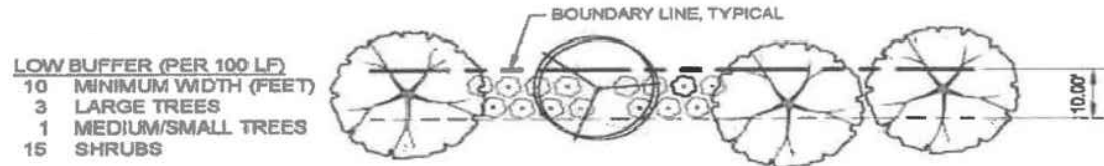


4.8.3 Minimum tree canopy requirements. 60"/Acre							
Tract	S.F.	Acres	DBH Req'd	DBH Provided	Tree 2"	Tree 2.5"	Tree 4"
OS-1	17,892	0.41	24.6	73	1	2	22
OS-2	8,056	0.18	11.1	12.5	0	5	0
OS-3	2,160	0.05	3.0	9	0	0	3
OS-4	550	0.01	0.8	0	0	0	0
OS-5	2,169	0.05	3.0	9	0	0	3
OS-6	550	0.01	0.8	0	0	0	0
OS-7	1,831	0.04	2.5	6	0	0	2
OS-8	4,066	0.09	5.6	13	0	0	3
OS-9	4,226	0.10	5.8	9	0	0	3
OS-10	12,330	0.28	17.0	29	0	0	3
OS-11	4,766	0.11	6.6	16.5	0	3	3
OS-12	3,576	0.08	4.9	9	0	0	3
OS-13	872	0.02	1.2	5	0	2	0
OS-14	3,263	0.07	4.5	16	0	0	4
OS-15	3,807	0.09	5.2	24	0	0	6
OS-16	2,260	0.05	3.1	12	0	0	3
OS-17	2,260	0.05	3.1	12	0	0	3
OS-18	2,143	0.05	3.0	13	0	2	2
OS-19	2,040	0.05	2.8	20	0	0	5
OS-20	3,907	0.09	5.4	10	5	0	0
OS-21	9,957	0.23	13.7	35.5	4	11	0
OS-22	2,826	0.06	3.9	10.5	0	1	2
OS-23	1,351	0.03	1.9	7.5	0	3	0
OS-24	1,610	0.04	2.2	7.5	0	3	0
OS-25	1,852	0.04	2.6	9	0	0	3
OS-26	12,709	0.29	17.5	138.5	1	1	10
OS-27	15,194	0.35	20.9	232.5	0	1	18
OS-28	13,423	0.31	18.5	179.5	2	3	20
OS-29	33,092	0.76	45.4	257	1	2	50
OS-30	10,910	0.25	15.0	102.5	2	1	28
OS-31	13,099	0.31	18.0	257	1	2	46
OS-32	2,052	0.05	2.8	9	0	0	3
R-1	65,561	1.51	90.3	91.25	0	2.5	15
TOTAL	6.11	367	1635.25				

Note: Gas easements are not included because trees are not allowed.

PLANT SCHEDULE PHASE 1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
CANOPY TREES							
AR	162	Acer rubrum	Red Maple	3" Cal., Min. 8' ht.	YES	HIGH	As Shown
JV	11	Juniperus virginiana 'Silicola'	Southern Red Cedar	3" Cal., Min. 8' ht.	YES	LOW	As Shown
PT	31	Pinus taeda	Loblolly Pine	3" Cal., Min. 8' ht.	YES	MEDIUM	As Shown
QV	59	Quercus virginiana	Live Oak	3" Cal., Min. 8' ht.	YES	LOW	As Shown
TD	153	Taxodium distichum	Bald Cypress	3" Cal., Min. 8' ht.	YES	LOW	As Shown
PALM TREES							
LN	18	Livistona nitida	Ribbon Palm	8'-20' CT, mixed	NO	LOW	As Shown
PS	9	Phoenix sylvestris	Wild Date Palm	12' CT, Heavy, matched specimen	NO	LOW	As Shown
STREET TREES: COMMON TRACTS							
AR-C	8	Acer rubrum	Red Maple	4" cal. 12' HT, 5' spd.	YES	HIGH	As Shown
MG-C	27	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	4" cal. 12' HT, 5' spd.	YES	MEDIUM	As Shown
QV-C	195	Quercus virginiana	Live Oak	4" cal. 12' HT, 5' spd.	YES	LOW	As Shown
STREET TREES: LOTS							
AR-L	101	Acer rubrum	Red Maple	4" cal. 12' HT, 5' spd.	YES	HIGH	As Shown
MG-L	50	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	4" cal. 12' HT, 5' spd.	YES	MEDIUM	As Shown
QV-L	52	Quercus virginiana	Live Oak	4" cal. 12' HT, 5' spd.	YES	LOW	As Shown
UF-L	52	Ulmus americana floridana	Florida Elm	4" cal. 12' HT, 5' spd.	YES	MEDIUM	As Shown
UNDERSTORY							
CFD	35	Cornus florida	Flowering Dogwood	2.5" cal.	YES	MEDIUM	As Shown
IC	20	Ilex cassine	Dahoon Holly	2.5" cal.	YES	LOW	As Shown
PAN	18	Prunus angustifolia	Chickasaw Plum	2" cal.	YES	LOW	As Shown
SHRUBS							
Va	120	Viburnum awabuki	Evergreen Sweet Viburnum	3 gal.	NO	MEDIUM	48" o.c.
Vow	45	Viburnum obovatum	Walter's Viburnum	3 gal.	YES	LOW	36" o.c.
Vo	112	Viburnum odoratissimum	Sweet Viburnum	3 gal.	NO	MEDIUM	36" o.c.
Vs	45	Viburnum suspensum	Sandankwa Viburnum	3 gal.	NO	HIGH	36" o.c.



- BUFFER NOTES:**
- Refer to Figure 4.84 (above) - Landscape Buffer Yards for Clarification on requirements
 - FUTURE PHASES will meet same buffer requirement to be submitted with final plans.

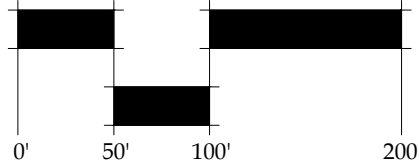
4.8.4 Project Boundary Buffer Minimum Width and Planting

NORTH BOUNDARY: CATEGORY LOW (SEE NOTE #4 BELOW)

Total Length	Unit	Required	Provided
Required Plants / 100 LF	3	47.0	65
Large Tree	1	15.7	17
Medium/ Small Tree	15	235.1	247

- NOTES:**
- All plant material is Florida Friendly and irrigation is not required.
 - All landscaping elements within this development, including trees in public right of ways as required by the City of St. Cloud Land Development Code, shall be maintained by the Homeowners Association for Tohoqua and/or its successors and assigns.
 - Street trees shall be maintained at a vertical clearance of 13.5 feet.
 - Extra trees are planted to meet site tree mitigation. See the buffer chart above.

SCALE: 1" = 100'



