

St. Cloud City Council Regular Meeting
Thursday, September 11, 2025
City Hall - Council Chambers
1300 9th Street
6:30 PM
Agenda

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

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

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

V. Agenda Update

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

VI. Presentations

- Presentation of the Patriot Award to Veronica Miller and Melissa Dunklin by the Office of the Secretary of Defense Employer Support of the Guard and Reserve. The Patriot Award is awarded to individual supervisors whose efforts support employees in the Guard and Reserve.
- Presentation regarding Roadway Improvements and Tri-Party Agreements

VII. Consent Agenda

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

- 1) Resolution No. 2025-066R, a resolution of the City Council of the City of St. Cloud,

Florida, entering an agreement with Osceola County and 5th Elevation CW, LLC for the design, permitting, right of way dedication, and construction of framework road adjacent to the Amavi Development; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees to provide up to \$1,651,389.59 in mobility fee credits to fund roadway improvements to Avenue G to be constructed by the developer on behalf of the City.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, 5th Elevation CW, LLC, and the City of St. Cloud for roadway improvements that are not the responsibility of the developer. The property is currently inside City limits.

- 2) Resolution No. 2025-131R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, and Stanley Martin Homes, LLC, for the design, permitting, and construction of roadway improvements to Jack Brack Road and conveyance of right-of-way; providing for mobility fee credits to be provided by Osceola County until and if the subject property is annexed into the City and authorizing the Mayor to execute this agreement and providing an effective date.
COST: The City agrees that the framework roadway improvements on Jack Brack Road (\$1,599,884.08) are eligible for mobility fee credits. As the property is not contiguous to the City, the credits will be provided by Osceola County until such time, if ever, the property is annexed into the City.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Stanley Martin Homes, LLC, and the City of St. Cloud for roadway improvements that are not the responsibility of the developer. The property is within the Joint Planning Area (JPA) and not contiguous to City limits.

- 3) Resolution No. 2025-133R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.

COST: No cost associated with this item.

This item is to dispose of obsolete property.

- 4) Resolution No. 2025-140R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Omnia Partners Contract No. R250206, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Weapons and Threat Detection Equipment, Services, and Other Solutions, providing the award thereof to Verkada, Inc., and their authorized resellers, 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 the IT Department for the purchase of IT related physical security equipment, services and other solutions, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

This item is to approve a contract for the purchase of physical security equipment, services and other solutions for the IT Department.

- 5) Resolution No. 2025-141R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud/St. Cloud Police Department under the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Fiscal Year 2025 Homeland Security Grant Program solicitation for the purchase of one (1) quadruped police patrol robot and authorizing the Grants Division or designee to submit the application, and the City Manager or designee to execute the application, and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.

COST: up to \$385,000.00 (Project total \$385,000.00 – Federal Share Total \$288,750.00/ City Match Total \$96,250.00).

This item is to authorize submitting a grant application for the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), – Fiscal Year 2025 Homeland Security Grant Program for the purchase of a quadruped police patrol robot.

- 6) Resolution No. 2025-142R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to invitation to bid (itb) No. 2025-137, to Semco Construction, Inc. whose subject matter is window replacement at Civic Center and Police Department, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.

COST: up to \$197,776.00

This item is to authorize the City Manager to enter into an agreement for window replacements at the Civic Center and the Police Department.

- 7) Request Council's approval of Old Hickory Tree Estates Final Master Plan (fka Vista Grand Properties) Project #PUD24-00007.

COST: No cost is associated with this item.

This item is to approve the Final Master Plan for Old Hickory Tree Estates (fka Vista Grand Properties) Project # PUD24-00007 which will consist of 54 single-family dwelling lots with site open space, amenities, and associated infrastructure located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, south of Nolte Road, and west of Hickory Tree Road.

- 8) Minutes: May 8, 2025 / Regular Meeting and May 27, 2025 / Special Meeting

VIII. Citizens Forum

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

IX. Public Hearings

- 1) **FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R**, 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 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) (Final Public Hearing will be heard September 18, 2025) **ACTION ON RESOLUTION NO. 2025-097R**
- 2) **FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R**, 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 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) (Final Public Hearing will be heard on September 18, 2025) The total proposed fiscal year 2025/2026 budget is \$214,796,974 of which \$87,933,451 is attributed to the General Fund. Ad Valorem revenues \$32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**
- 3) **FINAL PUBLIC HEARING FOR ORDINANCE 2025-49**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting the Transportation Element of the Comprehensive Plan, Project # CPA25-00006, providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date. (Above is full title) **ORDINANCE NO. 2025-49 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 4) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scrivener's errors, and effective date. (Above is full title) **ORDINANCE NO. 2024-50 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 5) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-55**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 24.317 acres identified as Stephanie Leigh Rothstein Memorial Park Rezoning, Project #ZMA25-00008, from "A" Agriculture to "OR" Open Space/Recreation located at 2701 Missouri Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE**

NO. 2025-55 (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

- 6) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-56**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 0.118 acres identified as Rummell Road Rezoning, Project #ZMA25-00009, from "R-1A" Single Family Dwelling to "OR" Open Space/Recreation generally located on the southeast corner of Rummell Road and Eastern Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-56** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025 CITY COUNCIL MEETING**
- 7) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-57**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 0.97 acres identified as Cannery Park Rezoning, Project #ZMA25-00010, from "R-2" Single & Two-Family Dwelling to "OR" Open Space/Recreation located at 901 Virginia Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-57** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 8) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-59**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 1.95 acres identified as DMI Business Park Phase 2, Project #ZMA25-00005, from "R-1A" Single Family Dwelling to "I-1" Industrial located at 1505 Orange Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ORDINANCE NO. 2025-59** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 9) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-62**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.04 acres identified as Grace Community Church, Project # CPA25-00007, located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from Community Center (County) to Community Center (City) providing for amending

the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ORDINANCE NO. 2025-62 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

- 10) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-63**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 9.04 acres identified as Grace Community Church, Project #ZMA25-00011, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from “CCP” Community Center Perimeter (County) to “CCP” Community Center Perimeter (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ORDINANCE NO. 2025-63** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 11) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-53**, an ordinance of the City Council of the City of St. Cloud, Osceola County, Florida, amending Chapter 24 “Environment” by creating Article IX “Open Burning”, providing prohibition, permitting, exemption, emergency prohibition, extinguishment and suppression and enforcement and penalties; providing for findings, conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-53**
- 12) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-54**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 61.698 acres identified as City Parks Rezoning, Project #ZMA25-00006, from "P" Professional to "OR" Open Space/Recreation located at 1104 Lakeshore Boulevard, 317 Delaware Avenue, 300 Georgia Avenue, and 1201 13th Street, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-54** (This is a Quasi-Judicial proceeding)
- 13) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-61**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 9.04 acres identified as Grace Community Church, Project # ANX25-00017, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida

Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-61**

- 14) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-64**, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by amending Article 15, titled "Supplemental Regulations" by amending Section 3.15.12 "Classification of Annexed Land." identified as LDC Table of Classified Lands Update, Project # CCA25-00004, providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date (Above is full title) **ORDINANCE NO. 2025-64 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 15) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-65**, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article titled "Article 12, Urban Infill Centers", identified as Urban Infill Centers LDC Update, Project # CCA25-00005, providing for Urban Infill Centers standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date (Above is full title) **ORDINANCE NO. 2025-65 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 16) **PUBLIC HEARING FOR RESOLUTION NO. 2025-111R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Private School" in the "R-1B" Single Family Dwelling Zoning District on the +/- 2.45 acres of land known as The Altar Academy, Project #CNU25-00001, located at 1215 Old Hickory Tree Road, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-111R**
- 17) **PUBLIC HEARING FOR RESOLUTION NO. 2025-112R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Child Care Centers" in the "HB" Highway Business Zoning District on the +/- 1.99 acres of land known as Primrose Schools St. Cloud, Project #CNU25-00003, generally located north of Ralph Miller Road, east of South Narcoossee Road, west of Hackney Road, and south of Disston Drive, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-112R**

X. Council Action

- 1) Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of \$83,027.90 in accrued fines to \$8,507.90, to be paid within 30 days of the Council meeting.
COST: Administrative cost imposed by the Special Magistrate are \$227.90, post-order costs are 794.73, total costs are \$1,022.63.
This item is to approve a requested lien reduction for property at 718 13th Street.

XI. First Readings and Introduction

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

- 1) First Reading and Introduction of Ordinance No. 2025-66, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 30.94 acres identified as Elite Estates, Project #ZMA25-00001, from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) generally located at the northeast intersection of Clay Whaley Road, and Wagon Court, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-66 (This is a Quasi-Judicial proceeding)
- 2) First Reading and Introduction of Ordinance No. 2025-67, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/-17.35 acres identified as Harvest Grove PUD formally known as Nona Townhomes, Project #PUD24-00005, from "R-1B" Single Family Dwelling to "PUD" Planned Unit Development, generally located north of East Irlo Bronson Memorial Highway, east of South Narcoossee Road, south of Lillian Lee Road, and west of Puffin Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-67 (This is a Quasi-Judicial proceeding)
- 3) First Reading and Introduction of Ordinance No. 2025-68, an ordinance of the City Council of the City of St. Cloud, Florida, as authorized by section 177.0142, Florida Statutes renaming the Seminole Land & Investment Co. Plat of Colored Quarter to the Seminole Land & Investment Company Plat of East Quarter providing for severability, conflict and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-68
- 4) First Reading and Introduction of Ordinance No. 2025-71, an ordinance of the City Council of the City of St. Cloud, Florida, amending the City Code of Ordinances, Chapter 42 "Traffic and Vehicles", Article III. "Parking, Stopping and Standing" by amending Section 42-61 "Generally", Section 42-62 "Parking Spaces Provided by Governmental Agencies or Non-Governmental Agencies for Certain Disabled Persons"; Section 42-64 "Notice of Illegally Parked Vehicle"; Section 42-65 "Liability for Payment of Parking Citation Violations"; and Section 42-66 "Hearing

to Contest Citation Before City Hearing Officer” and renumbering Section 42-67 “Presumption Regarding Illegal Parking, Operating, Stopping, Etc.” providing for conflict, severability, administrative correction, codification, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-71

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- 1) Thursday, September 18, 2025 – City Council Workshop – 3:00 p.m. @ City Hall

Thursday, September 18, 2025 – City Council Special Meeting – 6:30 p.m. @ City Hall

Thursday, October 2, 2025 – Community Redevelopment Agency Meeting – 3:00 p.m. @ City Hall

Thursday, October 9, 2025 – City Council Meeting – 6:30 p.m. @ the St. Cloud Community Center

- 2) Recreation Advisory Committee Minutes February 2025 - Approved

Reports:

Warrant List # 11 FY25

XVI. Adjournment

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



Meeting: September 11, 2025

Agenda Item Type: Presentations Presentation of the Patriot Award to Veronica Miller and Melissa Dunklin by the Office of the Secretary of Defense Employer Support of the Guard and Reserve. The Patriot Award is awarded to individual supervisors whose efforts support employees in the Guard and Reserve.

City Clerk Agenda Item:

Presentation of the Patriot Award to Veronica Miller and Melissa Dunklin by the Office of the Secretary of Defense Employer Support of the Guard and Reserve. The Patriot Award is awarded to individual supervisors whose efforts support employees in the Guard and Reserve.

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Presentations Presentation regarding Roadway Improvements and Tri-Party Agreements

City Clerk Agenda Item:

Presentation regarding Roadway Improvements and Tri-Party Agreements

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-066R 5th Elevation on
Clay Whaley

Community Development Agenda Item:

Resolution No. 2025-066R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and 5th Elevation CW, LLC for the design, permitting, right of way dedication, and construction of framework road adjacent to the Amavi Development; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees to provide up to \$1,651,389.59 in mobility fee credits to fund roadway improvements to Avenue G to be constructed by the developer on behalf of the City.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, 5th Elevation CW, LLC, and the City of St. Cloud for roadway improvements that are not the responsibility of the developer. The property is currently inside City limits.

Strategic Key Focus Areas:

Reliable Transportation Network

Background Information:

The applicant is developing a property generally located south of Clay Whaley Road, north of Kissimmee Park Road and west of Cross Prairie Parkway known as 5th Elevation (FKA Amavi). The 2045 Framework Street Map adopted by the City recognizes Avenue G as a framework street and essential to the improvement of the transportation network in the area.

Under the agreement, the developer is responsible for the design, permitting, right-of-way dedication, and construction of an approximately 99-foot roadway section along the west boundary of the Project on Avenue G, from the south side of Clay Whaley Road to the south boundary line of the Property. The total construction cost, including right-of-way, is \$3,499,336.28 and the jurisdiction's responsibility is \$1,651,389.59.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework road and the value of the right of way conveyances are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinances.

Mobility fee credits are provided for roadway improvements that are not the responsibility of the developer. The city enters into agreements with developers so they can construct roads that are the governments responsibility. Agreements allow for roadway improvements to be constructed before the city has funding available and are typically cheaper than if the city constructed the roads through the public procurement process. The city does not provide credits for improvements that are required for the development and the legal responsibility of the developer.

This Mobility fee credit agreement provides for construction costs that will be based on actual

expenditures, with credits provided after verification. The tri-party agreement ensures that roadway improvements will accommodate additional capacity beyond the Developer's immediate project needs, benefiting the overall transportation infrastructure in the area.

Legal Authority:

City of St. Cloud Code of Ordinances, Part I - Charter and Related Laws, Subpart A - Charter, Article II, Powers of City, specifically Section 2.04, General Powers.

Budget and Recommendation:

COST:

Mobility Fee Credits: The City agrees to provide mobility fee credits for the roadway improvements on Avenue G (\$1,206,669.59).

- Mobility Fees Generated: \$2,596,202.96
- Mobility Fee Credits Provided: \$1,206,669.59 (46%)
- Remaining Fees to Jurisdiction: \$1,389,533.37 (54%)
- Mobility Fees to City: \$1,111,626.70 (43%)
- Mobility Fees to County: \$277,906.67 (11%)

Staff recommends **APPROVAL** for the City to enter into a Tri-Party Agreement between 5th Elevation CW, LLC, Osceola County, and the City of St. Cloud to provide mobility fee credits for the design, permitting, right-of-way dedication, and construction.

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:

9/11/25- Final Action

Attachments:

1. DVA24-00009 - 5th Elevation Clay Whaley - Staff Memo 091125 CC
2. DVA24-00009 - 5th Elevation Clay Whaley - Resolution 2025-066R 091125 CC
3. DVA24-00009 - 5th Elevation Clay Whaley - Exhibit A



**MEMORANDUM REPORT
FOR CITY COUNCIL MEETING - ON SEPTEMBER 11, 2025**

To: Mayor Robertson and City Council Members
From: Tammy Reque, AICP, Mobility & Special Projects Manager
Thru: Melissa Dunklin, Community Development Director
Subject: Resolution No. 2025-066R
Date: September 11, 2025

REQUEST:

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, 5th Elevation CW, LLC, and the City of St. Cloud, providing mobility fee credits. The property is currently inside City limits.

BACKGROUND:

The applicant is developing a property generally located south of Clay Whaley Road, north of Kissimmee Park Road and west of Cross Prairie Parkway known as 5th Elevation (FKA Amavi). The 2045 Framework Street Map adopted by the City recognizes Avenue G as a framework street and essential to the improvement of the transportation network in the area.

Under the agreement, the developer is responsible for the design, permitting, right-of-way dedication, and construction of an approximately 99-foot roadway section along the west boundary of the Project on Avenue G, from the south side of Clay Whaley Road to the south boundary line of the Property. The total construction cost, including right-of-way, is \$3,499,336.28 and the jurisdiction's responsibility is \$1,651,389.59.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework road and the value of the right of way conveyances are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinances.

Mobility fee credits provided for construction costs will be based on actual expenditures, with credits provided after verification. The tri-party agreement ensures that roadway improvements will accommodate additional capacity beyond the Developer's immediate project needs, benefiting the overall transportation infrastructure in the area.

COST:

The proposed agreement includes the following:

- **Mobility Fee Credits:** The City agrees to provide up to \$1,651,389.59 in mobility fee credits for the roadway improvements on Avenue G.



Estimated Mobility Fees Generated*				
Category	Development Program	Mobility Fee Unit	Mobility Fee (unit rate)	Total
Single Family (Attached)	236 units	236	\$ 11,000.86	\$ 2,596,202.96

*Mobility fee charged at building permit issuance, fee subject to change based on current rate at the time of the permit issuance

	Dollar Amount	Percentage of Total Mobility Fees Generated
Mobility Fees Generated	\$ 2,596,202.96	
Mobility Fee Credit/Reimbursement for Framework Road Construction	\$ 1,651,389.59	64%
Remaining Fees to Jurisdiction	\$ 944,813.37	36%
Mobility Fees to City	\$ 755,850.70	29%
Mobility Fees to County	\$ 188,962.67	7%

STRATEGIC PLAN:

The proposed agreement meets the intent of the following City of St. Cloud Strategic Goals:

Reliable Transportation Network: Ease traffic congestion, reduce commute times, and improve safety.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** for the City to enter a Tri-Party Agreement between 5th Elevation CW, LLC, Osceola County, and the City of St. Cloud to provide mobility fee credits for roadway improvements.

Attachments:

- Resolution No. 2025-066R
- Exhibit A: Tri-Party Roadway Improvements 5th Elevation Clay Whaley

RESOLUTION NUMBER 2025-066R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ENTERING AN AGREEMENT WITH OSCEOLA COUNTY AND 5th ELEVATION CW, LLC FOR THE DESIGN, PERMITTING, RIGHT OF WAY DEDICATION, AND CONSTRUCTION OF FRAMEWORK ROAD ADJACENT TO THE AMAVI DEVELOPMENT; PROVIDING FOR MOBILITY FEE CREDITS AND AUTHORIZING THE MAYOR TO EXECUTE THIS AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the property subject to this Agreement is currently located inside the City limits and it lies within the Joint Planning Area (JPA) with Osceola County; and

WHEREAS, the Developer agrees to make off-site roadway improvements to support the overall transportation network; and

WHEREAS, the Project approval conditions require Avenue G to be built to framework street standards.

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with Osceola County and 5th Elevation CW, LLC for mobility fee credits.

SECTION II. The City Council of the City of St. Cloud, hereby approves and authorizes the Mayor to execute the agreement set forth in Exhibit “A” hereto.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 11th day of September 2025.