REVISED PHASE LINES

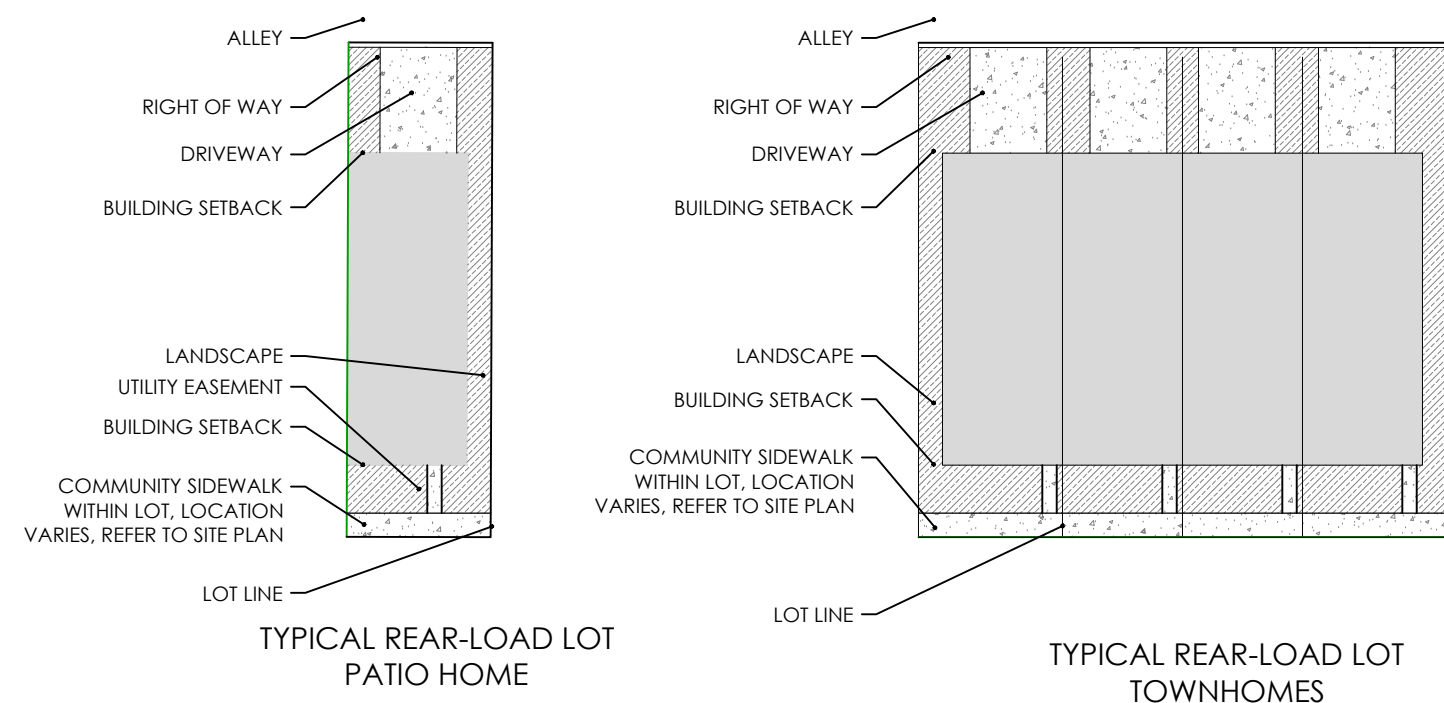
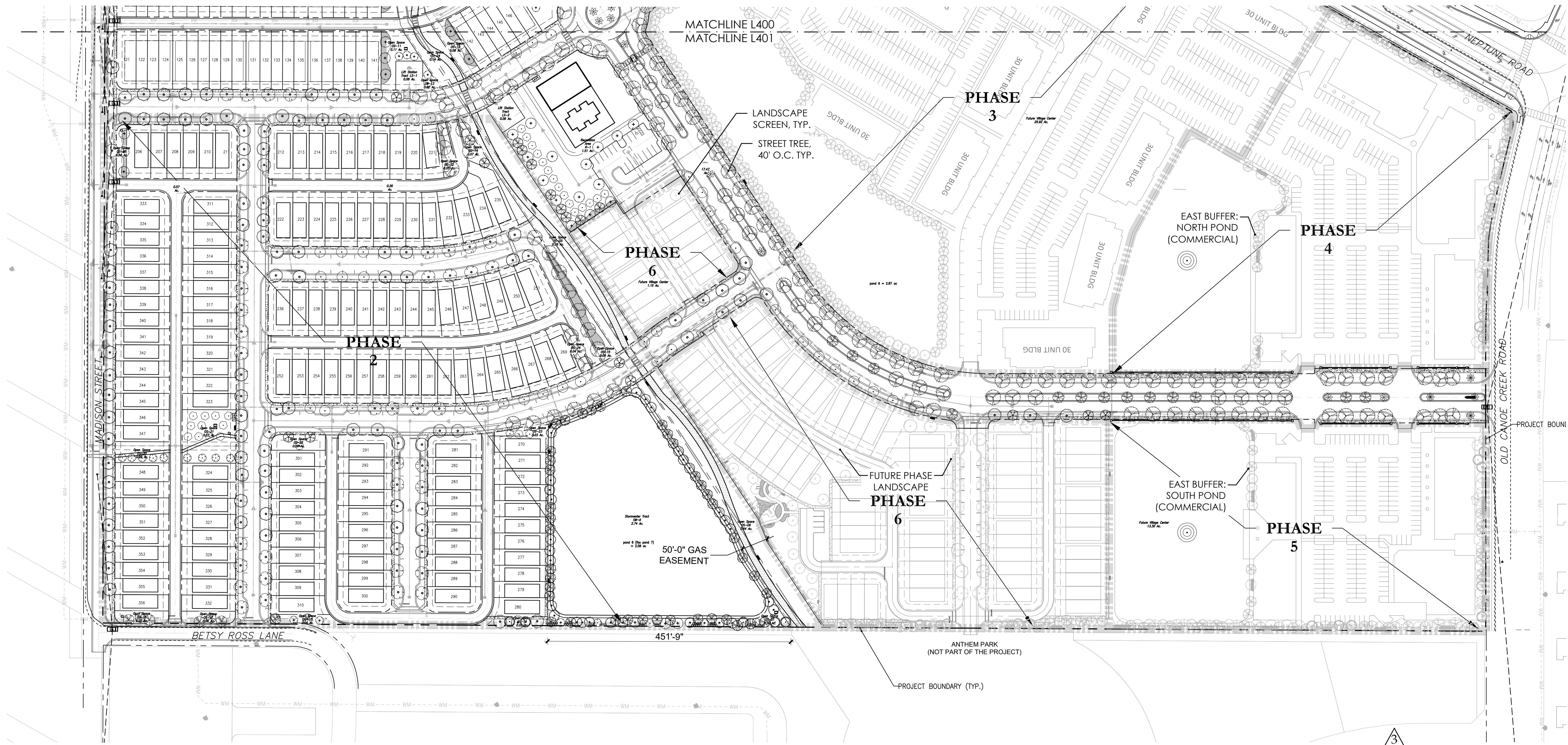
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CHECKED BY: TWB
JOB NUMBER: 2024.111

FILE NAME:
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City Comments 04-30-2025
City Comments 07-30-2025
Phasing & Signage 04-27-2026



Designed by Laurie A. Elder
Date: 2026.06.09 17:17:58-04'00'



PLANT SCHEDULE PHASE 1		
SYMBOL	SPECIES NAME	COMMON NAME
	ACACIA DEALBATA	WATTLE
	ACER RUBRUM	RED MAPLE
	JUNIPERUS VIRGINIANA 'SILCOLA'	SOUTHERN RED CEDAR
	PINUS TAEDA	LOBLOLLY PINE
	QUERCUS VIRGINIANA	LIVE OAK
	TAXODIUM DISTICHUM	BALD CYPRESS
FRUIT TREES		
	LIVISTONA NITIDA	RISSON PALM
	PHOENIX SYLVESTRIS	WILD DATE PALM
SHRUB TREES (COMMON TREES)		
	ACER RUBRUM	RED MAPLE
	MAGNOLIA GRANDIFLORA 'BRACHENS BROWN BEAUTY'	BRACHEN'S SOUTHERN MAGNOLIA
	QUERCUS VIRGINIANA	LIVE OAK
SHRUB TREES (LTD)		
	ACER RUBRUM	RED MAPLE
	MAGNOLIA GRANDIFLORA 'BRACHENS BROWN BEAUTY'	BRACHEN'S SOUTHERN MAGNOLIA
	QUERCUS VIRGINIANA	LIVE OAK
	LAURUS AMERICANA FLORIDANA	FLORIDA ELM
SHRUB TREES		
	CORYLUS FLORIDA	FLORIDAN COCONUT
	ILEX CASSINE	DAVIDON HOLLY
	PINUS ANGUSTIFOLIA	CHICKASAW PALM
SHRUBS		
	VIBURNUM ACERIFOLIUM	EVERGREEN SHEET VIBURNUM
	VIBURNUM ACERIFOLIUM	WALTER'S VIBURNUM
	VIBURNUM ACERIFOLIUM	SWEET VIBURNUM
	VIBURNUM ACERIFOLIUM	SANDWICH VIBURNUM

LOW BUFFER (PER 100 LF)

10	MINIMUM WIDTH (FEET)
3	LARGE TREES
1	MEDIUM/SMALL TREES
15	SHRUBS

Diagram illustrating a cross-section of a low buffer strip. The diagram shows a central area with a boundary line, typical trees, and a scale bar indicating 20 feet.

BUFFER NOTES:

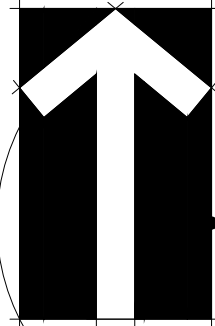
1. Refer to Figure 4.84 (above) - Landscape Buffer Yards for Clarification on requirements
2. FUTURE PHASES will meet same buffer requirement to be submitted with final plans.

4.8.4 Project Boundary Buffer Minimum Width and Planting				4
SOUTH BOUNDARY: CATEGORY LOW		(SEE NOTE #4 BELOW)		
Total Length		452		
Required Plants / 100 LF	Unit	Required	Provided	
Large Tree	3	13.6	19	
Medium/ Small Tree	1	4.5	5	
Shrubs	15	67.8	74	

NOTES:

1. All plant material is Florida Friendly and irrigation is not required.
2. All landscaping elements within this development, including trees in public right of ways as required by the City of St. Cloud Land Development Code, shall be maintained by the Homeowners Association for Tohoqua and/or its successors and assigns.
3. Street trees shall be maintained at a vertical clearance of 13.5 feet.
4. Extra trees are planted to meet site tree mitigation. See buffer chart above.

REVISÉD PHASE LINES

[illegible]

DRAWING PLOTTED: 4/30/2026 2:06:56 PM
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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

Positive drainage shall be maintained away from all structures on the site.

IRRIGATION SYSTEMS

This landscape utilizes a Florida Friendly approach WITH LIMITED permanent underground irrigation system proposed. All plant material and sodded areas shall have temporary irrigation, including hand watering, and/or slow-release tree watering bags, until the vegetation is established (a minimum of 1 year, matching the maintenance bond period).