CITY OF ST. CLOUD

ATTEST:

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

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

Daniel F. Mantzaris, City Attorney

Return To:

Nelson Mullins Riley & Scarborough LLP
Attn: Jo O. Thacker, Esquire
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

5TH ELEVATION CW LLC
TRI-PARTY DEVELOPMENT AGREEMENT

THIS AGREEMENT (this “**Agreement**”) is made and entered into as of the Effective Date (defined below) by and among the **CITY OF ST. CLOUD, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 1300 9th Street, St. Cloud, FL 34769 (the “**City**”), **OSCEOLA COUNTY**, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741 (the “**County**”) and **5TH ELEVATION CW LLC**, a Florida limited liability company, whose address is 9101 Point Cypress Drive, Orlando, Florida 32836 (or any subsequent successors or assigns, including successors-in-title, either individually or collectively, which may include a community development district or districts for portions of the Property as described herein, as the context requires or permits, the “**Developer**”). The City and County may be collectively referred to as the Jurisdictions or Jurisdiction. Developer, City, and County may be collectively referred to as the Parties.

RECITALS:

A. Developer is developing The Amavi at St. Cloud project (the “**Project**”) on approximately 28.89 acres of real property identified by Parcel Identification Number 21-26-30-0000-0020-0000 situated in Osceola County as is more specifically described on **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Property**”).

B. County has approved CP22-00002 and PS22-00038 (collectively, all referred to as the “**Approvals**”).

C. Developer previously submitted and City approved a Traffic Impact Analysis (the “**TIA**”) that calculated the Project’s impacts on various traffic facilities in the region.

D. In connection with the Project and in compliance with Approvals, Developer shall facilitate the design, permitting, and construction of the on-site framework street along the west boundary of the Property, Avenue G, for mobility fee credits or cash from the Jurisdictions, at their sole discretion, as well as off-site access improvements on Clay Whaley Road hereunder which is not eligible for reimbursement, as more particularly shown on **Exhibit “B”** attached hereto and incorporated herein by this reference (the “**Roadway Improvements**”). A pond will be built on the

Property, which shall serve the City, and a drainage easement will be required over the pond in favor of the public.

E. In furtherance of the development of the Project, the parties desire to enter into this Agreement for the purpose of setting forth the terms and conditions under which Mobility Fee Credits at the Jurisdictions' sole discretion will be provided to the Developer for the Roadway Improvements that provide additional mobility capacity over that required to serve the Project.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged by the parties hereto, the parties agree as follows:

1. **Recitals.** All of the recitals contained herein are true and correct and are incorporated herein and made a part hereof by this reference.

2. **Effective Date.** This Agreement shall become effective upon the execution of this Agreement by the parties, using the last date of execution as the Effective Date.

3. **Roadway Improvements.** The Parties agree that identified framework road is critical for the successful development of the Property and the overall County transportation network beyond the Project. Developer shall be responsible to construct the identified framework road and improvements by 2027 as set forth in **Composite Exhibit "B"** attached hereto and incorporated herein, subject to other terms of this Agreement. In exchange for mobility fee credits from the Jurisdictions, , a 99-foot roadway section along the west boundary of the Project on Avenue G from the South side of Clay Whaley Road to the south boundary line of the Property will be provided which includes a two-lane divided Avenue with landscaping in the median, widened concrete sidewalk on the west side, 7' bike lanes on both sides, and parallel parking on both sides (with parking on the east side in the initial phase of construction) of Avenue G typical section as set forth in **Exhibit "B"**. Utilities will be coordinated with the construction of the Roadway Improvements.

Developer shall be responsible for the design, permitting, mitigation, construction and CEI services of the Roadway Improvements, including, but not limited to, all associated stormwater management areas, sidewalks, lighting, landscaping, inspections and certification costs, as more particularly shown on **Exhibit "C"** attached hereto and incorporated herein by this reference (the "**Construction Costs**"), as public facilities, recognizing that such stormwater management areas may be joint use areas as reasonably determined by the Developer, subject to the applicable Jurisdiction's review process. The Developer shall obtain all necessary regulatory approvals and permits required to construct the Roadway Improvements and shall comply with all applicable local, state and federal regulations and requirements, which may include the Osceola County Land Development Code or the City of St. Cloud Land Development Code and the Approvals (the "**Applicable Law**"). The appropriate Jurisdiction agrees to cooperate with and timely provide any agent authorizations or other permitting forms which may be applicable. In the event the approved development program increases or decreases via a major Approval amendment, approved by either Jurisdiction, the necessary Roadway Improvements may be adjusted, if applicable, by amendment

to this Agreement. In addition, the Jurisdictions agree that the Developer shall only be responsible for any other off-site improvements, including without limitation, intersection improvements, traffic signals or turn lanes, if such are required by the TIA, provided that there are no further changes to the development program.

4. **Utilities.** To the extent necessary, the Parties agree to cooperate with each other to cause the design, permitting and construction of the utilities in sufficient capacities to serve the Project in conjunction with the Roadway Improvements in accordance with development Approvals.

5. **Method of Reimbursement.**

A. **Right of Way.** The Jurisdictions agree that the Developer shall be entitled to receive mobility fee credits for right of way conveyed over and above the baseline in the amount per acre as set forth in this Section for Avenue G and the right of way shall be conveyed, by special warranty deed, free and clear of all liens and encumbrances, except for easements, restrictions, and matters of record, if any, reasonably acceptable to the Jurisdictions which do not render title to the right of way as unmarketable in accordance with standards customarily applied for right of way purposes, or by plat. The determination of mobility fee credits shall be determined by the Jurisdictions at the time of the conveyance of the right of way. The mobility fee credit shall be based on a maximum cost of \$327,000 per acre for the right of way. The Parties agree that the maximum value of the right of way shall adjust annually based on the percentage adjustment of values in Osceola County as determined annually by the Osceola County Property Appraiser. Provided, however, that the City or the County shall have the option at the time of conveyance of the right of way to have the property appraised as provided herein. Within ten (10) business days of notification of the anticipated conveyance date for the property as determined by the applicable jurisdiction, the applicable jurisdiction and the Developer shall jointly appoint a qualified, independent Florida Licensed appraiser with expertise in valuing unimproved real property zoned residential or mixed-use. If the applicable Parties cannot agree on a single appraiser within ten (10) business days, each party shall appoint one appraiser, and the two appointed appraisers shall jointly select a third appraiser. The cost of the appraisal shall be equally borne by the applicable parties. The final value of the right of way shall be based on the appraisal of the property at its unimproved value, if obtained, but shall not exceed the maximum amount above as adjusted. The acreages are provided in **Exhibit "C"** as described below. At the time of the conveyance, the Developer, or its successors or assigns, shall be responsible for the payment of any applicable ad valorem taxes, which are due on the dedicated property, on a prorated basis, through the date of the conveyance. This shall be paid as follows:

a. In the event fee title to property is conveyed between January 1 and November 1, the Developer shall be required to place in escrow with the Osceola County Tax Collector an amount equal to the current taxes prorated to the date of transfer of title, based upon the current assessment and millage rates on the property involved and all taxes due from prior years.

b. After November 1, the Developer shall be required to pay directly to the Osceola County Tax Collector the entire tax obligation for the period of January 1 through the date of closing for the current year and any delinquent taxes due from prior years.

B. Mobility Fee Account. The City will establish separate mobility fee account (the “**Mobility Fee Account**”) for the benefit of the Developer pursuant to this Agreement, as a means of accounting for all mobility fee credits. As long as the Mobility Fee Account has a positive credit balance, the Jurisdictions shall direct any applicant for a building permit (or any permit that triggers payment of mobility fees) on the Property to the Developer so that the Developer has the opportunity (at its sole election) to assign the required mobility fee credits to such applicant at Developer’s sole discretion.

Upon receipt of an assignment of mobility fee credits from the Developer to the applicant, the Jurisdictions shall deduct the applicable credits from the Developer’s Mobility Fee Credit Account and shall accept such credits as payment for such applicant’s mobility fees. The Developer shall be responsible for tracking all assignments of mobility fee credits.

C. Construction Costs. The Developer shall receive mobility fee credits from the appropriate Jurisdiction by delivering to that Jurisdiction a certification of the actual Construction Costs prepared by the Developer’s engineer indicating the percentage of work completed through the date of certification. The certification shall be accompanied by invoices for the actual expenditures and any other documentation substantiating the actual expenditures that the Jurisdiction may reasonably require. Reimbursement for the Developer’s actual expenditures for the Construction Costs shall be provided for the Jurisdiction by crediting the Mobility Fee Account established pursuant to subpart B above. The mobility fee credits shall be available to the Developer upon inspection, approval and acceptance of the certification by the Jurisdiction, which shall not be unreasonably withheld, conditioned or delayed. The amount of the reimbursement shall be the delta percent difference between the local road requirements for the sidewalk and median as set forth in **Exhibit “C”**. At this time, the estimated amount for reimbursement which includes the right of way is One Million Six Hundred Fifty-One Thousand Three Hundred Eighty-Nine and 59/100 Dollars (\$1,651,389.59). The Developer shall use the Reimbursement form as set forth in Composite **Exhibit “D”** attached hereto and incorporated herein. The Developer may file the Reimbursement form, together with highlighted plan set sheets showing the areas completed and the corresponding actual invoices, every sixty (60) days. The Jurisdictions agree to review completed reimbursement requests within thirty (30) days. Credits shall be made within ten (10) days of the approval of the reimbursement request.

D. Inspections. The Developer shall include CEI providers’ costs in the estimated engineer’s costs, which shall not exceed 15% of the construction costs of the Jurisdictions’ obligation (pro-rata share). Except as required by applicable Ordinances, Resolutions or Code, the Developer will not pay additional inspection fees. The Developer may seek reimbursement for credits in the same percentage as the corresponding road delta percentage. Developer shall hire inspectors that are pre-qualified by the Florida Department of Transportation. The County agrees to timely review any proposed CEI providers and shall not unreasonably withhold approval. The scope of services to be provided is outlined in attached **Exhibit “E”** attached hereto and incorporated herein by this reference. The prime contractor for the CEI services shall be pre-qualified by the Florida Department of Transportation. The subcontractors are not required to be pre-qualified by the Florida Department of Transportation.

6. **Maintenance Agreements.** The Developer, any community development district, any stewardship district, (subject to the district's separate consent), a property owners' association, a homeowners' association, and/or any governmental or quasi-governmental entity having jurisdiction over the Property (the "Permitted Assignee(s)"), as determined by Developer in its reasonable discretion, shall be required to enter into maintenance agreements with the Jurisdictions for the landscape, hardscape, street lights and irrigation maintenance associated with the Roadway Improvements and local roads. If any aforementioned improvements will be placed in the right of way, a form of the Maintenance Agreement between the Permitted Assignee(s) and the Jurisdiction, as attached hereto as **Exhibit "F"** and incorporated herein by this reference, will be executed by Developer and Developer shall be responsible for the recording of the same.

7. **On-Site Easements and Off-Site Easements.** The appropriate Jurisdiction agrees to provide the Developer with any necessary construction and maintenance easements on-site that may be identified after the construction plans and permits have been completed for any Roadway Improvements included within this Agreement, to provide for the temporary construction access or easements, at no expense to the Developer and on a timely basis.

8. **Representations and Warranties of the Jurisdictions.** The Jurisdictions in addition to any other representations and warranties set forth herein, do hereby give and make the following representations and warranties, as of the date hereof, each of which is material and is being relied upon by Developer. All of such representations and warranties are made to the best of the Jurisdictions' knowledge and belief.

A. The Jurisdictions have the full right, power, and authority to enter into this Agreement and to consummate the transactions contemplated herein and to perform all covenants and agreements of the Jurisdictions hereunder.

B. This Agreement has been validly approved by the Jurisdictions and has been duly executed and delivered by the Jurisdictions and the enforceability hereof is not subject to impairment on the basis of any public policy or police power.

C. The Jurisdictions acknowledges and agrees that the obligations of Developer cannot be accomplished or completed without the involvement, joint participation and cooperation of certain other governmental entities that are not parties to this Agreement. Upon request by Developer and without any out-of-pocket expense to the Jurisdictions, the Jurisdictions will make reasonable efforts to assist Developer in acquiring all necessary, local, state, and federal permits, licenses, easements and other approvals to construct the improvements contemplated by this Agreement.

9. **Representations and Warranties of Developer.** Developer, in addition to any other representations and warranties set forth herein, does hereby give and make the following representations and warranties, as of the date hereof, each of which is material and is being relied upon by the Jurisdictions. All of such representations and warranties are made to the best of Developer's knowledge and belief.

A. Developer has the full right, power and authority to enter into this Agreement and to consummate the transactions contemplated herein and to perform all covenants and agreements of Developer hereunder.

B. Based upon Developer's knowledge and belief, the execution and delivery of this Agreement and the consummation of the transactions contemplated herein shall not and do not constitute a violation or breach by Developer of any provision of any agreement or other instrument to which Developer is a Party nor shall it result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Developer.

C. Developer further represents and warrants that no one was paid a fee, commission, gift or other consideration by Developer as an inducement to entering into this Agreement.

Each and every one of the foregoing representations and warranties shall be true and correct as of the Effective Date of the Agreement.

10. **No Development Risk by Jurisdictions.** No development risk shall be assumed by either Jurisdiction as a result of the entering into this Agreement.

11. **Governing Law/Venue.** This Agreement, and all extensions, renewals, amendments, supplements, and modifications thereto, and all questions relating to the validity, interpretation, performance, or enforcement thereof shall be governed by and construed in accordance with the laws of the State of Florida. Except for a suit in Federal court, venue for all suits to enforce this Agreement shall be in Osceola County, Florida. All legal disputes, proceedings, or actions arising out of or in connection with this Agreement shall be brought in the Circuit Courts of Osceola County, Florida, or, if appropriate, the United States District Court for the Middle District of Florida, Orlando Division. Each of the parties hereto warrants and represents that this Agreement is valid, binding and enforceable against each party and has been approved in accordance with the terms and conditions of Florida law.

12. **Notices.** All notices which are required or permitted under this Agreement shall be given to the parties by certified mail, return receipt requested, hand delivery or express courier and shall be effective upon receipt when delivered to the parties at the addresses set forth below (or such other addresses as provided by the parties by written notice delivered in accordance with this paragraph):

If to City: City of St. Cloud
Attn: Veronica Miller, City Manager
1300 9th Street
St. Cloud, Florida 34769

With a copy to: DeBeaubien, Simmons, Knight,
Mantzaris & Neal, LLP
Attn: Daniel Mantzaris
332 North Magnolia Avenue
Orlando, Florida 32801

If to County:	Osceola County Attn: Don Fisher, County Manager 1 Courthouse Square, Suite 1100 Kissimmee, Florida 34741
With a copy to:	Osceola County Attorney's Office 1 Courthouse Square, Suite 4700 Kissimmee, Florida 34741
If to Developer:	5TH ELEVATION CW LLC 9401 Point Cypress Drive Orlando, Florida 32836
With a copy to:	Nelson Mullins Riley & Scarborough Attn: Jo O. Thacker, Esq. 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801

13. **Public Records.**

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

Custodian of Public Records c/o Public Records Coordinator 1 Courthouse Square, Suite 4700 Kissimmee, FL 34741 407-742-2395	City of St. Cloud 1300 9th Street Building A St. Cloud, FL 34769 407-957-7300 Ivy.lauro@stcloudfl.gov
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B. The Developer understands that by virtue of this Agreement all of 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 the Developer will act on behalf of the appropriate Jurisdiction, as provided under section 119.011(2), Florida Statutes, the Developer, subject to the terms of section 287.058(1)(c), Florida Statutes, and any other applicable legal and equitable remedies, shall:

a. Keep and maintain public records required by the Jurisdiction to perform the service.

b. Upon request from the Jurisdiction's custodian of public records, provide the Jurisdiction 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.

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

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

e. If the Developer does not comply with a public records request, the Jurisdiction shall enforce the contract provisions in accordance with the Agreement.

14. **Audit.** In the performance of this Agreement, the Developer shall keep and maintain books, records and accounts of all activities related to this Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the County and shall be retained by the Developer for a period of three years after termination or completion of the Agreement or until the full Jurisdiction's audit is complete, whichever comes first. The Jurisdiction shall retain the right to audit the books during the three-year retention period. All books, records and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. The Jurisdiction also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the Developer has the ability to fulfill their contractual obligations to the satisfaction of the Jurisdiction. The Jurisdiction has the right to terminate this Agreement based upon its finding in this audit.

15. **Litigation and Attorneys' Fees.** If any Party to this Agreement shall bring suit in connection with the enforcement or interpretation of any provisions hereof, each Party shall be responsible to pay its own costs and expenses of such litigation, including all attorney's fees.

16. **Time of Essence.** Time is of the essence of this Agreement and in the performance of all conditions and covenants to be performed or satisfied by either Party hereto. Waiver of performance or satisfaction of timely performance or satisfaction of any condition or covenant by either Party shall not be deemed to be a waiver of the future performance or satisfaction thereof or of the performance or satisfaction of any other condition or covenant unless specifically consented to in writing. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day.

17. **Execution and Counterparts.** To facilitate execution of this Agreement, the parties hereto agree that this Agreement may be executed and telecopied to the other parties and that the executed telecopy shall be binding and enforceable as an original; the parties agree to fully execute one original of this Agreement. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each Party, or that the signatures of all persons required to bind any Party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each Party, or that the signatures of the persons required to bind any Party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

18. **Captions and Paragraph Headings.** Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or content of this Agreement nor the intent of any provision hereof.

19. **Assignability.** The parties hereto acknowledge and agree that the Developer shall have the right to assign its rights and obligations under this Agreement in whole or part to any successors in title to all or any part of the Property and shall provide written notice to the County of any assignment; provided such Party expressly assumes in a separate written assignment the obligations stated herein. Upon such assignment and written notice thereof to all parties (i) the Developer hereunder shall thereupon be released and discharged from any and all obligations arising under this Agreement and (ii) such successor in title shall become the "Developer" under this Agreement, to the extent this Agreement is assigned in whole to such successor. The Jurisdictions will not accept or honor a third-party's claim to any rights, entitlements and development rights, except to the extent actually assigned by Developer to that third-party in a recorded assignment and only in accordance with the express terms of that assignment. County acknowledges that Developer is the owner of all Entitlements that are not so assigned by Developer to a third-party.

20. **Transferability.** The mobility fee credits established hereunder are assignable and transferable as follows:

A. Mobility fee credits issued by the County and held under this Agreement by either Jurisdiction are assignable and transferrable as permitted by law from the Property to another development or parcel anywhere within the Southeastern Mobility Fee District or Western Mobility Fee District established by the County's Mobility Fee Ordinance, which the County and the Developer acknowledge and agree are the mobility fee districts in which the Property is located and the adjoining impact fee district that receives benefits from the improvement or contribution that generated the mobility fee credits. Any application of mobility fee credits by the County shall be subject to administrative procedures as may be established by the County and the County's mobility fee ordinance #2024-26, as such may be amended from time to time.

B. Mobility fee credits issued by the City are assignable and transferable from the Property to another development or parcel within the City which receives benefits from the improvement or contribution that generated the mobility fee credits. Any application of mobility fee credits by the City shall be subject to administrative procedures as may be established by the City.

21. **Successors and Assigns Bound.** The rights and obligations contained in this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto, including any successor in title to the Developer to all or any part of the Property.

22. **Relationship.** This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture between the Jurisdictions and Developer. Developer has no authority to act on behalf of, or otherwise obligate or bind, the Jurisdictions in any manner. Each Party hereby acknowledges that it is sophisticated and prudent in business transactions and is acting for its own account. Each Party has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party hereby acknowledges that it is proceeding at its own risk and that the other Party is not acting as a fiduciary for or an adviser to it with respect to this Agreement or any responsibility or obligation contemplated herein.

23. **Personal Liability.** No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of the County in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of the County hereunder.

24. **Effect of Administrative Procedures.** Notwithstanding the adoption of any administrative procedures in respect of mobility fees or mobility fee credits by the Jurisdictions after the Effective Date of this Agreement, such procedures which are inconsistent with the provisions of this Agreement shall not be deemed to affect relevant portions of this Agreement, and this Agreement shall control as to such matters.

25. **Recording.** Developer shall be responsible for recording this Agreement (including all costs associated therewith) on the Property within the Public Records of Osceola County, Florida, within thirty (30) days of its execution.

26. **Indemnification.** The Developer, or its successor and assign, while constructing the Roadway Improvements contemplated under this Agreement agrees to be liable for any and all damages, losses and expenses incurred by the Jurisdictions, caused by the negligent acts and/or omissions of the Developer, or any of their employees, agents, contractors, representatives, volunteers, or the like. The Developer agrees to indemnify, defend, and hold the Jurisdictions harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all grossly negligent acts and/or omissions of the Developer, or any of their employees, agents, contractors, representatives, volunteers, or the like.

27. **Sovereign Immunity.** The Jurisdiction expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the Jurisdiction for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the Jurisdiction which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

28. **Severability.** All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

29. **Approvals.** Whenever any review or approval is required by any party, such party agrees that such review or approval will be promptly conducted and concluded. Moreover, each party agrees that it will act reasonably in exercising its review and approval functions hereunder and no approval shall be unreasonably delayed or withheld.

30. **Further Assurances.** Each Party hereto shall each take all such additional actions and execute and deliver all such additional documents and instruments as may be required in order to fully effectuate all actions contemplated by this Agreement.

31. **Integrated Agreement, Waiver, Modification.** This Agreement (together with the documents specifically referred to herein) represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, whether written or oral. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties, or if such modification, amendment or waiver is for the benefit of one or more of the parties hereto and to the detriment of the others, then the same must be in writing signed by all parties to whose detriment the modification, amendment or waiver inures.

32. **Employment Eligibility Verification (E-Verify).** Pursuant to Florida Statutes, Section 448.095, the Contractor shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the Contractor shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the Contractor stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and the Contractor must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement without regard to any notice otherwise required herein. In the event the City or County incurs costs as a result of the Contractor's breach of this provision, any and all such costs shall be paid by the Contractor immediately upon receipt of notice of the same from the City or County. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

33. **Term.** The term of this Agreement shall begin on the Effective Date and shall remain in effect until such time as the Roadway Improvements have been completed or thirty (30) years, whichever is earlier, unless extended by a further agreement in writing by the parties, or their successors, and recorded in the Public Records of Osceola County, Florida.

34. **Force Majeure.** If for any reason or contingency beyond the reasonable control of either the Jurisdictions or the Developer, including, but not limited to global pandemic, other pandemics, epidemics, public health emergencies, outbreak of a communicable disease, quarantines, state, the declaration of a state of emergency or imposition of any other act, rule or regulation, by a national, state, county, regional or local governmental authority, acts of God, fire, earthquakes, flood, natural disaster, catastrophe, act or threat of terrorism, accident, riot or civil commotion, supply chain disruptions, work stoppages, or other form of labor dispute, compliance with any order, ruling, injunction or decree by any court, tribunal or judicial authority of competent jurisdiction, or any other cause or condition, whether similar or dissimilar to the foregoing, (each a "Force Majeure Event"), either party may upon notice, suspend efforts to complete any obligations contained in this Agreement while such Force Majeure Event continues. Once such Force Majeure Event no longer exists, both parties shall resume performance under this Agreement.

35. **No Third-Party Beneficiaries.** This Agreement is for the sole benefit of the Parties and their respective successors and assigns, and nothing in this Agreement, express or implied, is intended to or shall be deemed to confer on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

36. **Estoppel Certificate.** Each party shall from time to time, upon reasonable request from another Party, execute, acknowledge, and deliver to the requesting party, a certificate (which may be relied on for estoppel purposes only and shall not create any liability for damages) stating: (i) that the terms and provisions of this Agreement are unmodified and in full force and effect, or if modified, identifying the modification agreements; (ii) whether the certifying party has knowledge of any existing default hereunder by another Party, and if so, specifying the nature and extent of the default; and (iii) such other matters as may be reasonably requested.

37. **Liability of Successors.** Notwithstanding any other provision of this Agreement, on conveying a portion of the Property, Developer may expressly agree in a recorded writing that the third-party successor is obligated only for those obligations, liabilities, and requirements of this Agreement that the third-party successor expressly assumes in writing (which assumption shall be deemed to include at a minimum all obligations, liabilities, and requirements that directly affect or require the successor's land). If Developer records such an agreement, the other Parties shall look solely to Developer for those obligations, liabilities, and requirements the third-party successor did not expressly assume.

38. **Maintenance Bond.** A maintenance bond in the form attached hereto and incorporated herein as **Exhibit "G"** shall be provided upon the acceptance of each road segment.

39. **Annual Review.** The County shall review the land subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of the Agreement. If the County finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of the Agreement, the Agreement may be revoked or modified by the County.

[Remainder of Page Intentionally Left Blank. Signature Pages Follow.]

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this _____ day of _____ 2025.

“CITY”

ATTEST:

CITY OF ST. CLOUD, FLORIDA

Ivy Llauro, City Clerk

Christian B. Robertson, City Mayor

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this _____ day of _____ 2025.

“COUNTY”:

ATTEST:
OSCEOLA COUNTY CLERK
OF THE BOARD

BOARD OF COUNTY
COMMISSIONERS OF OSCEOLA
COUNTY, FLORIDA

By: _____

By: _____
Chair/Vice Chair

As authorized for execution at the Board of
County Commissioners meeting of:

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this _____ day of _____ 2025.

Signed, sealed and delivered
In the presence of:

“DEVELOPER”

5TH ELEVATION CW LLC,
a Florida limited liability company

Witness #1

Printed Name

Address: _____

By: _____
Yitzhak Benbassat, managing member

Witness #2

Printed Name:

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2025, by Yitzhak Benbassat, as managing member of 5TH ELEVATION CW LLC, a Florida limited liability company on behalf of the company, who is ☐ personally known to me or ☐ who produced _____, as identification.

(Notary stamp/seal)

Notary Public
My Commission Number:
My Commission expires:

EXHIBIT A
THE PROPERTY

A parcel of land being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 30 East, Osceola County, Florida and being more particularly described as follows:

Commence at the Northwest corner of Section 21, Township 26 South, Range 30 East, Osceola County, Florida; thence run South 00°15'17" East along the West line of the Northwest 1/4 of said Section 21, a distance of 20.00 feet to the point of beginning; said point being a point on the South Maintained right-of-way line for Clay Whaley Road as recorded in Osceola County Road Map Book 1, Pages 208-213; thence run South 89°36'17" East, along said South right-of-way line, a distance of 987.72 feet to a point on the East line of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence run South 00°17'07" East along said East line, a distance of 1299.63 feet to a point on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence North 89°37'35" West along said South line, a distance of 988.40 feet to a point on the aforesaid West line of the Northwest 1/4 of said Section 21; thence run North 00°15'17" West along said West line, a distance of 1300.00 feet to the point of beginning.

EXHIBIT B LOCATION MAP



8 BROADWAY, SUITE 104 KISSIMMEE, FLORIDA 34741-5481
 PHONE: (407) 847-9433 FAX: (407) 847-2499
 ENG. CERT. OF AUTHOR. No. 3269/SUR. CERT. OF AUTHOR. No. 3270
 ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

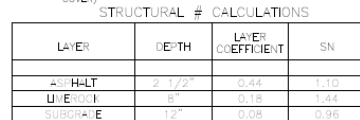
AMAVI

LOCATION MAP

DATE 05/07/2025

SHEET 1 OF 1

I:\Users\JONAS\Documents\CAUTION\AMAVI\EXHIBIT\B\AMAVI_Location_Map_050725.dwg * May 07, 2025 4:41 pm * plotted by reuser



BASE(ALT):
10" GRADED AGGREGATE BASE (AKA CRUSHED CONCRETE)
COMPACTED TO 100% OF MAX, LBR=150, DENSITY AS DETERMINED BY
FMI-T180 AND SHALL BE IN ACCORDANCE W/ FOOT INDEX No. 204
AND SUPPLIED BY A COUNTY APPROVED SOURCE.

SECTION	-	F.B. NO.	-	REC.	21			
DRAWN	-	PALE	-	TWO.	26 S			
CHECKED	-	SCALE	AS SHOWN	THREE.	30 E			
CAC# (see stamp)		DATE	2/13/25			DATE	BY	REVISIONS



8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
PHONE: (407) 847-6433
ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-0469
ENG. CERT. OF AUTHOR: NO. 32659JLR, CERT. OF AUTHOR: NO. 32659JLR
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Assoc

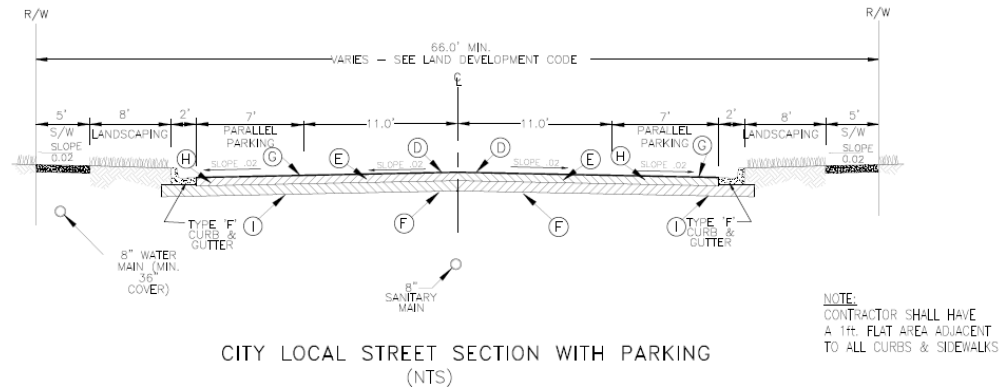


STREET A
RIGHT-OF-WAY
EXHIBIT

SHEET NO
1 of 1
JOB NO 5481

EXHIBIT B-2

TYPICAL SECTION FOR CITY LOCAL STREET WITH PARKING



SOP22-0223

DESIGN	DATE	BY	DATE	BY	DATE
10/20/22	10/20/22	10/20/22	10/20/22	10/20/22	10/20/22
10/20/22	10/20/22	10/20/22	10/20/22	10/20/22	10/20/22
10/20/22	10/20/22	10/20/22	10/20/22	10/20/22	10/20/22
10/20/22	10/20/22	10/20/22	10/20/22	10/20/22	10/20/22
10/20/22	10/20/22	10/20/22	10/20/22	10/20/22	10/20/22

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-8709
PHONE (407) 847-0403
ENGINEERING FAX (352) 464-1545 SURVEY FAX (407) 847-0489
ENG. CERT. OF AUTHOR. NO. 12508-0001 SURVEY. CERT. OF AUTHOR. NO. 12501
ENGINEERING, SURVEYING AND PLANNING

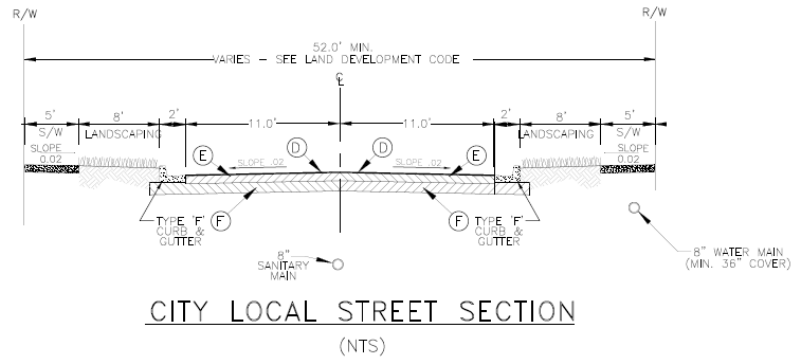
HWA
Hanson, Walter & Associates, Inc.

AMAVI

CITY LOCAL STREET
SECTION WITH
PARKING ROW EXHIBIT

SHEET NO.	1	OF	1
JOB NO.	5481		

EXHIBIT B-3 **TYPICAL SECTION FOR CITY LOCAL STREET**



SDP22-0223

DESIGN	FILE NO.	21
DRAWN	DATE	25.5
CHECKED	SCALE	AS SHOWN
DATE	DATE	6/25/22
DATE	DATE	30 E
DATE	DATE	DATE

8 BROADWAY, SUITE 104 KISSIMMEE, FLORIDA 34741-8708
 PHONE (407) 847-0403
 ENGINEERING FAX (352) 442-1565 SURVEY FAX (407) 847-0289
 ENG. CERT. OF AUTHORITY NO. 20554-CA-01 OF AUTHORITY NO. 3279
HWA
 HANSON, WALTER & ASSOCIATES, INC.
 ENGINEERING, SURVEYING AND PLANNING

AMAVI

CITY LOCAL STREET
 SECTION ROW EXHIBIT

SHEET NO.	1 of 1
FOR NO.	5481

EXHIBIT C
PROPORTIONATE SHARE BREAKDOWN AND COST ESTIMATE
FOR THE RIGHT OF WAY NECESSARY FOR THE CONSTRUCTION OF
THE ROADWAY IMPROVEMENTS

Existing Right of way	20	
Required right of way	66	Note: City Local Street is a 52' right of way with 11' lanes and I added 14' for on street parking.
Provided Right of way	119	

Required dedication to existing 20' right of way is 46 additional feet. Provided 99' additional feet for Avenue typical section.

City Responsibility is 33' times length of the property.

Valuation based upon \$327,000 per
acre

Existing west property line is 1320 feet long . Therefore the right of way is based upon a length of 1,320'.

Right of way valuation:

Proposed right of way less required right of way times length of property

1.00 acres

1.00 acres times \$327,000 per acre is a value of \$327,000.00

Pond Area: 4.12 acres

City Responsibility is 8.8%

$4.12 \times 0.088 = 0.36$ acres

0.36 acres at \$327,000 per acre = \$117,720.00

The difference in the right of way width (33') times the length of the property (1320') divided by 43,560 SF/Acre equals 1.00 acres

EXHIBIT C
PROPORTIONATE SHARE BREAKDOWN AND COST ESTIMATE
FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS

Required typical section is a 2-lane local street

Right of way	66	Includes onstreet parking
Pavement	36	Includes Onstreet Parking

Proposed 2-lane Avenue with 16' median

Right of way	99	
Pavement	50	Includes onstreet parking
Widened sidewalk	5	

Note: Parking and 5' sidewalks owner expenses, additional funds for direct costs to be included for 10' sidewalk and 2 each 7' bike lanes

Percent responsibility for Osceola County

Roadway Construction: Provided Pavement and widened Sidewalk - Required Pavement divided by Provided Pavement plus widened sidewalk

34.55%

Median Construction: Provided median minus required median divided by provided median

37.50%

Roadway Costs

	Street "A"					
1	Type "F" curb	LF		2,800	\$23.50	\$65,800.00
2	Type "A" curb	LF		2,376	\$23.50	\$55,836.00
3	8" x 18" trench curb	LF		300	\$29.00	\$8,700.00
4	Ribbon curb	LF		80	\$30.00	\$2,400.00
5	5' sidewalk	SF		6,390	\$9.50	\$60,705.00
6	10' sidewalk	SF		12,715	\$17.00	\$216,155.00
7	5' HC ramp	EA		5	\$2,000.00	\$10,000.00
8	10' HC ramp	EA		2	\$3,000.00	\$6,000.00
9	Grade pavement	SY		7,897	\$2.00	\$15,794.00
10	12" stabilized sub-base	SY		7,897	\$6.00	\$47,382.00
11	6" limerock base	SY		7,897	\$17.50	\$138,197.50
12	1 1/2" SP-9.5 asphalt	SY		7,897	\$14.65	\$115,691.05
13	Grade ROW	SY		6,200	\$2.00	\$12,400.00
14	SOD ROW	SY		4,600	\$3.50	\$16,100.00
15	Striping & signage	LS		1	\$18,850.00	\$18,850.00
16	MOT	LS		1	\$8,000.00	\$8,000.00
17	General Conditions	LS		1	\$254,317.25	\$254,317.25
	Subtotal Street "A"					\$1,052,327.80

General conditions accounts for general conditions, clearing and demo and earthwork at 8.8%

Credit 50% of item number 6 \$108,077.50

Landscaping 1300 feet at \$400/foot = \$520,000

Landscaping credit 37.5% of \$260,000 \$195,000.00

EXHIBIT C CONTRACTOR BID USED FOR PRICING FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS

ACCOUNT	ITEM	ITEM	UNIT	CONTRACTOR	UNIT PRICE	TOTAL COST
CODE	NO.	DESCRIPTION		QUANTITY		
	GENERAL CONDITIONS					
	1	MOBILIZATION	LS	1	\$122,000.00	\$122,000.00
	2	CONSTRUCTION LAYOUT	LS	1	\$110,000.00	\$110,000.00
	3	CERTIFIED AS-BUILTS	LS	1	\$212,000.00	\$212,000.00