Contractor must submit shop drawings for proposed irrigation system or schedule of watering if hand watering.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers will be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

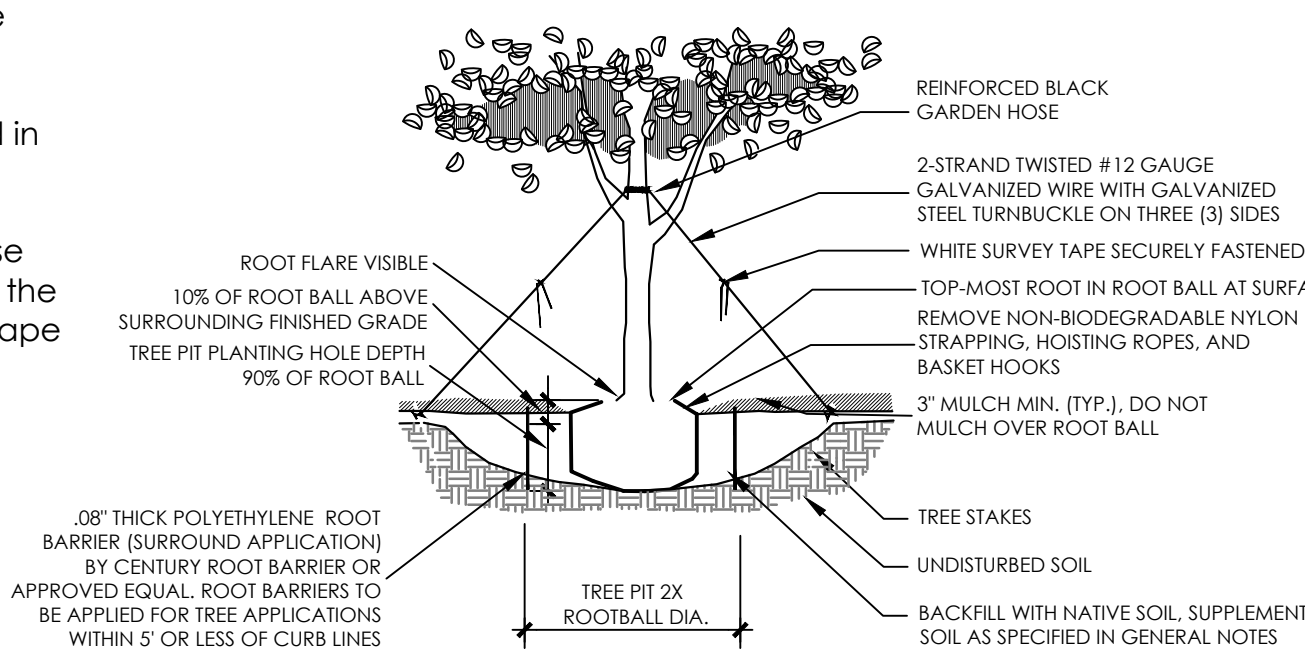
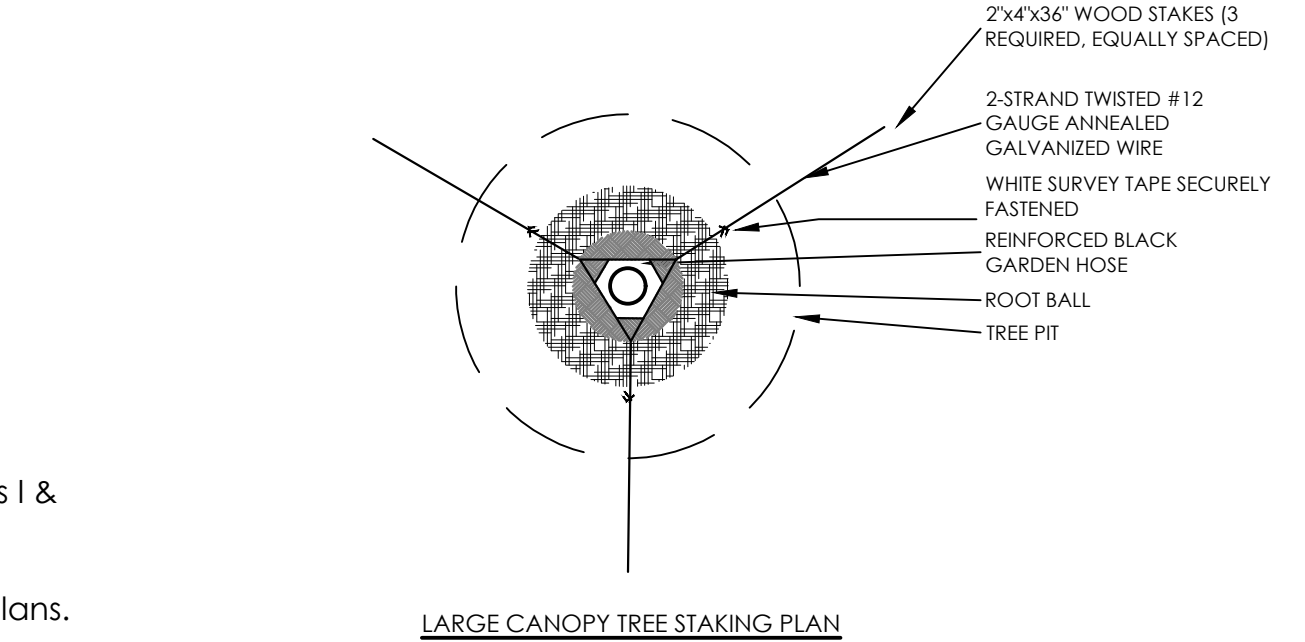
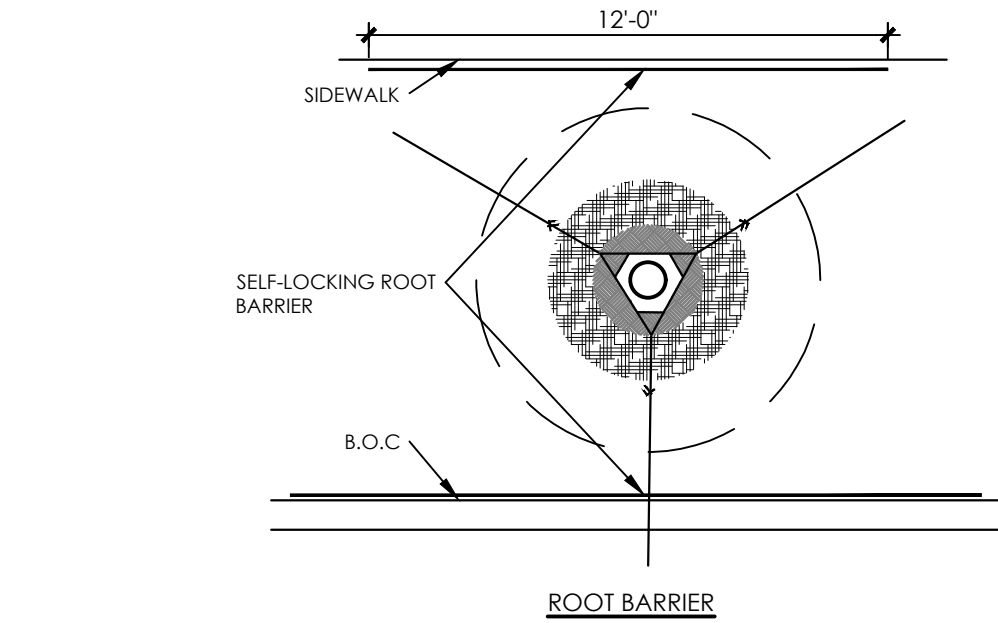
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