	4	TEMPORARY ENTRANCE	EA		1	\$6,500.00	\$6,500.00
	5	SILT FENCE	LF		4800	\$1.50	\$7,200.00
	6	INLET PROTECTION	EA		60	\$300.00	\$18,000.00
	7	NPDES COMPLIANCE	LS		1	\$35,000.00	\$35,000.00
	8	GEOTECHNICAL TESTING	LS		1	\$165,000.00	\$165,000.00
	9	MOT	LS		1	\$8,000.00	\$8,000.00
		SUBTOTAL GENERAL CONDITIONS					\$683,700.00
		PERMITS BY OTHERS					
SITE WORK							
		STREET "A"					
	1	TYPE "F" CURB	LF		2800	\$23.50	\$65,800.00
	2	TYPE "A" CURB	LF		2376	\$23.50	\$55,836.00
	3	8" X 18" TRENCH CURB	LF		300	\$29.00	\$8,700.00
	4	RIBBON CURB	LF		80	\$30.00	\$2,400.00
	5	5' SIDEWALK	SF		6390	\$9.50	\$60,705.00
	6	10' SIDEWALK	SF		12715	\$17.00	\$216,155.00
	7	5' HC RAMP	EA		5	\$2,000.00	\$10,000.00
	8	10' HC RAMP	EA		2	\$3,000.00	\$6,000.00
	9	GRADE PAVEMENT	SY		5875	\$2.00	\$11,750.00
	10	12" STABILIZED SUB-BASE	SY		5875	\$6.00	\$35,250.00
	11	6" LIMEROCK BASE	SY		5875	\$17.50	\$102,812.50
	12	1 1/2" SP-9.5 ASPHALT	SY		5875	\$14.65	\$86,068.75
	13	GRADE ROW	SY		6200	\$2.00	\$12,400.00
	14	SOD ROW	SY		4600	\$3.50	\$16,100.00
	15	STRIPING & SIGNAGE	LS		1	\$11,850.00	\$11,850.00
	16	MOT	LS		1	\$1,500.00	\$1,500.00
		SUBTOTAL STREET "A"					\$703,327.25

	STORM					
	1	15" RCP PIPE	LF	2184	\$56.70	\$123,832.80
	2	18" RCP PIPE	LF	2088	\$70.35	\$146,890.80
	3	24" RCP PIPE	LF	1056	\$95.10	\$100,425.60
	4	30" RCP PIPE	LF	1312	\$133.60	\$175,283.20
	5	36" RCP PIPE	LF	288	\$182.70	\$52,617.60
	6	42" RCP PIPE	LF	344	\$234.85	\$80,788.40
	7	48" RCP PIPE	LF	88	\$293.80	\$25,854.40
	8	54" RCP PIPE	LF	320	\$371.50	\$118,880.00
	9	CONVERT TO MH	EA	3	\$1,435.00	\$4,305.00
	10	TYPE "F" INLET	EA	11	\$5,950.00	\$65,450.00
	11	TYPE "C" INLET	EA	3	\$3,920.00	\$11,760.00
	12	TYPE "D" CONTROL INLET	EA	1	\$9,800.00	\$9,800.00
	13	TYPE 4 CURB INLET	EA	2	\$13,300.00	\$26,600.00
	14	TYPE 5 CURB INLET	EA	11	\$7,250.00	\$79,750.00
	15	TYPE 5 - J CURB INLET	EA	2	\$11,120.00	\$22,240.00
	16	TYPE 6 CURB INLET	EA	28	\$8,620.00	\$241,360.00
	17	TYPE 6 CURB INLET (JUNCTION)	EA	2	\$11,980.00	\$23,960.00
	18	STORM P MH	EA	9	\$3,810.00	\$34,290.00
	19	STORM J MH	EA	7	\$8,910.00	\$62,370.00
	20	UNDERDRAIN PIPE	LF	5560	\$51.90	\$288,564.00
	21	UNDERDRAIN CO	EA	57	\$715.00	\$40,755.00
	22	18" MES	EA	2	\$2,050.00	\$4,100.00
	23	24" MES	EA	2	\$2,585.00	\$5,170.00
	24	48" MES	EA	2	\$9,570.00	\$19,140.00
	25	54" MES	EA	1	\$13,015.00	\$13,015.00
	26	VARIOUS FITTINGS	LS	1	\$6,650.00	\$6,650.00
	27	TESTING	LF	7680	\$10.00	\$76,800.00
	28	DEWATERING	LF	7680	\$14.00	\$107,520.00
		SUBTOTAL STORM				\$1,968,171.80

EXHIBIT D

REIMBURSEMENT FORM

[illegible]

EXHIBIT D-1

ESTIMATED COSTS: CW 5TH ELEVATION FRAMEOWRK ROADWAY NETWORK

EXHIBIT D1 - Estimated Costs: CW 5th Elevation Framework Roadway Network

Summary of Ultimate, Baseline , and Delta Costs

Construction Unit Cost/Mile

New 2-Lane Divided \$6,425,160.85

Baseline 2-Lane Divided \$5,823,349.52

Note: Construction Costs Are Based Upon FDOT Area 7 Constuction Costs for 2024

Table 1

Roadway Attributes								Ultimate Configuration	Baseline Configuration (Developer Obligation)	Roadway Delta (Agency Obligation)	Percentage Cost Share (%)	
	Roadway	Segment Start	Segment End	Roadway Type	Responsible Agency	Length (mi)	Expected Buildout Year	Ultimate Cost +40% (Design/CEI/Misc) + Escalation	Baseline Cost + 40% (Design/CEI/Misc) + Escalation		Developer	Agency
	Savannah Valley Trail	Clay Whaley Road	0.25 Miles S of CWR	Avenue	City	0.25	2027	\$3,499,336.28	\$2,292,666.68	\$1,206,669.59	65.52%	34.48%

Table 2

Roadway Attributes								Right of Way		Delta ROW Width	Land Costs	
	Roadway	Segment Start	Segment End	Roadway Type	Responsible Agency	Length (mi)	Expected Buildout Year	Existing ROW Width (Ft) Required for City Local Street With Parking*	Ultimate Right of Way Width (Ft) **		Cost Per acre	Delta ROW Cost (Jurisdiction Obligation)
	Savannah Valley Trail	Clay Whaley Road	0.25 Miles S of CWR	Avenue	City	0.25	2027	66	99	33	\$327,000	\$327,000.00

Stormwater Attributes								Right of Way		County Area Right of Way (Acres)	Land Costs	
	Pond	Total Area (Acres)	% Responsible	Roadway Serviced	Responsible Agency	Length (mi)	Expected Buildout Year	Total Area	Percent Responsible		Cost Per acre	Delta ROW Cost (Jurisdiction Obligation)
	Pond 1	4.12	8.80%	Avenue	City	0.25	2027	4.12	0.088	0.36	\$327,000	\$117,720.00

* City Local Street Right of way is 52' wide and added 14' for parking spaces

** Provided right of way width is 119' however 20' is exisitng therefore additional right of way is 99'.

Note: The Delta ROW in Table 2 is one (1) acre.

EXHIBIT E
OSCEOLA COUNTY
CONSTRUCTION ENGINEERING & INSPECTION SERVICES (CEI)
TO SUPPORT DEVELOPER PROJECT
SCOPE OF SERVICES

The scope of services for this package includes but is not limited to:

- Erosion and sediment control compliance – to be performed weekly.
- Maintenance of traffic inspections – to be performed weekly and prior to implementation of new traffic patterns.
- Earthwork inspection and testing including excavation and embankment, roadway subgrades and roadway base. – 2 to 3 times per week. Check density log records. Perform subgrade and base depth checks, line and grade inspections prior to placement of pavements.
- Concrete structures inspection and testing – including culverts, bridges, and concrete flatwork – daily or as need for concrete element pre-pour inspections and during concrete pour operations.
- Storm drainage inspection and testing – 2 to 3 times per week.
- Lighting installation – 2 to 3 times per week.
- Its installation – 2 to 3 times per week.
- Signal installation incl foundations and commercial inspections – daily during drill shaft installation and 2 to 3 times per week during other signal operations. Quality control audit of commercial facility during production of signal structures.
- Pavement inspection – 2 to 3 times per week during installation of concrete or asphalt pavement.
- _____ (Add items as Needed)

The Services will begin on or about _____ and will extend approximately _____ days after final completion of construction. The accumulated length of services for the Project is estimated to be _____ days. The Consultant shall undertake the services outlined herein in general conformance with Florida Department of Transportation (FDOT) Guidelines. The Consultant shall provide direct communication lines with the Developer's Project Manager and the Jurisdiction's Construction Manager, to facilitate and expedite Project activities.

Consultant Services include the following.

1. Coordination with Developer / Jurisdiction / Contractor

1.1 Pre-construction Conference

Consultant shall attend a Pre-construction Conference attended by Contractor, Developer, the Jurisdiction's Construction Manager, the Engineer of Record, Relevant Utility Owners and others if desired as necessary. The purpose of the meeting will be to discuss procedures, scheduling, project coordination, maintenance of traffic, permitting and environmental issues, materials testing, etc. Responsibilities for each party at this meeting will be identified including insurance, permits, testing, inspection, etc.

1.2 Project Coordination and Administration

Consultant shall provide necessary Project coordination and administrative services to ensure a smooth progression of Project activities. Specific tasks include:

- 1.2.1 Coordination with Developer.** Consultant shall coordinate with Developer all activities, correspondence, reports and other communications related to this Scope of Services to carry out its responsibilities to Developer. All consultant records are subject to monthly Developer review. Consultant shall provide a composite report at the end of the project. The Jurisdiction's

Construction Manager shall be copied on all project correspondence sent to the Developer.

- 1.2.2 Meeting Attendance – The CEI project manager or his designated representative will attend the Pre-construction Conference, an average of one (1) Progress Meeting per week with the contractor, and bi-weekly consultation sessions with the Developer's Representative. The Jurisdiction's Construction Manager shall be invited to all Developer's meetings.
- 1.2.3 Outstanding Issues – Consultant will prepare special reports, as requested by the Developer, to provide analysis, evaluation, and recommendation on any outstanding issues as they relate to successful prosecution of work.
- 1.2.4 Requests for Interpretations – When Consultant desires interpretations of Project Documents, procedures, Contract requests for deviations, or suitability of climatic conditions to allow work to be performed, a Request for Interpretation will be issued in writing to the Developer.
- 1.2.5 Documentation of Deficiencies – Any materials failing to meet required tests or tolerances are to be so noted and highlighted in the documentation to be furnished by Consultant to the Developer. Retests and corrective actions taken for materials that initially failed will be so noted on the original from upon which it was reported. At the direction of the Developer, Consultant will photograph deficient or defective work of a significant nature, or completed work that will be buried or covered by subsequent work.
- 1.2.6 Prepare and Disseminate Reports – Consultant will prepare a Daily Report and Monthly Report and attach thereto all materials test results and other material documentation as may occur during the reporting periods. The Monthly Report will summarize the Daily Reports, offer clarifications thereof, and be written and endorsed by the Professional Engineer Registered in the State of Florida who is in responsible charge of the work performed. All reports and documentation will be of a form, file system, and distribution as approved by the Developer by the end of business the following day. All monthly reports will be delivered to the Developer within seven (7) days of the end of the month.
- 1.2.7 Overall Coordination – Consultant will coordinate with Developer at a level required to maintain complete and accurate records, facilitate scheduling of tests and inspections, and document significant changes to the Project due to materials-related issues.
- 1.2.8 Responsiveness – Consultant will offer timely response on all requests, especially the performance of testing and immediate notice of failed test results. Minimal notice may be given to schedule field testing; however, the Developer shall endeavor to obtain a 24-hour notice from Contractor. The Construction Engineering Inspection and Laboratory Consultant will be flexible and coordinate its efforts as necessary and as directed by the Developer to meet the demands of the Project as responsively as possible.
- 1.2.9 Construction Materials Investigations, Special Studies, & Projects – Consultant shall provide qualified personnel to perform Construction Materials Investigations, Special Studies and Projects in coordination with Developer which shall not cause any undue delays.
- 1.2.10 Project Documentation – Consultant will document their testing and inspection for the Project to be delivered upon acceptance of the project. This will include final review of the project final testing package.

2 Construction Materials Testing and Inspection

2.1 Project Personnel

Consultant shall provide sufficient certified personnel, equipment and supplies to perform the Services described herein. These Services may be provided directly by the Consultant, by an approved Sub-consultant, or by a combination of the two. In any case, all laboratory testing must be performed by a licensed materials testing laboratory. The Consultant shall be responsible for obtaining any and all proper licenses for equipment and personnel operating equipment when licenses are required.

2.2 Personnel Certifications

Consultant shall have personnel assigned to the Project who possess current CTQP certifications in FDOT construction procedures and other requirements as they apply to all construction elements of the Project for which the Consultant is providing services.

2.3 Equipment

Consultant shall maintain sufficient equipment, laboratory, and field apparatus, and supplies to perform all required inspections and materials sampling and testing. Consultant shall perform laboratory tests according to applicable specifications.

2.4 Project Documents

Consultant shall perform all Services in accordance with the provisions, parameters, and requirements as listed in the following documents, hereinafter referred to as the Project Documents:

2.4.1 Contract Documents for the Project, any and all Agreements, Contract Plans, FDOT Standard Plans, FDOT Standard Specifications, Special Provisions, FDOT Roadway and Traffic Design Standards, current edition; and Contractor submittals, including shop drawings, working drawings, catalogue cuts, and certifications.

2.4.2 FDOT Manual of Florida Sampling and Testing Methods, Materials Office, current edition and FDOT Field Sampling and Testing Manual, Materials Office, current edition.

2.4.3 American Association of State Highway and Transportation Officials (AASHTO) "Standard Specifications for Transportation Materials and Methods of Sampling and Testing", current edition.

2.4.4 FDOT Structures Design guidelines, current edition.

2.4.5 Consultant shall be cognizant of and at all times in compliance with the Manual on Uniform Traffic Control Devices (MUTCD) for work in and around traffic. All cost of compliance will be considered incidental to other items of labor furnished.

2.5 Sample Testing and Reporting Guide

Consultant shall develop guide to detail the frequency of sampling and testing which shall be formatted similar to the FDOT Materials Sampling, Testing, and Reporting Guide (STRG), current edition to provide certification of materials for compliance with the Project Documents. When materials are borderline, or there is reason to suspect noncompliance with contract requirements, sampling and testing frequencies should be increased.

2.5.1 Testing of On-Site Construction Materials

Materials Testing Consultant and Laboratory shall coordinate testing required by direction of the Developer. Consultant shall perform services necessary to test materials at the job site to evaluate conformity with the Project Documents.

2.5.2 Earthwork - The Consultant shall sample and test embankments, sub-grades, bedding, excavation and backfill associated with all storm water systems, all wet wipe utilities, and with the construction of the roadways at the established frequencies. The Consultant shall review records of density tests necessary throughout the course of the work.

2.5.3 Roadbed Materials – The Consultant shall conduct visual inspection and of all sub-grade or stabilized sub-base, and base materials. The Consultant will perform depth check measurements, line and grade checks prior to placement of pavement.

2.5.4 Bituminous Materials – The Consultant will review pre-pave materials submittal for conformance with the contract, attend all pre-pave meetings, and review project records for all pavement materials.

2.5.5 Concrete Inspection Services - The Consultant shall conduct sampling and perform testing of concrete placed at the job site, in accordance with the FDOT Material Sampling, Testing and Reporting Guide. The Materials Testing Consultant shall provide compressive strength testing of concrete cylinders molded as well as any other laboratory test required in accordance with FDOT Materials Sampling, Testing and Reporting Guide. Consultant shall provide all manpower, equipment, and materials to perform the inspection and testing of concrete according to applicable specifications.

The Consultant shall perform concrete plastic properties tests and compressive cylinders for all structural concrete elements at a rate of one per 50yd³ or each day's production.

- The Consultant shall provide a CTQP/ACI Concrete Field Inspector responsible for quality control during all concrete placements.
- The concrete inspector shall review the concrete delivery ticket and determine that all of the information provided is correct prior to the discharge of concrete. The bridge inspector shall periodically review the tickets to ensure that the QC process is being performed effectively. Concrete that fails to meet the specifications upon delivery to the project shall be rejected.

Post Placement of Concrete

- The concrete inspector shall verify that the curing methods of the concrete are in the correct manner and for the duration called for in the plans and specifications.
 - After forms are removed, the concrete inspector shall inspect the product(s) for deficiencies including cracking, settlement, bug holes, spalls, et cetera. Thorough documentation of inspections of the product(s) will be performed periodically throughout the project including date, time, weather and the printed and signed name of the inspector in permanent field book.
 - The Consultant shall monitor the anticipated date of the strength specimen breaks from the concrete inspector's laboratory on an appropriate concrete tracking log. Results from the laboratory shall be delivered within 24 hours upon completion of the testing (weekends excluded).

3 Quality Control Plan:

Within fifteen (15) days after issuance of the Notice to Proceed, the Consultant shall furnish a Quality Control (QC) Plan to the Developer. The Quality Control Plan shall detail the procedures, evaluation

criteria, and instruction to the organization to ensure conformance with the Agreement. Significant changes to the work requirements may require the Consultant to revise the Quality Control Plan. It shall be the responsibility of the Consultant to keep the Quality Control Plan current with the work requirements. The Consultant's Quality Control Plan shall demonstrate how all inspections, sampling, testing, and reporting efforts are to be checked and back checked on a continual basis throughout the construction project.

The Plan shall include, but not be limited to, the following areas:

3.1 Organization

- A description is required of the Consultant's Quality Control Organization and its functional relationship in performing the work under the Agreement. The authority, autonomy, and responsibilities shall be detailed, as well as the names and qualifications of personnel in the Quality Control Organization.

3.2 Quality Control Reviews

- The Consultant shall detail methods used to monitor and assure compliance of the organization with the contract requirements for services and products.

3.3 Proposed Quality Assurance Records

- The types of records, which will be generated and maintained by the Consultant during the execution of the Quality Control Program, shall be outlined.

3.4 Control of Sub-consultants

- The methods used by the Consultant to control the quality of services of the lower tiered Sub-consultants shall be detailed and complete. Sub-consultants are not required to be FDOT certified.

3.5 Quality Assurance Certification

- The responsible Engineer of the Consultants firm will be required to certify that all tests performed and reported have been prepared and checked in accordance with any applicable test methods, good engineering practices, and represent quality product.