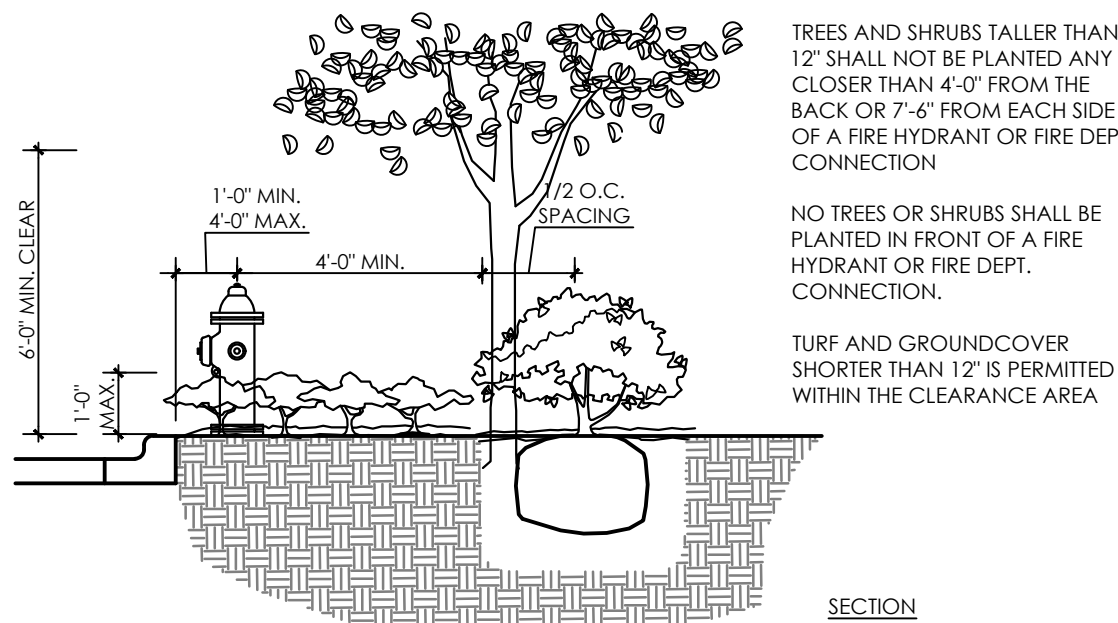
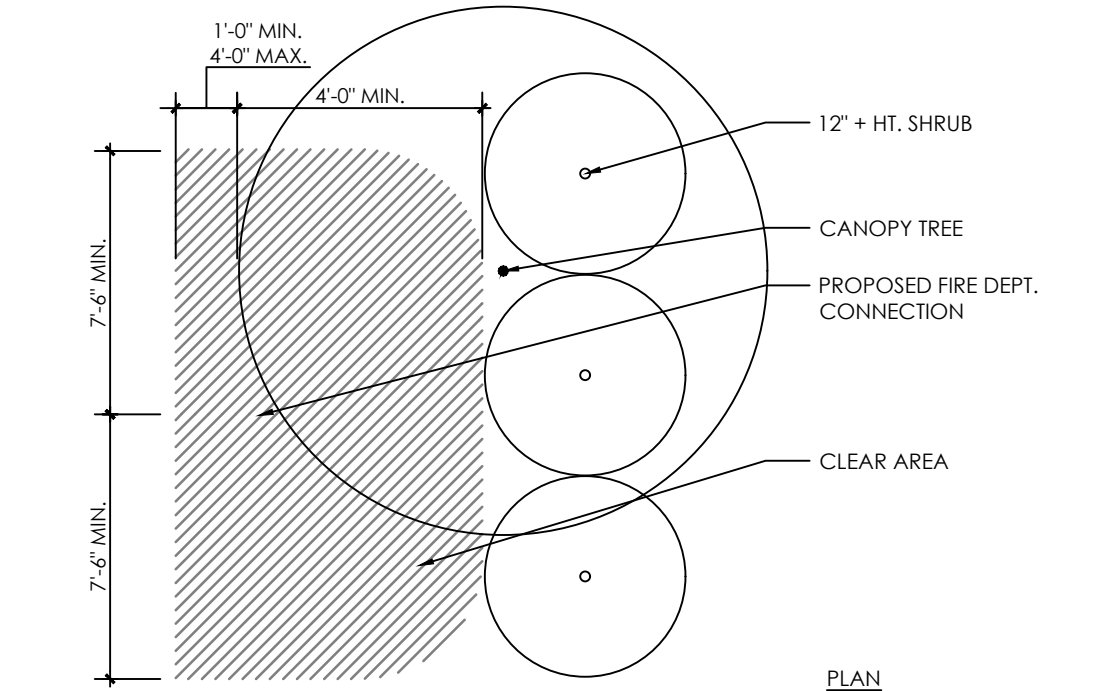
See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.



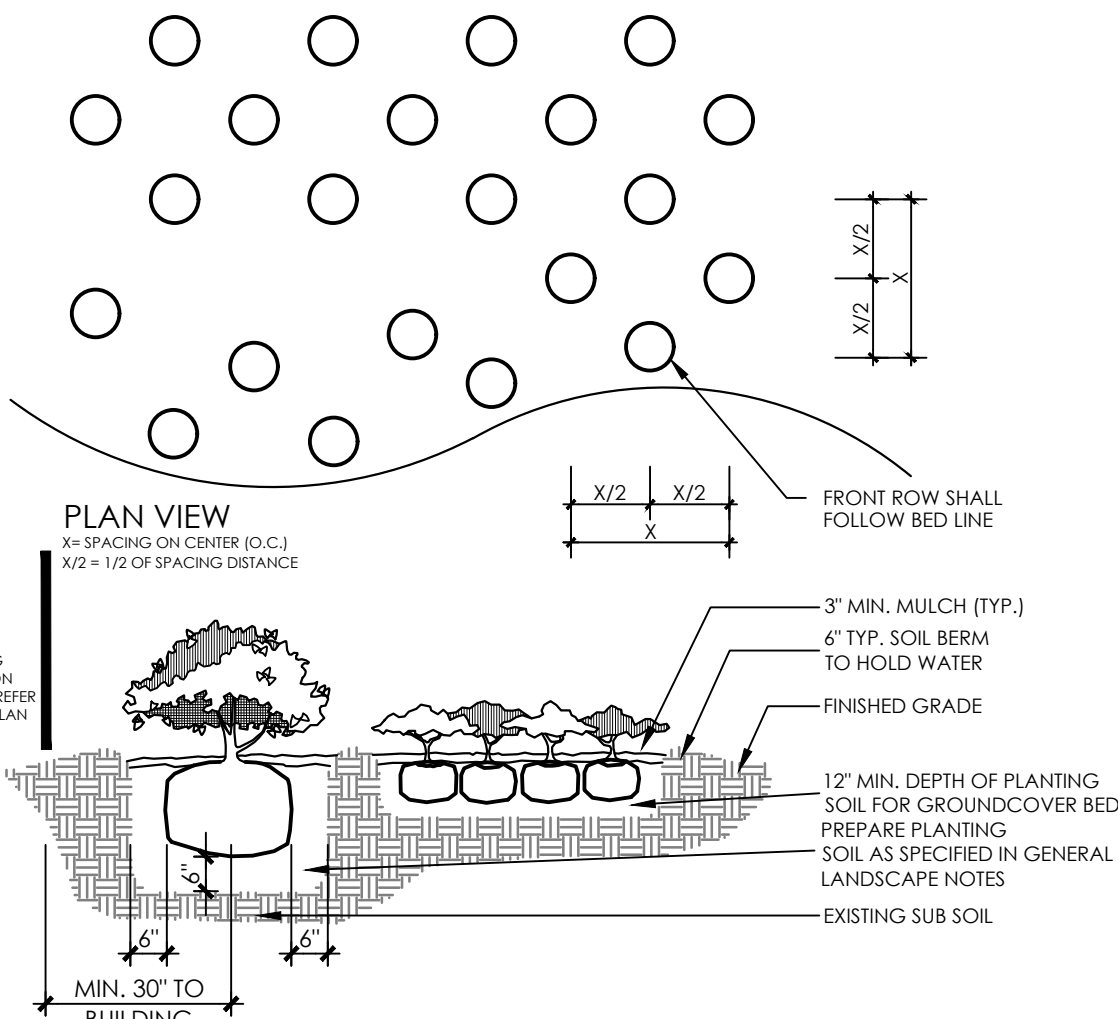
LARGE CANOPY TREE PLANTING DETAIL

N.T.S.



TYPICAL PLANTING AT FIRE HYDRANT

N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.

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Avancia Landscape Architecture Home Dynamics Corporation St.Cloud, Florida LANDSCAPE DETAILS & NOTES

DATE: APRIL 23, 2024

DRAWN BY: LAE

CHECKED BY: TWB

JOB NUMBER: 2024.111

FILE NAME: 2024.111_NEPTUNE VILLAGE_1SBASE

REVISIONS:
Titleblock 04-27-2026

This is has been electronically signed and sealed by Laurie A. Elder, FLS, AIA, LEED, P.E., F.T., L.A. 66666666
Digitally signed by Laurie A. Elder
Date: 2026.04.30 17:02:34-04'00'

L420

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date: 5.12.26
SDOC #: 2018/19-0010
Jurisdiction: St. Cloud
DRC #: PUD25-00004 (3rd RS)
Project Name: Avancia (aka Neptune Village)
Project Location: Neptune Road, St. Cloud, 34772
Comments Due Date: 5.25.26
AC: 101.73

Current FLU: COMM
Requested FLU: N/A
Current Zoning: PUD
Requested Zoning: N/A
PID: 04-26-30-00U0-0115-0000
04-26-30-00U0-0120-0000

Planning Area: 9
Schools: Elem: NPES Middle: NPMS High: SCHS

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

Total Proposed Residential Units by Type					
SF	151	TH	289	MF	360
Single Family		Townhome		Multi-Family	
Condo	0	MH	0	STR	0
Condominium		Mobile Home		Short Term Rental	
HOP	0	VV	0	AWH	0
Housing for Older Persons		Vacation Villas		Affordable-Workforce Housing	

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5) 106 **Middle (6-8)** 59 **High (9-12)** 90

Student Generation Calculations

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

Residential Categories				
Total Units	SF	TH	MF	Condo
800	151	289	360	0

Student Generations Rates			
	Elem. (K-5)	Middle (6-8)	High (9-12)
SF	0.139	0.086	0.144
TH	0.096	0.052	0.089
MF	0.157	0.083	0.114
CONDO	0.059	0.030	0.047
MH	0.107	0.065	0.082

Total Students	
Elem (K-5)	106
Middle (6-8)	59
High (9-12)	90

Level of Service (LOS)

Impacted Planning Area	SY 2025/2026			SY 2028/2029		
9	COFTE	Permanent Student Capacity	Current Level of Service	3 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
Elementary (K-5)	5,517	6,724	82%	5,501	6,271	93%
Middle (6-8)	3,584	4,664	77%	3,591	4,052	87%
High (9-12)	4,878	7,706	63%	5,046	5,792	75%

Comments

Capacity may be met through space reconfigurations, rezoning and/or charter schools Nova Lakes High School is scheduled to open for the 2026/2027 school year and may provide relief. The 5-year CIP includes funding for a K-8 school to open in the 28/29 School Year. The School District is actively coordinating with residential developers to ensure adequate school capacity. Current efforts include property conveyance discussions with the developers of Roan Bridge, maintaining an active School Funding and Mitigation Agreement with the Green Island Project East (Waterlin), and acquiring a similar agreement with Triple H North. These measures address the impact of each development and secure sites for future school construction.

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



**MEMORANDUM REPORT
FOR CITY COUNCIL - ON SEPTEMBER 17, 2026**

To: Mayor Robertson and Council Members
From: Jeffrey Ball, AICP, Community Development Director
Thru: Veronica Miller, AICP, CPM, ICMA-CM, FRA-RA, City Manager
Subject: CCA26-00010 Mobility Fee Rate Adjustment – Ordinance No. 2026-49
Date: September 17, 2026

REQUEST:

The request is to approve Ordinance 2026-49, relating to Ordinance No. 2024-30 whose subject is “Mobility Fees” and Resolution No. 2024-176R whose subject is “Discount Percentage,” eliminating the discount percentage on mobility fee rates for all uses, providing for conflict, severability, administrative correction, and an effective date.

BACKGROUND:

Mobility fees are a one-time charge assessed only against those who create additional impacts on the transportation system by virtue of a new development or change of land use. The fee is utilized to acquire, construct, or improve capital facilities to accommodate new users. It is intended to fairly capture the actual cost of the new demands that growth places on critical facilities, such as roads, sidewalks, and bicycle facilities, and to ensure that the burden is not taken on by existing residents.

On September 19, 2024, the City Council adopted Ordinance No. 2024-30, which adopted the Joint Mobility Fee Renewal Study and Demonstrated-Need Study prepared by HNTB and implemented new mobility fee rates. This study found it necessary to increase mobility and impact fee rates to support the best interest of the City. Concurrently, the City Council adopted Resolution No. 2024-176R with Ordinance No. 2024-30 to allow for a 15% discount on all mobility fee rates, resulting in a mobility fee rate 85% of the base rates as set forth in the mobility fee study.

At the August 20, 2026, meeting, City Council requested staff bring forward an ordinance that removed the discount on residential mobility fee rates.

At the September 10, 2026, City Council meeting, the City Attorney and City Council discussed the legal issues regarding only removing the impact fees for residential uses. It was determined that staff should move forward with the ordinance to remove the discount for all uses at this time.

STRATEGIC PLAN GOALS:

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

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

STAFF RECOMMENDATION:

Staff reviewed this request on or before August 31, 2026 and recommends **APPROVAL** of Ordinance No. 2026-49 to eliminate the discount percentage on mobility fee rates for all uses.

ATTACHMENTS:

- Ordinance No. 2026-49

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2026-49

AN ORDINANCE OF THE CITY OF ST. CLOUD, FLORIDA, RELATING TO ORDINANCE NO. 2024-30 WHOSE SUBJECT IS “MOBILITY FEES” AND RESOLUTION NO. 2024-176R WHOSE SUBJECT IS “DISCOUNT PERCENTAGE,” ELIMINATING THE DISCOUNT PERCENTAGE ON MOBILITY FEE RATES FOR ALL USES, PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Cloud he City of St. Cloud by adopting Ordinance No. 2024-30 on September 19th, 2024, adopted the HNTB Mobility Fee Renewal Study and Demonstrated- Need Study dated August 2024 (the "Mobility Fee Study") attached as “Exhibit A” to Ordinance No. 2024-30; implementing new mobility fee rates; and

WHEREAS, in accordance with all applicable laws and specifically the requisite findings necessary to increase mobility and impact fees, by adopting Ordinance No. 2024, the City Council implemented increased mobility fee rates; and

WHEREAS, the City Council of the City of Cloud by adopted Resolution No. 2024-176R on September 19th, 2024, established that all mobility fee rates shall be discounted by 15% resulting in a mobility fee of 85% of the base fee rates as set forth in the mobility fee study adopted by Ordinance No. 2024-30; and

WHEREAS, the City of St. Cloud City Council finds that it is in the best interest of the City and the general public to remove the discount established by Resolution No. 2024-176R and as set forth herein mobility fees for all uses shall be at the full rate as set forth in the mobility fee study adopted by Ordinance No. 2024-30.

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

SECTION 1

The above recitals are incorporated herein by reference and form an integral part of the Ordinance.

SECTION 2

The findings and conclusions of law adopted after public hearing for Ordinance 2024-30 and included therein are hereby adopted, restated and incorporated herein in their entirety as if fully restated.

SECTION 3

Resolution 2024-176R is hereby repealed as of the effective date of this Ordinance. Effective February 1, 2027, all mobility fee rates shall be collected at 100% of the base rate as set forth in the mobility fee study adopted by Ordinance No. 2024-30.

SECTION 4

All Ordinances, resolutions and/or policies or parts thereof in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5

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 hereof.

SECTION 6

Administrative Correction. Regardless of whether such inclusion in the Code as described in Section 7 is accomplished, sections of the 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 6

Effective Date. This ordinance shall be published as provided by law and shall take effect February 1, 2027.

First Reading on the 17th day of September 2026

Final Reading on the 8th day of October 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



**BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2026-49**

TO: Mayor Robertson and Council Members

FROM: Tammy Reque, AICP, Planning Manager

THRU: Jeffrey Ball, AICP, Community Development Director

DATE: September 17, 2026

SUBJECT: Ordinance No. 2026-49 - 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. 2026-49 is proposed to be adopted by the City on October 8, 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.: 2026-49.

It is the purpose of this ordinance to eliminate the discount on mobility fees for all uses that was approved on September 19, 2024 through Resolution No. 2024-176R and set the mobility fees at the full rate set forth within the mobility fee study adopted by Ordinance No. 2024-30.

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 provisions of this proposed ordinance apply to new development/redevelopment within the City. There are no provisions that would add a permit or license with this ordinance. Operational requirements have not been amended with this ordinance.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

This proposed ordinance does not introduce new charges or fees on existing businesses. This ordinance removes the discount applied to the mobility fees for all uses previously established by Resolution No. 2024-176 and would apply to new construction.

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 provisions in this proposed ordinance do not impact the City's current regulatory costs. The City is already enforcing mobility fees, and the proposed changes do not affect the workload nor costs associated with maintaining mobility fee accounts.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance will only impact new businesses looking to develop or redevelopment in the City; however, the mobility fees for commercial and residential uses were previously established through Ordinance No. 2024-30. This ordinance simply removes the 15% discount applied to those Mobility Fees.

4. Any additional information the board determines may be useful.

The request to remove the discount for residential mobility fees was made by City Council at the August 20, 2026.

At the September 10th City Council meeting, it was determined the discounts needed to be removed for all uses.

RESOLUTION NO. 2026-136R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE PUBLIC EMERGENCY MEDICAL TRANSPORTATION LETTER OF AGREEMENT BETWEEN THE STATE OF FLORIDA AGENCY FOR HEALTH CARE ADMINISTRATION AND THE CITY OF ST. CLOUD, AUTHORIZING PAYMENT NOT TO EXCEED \$432,000.00 BY THE CITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City, desires to participate in the Public Emergency Medical Transportation appropriation program created by Florida Senate Bill 2500, the General Appropriations Act of State Fiscal Year 2026-2027; and

WHEREAS, participation in the program requires the City of St. Cloud, as a non-Medicaid governmental entity to fund an Intergovernmental Transfer to the State of Florida Agency for Health Care Administration; and

WHEREAS, the City Council of the City of St. Cloud, Florida has determined that it is in the best interest of the City to participate in the Public Emergency Medical Transportation program.

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

SECTION I. The City Council does hereby authorize and direct the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the City and the State of Florida Agency for Health Care Administration, as approved by the City Attorney, and does further authorize and approve payment not to exceed \$432,000.00 to the State of Florida Agency for Health Care Administration for the City's participation in the Public Emergency Medical Transportation appropriation program.

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 17th day of September 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: September 17, 2026

Agenda Item Type: Council Action Resolution
No. 2026 -142R St. Cloud Main Street Funding
Agreement & Presentation

City Manager Agenda Item:

Presentation and Resolution No. 2026-142R a resolution of the City Council of the City of St. Cloud, Florida, approving a letter agreement between the City of St. Cloud and St. Cloud Main Street, Inc. for a one-time funding contribution in support of the St. Cloud Main Street program in the amount of fourteen thousand dollars (\$14,000). Authorizing the Mayor to execute the agreement and providing an effective date.

COST: The City agrees to provide up to \$14,000. (General Fund)

This item is to authorize the Mayor to execute an agreement between St. Cloud Main Street and the City of St. Cloud.