3.6 Quality Assurance Records

- The Consultant shall maintain adequate records of the quality assurance actions performed by the organization (including lower tiered Sub-consultants), in providing services and products under this Agreement. All records shall indicate the nature and number of observations made, the number and type of deficiencies found, and the corrective actions taken. These records shall be available to the Developer upon request during the term of the Agreement but at least monthly. All records shall be kept at the primary project office site. **The Consultant shall prepare and submit all documentation, including but not limited to, Reports, Inspection reports, Offsite Inspection reports, etc. and submit to the Developer.** All records are subject to audit review.

END PROJECT SCOPE OF SERVICE

EXHIBIT F
FORM ROW MAINTENANCE AGREEMENT

This Instrument Prepared by
And Should Be Returned to:

Nelson Mullins Riley & Scarborough LLP
Attn: Jo O. Thacker, Esquire
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

RIGHT-OF-WAY MAINTENANCE AGREEMENT

THIS RIGHT-OF-WAY MAINTENANCE AGREEMENT (this “**Agreement**”) is made as of the Effective Date (defined below) by and between **CITY OF ST. CLOUD**, its successors and assigns (“**Jurisdiction**”), having an address of 1300 9th Street, St. Cloud, Florida 34769, and **5TH ELEVATION CW LLC**, a Florida limited liability company, whose address is 9101 Point Cypress Drive, Orlando, Florida 32836 (or any subsequent successors or assigns, including successors-in-title, either individually or collectively, which may include a community development district or districts for portions of the Property as described herein, as the context requires or permits, the “**Developer**”).

WHEREAS, Developer is making improvements and developing a commercial mixed use project to be known as The Amavi at St. Cloud on property adjacent to _____ (the “**Project**”); and

WHEREAS, as part of the Project, Developer desires to install [landscape and hardscape improvements, street lights, and irrigation] (the “**Encroachments**”) within the adjacent _____ public right-of-way per applicable plans approved by the Jurisdiction (the “**Approved Plans**”); and

WHEREAS, the Jurisdiction, is the governing body of the City of St. Cloud and has plenary authority of the roads, alleys and rights-of-way within the City of St. Cloud street system; and

WHEREAS, the Jurisdiction finds that the aesthetics and specialty features requested for these improvements by Developer will enhance the streetscape to the benefit of the public; and

WHEREAS, the Jurisdiction and Developer mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party with respect to the Encroachments.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by reference.

2. Encroachment and License. The Jurisdiction hereby acknowledges and consents to the Encroachments within the public right-of-way. In order to perform its obligations under this Agreement, Jurisdiction grants Developer, its employees, contractors and agents, a non-exclusive license to access and use the Maintenance Area (as defined below) for the purposes described in this Agreement.

3. Area to Be Maintained. The area to be maintained by Developer is that area of the _____ right-of-way adjacent to the Project, as shown on **Exhibit A**, attached hereto and incorporated herein (the “**Maintenance Area**”).

4. Developer’s Maintenance Responsibilities. Developer agrees to maintain the Maintenance Area according to the standards set forth below:

4.1 Landscape Improvements. Developer agrees to maintain the landscape improvements, including the landscaping, trees, and irrigation system within the Maintenance Area (“**Landscape Improvements**”), regardless if the said improvement was made by the Jurisdiction or Developer, by periodic mowing, fertilizing, weeding, curb and sidewalk edging, mulching, pruning, litter pickup, necessary replanting, and irrigation system repair. Developer shall maintain the Landscape Improvements as necessary to prevent a safety hazard. Developer shall ensure that landscape pruning is carried out to maintain clear visibility for motorists and bicyclists, vertical clearance for pedestrian, bicyclist, and truck traffic where applicable, and to prevent potential roadway hazards, with the health of plant materials in mind. Developer shall maintain the Landscape Improvements as necessary or reasonably appropriate to keep the Landscape Improvements in substantially the same or better conditions as originally installed. Developer shall provide maintenance, and repair or replace any portion of the curb and sidewalk in the Maintenance Area which is lifted, cracked or damaged due to roots extending from the Landscape Improvements as necessary to prevent a safety hazard and to maintain the aesthetics.

4.2 Intentionally Deleted.

4.3 Specialty Lighting. The Approved Plans provide for specialty street lighting and landscape up lighting along the Maintenance Area (the “**Specialty Lighting**”). The Specialty Lighting shall be maintained by Developer in a safe and operating condition. If the Specialty Lighting fixtures and their system become damaged and require replacement, they shall be replaced with substantially the same type and specification identified in the Approved Plans. Developer shall not be responsible for the maintenance of any lighting located in the Maintenance Area other than the Specialty Lighting.

4.4 Litter. Developer shall also keep the Maintenance Area free from litter.

5. Failure to Maintain. If at any time it is determined by the Jurisdiction that Developer is not reasonably maintaining the Maintenance Area pursuant to the terms of this Agreement, the Jurisdiction shall notify Developer in writing of each deficient maintenance item. If Developer does not correct and improve such deficient maintenance within thirty (30) days of receipt of the Jurisdiction's written notice, the Jurisdiction may declare Developer to be in breach of this Agreement; provided, however, that if Developer is using commercially reasonable efforts to cure such deficient maintenance, then Developer shall not be in breach unless it fails to cure such deficient maintenance within a total of sixty (60) days after receipt of written notice from the Jurisdiction. If such breach is not cured within the timeframe set forth above, or if the deficiency is resulting in a safety hazard to the public, then the Jurisdiction may cause such deficiencies to be corrected and the Jurisdiction may, as its sole and exclusive remedy, bill Developer for the reasonable costs which shall not exceed the actual costs of such correction and improvement, plus a 10% administrative fee. Developer shall then remit to the Jurisdiction the amount so billed within thirty (30) days of Developer's receipt thereof.

6. Future Roadway Changes. The Developer acknowledges and agrees that the Jurisdiction reserves its plenary authority over the roads and rights-of-way within the Jurisdiction's street system and the right to execute its ability to make changes to the configuration and traffic pattern of the rights of way within the Maintenance Area.

7. Developer's Additional Responsibilities.

7.1 Claims. In the event of any third-party claims for damages related to the Maintenance Area, Developer shall provide written notice of such claim with all related facts and documents to the Jurisdiction.

7.2 Permits. Developer shall secure any applicable permits necessary for the fulfillment of its obligations under the terms and conditions of this Agreement.

7.3 Compliance with Law. Developer shall promptly comply with all statutes, ordinances, rules, orders, regulations and requirements of all local, state and federal agencies that are applicable to their obligations under the terms of this Agreement; and

7.4 Limited Obligations. Nothing in this Agreement is intended to impose on Developer any obligation other than the maintenance of the Encroachments within the Maintenance Area, as provided in this Agreement.

8. Jurisdiction's Responsibilities. The following responsibilities and obligations shall remain with the Jurisdiction:

8.1 Improvements. Except to the extent of Developer's responsibilities as set forth in Sections 4 and 7 of this Agreement, the Jurisdiction shall be responsible for the maintenance of the ground below the Maintenance Area; the streetlights (including any lighting other than the Specialty Lighting), sidewalks, and curbs within the Maintenance Area; and any other public utilities or improvements within the Maintenance Area.

8.2 Damage. Notwithstanding any provision to the contrary in this Agreement, the Jurisdiction shall be responsible, and shall promptly reimburse Developer for, any maintenance, repair, or replacement costs incurred by Developer with respect to the Maintenance Area (including the Landscape Improvements and Specialty Street Lighting), to the extent such costs are incurred as the result of the negligent or intentional acts or omissions of Jurisdiction or any of its agents, employees, contractors, subcontractors, successors, or assigns.

9. Term.

9.1 Term. The term of this Agreement shall commence on the Effective Date and shall remain in effect so long as the Encroachments remain in place in the Maintenance Area. Notwithstanding the foregoing, this Agreement shall terminate in the event the Project is demolished, whereupon the parties shall be relieved from all further liabilities and obligations hereunder.

9.2 Notwithstanding anything to the contrary in Section 9.1, the Jurisdiction may unilaterally elect to terminate Developer's obligations under this Agreement by giving thirty (30) days' prior written notice to Developer. Upon such termination the Jurisdiction shall assume Developer's maintenance responsibilities under this Agreement and Developer shall be released from their obligations under this Agreement, excluding those obligations which expressly survive termination.

10. Insurance.

10.1 The Developer, shall not commence any work in connection with an agreement until it has obtained all of the following types of insurance and has provided proof of same to the Jurisdiction, in the form of a certificate prior to the start of any work, nor shall The Developer, allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers qualified and doing business in Florida.

10.2 The Developer and/or subcontractor shall maintain the following types of insurance, with the respective minimum limits:

1. AUTOMOBILE PUBLIC LIABILITY
 - a. \$1,000,000 Combined Single Limit
2. GENERAL LIABILITY - One Million Dollars (\$1,000,000) any single occurrence;
 - a. Damage to Rented Premises – Fifty Thousand Dollars (\$50,000) any single occurrence;
 - b. Medical Expense – Five Thousand Dollars (\$5,000) Any one person;
 - c. Personal & Advertising Injury – One Million Dollars (\$1,000,000)
3. GENERAL AGGREGATE – One Million Dollars (\$1,000,000);
4. EXCESS/UMBRELLA COVERAGE – One Million Dollars (\$1,000,000);

5. PRODUCTS - COMPLETED OPERATIONS LIABILITY AGGREGATE – One Million Dollars (\$1,000,000); and,
6. WORKER’S COMPENSATION – covering the statutory obligation for all persons engaged in the performance of the work required hereunder and Employers’ Liability insurance with limits not less than \$1,000,000 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. In case any class of employees engaged in hazardous work under an agreement at the site of the project is not protected under the Worker’s Compensation statute, the successful Bidder/Contractor shall provide, and cause each subcontractor to provide, adequate insurance, satisfactory to the Jurisdiction, for the protection of its employees not otherwise protected.

10.3 Certificates of Insurance: The Developer shall provide the Jurisdiction’s Procurement Services Department with a Certificate of Insurance evidencing such coverage for the duration of the awarded agreement. Said certificate shall be dated and show:

1. The name of the insured Bidder/Contractor,
2. The specified job by name and job number,
3. The name of the insurer,
4. The number of the policy
5. The effective date
6. The termination date
7. A statement that the insurer will mail notice to the Jurisdiction at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy

10.4 County as Additional Insured: The Developer shall name Osceola County and Osceola County Board of County Commissioners as an additional insured and certificate holder, to the extent of the service to be provided under the agreement, on all required insurance policies, and provide the Jurisdiction with proof of same.

10.5 Waiver: Receipt of certificates or other documentation of insurance or policies or copies of policies by the Jurisdiction, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of The Developer’s obligations to fulfill the insurance requirements specified herein.

10.6 Loss Deductible Clause: The Jurisdiction 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 Developer and/or subcontractor providing such insurance.

10.7 Additional Requirements: All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers’ Compensation policies shall have a waiver of subrogation in favor of Osceola County. The liability policies shall be Primary/Non-Contributory.

11. Indemnification. Developer shall indemnify, defend, and hold harmless the Jurisdiction and its commissioners, officers, employees and agents from all liabilities, damages, losses and costs, including but not limited to reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentional wrongful conduct of Developer, its contractors, employees and agents, and any other persons directly or indirectly employed or utilized by Developer in the performance of its maintenance obligations under this Agreement, and for all claims made by, and monies due to contractors, subcontractors, materialmen or suppliers performing work for Developer in the Maintenance Area, using counsel of Developer's choosing. This indemnification agreement is separate and apart from, and in no way limited by, any insurance provided pursuant to this Agreement. This Section shall not be construed to require Developer to indemnify the Jurisdiction for the negligence, or intentional acts of the Jurisdiction, its employees, contractors or agents. This clause shall survive the expiration or termination of this Agreement.

12. No Interest or Estate. Except for the right of access to conduct its responsibilities under this Agreement and/or the maintenance of the Maintenance Area, this Agreement does not create in Developer any claim of any interest or estate of any kind or extent whatsoever in the Maintenance Area by virtue of this Agreement.

13. No Third Party Beneficiaries. No person or entity other than the parties to this Agreement shall be deemed a beneficiary of this Agreement.

14. Notices. Any notices given under this Agreement must be in writing and sent by certified United States mail, with return receipt requested, or overnight express addressed to the party from whom it is intended, at the place as specified, and the place for giving of notice in compliance with provision of this Section. For the present, the parties designate the following as the respected places for giving of notice; to-wit:

If to City:	City of St. Cloud Attn: Veronica Miller, City Manager 1300 9th Street St. Cloud, Florida 34769
With a copy to:	DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP Attn: Daniel Mantzaris 332 North Magnolia Avenue Orlando, Florida 32801
If to County:	Osceola County Attn: Don Fisher, County Manager 1 Courthouse Square, Suite 1100 Kissimmee, Florida 34741

With a copy to: Osceola County Attorney's Office
1 Courthouse Square, Suite 4200
Kissimmee, Florida 34741

If to Developer: 5TH ELEVATION CW LLC
9401 Point Cypress Drive
Orlando, Florida 32836

With a copy to: Nelson Mullins Riley & Scarborough
Attn: Jo O. Thacker, Esq.
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

15. Public Records. IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

County:
Custodian of Public Records
c/o Public Records Coordinator
1 Courthouse Square, Suite 4700
Kissimmee, FL 34741
407-742-2395

City:
City of St. Cloud
1300 9th Street Building A
St. Cloud, FL 34769
407-957-7300
Email: Ivy.lauro@stcloudfl.gov

The Developer understands that documents, records, and related materials submitted to the County shall be open to the public for inspection in accordance with Florida law. If the Developer will act on behalf of the Jurisdictions, as provided under section 119.011(2), Florida Statutes, the Developer, 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 Jurisdictions to perform the service.
2. Upon request from a Jurisdiction's custodian of public records, provide the Jurisdiction 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 Agreement term and following completion of the Agreement if the Developer does not transfer the records to the Jurisdiction.
 4. Upon completion of the Agreement, transfer, at no cost, to the Jurisdiction all public records in possession of the Developer or keep and maintain public records required by the Jurisdiction to perform the service. If the Developer transfers all public records to the Jurisdiction upon completion of the Agreement, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Developer keeps and maintains public records upon completion of the Agreement, the Developer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Jurisdiction, upon request from the Jurisdiction's custodian of public records, in a format that is compatible with the information technology systems of the Jurisdiction.
 5. If the Developer does not comply with a public records request, the Jurisdiction shall enforce the contract provisions in accordance with the Agreement.
16. Non-discrimination. Developer shall not discriminate against any person in performing its obligations under this Agreement because of race, color, religion, sex, gender identity or expressions, genetic information, national origin, age, disability, familial status, marital status or sexual orientation, or any other factor which cannot be lawfully used as a basis for treatment.
17. Non-Binding Mediation. Prior to the commencement of any court action arising out of this Agreement, the parties agree to attempt to resolve the dispute through non-binding mediation with a mediator mutually acceptable to both parties. The costs of such mediation shall be shared equally by the parties.
18. Remedies. If (a) Developer defaults in any of its obligations under this Agreement, (b) Developer fails to cure such default after written notice and a reasonable opportunity to cure, and (c) thereafter, the parties are not able to resolve any corresponding dispute through non-binding mediation, as provided in Section 17, then the Jurisdiction shall be entitled to seek to enjoin the default and shall have the right to invoke any rights and remedies allowed at law or in equity or by statute or otherwise with respect to such default. Each right and remedy of any party shall be distinct, separate and cumulative and shall be in addition to every right other right or remedy now or hereafter existing at law or in equity or by statute or otherwise and any two or more or all of such rights and remedies may be exercised at the same time.
19. Governing Law; Jurisdiction; Venue; Litigation. This Agreement shall be construed and interpreted, and the rights of the parties hereto determined, in accordance with Florida law without regard to conflicts of law provisions. The parties hereby irrevocably submit to the jurisdiction of Florida courts and federal courts located in Florida. The parties agree that proper venue for any suit concerning this Agreement shall be Osceola County, Florida, or the Federal Middle District of Florida. Developer agrees to waive all defenses to any suit filed in Florida based upon improper venue or *forum nonconveniens*. TO ENCOURAGE PROMPT AND EQUITABLE

RESOLUTION OF ANY LITIGATION, EACH PARTY HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT.

20. Severability. Should any provision of this Agreement be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Agreement as a whole or any part thereof, other than the provision declared to be invalid, and every other term and provision of this Agreement shall be deemed valid and enforceable to the maximum extent permitted by law.

21. Waiver. No delay or failure on the part of the Jurisdiction to exercise any right or remedy occurring to the Jurisdiction upon the occurrence of an event or violation of this Agreement shall affect any such right or remedy, held to be in abandonment thereof or preclude the Jurisdiction from the exercise thereof at any time during the continuance of any event of violation. No waiver of a single event of violation by the Jurisdiction shall be deemed to be a waiver of any subsequent event of violation. Furthermore, no waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates.

22. Amendment. This Agreement may only be amended by a written amendment duly executed by Developer and the Jurisdiction, or their respective successors and assigns, and recorded in the Public Records of Osceola County, Florida.

23. Covenant Running with the Land; Recording.

23.1 Covenant Running with the Land; Recording. Developer's responsibilities under this Agreement shall be a covenant binding upon and inure to the benefit of Developer's successors in title to the parcels of land adjacent to the Maintenance Area, known as _____ (the "**Adjacent Land**"). Upon Developer's transfer of fee title to the adjacent land, such successor-in-title shall be deemed to have automatically assumed Developer's obligations under this Agreement and Developer shall be released from all further obligation and liability under this Agreement.

23.2 Developer shall be responsible for recording this Agreement (including all costs associated therewith) on the Property within the Public Records of Osceola County, Florida, within thirty (30) days of its execution.

24. Estoppel Certificate. Each Party shall from time to time, upon reasonable request from another Party, execute, acknowledge, and deliver to the requesting Party, a certificate (which may be relied on for estoppel purposes only and shall not create any liability for damages) stating: (i) that the terms and provisions of this Agreement are unmodified and in full force and effect, or if modified, identifying the modification agreements; (ii) whether the certifying Party has knowledge of any existing default hereunder by another Party, and if so, specifying the nature and extent of the default; and (iii) such other matters as may be reasonably requested.

25. Entire Agreement. This Agreement and Exhibits which are incorporated into this Agreement in their entirety, embody the entire agreement and understanding of the parties with respect to the subject matter of this Agreement and supersede all prior and contemporaneous agreements and understandings, oral or written, relating to said subject matter.

26. Effective Date. This Agreement shall only become effective upon execution by both parties. The “**Effective Date**” shall mean the date on which the last one of the City/County and Developer has signed this Agreement.

[Signatures on following pages.]

IN WITNESS WHEREOF, the parties hereto have made and executed this Right-of-Way Maintenance Agreement on the respective dates under each signature.

WITNESSES:

Signed in our presence as Witnesses:

Signature of Witness

Printed Name of Witness

Print Address of Witness

Signature of Witness

Printed Name of Witness

Print Address of Witness

STATE OF FLORIDA

COUNTY OF _____

)
)
)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Yitzhak Benbassat, as managing member of 5TH ELEVATION CW LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

[Affix Notary Stamp or Seal]

DEVELOPER:

5TH ELEVATION CW LLC,
a Florida limited liability company

By: _____
Yitzhak Benbassat, managing member

Sign: _____
Print name: _____
NOTARY PUBLIC — State of Florida
My Commission expires: _____
Commission No.: _____

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this _____ day of _____ 2025.

“CITY”

ATTEST:

CITY OF ST. CLOUD, FLORIDA

Ivy Llauro, City Clerk

Christian B. Robertson, City Mayor

EXHIBIT G
MAINTENANCE BOND

BY THIS BOND WE, _____ as "PRINCIPAL," with a business address of _____, and telephone number _____, and as "SURETY," with a business address of _____, and telephone number _____, are bound to City of St. Cloud, Florida, a municipal corporation organized and existing under the laws of the State of Florida, herein "CITY," in the sum of _____, for the payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named PRINCIPAL has constructed improvements in connection with the approval of a plat of a certain area of land within Osceola County known as _____, Section _____, Township _____, Range _____, and has agreed as a condition to that approval of the said plat by the CITY, to maintain all required, approved, and/or dedicated IMPROVEMENTS, which consists of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements delineated per the County-approved cost estimate dated _____, in connection with the above said plat, herein IMPROVEMENTS.

NOW THEREFORE, THE CONDITION OF THIS BOND is that if, for a period of _____ years, commencing on the date of acceptance by the City Council of this bond for the IMPROVEMENTS, PRINCIPAL:

1. Shall we comply with the Land Development Code, and all other applicable Federal and State laws and CITY ordinances, codes, regulations, terms, and conditions pertaining to the approval and maintenance of the IMPROVEMENTS of the said plat. These conditions, being more specifically the maintenance of all required, approved, or dedicated roads, storm drainage, and/or other IMPROVEMENTS to be CITY-maintained, which were installed in connection with the said plat, to the satisfaction of the County Administrator or his designee; and

2. Repairs or replaces all IMPROVEMENTS which are found by the CITY Engineering Services Director or his designee, not to comply with Federal and State laws and CITY ordinances, codes, regulations, terms, and conditions pertaining to the approval of the said plat, or which are found to be deficient in materials, workmanship, or structural integrity under CITY, County, State or Federal regulations, whichever may be applicable or industry standards; and

3. Submits a written request for an inspection of IMPROVEMENTS to the City Project Management Division, or equivalent of the same, not before ninety (90) days prior to the termination of the completion of the two (2) year maintenance period, or any different time agreed to by the City Council; and

4. Pays all costs and expenses incurred for or incidental to compliance with the requirements of this bond and the Land Development Code.

THEN this obligation shall be void. Otherwise, it remains in full force and effect.

THE SAID SURETY, for value received, hereby stipulates and agrees that no charge involving an extension of time, alteration, or additions to the terms of the IMPROVEMENTS to be made hereunder, or in the plans, specifications, and schedules covering the same, shall in any way affect the obligation of the said SURETY on this bond, and the SURETY does hereby waive notice of any such changes.

IT IS FURTHER understood that should the CITY be required to institute legal proceedings in order to collect any funds under this bond, venue shall be exclusively in Osceola County, Florida, and PRINCIPAL shall be responsible for any and all attorney's fees and court costs incurred by the CITY.

[Remainder of Page Intentionally Left Blank. Signature Pages Follow.]

IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have caused these presents to be duly executed this _____ day of _____, 20_____.

PRINCIPAL:

By: _____

Print Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a Florida _____, on behalf of said company, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Notary Seal)

(Signature of Notary Public)

(Typed name of Notary Public)

IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have caused these presents to be duly executed this _____ day of _____, 20____.

SURETY:

By: _____

Print Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a Florida _____, on behalf of said company, who is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Notary Seal)

(Signature of Notary Public)

(Typed name of Notary Public)



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-131R Jack Brack Road
(Brack Ranch)

Community Development Agenda Item:

Resolution No. 2025-131R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, and Stanley Martin Homes, LLC, for the design, permitting, and construction of roadway improvements to Jack Brack Road and conveyance of right-of-way; providing for mobility fee credits to be provided by Osceola County until and if the subject property is annexed into the City and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees that the framework roadway improvements on Jack Brack Road (\$1,599,884.08) are eligible for mobility fee credits. As the property is not contiguous to the City, the credits will be provided by Osceola County until such time, if ever, the property is annexed into the City.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Stanley Martin Homes, LLC, and the City of St. Cloud for roadway improvements that are not the responsibility of the developer. The property is within the Joint Planning Area (JPA) and not contiguous to City limits.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The applicant is developing a property generally located north of Jack Brack Road, east of Zuni Road, and west of McMichael Road, known as Brack Ranch. The 2045 Framework Street Map adopted by the City recognizes Jack Brack Road as a framework street and essential to the improvement of the transportation network in the area.

Under the agreement, the developer is responsible for the design, permitting, right-of-way dedication, and construction of framework road improvements on Jack Brack Road from Zuni Road to the easternmost boundary of the Property. The total estimated construction cost, excluding right-of-way, is \$1,770,325.88 and the jurisdiction's estimated responsibility is \$811,870.08. The total estimated credit for right-of-way dedication is \$788,014.00, for a total of \$1,599,884.08 estimated in mobility fee credits.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework road and the value of the right-of-way conveyances are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinances. The property is currently under the County's jurisdiction, and as such, the City's participation in the agreement is intended to support a seamless transition of responsibilities and mobility fee credits in the event of annexation. The Water and Wastewater Agreement (WAS21-00036) was approved on September 17, 2021, with the signed Notice of Encumbrance as an exhibit to that agreement.

Mobility fee credits are provided for roadway improvements that are not the responsibility of the developer. The city enters into agreements with developers so they can construct roads that are the governments responsibility. Agreements allow for roadway improvements to be constructed before the city has funding available and are typically cheaper than if the city constructed the roads through the public procurement process. The city does not provide credits for improvements that are required for the development and the legal responsibility of the developer.

Mobility fee credits provided for construction costs will be based on actual expenditures, with credits provided after verification. The tri-party agreement ensures that roadway improvements will accommodate additional capacity beyond the Developer's immediate project needs, benefiting the overall transportation infrastructure in the area.

Legal Authority:

City of St. Cloud Code of Ordinances, Part I - Charter and Related Laws, Subpart A - Charter, Article II, Powers of City, specifically Section 2.04, General Powers.

Budget and Recommendation:

COST:

The proposed agreement includes the following:

Mobility Fee Credits: The City agrees that the framework roadway improvements on Jack Brack Road (\$1,599,884.08) are eligible for Mobility Fee Credits. As the property is not contiguous to the City, the credits will be provided by Osceola County until such time, if ever, the property is annexed into the City.

Estimated Mobility Fees Generated*			
Category	Development Program	Mobility Fee Unit	Mobility Fee (unit rate)
Single Family (Detached)*	135 units	135	\$ 9,999.00
Single Family (Detached) Phase 1	373 units	373	\$ 14,501.18
Single Family (Detached) Phase 2	176 units	176	\$ 14,501.18
			Total
*Mobility fee charged at building permit issuance, fee subject to change based on current rate at the time of the			
**Permits issued already in the County			

	Dollar Amount	Percentage Mobility Generated
Mobility Fees Generated	\$ 9,311,012.82	
Mobility Fee Credit/Reimbursement for Framework Road Construction	\$ 1,599,884.08	17
Remaining Fees to Jurisdiction	\$ 7,711,128.74	83
Mobility Fees to City	\$ 6,168,902.99	66
Mobility Fees to County	\$ 1,542,225.75	17

Staff recommends **APPROVAL** for the City to enter a Tri-Party Agreement between Osceola County, Stanley Martin Homes, LLC, and the City of St. Cloud providing that the subject roadway improvements are eligible for mobility fee credits to be provided by Osceola County.

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:

9/11/25 - Final Action

Attachments:

1. TPA25-00005 Jack Brack Rd - Staff Memo 091125 CC - UPDATED
2. TPA25-00005 Resolution 2025-131R 091125 CC
3. TPA25-00005 Jack Brack Rd - Exhibit A 091125 CC



**MEMORANDUM REPORT
FOR CITY COUNCIL MEETING - ON SEPTEMBER 11, 2025**

To: Mayor Robertson and City Council Members
From: Tammy Reque, AICP, Mobility & Special Projects Manager
Thru: Melissa Dunklin, Community Development Director
Subject: Resolution No. 2025-131R
Date: September 11, 2025

REQUEST:

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Stanley Martin Homes, LLC, and the City of St. Cloud. The property is within the Joint Planning Area (JPA) and not contiguous to City limits.

BACKGROUND:

The applicant is developing a property generally located north of Jack Brack Road, east of Zuni Road, and west of McMichael Road, known as Brack Ranch. The 2045 Framework Street Map adopted by the City recognizes Jack Brack Road as a framework street and essential to the improvement of the transportation network in the area.

Under the agreement, the developer is responsible for the design, permitting, right-of-way dedication, and construction of framework road improvements on Jack Brack Road from Zuni Road to the easternmost boundary of the Property. The total estimated construction cost, excluding right-of-way, is \$1,770,325.88 and the jurisdiction's estimated responsibility is \$811,870.08. The total estimated credit for right-of-way dedication is \$788,014.00, for a total of \$1,599,884.08 estimated in mobility fee credits.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework road and the value of the right of way conveyances are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinances. The property is currently under the County's jurisdiction, and as such, the City's participation in the agreement is intended to support a seamless transition of responsibilities and mobility fee credits in the event of annexation. The Water and Wastewater Agreement (WAS21-00036) was approved on September 17, 2021, with the signed Notice of Encumbrance as an exhibit to that agreement.

Mobility fee credits provided for construction costs will be based on actual expenditures, with credits provided after verification. The tri-party agreement ensures that roadway improvements will accommodate additional capacity beyond the Developer's immediate project needs, benefiting the overall transportation infrastructure in the area.

COST:

The proposed agreement includes the following:



- **Mobility Fee Credits:** The City agrees that the framework roadway improvements on Jack Brack Road (\$1,599,884.08) are eligible for Mobility Fee Credits. As the property is not contiguous to the City, the credits will be provided by Osceola County until such time, if ever, the property is annexed into the City.

Estimated Mobility Fees Generated*				
Category	Development Program	Mobility Fee Unit	Mobility Fee (unit rate)	Total
Single Family (Detached)*	135 units	135	\$ 9,999.00	\$ 1,349,865.00
Single Family (Detached) Phase 1	373 units	373	\$ 14,501.18	\$ 5,408,940.14
Single Family (Detached) Phase 2	176 units	176	\$ 14,501.18	\$ 2,552,207.68
			Total	\$ 9,311,012.82
*Mobility fee charged at building permit issuance, fee subject to change based on current rate at the time of the permit issuance				
**Permits issued already in the County				

	Dollar Amount	Percentage of Total Mobility Fees Generated
Mobility Fees Generated	\$ 9,311,012.82	
Mobility Fee Credit/Reimbursement for Framework Road Construction	\$ 1,599,884.08	17%
Remaining Fees to Jurisdiction	\$ 7,711,128.74	83%
Mobility Fees to City	\$ 6,168,902.99	66%
Mobility Fees to County	\$ 1,542,225.75	17%

STRATEGIC PLAN:

The proposed resolution meets the intent of the following City of St. Cloud Strategic Goals:

Reliable Transportation Network: Ease traffic congestion, reduce commute times, and improve safety.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** for the City to enter a Tri-Party Agreement between Osceola County, Stanley Martin Homes, LLC, and the City of St. Cloud providing that the subject roadway improvements are eligible for mobility fee credits to be provided by Osceola County.

Attachments:

- Resolution No. 2025-131R
- Exhibit A: Jack Brack Road Tri-Party Development Agreement

RESOLUTION NUMBER 2025-131R

RESOLUTION NO. 2025-131R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ENTERING AN AGREEMENT WITH OSCEOLA COUNTY, AND STANLEY MARTIN HOMES, LLC, FOR THE DESIGN, PERMITTING, AND CONSTRUCTION OF ROADWAY IMPROVEMENTS TO JACK BRACK ROAD AND CONVEYANCE OF RIGHT-OF-WAY; PROVIDING FOR MOBILITY FEE CREDITS TO BE PROVIDED BY OSCEOLA COUNTY UNTIL AND IF THE SUBJECT PROPERTY IS ANNEXED INTO THE CITY AND AUTHORIZING THE MAYOR TO EXECUTE THIS AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the property subject to this Agreement is currently located outside of the City limits and it lies within the Joint Planning Area (JPA) with Osceola County; and

WHEREAS, the Developer agrees to make off-site roadway improvements to support the overall transportation network; and

WHEREAS, the Project approval conditions require Jack Brack Road to be built to framework street standards.

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with Osceola County and Stanley Martin Homes, LLC, for mobility fee credits.

SECTION II. The City Council of the City of St. Cloud, hereby approves and authorizes the Mayor to execute the agreement set forth in Exhibit "A" hereto.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 11th day of September 2025.

CITY OF ST. CLOUD

ATTEST:

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

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

Daniel F. Mantzaris, City Attorney

Return To:

Nelson Mullins Riley & Scarborough LLP
Attn: Jo O. Thacker, Esquire
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

**TRI-PARTY ROADWAY IMPROVEMENTS
JACK BRACK ROAD**

THIS AGREEMENT (“Agreement”) is made and entered into as of the Effective Date (defined below) by and among the **CITY OF ST. CLOUD, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 1300 9th Street, St. Cloud, FL 34769 (the “**City**”), **OSCEOLA COUNTY**, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34744 (the “**County**”) and **STANLEY MARTIN HOMES, LLC**, a Delaware limited liability company, whose address is 11710 Plaza American Drive, Suite 1100, Reston, Virginia 20190 (or any subsequent successors or assigns, including successors-in-title, either individually or collectively, which may include a community development district or districts for portions of the Property as described herein, as the context requires or permits, the “**Developer**” or “**Owner**”). The City and County may be collectively referred to as the Jurisdictions or separately as the Jurisdiction. Developer, City, and County may be collectively referred to as the Parties.

RECITALS

WHEREAS, the Owner is developing approximately 141.1 acres of real property located within Osceola County, Florida, as is more specifically described in **Exhibit “A”** attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is located to the east of Zuni Road and north of Jack Brack Road;
and

WHEREAS, the Property is governed by SDP 22-0004 (the “**Development Approvals**”);
and

WHEREAS, on September 9, 2024, the County adopted Ordinance No. 2024-26, establishing a mobility fee assessment to offset the County’s cost of providing new transportation facilities, as such may be amended from time to time, and the City has also adopted regulations establishing a mobility fee assessment (collectively referred to as the “**Mobility Fee Ordinance**”);
and

WHEREAS, the Mobility Fee Ordinance contains provisions allowing for the award of mobility fee credits for the construction and conveyance of transportation facilities which mitigate impact from development; and

WHEREAS, pursuant to the Development Approvals and subject to the terms and conditions as are set forth herein, the County intends to cause the design, permitting and

construction of certain improvements to Jack Brack Road (the “Ultimate Roadway Improvements”), as generally depicted on Exhibit “B-1” attached hereto; and

WHEREAS, the Ultimate Roadway Improvements are defined as Osceola County Framework Street Improvements; and

WHEREAS, the Owner is willing to convey to the County the portions of the right of way which are needed in order to construct the Ultimate Roadway Improvements, as further set forth herein; and

WHEREAS, the Jurisdictions have further determined that: 1) the Ultimate Roadway Improvements are consistent with the Development Approvals; 2) the Ultimate Roadway Improvements will provide an integral part of the County's planned transportation network and will significantly benefit the residents of Osceola County; and 3) reimbursement by the appropriate Jurisdiction and other obligations pursuant to this Agreement serve a proper public benefit and will further the goals, objectives and policies of the Jurisdictions.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged by the parties hereto, the parties agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The Improvements and Conveyance of ROW.

A. **Design, Permitting and Construction of the Roadway Improvements.** The Owner has constructed certain operational roadway improvements within the right of way in accordance with the Development Approvals and as further depicted on **Exhibit “B-3”** (the “Operational Roadway Improvements”). Concurrently with the Owner’s completion of the Operational Roadway Improvements, the Jurisdictions are in the process of causing the design of the Ultimate Roadway Improvements in accordance with the Framework Roadway Cross Sections attached hereto as **Exhibit “C”**. The Jurisdictions intend to complete the design and further agrees to permit, acquire additional offsite right of way (the “Offsite ROW”), and relocate or cause the relocation of all required utilities for the construction of the Ultimate Roadway Improvements (collectively, the “Construction Preparation”). The parties acknowledge that following Construction Preparation, the Jurisdictions may request the Owner in writing to construct the portion of the Ultimate Roadway Improvements from Zuni Road to the easternmost boundary of the Property, as generally depicted on **Exhibit “B-2”** (the “Brack Ranch Ultimate Section”). In such event, the Owner is willing to construct or cause the construction to begin within forty-five (45) days of the pre-construction meeting for the Brack Ranch Ultimate Section, subject to the condition that Owner shall be entitled to reimbursement in the form of cash or mobility fee credits, at the Jurisdictions’ sole discretion, in the amount of \$811,870.08, which is based upon the difference between the costs for the required Brack Ranch Ultimate Section in the amount of \$1,770,325.88, versus the costs for a local roadway cross section in the amount of \$958,455.80, as is more particularly set forth in **Exhibit “D”** (the “Construction Costs”). In the event (i) Construction Preparation is not completed and (ii) the County does not notify Owner of its desire to have Owner construct the Brack Ranch Ultimate Section on or before (x) January 1, 2028 or (y) the date the Owner initiates construction on Brack Ranch South, whichever event is earlier, the

Owner shall have no further obligations with respect to the construction of the Brack Ranch Ultimate Section.