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

The proposed FY 26/27 city budget does not include funding for St. Cloud Main Street thereby terminating the current agreement. At the August 20th City Council meeting, the City Council agreed to provide St. Cloud Main Street a one-time contribution of \$14,000 from this year's funds to continue supporting St. Cloud Main Street in accomplishing their mission. The St. Cloud Main Street is a nonprofit organization that is a comprehensive revitalization program designed to encourage economic development in conjunction with historic preservation. Main Street will also be providing a presentation of their accomplishments this past fiscal year as required.

Legal Authority:

City of St. Cloud Code of Ordinances Section 2.01 and Section 2.04

Budget and Recommendation:

The City agrees to provide an amount not to exceed \$14,000.

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:

9/10/2026-Final Action

Attachments:

1. Res 2026-142R Main Street Agreement
2. Agreement
3. Annual City Council Presentation_9_17_26

RESOLUTION NUMBER NO.: 2026-142R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING A LETTER AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND ST. CLOUD MAIN STREET, INC. FOR A ONE-TIME FUNDING CONTRIBUTION IN SUPPORT OF THE ST. CLOUD MAIN STREET PROGRAM IN THE AMOUNT OF FOURTEEN THOUSAND DOLLARS (\$14,000). AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Cloud Main Street, Inc.'s Main Street Program is a program designed to promote a business development area within the City of St. Cloud; and

WHEREAS, the CITY has determined that the services to be provided as part of the program are of substantial benefit to the downtown area and can best be implemented by Main Street and its professional staff; and

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 funding of FOURTEEN THOUSAND DOLLARS (\$14,000) for the implementation of the Main Street program by St. Cloud Main Street, Inc. as more particularly described in the Letter Agreement attached hereto and incorporated herein as Exhibit "A".

SECTION II. The City Manager is authorized and directed to execute the Letter Agreement as set forth in Exhibit "A" and 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 Letter 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 this 17th day of September, 2026.

CITY OF ST. CLOUD

ATTEST:

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

Approved as to form and legal if adopted,
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

August 31, 2026

Re: City Contribution to St. Cloud Main Street, Inc.

Dear Paula:

As you are aware, the City Council ("City") has directed funds for St. Cloud Main Street, Inc. ("Main Street") as appropriated in past years not be appropriated as part of the City's proposed budget for 2026/2027. Therefore, the current agreement between the City and Main Street will terminate due to non-appropriation of funds. This Letter Agreement confirms that in lieu of the above-referenced appropriation, the City Council has agreed to contribute Fourteen Thousand and No/100 Dollars (\$14,000.00) to Main Street subject to the following:

1. The City shall contribute \$14,000.00 to Main Street (the "Contribution") on or before September 30, 2026.
2. Main Street acknowledges that the Contribution is being made to support activities that further a municipal public purpose, including downtown revitalization, economic development, historic preservation, business support, community programming, beautification, tourism promotion, or other lawful public purposes within the City of St. Cloud.
3. The Contribution is a one-time contribution only. Nothing in this Letter Agreement or any other agreement between the parties obligates the City to provide any additional or future funding to Main Street.
4. Upon the City's reasonable request, Main Street shall provide reasonable documentation concerning the receipt, expenditure, and use of the Contribution.
5. This Letter Agreement between the parties supersedes all prior discussions, understandings, or communications concerning funding or contributions by City to Main Street.

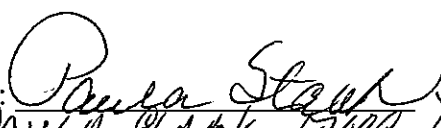
If the foregoing terms are acceptable, please execute this Letter Agreement below and return a fully executed copy to the City.

Sincerely,

CITY OF ST. CLOUD

ST. CLOUD MAIN STREET, INC.

By: _____
Veronica Miller, City Manager
As approved by the City Council at its
September 10, 2026 meeting

By: 
PAULA STARK, EXEC. DIRECTOR
Printed Name and Title



St. Cloud Main Street Annual Report

FY 2025-26



MISSION STATEMENT

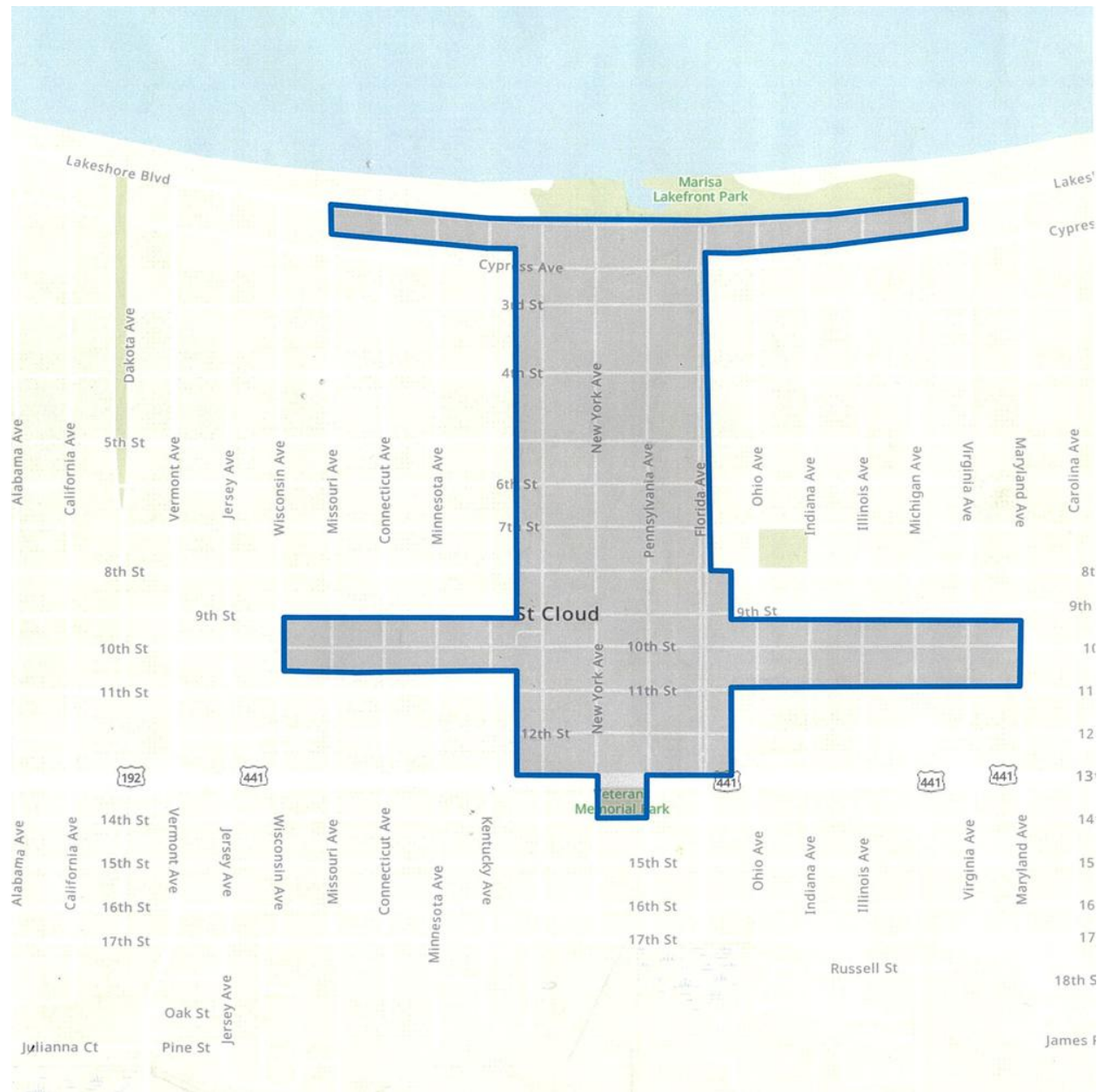
St. Cloud Main Street, Inc. was created to provide the community a voice in the rebirth of the historical business district and surrounding neighborhoods.

OUR VISION

Our goal is to promote a sense of community pride with an opportunity for everyone to share and participate in the revitalization of our hometown. Our dream is to create a world class community with olde world charm & ambiance, where traditions and new ideas unite.

Main Street encourages economic development within the context of historic preservation.

St. Cloud Main Street Footprint



Street Boundaries

10th Street – east to Maryland Ave. and west to Wisconsin Ave.

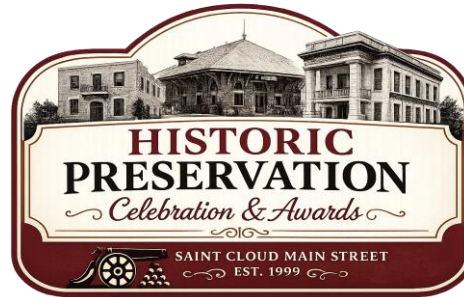
Massachusetts Ave., New York Ave., Pennsylvania Ave. and Florida Ave. south to 13th Street and north to Lakeshore Blvd.

Lakeshore Blvd. east to Virginia Ave. and west to Missouri Ave.