B. Real Property Conveyances. The parties acknowledge and agree that Owner is conveying 3.92 additional acres in order to accommodate the Framework Roadway Cross Section (the “Excess Owner ROW”), as is more particularly set forth in **Exhibit “E”**. The Owner shall be entitled to reimbursement in the form of cash or mobility fee credits, at the appropriate Jurisdiction’s sole discretion, for the Excess Owner ROW, which shall be based upon a valuation equal to the per acre cost to acquire the property which was approximately \$201,024.00 per acre, plus any and all acquisition costs (collectively, the “ROW Costs”). The ROW Costs are currently estimated to be in the amount of \$788,014.00 for the Excess Owner ROW. The Owner is not responsible for obtaining any Offsite ROW. The County shall obtain all necessary Offsite ROW. The Excess Owner ROW shall be conveyed, all or in part by special warranty deed, free and clear of all liens and encumbrances, except for easements, restrictions, and matters of record, if any, reasonably acceptable to the Jurisdictions which do not render title to the ROW as unmarketable in accordance with standards customarily applied for ROW purposes or by plat, concurrently with the Owner’s phasing of construction, or within 90 days of a written request made by the County, whichever is earlier, and the terms of the conveyance documents shall include the retention of any access easements rights the Owner may require in order to complete the development of the Owner’s property in accordance with the Development Approvals, and for maintaining a connection between Brack Ranch South to Jack Brack Road. At the time of the conveyance, the Owner, or its successors or assigns, shall be responsible for the payment of any applicable ad valorem taxes, which are due on the dedicated Property, on a prorated basis, through the date of the conveyance. This shall be paid to the County as follows:

- a. In the event fee title to property is conveyed between January 1 and November 1 the Owner shall be required to place in escrow with the Osceola County Tax Collector an amount equal to the current taxes prorated to the date of transfer of title, based upon the current assessment and millage rates on the property involved and all taxes due from prior years.
- b. After November 1, the Owner shall be required to place in escrow with the Osceola County Tax Collector the entire tax obligation for the current year and taxes due from prior years.

C. Satisfaction of SDP22-0004 Special Conditions. By virtue of negotiating the terms of this Agreement in good faith with Osceola County and upon acceptance by the County of the Operational Improvements, the County hereby acknowledges and agrees that the Special Conditions #1 #2 and #4, as set forth in the SDP22-0004 Approval Letter, dated June 6, 2023 (the “Special Conditions”) shall be deemed to be satisfied with respect to the development of the Property known as Brack Ranch North as to all phases, and the conditions shall be of no further force and effect with respect to the issuance of certificates of completion or certificates of occupancy. The Certificate of Completion has been issued and the Maintenance Bond No. 1001161294 have been accepted by the County as reflected in the attached letter in **Exhibit “F”** attached hereto and incorporated herein. Notwithstanding the foregoing, the County’s acceptance of facilities and improvements that the Developer/Owner intends to dedicate to public use must follow the processes outlined in the County’s Land Development Code (LDC), including LDC section 4.6.2, as such may be amended from time to time.

Section 3. Method of Reimbursement.

A. **Mobility Fee Account.** Based upon the calculations set forth in Section 2 above, the estimated reimbursement amount due to Owner for construction and right of way is \$1,599,884.08. In the event reimbursement is provided to Owner in the form of mobility fee credits, the Jurisdictions agree to establish a separate mobility fee account for the Property as a means of accounting for all mobility fees which are paid to the Jurisdictions from new development and for applying the credits received toward the payment of mobility fees. Owner agrees to first apply mobility fee credits to development within the Property, before utilizing any remaining credits for development that occurs outside of the Property, in accordance with section 163.31801(10), F.S., as may be amended. It is the responsibility of the Owner and any assignee to keep records of any mobility fee credit transfers.

B. **Construction Costs.** The parties agree that the Owner shall be entitled to reimbursement in the form of cash or mobility fee credits, at the Jurisdictions' sole discretion, in an amount equal to the Construction Costs which are actually incurred by the Owner. The Owner shall receive mobility fee credits from the Jurisdictions by delivering to the Jurisdictions, a certification of the Construction Costs, prepared by the Owner, indicating the percentage of work completed through the date of certification. Each certification shall be accompanied by invoices for the actual expenditures and any other documentation that the Jurisdictions may require. Reimbursement for the Owner's actual expenditures, as documented by each certification, shall be provided for by the Jurisdictions, in the form of cash, or by crediting the mobility fee account established pursuant to Section 3A, above, and whether reimbursement is by cash or credits is within the Jurisdictions' sole discretion. If the latter, the mobility fee credits shall be available to the Owner upon inspection, approval, and acceptance of each certification by the Jurisdictions, which shall not be unreasonably withheld, conditioned or delayed. The Developer shall use the Reimbursement form as set forth in **Exhibit "G"** attached hereto and incorporated herein. The Developer may file the Reimbursement form, together with highlighted plan set sheets showing the areas completed and the corresponding actual invoices, every sixty (60) days. The Jurisdictions agree to review completed reimbursement requests within thirty (30) days. Credits shall be made available within ten (10) days of the approval of the reimbursement request. The County agrees to timely review any CEI providers proposed by the Developer and shall not unreasonably withhold approval. The scope of services to be provided is outlined in attached **Exhibit "H"** attached hereto and incorporated herein by this reference. The prime contractor for the CEI services shall be pre-qualified by the Florida Department of Transportation. The subcontractors are not required to be pre-qualified by the Florida Department of Transportation

C. **Real Property Conveyances.** Upon the conveyance of the Excess Owner ROW, the Owner shall be reimbursed in the form of cash or mobility fee credits, at the Jurisdictions' sole discretion, based on the amount of acreage times the value (\$201,024.00 per acre) as set forth in Section 2B, above.

Section 4. Governing Law/Venue. This Agreement, and all extensions, renewals, amendments, supplements, and modifications thereto, and all questions relating to the validity, interpretation, performance, or enforcement thereof shall be governed by and construed in accordance with the laws of the State of Florida. Except for a suit in Federal court, venue for all suits to enforce this Agreement shall be in Osceola County, Florida. All legal disputes, proceedings, or actions arising out of or in connection with this Agreement shall be brought in the Circuit Courts

of Osceola County, Florida, or, if appropriate, the United States District Court for the Middle District of Florida, Orlando Division. Each of the parties hereto warrants and represents that this Agreement is valid, binding and enforceable against and in accordance with the terms and conditions of Florida law.

Section 5. Notices. All notices which are required or permitted under this Agreement shall be given to the parties by certified mail, return receipt requested, hand delivery or express courier and shall be effective upon receipt when delivered to the parties at the addresses set forth below (or such other addresses as provided by the parties by written notice delivered in accordance with this paragraph):

If to City:	City of St. Cloud Attn: Veronica Miller, City Manager 1300 9th Street St. Cloud, Florida 34769
With a copy to:	DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP Attn: Daniel Mantzaris 332 North Magnolia Avenue Orlando, Florida 32801
If to County:	Osceola County Attn: Don Fisher, County Manager 1 Courthouse Square, Suite 1100 Kissimmee, Florida 34741
With a copy to:	Osceola County Attorney's Office Attn: Frank Townsend, County Attorney 1 Courthouse Square, Suite 4700 Kissimmee, Florida 34741
If to Developer:	Stanley Martin Homes, LLC 11710 Plaza American Drive, Suite 1100 Reston, Virginia 20190
With a copy to:	Nelson Mullins Riley & Scarborough Attn: Jo O. Thacker, Esq. 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801

Section 6. Public Records.

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

Custodian of Public Records
c/o Public Records Coordinator
1 Courthouse Square, Suite 4700
Kissimmee, FL 34741
407-742-2395

City of St. Cloud
1300 9th Street Building A
St. Cloud, FL 34769
407-957-7300
Ivy.lauro@stcloudfl.gov

B. The Owner/Developer understands that by virtue of this Agreement, all of 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 the Owner/Developer will act on behalf of the appropriate Jurisdiction, as provided under section 119.011(2), Florida Statutes, the Owner/Developer, 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 Jurisdiction to perform the service.
2. Upon request from the Jurisdiction, provide the Jurisdiction 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 Agreement term and following completion of the Agreement if the Owner/Developer does not transfer the records to the Jurisdiction.
4. Upon completion of the Agreement, transfer, at no cost, to the Jurisdictions all public records in possession of the Owner/Developer or keep and maintain public records required by the Jurisdictions to perform the service. If the Owner/Developer transfers all public records to the Jurisdictions upon completion of the Agreement, the Owner/Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Owner/Developer keeps and maintains public records upon completion of the Agreement, the Owner/Developer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Jurisdictions, upon request from the Jurisdictions' custodian of public records, in a format that is compatible with the information technology systems of the Jurisdictions.
5. If the Owner/Developer does not comply with a public records request, the Jurisdictions shall enforce the contract provisions in accordance with the Agreement.

Section 7. Audit. In the performance of this Agreement, the Owner shall keep and maintain books, records and accounts of all activities related to this Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records and accounts related to the performance of this Agreement shall be open to inspection during

regular business hours by an authorized representative of the Jurisdictions and shall be retained by the Owner for a period of three years after termination or completion of the Agreement or until the full Jurisdictions audit is complete, whichever comes first. The Jurisdictions shall retain the right to audit the books during the three-year retention period. All books, records and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. The Jurisdictions also have the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the Owner has the ability to fulfill their contractual obligations to the satisfaction of the Jurisdictions. The Jurisdictions have the right to terminate this Agreement based upon its finding in this audit.

Section 8. Assignability. The parties hereto acknowledge and agree that the Developer shall have the right to assign its rights and obligations under this Agreement to any successors in title to all or any part of the Property and shall provide written notice to the Jurisdictions of any assignment; provided such Party expressly assumes in a separate written assignment the obligations stated herein. Upon such assignment and written notice thereof to all parties (i) the Developer hereunder shall thereupon be released and discharged from any and all obligations arising under this Agreement and (ii) such successor in title shall become the “Developer” under this Agreement, to the extent this Agreement is assigned in whole to such successor. The Jurisdictions will not accept or honor a third-party’s claim to any rights, entitlements and development rights, except to the extent actually assigned by Developer to that third-party in a recorded assignment and only in accordance with the express terms of that assignment. The Jurisdictions acknowledge that Developer is the owner of all Entitlements that are not so assigned by Developer to a third-party.

Section 9. Integrated Agreement, Waiver, Modification. This Agreement (together with the documents specifically referred to herein) represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, whether written or oral. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties, or if such modification, amendment or waiver is for the benefit of one or more of the parties hereto and to the detriment of the others, then the same must be in writing signed by all parties to whose detriment the modification, amendment or waiver inures.

Section 10. Successors and Assigns Bound. The rights and obligations contained in this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto, including any successor in title to the Owner to all or any part of the Property.

Section 11. Effective Date. This Agreement shall become effective upon the date the last of the parties execute this Agreement.

Section 12. Counterparts. To facilitate execution of this Agreement, the parties hereto agree that this Agreement may be executed and telecopied to the other parties and that the executed telecopy shall be binding and enforceable as an original; the parties agree to fully execute one original of this Agreement. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each Party, or that the

signatures of all persons required to bind any Party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each Party, or that the signatures of the persons required to bind any Party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

Section 13. Recording. Developer shall be responsible for recording this Agreement (including all costs associated therewith) on the Property within the Public Records of Osceola County, Florida, within thirty (30) days of its execution.

Section 14. Severability. All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

Section 15. Approvals. Whenever any review or approval is required by any party, such party agrees that such review or approval will be promptly conducted and concluded. Moreover, each party agrees that it will act reasonably in exercising its review and approval functions hereunder and no approval shall be unreasonably delayed or withheld.

Section 16. Further Assurances. The parties hereto agree to execute any and all further instruments and documents and to take all such actions as may be reasonably required to carry out the terms of this Agreement and the transactions contemplated herein.

Section 17. Headings. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

Section 18. Time. Time is of the essence of this Agreement. Waiver of performance or satisfaction of timely performance or satisfaction of any condition or covenant by either Party shall not be deemed to be a waiver of the future performance or satisfaction thereof or of the performance or satisfaction of any other condition or covenant unless specifically consented to in writing. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or Legal Holiday, such time for performance shall be extended to the next business day.

Section 19. Entire Agreement. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the parties hereto.

Section 20. Term. This Agreement shall remain in effect for fifteen (15) years following the Effective Date or until such time as the Ultimate Roadway Improvements have been completed, whichever is earlier, unless extended by a further agreement in writing by the parties, or their successors, and recorded in the Public Records of Osceola County, Florida.

Section 21. Effect of Administrative Procedures. Notwithstanding the adoption of any administrative procedures in respect of mobility fees or mobility fee credits by the Jurisdictions after the Effective Date of this Agreement, such procedures which are inconsistent with the provisions of this Agreement shall not be deemed to affect relevant portions of this Agreement, and this Agreement shall control as to such matters.

Section 22. Representations and Warranties of Developer. Developer, in addition to any other representations and warranties set forth herein, does hereby give and make the following representations and warranties, as of the date hereof, each of which is material and is being relied upon by the Jurisdictions. All of such representations and warranties are made to the best of Developer's knowledge and belief.

A. Developer has the full right, power and authority to enter into this Agreement and to consummate the transactions contemplated herein and to perform all covenants and agreements of Developer hereunder.

B. Based upon Developer's knowledge and belief, the execution and delivery of this Agreement and the consummation of the transactions contemplated herein shall not and do not constitute a violation or breach by Developer of any provision of any agreement or other instrument to which Developer is a Party nor shall it result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against Developer.

C. Developer further represents and warrants that no one was paid a fee, commission, gift or other consideration by Developer as an inducement to entering into this Agreement.

Each and every one of the foregoing representations and warranties shall be true and correct as of the Effective Date of the Agreement.

Section 23. Representations and Warranties of the Jurisdictions. The Jurisdictions in addition to any other representations and warranties set forth herein, does hereby give and make the following representations and warranties, as of the date hereof, each of which is material and is being relied upon by Developer. All of such representations and warranties are made to the best of the Jurisdictions' knowledge and belief.

A. The Jurisdictions has the full right, power, and authority to enter into this Agreement and to consummate the transactions contemplated herein and to perform all covenants and agreements of the Jurisdictions hereunder.

B. This Agreement has been validly approved by the Jurisdictions and has been duly executed and delivered by the Jurisdictions and the enforceability hereof is not subject to impairment on the basis of any public policy or police power.

C. The Jurisdictions acknowledges and agrees that the obligations of Developer cannot be accomplished or completed without the involvement, joint participation and cooperation of certain other governmental entities that are not parties to this Agreement. Upon request by Developer and without any out-of-pocket expense to the Jurisdictions, the Jurisdictions will make reasonable efforts to assist Developer in acquiring all necessary, local, state, and federal permits, licenses, easements and other approvals to construct the improvements contemplated by this Agreement.

Section 24. Litigation and Attorney's Fees. If any Party to this Agreement shall bring suit in connection with the enforcement or interpretation of any provisions hereof, each Party shall be responsible to pay its own costs and expenses of such litigation, including all attorney's fees.

Section 25. Transferability. Mobility fee credits issued by the Jurisdictions and held under this Agreement are assignable and transferrable from the Property to another development or parcel anywhere within any Mobility Fee District established by the Jurisdictions' Mobility Fee Ordinance, that receives benefits from the improvement or contribution that generated the mobility fee credits. Any application of mobility fee credits by the Jurisdictions shall be subject to administrative procedures as may be established by the Jurisdictions.

Section 26. No Development Risk by Jurisdictions. No development risk shall be assumed by the Jurisdictions as a result of the entering into this Agreement.

Section 27. Relationship. This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture between the Jurisdictions and Developer. Developer has no authority to act on behalf of, or otherwise obligate or bind, the Jurisdictions in any manner. Each party hereby acknowledges that it is sophisticated and prudent in business transactions and is acting for its own account. Each party has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each party hereby acknowledges that it is proceeding at its own risk and that the other party is not acting as a fiduciary for or an adviser to it with respect to this Agreement or any responsibility or obligation contemplated herein.

Section 28. Personal Liability. No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of the Jurisdictions in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of the Jurisdictions hereunder.

Section 29. Employment Eligibility Verification (E-Verify). Pursuant to Florida Statutes, Section 448.095, the CONTRACTOR shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the CONTRACTOR shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the CONTRACTOR stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and the CONTRACTOR must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement without regard to any notice otherwise required herein. In the event the City or County incurs costs as a result of the CONTRACTOR'S breach of this provision, any and all such costs shall be paid by the CONTRACTOR immediately upon receipt of notice of the same from the City or County. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

Section 30. Force Majeure. If for any reason or contingency beyond the reasonable control of either the Jurisdictions or the Developer, including, but not limited to global pandemic,

other pandemics, epidemics, public health emergencies, outbreak of a communicable disease, quarantines, state, the declaration of a state of emergency or imposition of any other act, rule or regulation, by a national, state, county, regional or local governmental authority, acts of God, fire, earthquakes, flood, natural disaster, catastrophe, act or threat of terrorism, accident, riot or civil commotion, supply chain disruptions, work stoppages, or other form of labor dispute, compliance with any order, ruling, injunction or decree by any court, tribunal or judicial authority of competent jurisdiction, or any other cause or condition, whether similar or dissimilar to the foregoing, (each a “Force Majeure Event”), either party may upon notice, suspend efforts to complete any obligations contained in this Agreement while such Force Majeure Event continues. Once such Force Majeure Event no longer exists, both parties shall resume performance under this Agreement.

Section 31. Estoppel Certificate. Each party shall from time to time, upon reasonable request from another Party, execute, acknowledge, and deliver to the requesting party, a certificate (which may be relied on for estoppel purposes only and shall not create any liability for damages) stating: (i) that the terms and provisions of this Agreement are unmodified and in full force and effect, or if modified, identifying the modification agreements; (ii) whether the certifying party has knowledge of any existing default hereunder by another Party, and if so, specifying the nature and extent of the default; and (iii) such other matters as may be reasonably requested.

Section 32. Maintenance Bond. A maintenance bond in the form attached hereto and incorporated herein as **Exhibit “I”** shall be provided upon the acceptance of each road segment.

Section 33. Sovereign Immunity. The Jurisdictions expressly retain all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of Jurisdictions for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the Jurisdictions which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

Section 34. Indemnification. The Developer, or its successor and assign, while constructing the roadway improvements contemplated under this Agreement agrees to be liable for any and all damages, losses and expenses incurred by the Jurisdictions, caused by the negligent acts and/or omissions of the Developer, or any of their employees, agents, contractors, representatives, volunteers, or the like. The Developer agrees to indemnify, defend, and hold the Jurisdictions harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney’s fees, arising from any and all grossly negligent acts and/or omissions of the Developer, or any of their employees, agents, contractors, representatives, volunteers, or the like.