Veterans Park



St. Cloud Main Street Events & Programs Overview



Annual Events Breakdown

Breakfast with the Pros

- 7 events
- Sept. thru March
- 169 participants
- 6 local event sponsors

Historic Walking Tours

- 9 events
- Sept. thru March
- local event sponsors

Storybook Adventures

- 8 events
- 40 business partner hosts
- 40 participating families
- 4 local event sponsors

Historic Ghost Tours

- 9 events
- Sept. thru March
- local event sponsors

Annual Events Breakdown Continued

Redneck Gala

- 208 event participants
- 14 local event sponsors
- 18 table sponsors

Witches and Maniacs

- 15 contest entries
- 2.6K event participants
- 9 local event sponsors

A Taste of Main Street

- 21 businesses participants
- 120 event participants
- 4 Local event sponsors

Veterans Dinner

- Over 100 honored Veteran guests
- 13 local event sponsors
- 21 table sponsors

Annual Events Breakdown Continued

Small Business Saturday

- 100+ event participants
- 41 business participants

Historic Plaques and Awards

- 5 Awards
- 65 total participants
- 6 Local event sponsors

Roots and Rhythm Festival

- 30 event vendors
- 800 total participants
- 10 local event sponsors

Holiday Decorating Contest

- 16 Businesses Participants
- 878 online votes

Stars & Stripes

- 5 Local event sponsors
- America 250FL initiative

Annual Meeting – 2025-26

- 72 state awards to date
- 77 total attendees
- 7 local event sponsors

*St. Cloud Main Street hosts over
43 events every year !*



St. Cloud Main Street Projects Overview



Downtown
St. Cloud
Means Business



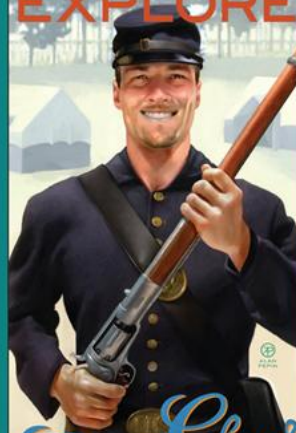
*We want your
Business in the heart
of Downtown!*



ST. CLOUD MAIN STREET
903 Pennsylvania Ave.
St. Cloud, FL, 34769
(407) 498-0008
www.StCloudMainStreet.org



EXPLORE



Saint Cloud DOWNTOWN
SHOP DINE STROLL



Saint Cloud Main Street
and... Community

St. Cloud Main Street Projects Overview Continued



Walking Tours Brochures

- 25,000 brochures distributed throughout state of Florida
- 16 local business / organization spotlights

Cloud Cash

- 27,500 vouchers sold
- 52 participating downtown businesses
- \$27,500 money spent in local downtown businesses, not including additional dollars above Cloud Cash.

Cloud Cash increased downtown foot traffic while encouraging impulse purchases and spending beyond the voucher value.

Grant Awards

A.A.R.P. 2026 Community Challenge

- \$6,000.00 in grant funding
- Project - Artistic signage and custom bike racks will link downtown streets to the lakefront. These clear, easy-to-follow cues will make walking and biking safer for residents of all ages.



Grant Awards



**2025 Backing Small Businesses grant program,
supported by American Express**

EastRow Market - recipient

This nationwide initiative has awarded 400 grants of \$10,000 to locally significant small businesses across the country, helping them fuel growth and continue to make a meaningful impact in their communities.



Grant Awards



Historic Preservation State Grant
\$50,000.00 in grant funding
Project - Historic Inventory Expansion



Osceola County Grant
\$25,000.00
Project - Business Development and
Business Retention Programs



Grants Pending

The Wawa Foundation

- \$2,500.00 in grant funding
- Project - Soldier City Veterans Salute Dinner



Florida Humanities Book Festival Grant

- \$2,500.00 in grant funding
- Project – Storybook Adventures



Celebration Foundation

- \$5,000.00 in grant funding
- Project – Roots & Rhythm Festival



Grants Pending



The Dr. Phillips Foundation

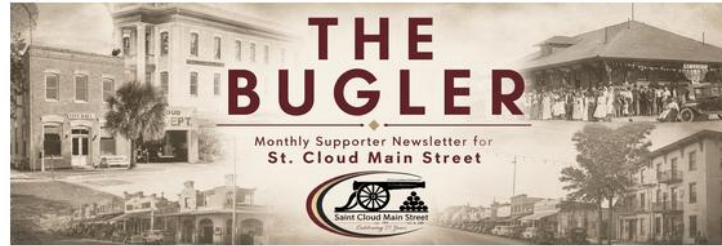
- \$2,500.00 in grant funding
- Project - Storybook Adventures



The Levitt Family Foundation

- \$5,000.00 in grant funding
- Project - Roots & Rhythm Festival

St. Cloud Main Street District Promotion



Stars and Stripes Summer Seafood Boil at the Beach! - Get ready for a summer evening full of great food, live music, cold drinks, and patriotic fun!

Join us on **Sunday, July 5 from 5 PM to 8 PM** at the **St. Cloud Lakefront** for a festive waterfront celebration in honor of summer, community, and America's 250th. Bring your family, invite your friends, and enjoy an evening of music, food, and good times by the water.

Live Entertainment

Enjoy live music from **Mauricio Camacho** as we celebrate with a fun, laid-back evening at the beach!

 Seafood Boil Options Available for Pre-Order from Crabby's on the Lakefront

www.stcloudmainstreet.com

- 5.1K Visitors Monthly
- Information Pages
 - St. Cloud History
 - Events
 - Main Street Projects
 - Downtown Business Contacts
 - VisitFlorida.com

THE BUGLER

- 1,832 Subscribers
- 12 monthly issues
 - Upcoming events
 - Main Street Projects
 - Downtown Business

St. Cloud Main Street District Promotion Continued

FACEBOOK and INSTAGRAM

- 14K+ Followers (Facebook)
7.7% increase from 2024-25
 - 276.3K Monthly Reach Average
67.7% increase from 2024-25
- 2,665 Followers (Instagram)
33.5% increase from 2024-25
 - 21.3K Monthly Average Reach
26.8% increase from 2024-25
- Information from the City, Businesses, and Events
- St. Cloud Historic Preservation
- Buy Local Campaign Group

Florida Main Street App

- 300+ Business Listings
- Event Listings
- Statewide Promotional Campaigns



St. Cloud Main Street Historic Downtown District Improvements

2005 - Establishment of the CRA

2016 - Historic Ordinance

2017 - Historic Preservation Board

2017 - City Flower Resolution

2017 - City Bird Resolution

2019 - CLG Designation (Certified Local Government)

2020/21 - Historic District Inventory List Grant and completion

2021 - Entertainment District Ordinance

2021/22 - Grant for Application for Historic District on National Register of Historic Places

2022/2023 - Grant for Inventory of 300 Historic homes in “The Grid”

2023 - Historic Preservation Month Declared in St. Cloud

St. Cloud Main Street Historic Downtown District Improvements

2023 - Collaboration with the City for the Historic Awards & Plaques Program

2023 - Designation on the National Register of Historic Places

2023/24 - Grant competition for 300 Historic homes in “The Grid”

2024 - Community Unity Calendar

2024/25 - Completion of “The Grid” to 4th Street grant

2025/26 – Grant application for Inventory Survey

2026/27 - Next Inventory Survey

2027/28 – Grant application submitted

St. Cloud Main Street State Historic Marker Designations

Approved & Installed

- VFW POST 3227
- St. Cloud Chamber of Commerce
- Veteran's Memorial Library
- G.A.R.
- Hunter Arms Hotel
- Fisk Funeral Home
- Mt. Peace Cemetery
- Veterans Memorial Park

Future Markers

- Power Plant
- Osceola Engineering Building

Submitted and Pending Approval

- St. Cloud Twin



Awards and Recognitions

Local Main Street Awards

- Partner of the Year – Dirk Webb
- Board Member of the Year – Jay Wethington
- Supporter of the Year – St. Thomas Aquinas
- Volunteer of the Year – The Transition House
- Merchant of the Year – Askew Jewelers
- Business of the Year – Phyre Saloon
- Renovation of the Year – Old Florida Riverboat Company
- 2025-26 Legend Award – Melvin Liwag
- 2025-26 Presidents Award – William “Rick” Heuser



Awards and Recognitions

Florida State Main Street Awards

- **14th Colony Representative** – St. Cloud Main Street “Soldier City”
- **Celebrating Main Street** – St. Cloud Main Street and Grannys Southern Smokehouse for “Roots and Rhythm Festival”
- **Minute Man Award** – William “Rick” Heuser
- **Alexander Hamilton Business Owner of the Year** – Robert “Bobby” Beauchamp

St. Cloud Main Street has received 72 State Awards.





Value Statement 2025-2026 Year-to-Date

The following numbers are values placed on projects and service rendered on behalf of the City of St. Cloud and the community at large.

Facade Grants

(minimum building improvement values \$202,542 contributed X 2 matching value)

Advertising **\$31,861.00**

(Not including in kind)

Technical Services/Project Grants **\$850.00**

Public Relations **\$232,574.04**

Promotional Events **\$171,300.10**

Mural/Plaque Project **\$6,675.60**

Beautification Project

(Street furniture, landscape, light pole restoration, Pole banners)

Veterans Reflection Garden

Marker Funding **\$4,500.00**

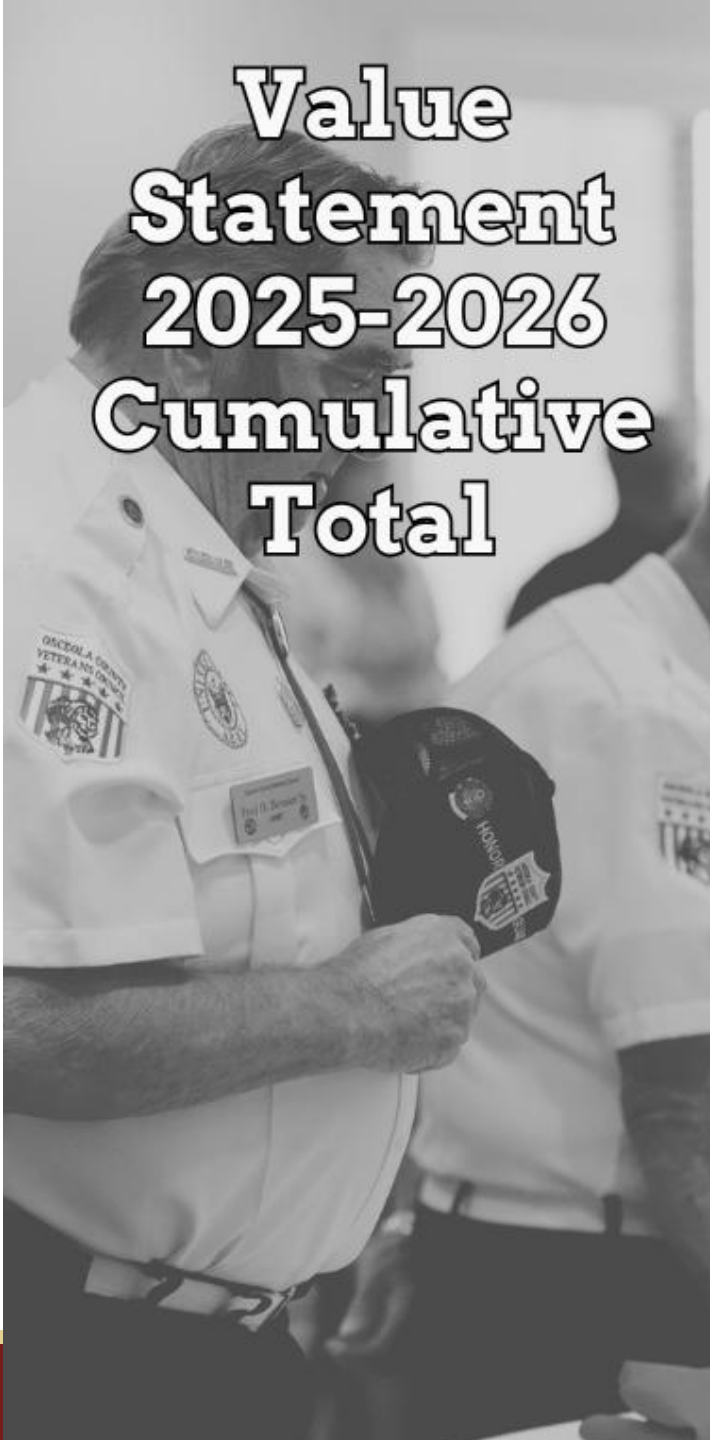
Volunteer Hours* Value **\$15,535.74**

*160,971.23 x \$18.40 & 508.6 * \$34.79 (state standard)

Cloud Cash **\$54,000.00***

*Grant value is \$107,500 matched by purchasers for a total of \$215,000 spent downtown

Total **\$517,296.48**



Value Statement 2025-2026 Cumulative Total

The following numbers are values placed on projects and service rendered on behalf of the City of St. Cloud and the community at large.

Facade Grants	\$388,034.00
(minimum building improvement values \$202,542 contributed X 2 matching value)	
Advertising	\$404,587.54
(Not including in kind)	
Technical Services/Project Grants	\$271,819.00
Public Relations	\$480,628.00
Promotional Events	\$1,497,100.08
Mural/Plaque Project	\$39,175.60
Beautification Project	\$74,800.00
(Street furniture, landscape, light pole restoration, Pole banners)	
Veterans Reflection Garden	\$28,927.00
(Without city contribution)	
Marker Funding	\$32,590.00
Volunteer Hours* Value	\$3,042,196.55
*160,971.23 x \$18.40 & 508.6 * \$34.79 (state standard)	
Cloud Cash	\$331,000.00*
*Grant value is \$107,500 matched by purchasers for a total of \$215,000 spent downtown	
Sub-total	\$6,590,857.77
In Kind	\$538,901.22
Total	\$7,129,758.99

In closing, over the 27 years existence of Main Street the city has given **\$1,210,000** in financial support. This results in approximately **13.5%** per year, or about **589%** return over 26 years on investment.

This may not include private donations or other grants over the same period of time.

These numbers are reflective of hard numbers/ values tracked and do not factor in the ancillary benefits associated with the projects, contributions indirectly benefiting the Main Street Program area and community at large such as local, state and national recognition, business improvement and community pride associated with having a voice in their community.

Respectfully submitted by

President: Mel Welch

Vice President: Melvin Liwag

Past President: Tom Dorsey

Secretary: Rick Hueser

Treasurer: Karen Giel

Design Committee: J. Wethington

Economic Committee: Lori Giambrone

Organization Committee: Phil Lantry

Promotions Committee: Melanie Howard

City Liaison: Jennifer Paul

County Liaison: Ricky Booth

Member at Large 1: Bryce Hodgins

Member at Large 2: Robert Crisp

Member at Large 3: Brian Wetzel

Value Statement 2025 - 2026



St. Cloud Main Street

Thank you and Questions



Meeting: September 17, 2026

Agenda Item Type: First Readings and
Introduction Ordinance No. 2026-55 IPMC
Adopted Revisions Project #CCA26-00012

Community Development Agenda Item:

First Reading and Introduction of Ordinance No. 2026-55, an ordinance of the City Council of the City of St. Cloud, Florida, amending the City Code of Ordinances, Chapter 10 "Buildings and Building Regulations," Article II "Technical Codes," by Amending Section 10-33 "International Property Maintenance Code Adopted," Subsection (B) "Amendments", Section 103.1 "Creation of Agency"; providing for conflict, severability, administrative correction, codification, publication and an effective date. (Above is full title) Action on Ordinance No. 2026-55

Strategic Key Focus Areas:

High-Performing Government

Background Information:

This item is city initiated.

Legal Authority:

Budget and Recommendation:

There is no cost associated with this item.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

10/8/26 - Final Action

Attachments:

1. DRAFT Ordinance No 2026-55 IPMC Adopted Revisions

ORDINANCE NO. 2026-55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 10 “BUILDINGS AND BUILDING REGULATIONS,” ARTICLE II “TECHNICAL CODES,” BY AMENDING SECTION 10-33 “INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED,” SUBSECTION (B) “AMENDMENTS”, SECTION 103.1 “CREATION OF AGENCY”; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents; and

WHEREAS, the City Council of the City of St. Cloud has determined and finds that the regulations contained herein are necessary and in the best interests of the health, safety, and welfare of the general public and the citizens of, and visitors to, St. Cloud.

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

SECTION 1: The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. SECTION 10-33 “INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED” Subsection (b) “Amendments” is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

Sec. 10-33. - International Property Maintenance Code Adopted.

(b) *Amendments.* The following amendments to the International Property Maintenance Code are hereby adopted:

Section 101.1. Title. The jurisdiction shall be the City of St. Cloud.

Section 103.1. Creation of agency. The name of the Department shall be ~~the Building Department,~~ Community Development.

Section 302.4. Weeds. All premises and exterior property shall be maintained free from weeds and plant growth in excess of eight (8) inches for an improved lot and twelve (12) inches for a vacant lot.

Section 304.14. Insert screens. The applicable period shall be January 1 through and including December 31.

Section 602.3. Heat supply. The applicable period shall be January 1 through and including December 31.

Section 602.4. Occupiable work spaces. The applicable period shall be January 1 through and including December 31.

SECTION 3. SECTION 10-61 “ESTABLISHMENT” the City Code is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

Sec. 10-61. Establishment.

The construction board of adjustments and appeals is hereby established as the board to hear all appeals pertaining to the interpretation by city officials as set forth in Sec. 10-63 herein. of the building codes adopted by the city.

SECTION 4. SECTION 10-61 “DUTIES AND RESPONSIBILITIES” the City Code is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

Sec. 10-63. Duties and responsibilities.

The duties and responsibilities of the construction board of adjustments and appeals shall be to provide for the review and final interpretation by city officials of the provisions of all the building codes, the International Property Maintenance Code ~~construction codes adopted by the city under article XIII of the land development code~~ and the life safety code, NFPA 101, adopted by the city whenever it is claimed that the true intent and meaning of any provisions of such codes have been wrongly interpreted by a city official.

SECTION 5. 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 6. 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 7. 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 8. 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 9. 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 15th DAY OF SEPTEMBER 2026

SECOND READING ON THE 8th DAY OF OCTOBER 2026

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