Section 35. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and assigns, and nothing in this Agreement, express or implied, is intended to or shall be deemed to confer on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

Section 36. Liability of Successors. Notwithstanding any other provision of this Agreement, on conveying a portion of the Property, Developer may expressly agree in a recorded writing that the third-party successor is obligated only for those obligations, liabilities, and requirements of this Agreement that the third-party successor expressly assumes in writing (which assumption shall be deemed to include at a minimum all obligations, liabilities, and requirements that directly affect or require the successor's land). If Developer records such an agreement, the other Parties shall look solely to Developer for those obligations, liabilities, and requirements the third-party successor did not expressly assume.

Section 37. Annual Review. Each year during the term of this Agreement, beginning one (1) year after the Effective Date, the Developer shall submit a report to the County specifying performance and compliance with this Agreement. The County shall review the annual report with the terms of this Agreement, and either accept or reject the report based upon substantial, competent evidence that the developer or its successors in interest have complied in good faith with the terms and conditions of this Agreement.

[Remainder of Page Intentionally Left Blank. Signature Pages Follow.]

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this _____ day of _____ 2025.

ATTEST:

“CITY”

CITY OF ST. CLOUD, FLORIDA

Ivy Llauro, City Clerk

Christian B. Robertson, City Mayor

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this _____ day of _____ 2025.

“COUNTY”:

ATTEST:

BOARD OF COUNTY
COMMISSIONERS OF OSCEOLA
COUNTY, FLORIDA

OSCEOLA COUNTY CLERK OF THE BOARD

By: _____

By: _____
Chair/Vice Chair

As authorized for execution at the Board of
County Commissioners meeting of:

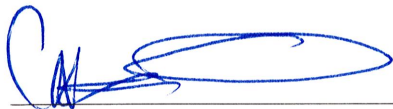
IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.

DATED this 6 day of August 2025.

OWNER/DEVELOPER

Signed, sealed and delivered

STANLEY MARTIN HOMES, LLC, a
Delaware limited liability company



Witness Signature

Carla Weeks

Witness (Print Name)

Address: 4100 Millenia Blvd. Suite 290
Orlando, FL 32839

By: 

Name: Richard M. Browning

Title: Orlando Division President

Witness Signature

C. Melissa Henry

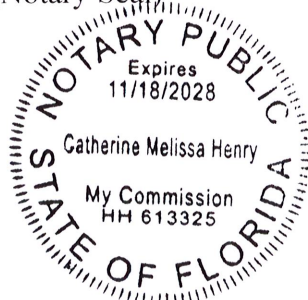
Witness (Print Name)

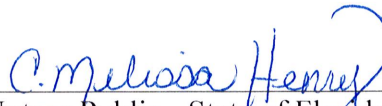
Address: 4700 Millenia Blvd. #290
Orlando, FL 32839

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of August, 2025, by Richard Browning, as Division President for Stanley Martin Homes, LLC, a Delaware limited liability company on behalf of the company, who is personally known to me or who has produced _____ as identification.

(Notary Seal)





Notary Public - State of Florida

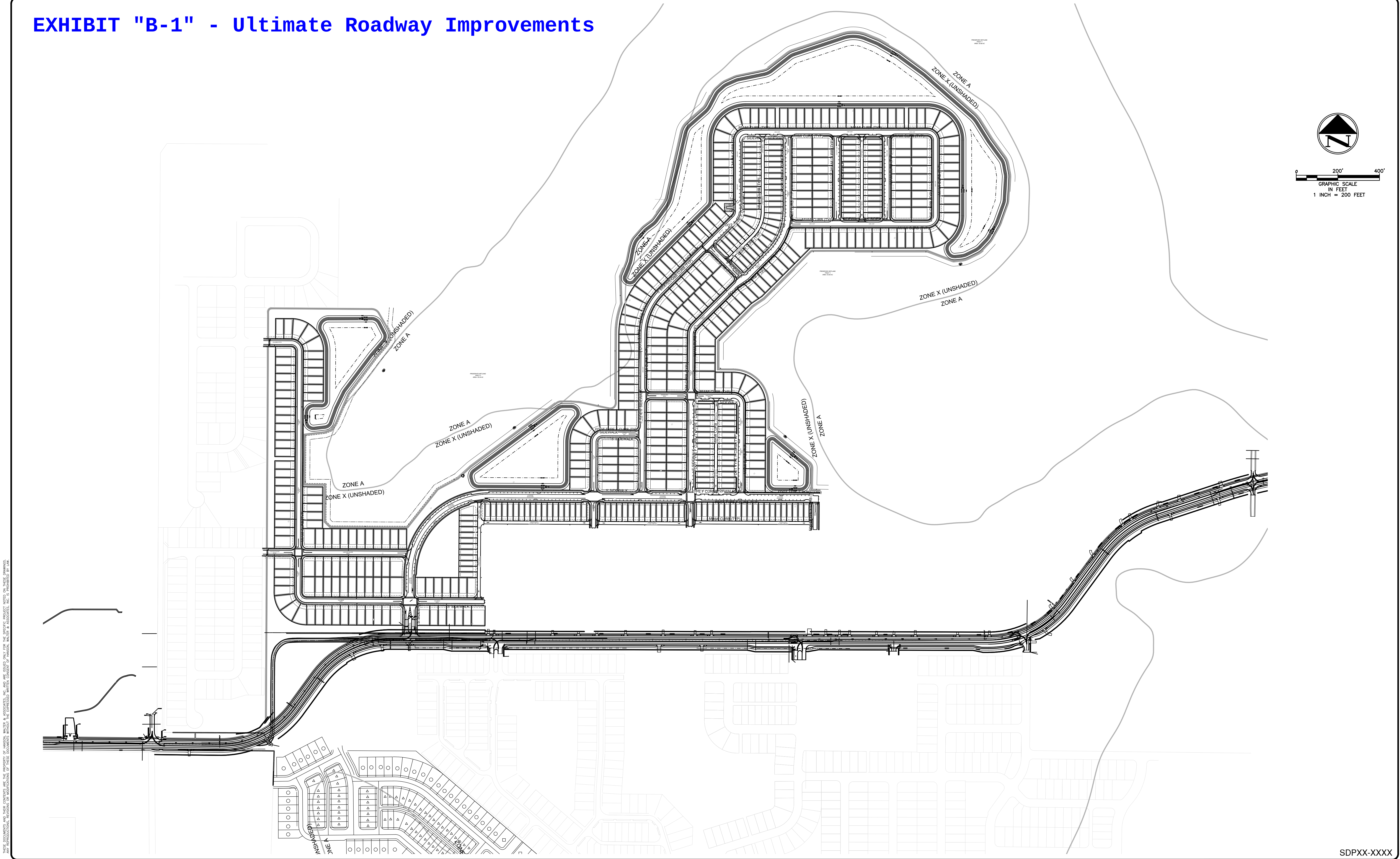
Print Notary Name: C. MELISSA HENRY

My Commission Number is: HH 613325

Exhibit A
The Property

FD-3 BRACK RANCH Ph 1 PB 35, PGS 20-25 and BRACK RANCH PH 2 PB 36 PGS 62-65.

EXHIBIT "B-1" - Ultimate Roadway Improvements



THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF HANSON, WALTER & ASSOCIATES, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTION, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF HANSON, WALTER & ASSOCIATES, INC. IS PROHIBITED BY LAW.

DESIGN	—	F.B. NO.	—	SEC.	14				
DRAWN	—	PAGE	—	TWP.	30 S				
CHECKED	—	SCALE	AS SHOWN	RANGE	26 E				
CAD# (see stamp)		DATE	5/8/24						
				DATE	BY			REVISIONS	



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

COUNTY JACK BRACK OVERLAY

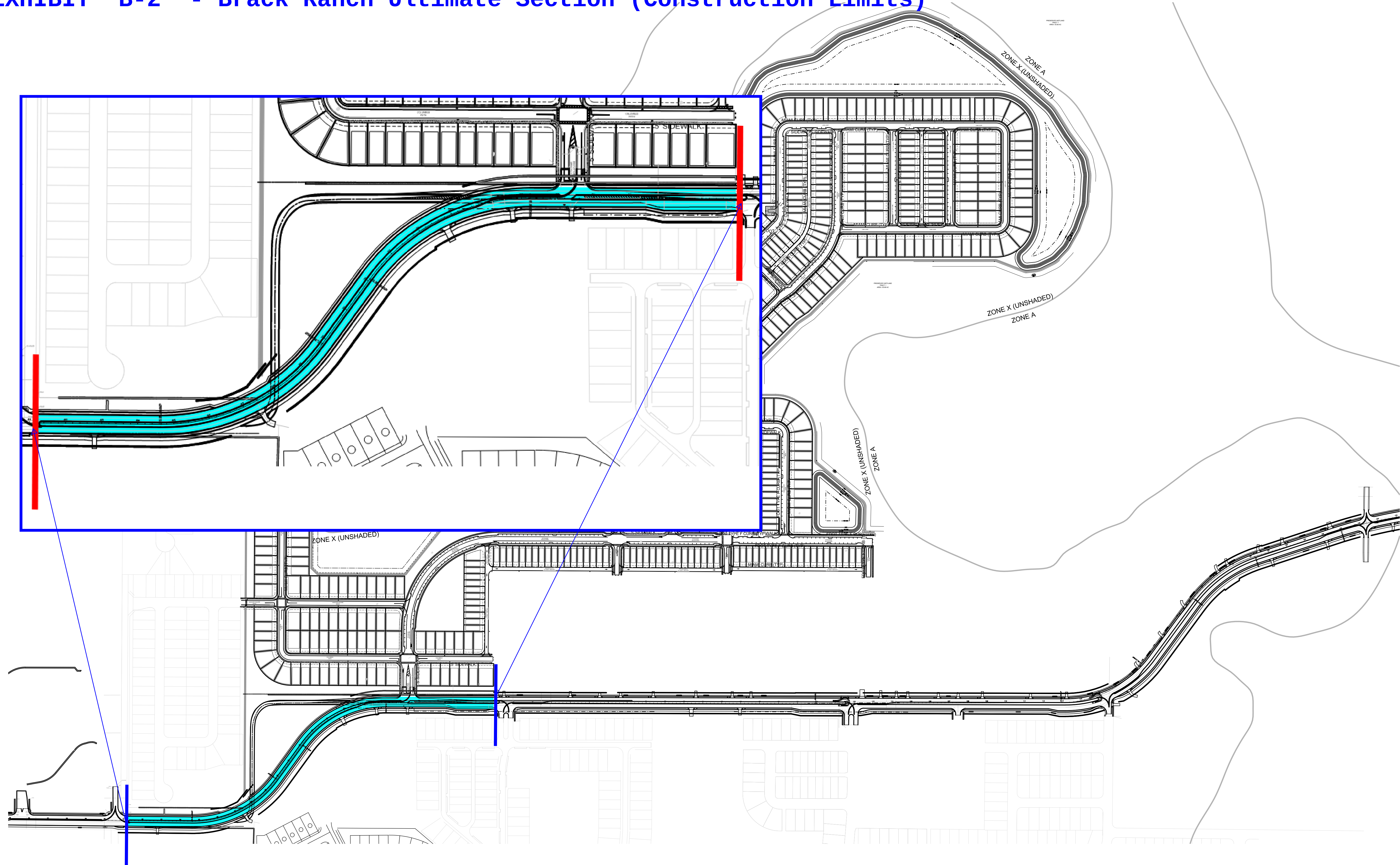
COUNTY JACK BRACK ROAD LAYOUT
(60% PLANS)

SHEET N°	1	of	1
JOB N°	5411		

SDPXX-XXXX

I:\5411\ENGINEERING\CADD\Exhibits\County Jack Brack Overlay\OPTION B 5-8-24.dwg * May 08, 2024-9:40am * plotted by Adonilo

EXHIBIT "B-2" - Brack Ranch Ultimate Section (Construction Limits)



GRAPHIC SCALE

(IN FEET)
1 inch = 250 ft.

LEGEND

BRACK RANCH OFFSITE ROADWAY EXTENTS

SDPXX-XXXX

DESIGN	—	F.B. NO.	—	SEC.	14			
DRAWN	—	PAGE	—	TWP.	30 S			
CHECKED	—	SCALE	AS SHOWN	RANGE	26 E			
CAD# (see stamp)		DATE	6/18/24					
				DATE	BY	REVISIONS		

8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708
 PHONE: (407) 847-9433
 ENGINEERING FAX: (407) 442-1045 SURVEY FAX: (407) 847-2499
 ENG. CERT. OF AUTHOR. NO. 3265/SUR. CERT. OF AUTHOR. NO. 3270

ENGINEERING, SURVEYING AND PLANNING

HWA

Hanson, Walter & Associates, Inc.

COUNTY JACK BRACK OVERLAY

BRACK RANCH OFFSITE ROADWAY EXTENTS

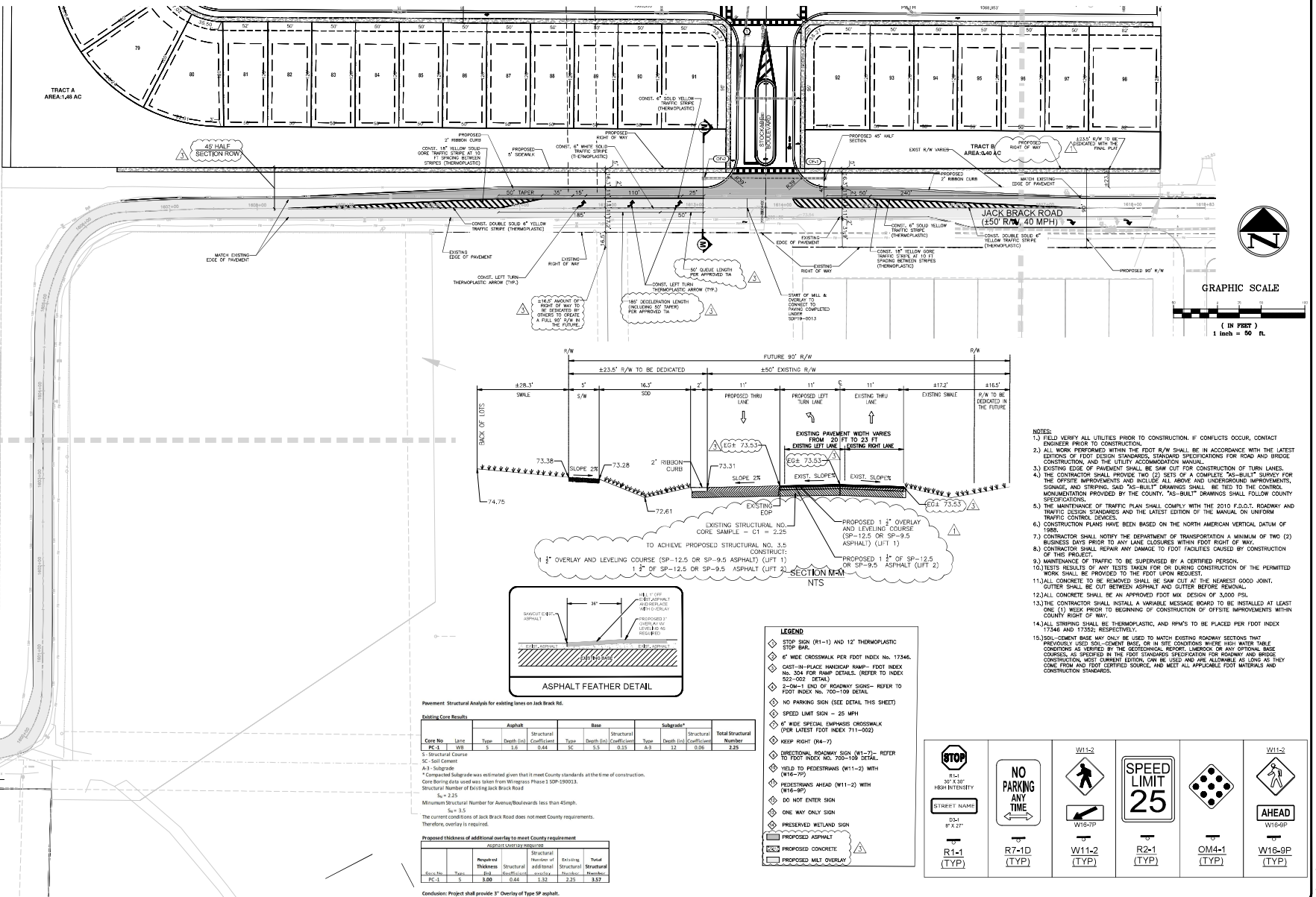
SHEET NO
1 of 1
JOB NO 5411

EXHIBIT "B-3" - Operational Roadway Improvements

Osceola County
Community Development

THIS PLAN IS FOR THE OPERATIONAL ROADWAY IMPROVEMENTS AND NOT FOR THE CONSTRUCTION OF THE ROADWAY. THE OPERATIONAL ROADWAY IMPROVEMENTS ARE THE RESPONSIBILITY OF THE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT. THE CONSTRUCTION OF THE ROADWAY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE ROADWAY AND THE OPERATIONAL ROADWAY IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE ROADWAY AND THE OPERATIONAL ROADWAY IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE ROADWAY AND THE OPERATIONAL ROADWAY IMPROVEMENTS.

NOT FOR CONSTRUCTION (SEE CONSTRUCTION PLAN)



DESIGN	CH	P.R. NO.	DCF	SEC.	15,16,21
DRAWN	CH/CH	PAGE	DCF	TWP.	25 S
CHECKED	CH	SCALE	AS SHOWN	RANGE	31 E
CADD (see stamp)		DATE	4/18/2023		

10/23/2023	CH	REVISIONS PER COUNTY COMMENTS	▲
10/20/2022	CH	REVISIONS PER COUNTY & SPWMD COMMENTS	▲
3/20/2022	CH	REVISIONS PER COUNTY, CITY & SPWMD COMMENTS	▲
DATE	BY	REVISIONS	

8 BROADWAY, SUITE 104, KISSIMEE, FLORIDA 34746-5708
PHONE: (813) 841-6411
ENGINEERING FAX: (813) 442-1045 SURVEY FAX: (813) 841-2489
ENG. CERT. OF AUTHOR: No. 35856-BUS. CERT. OF AUTHOR: No. 3570
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

HWA
Hanson, Walter & Associates, Inc.

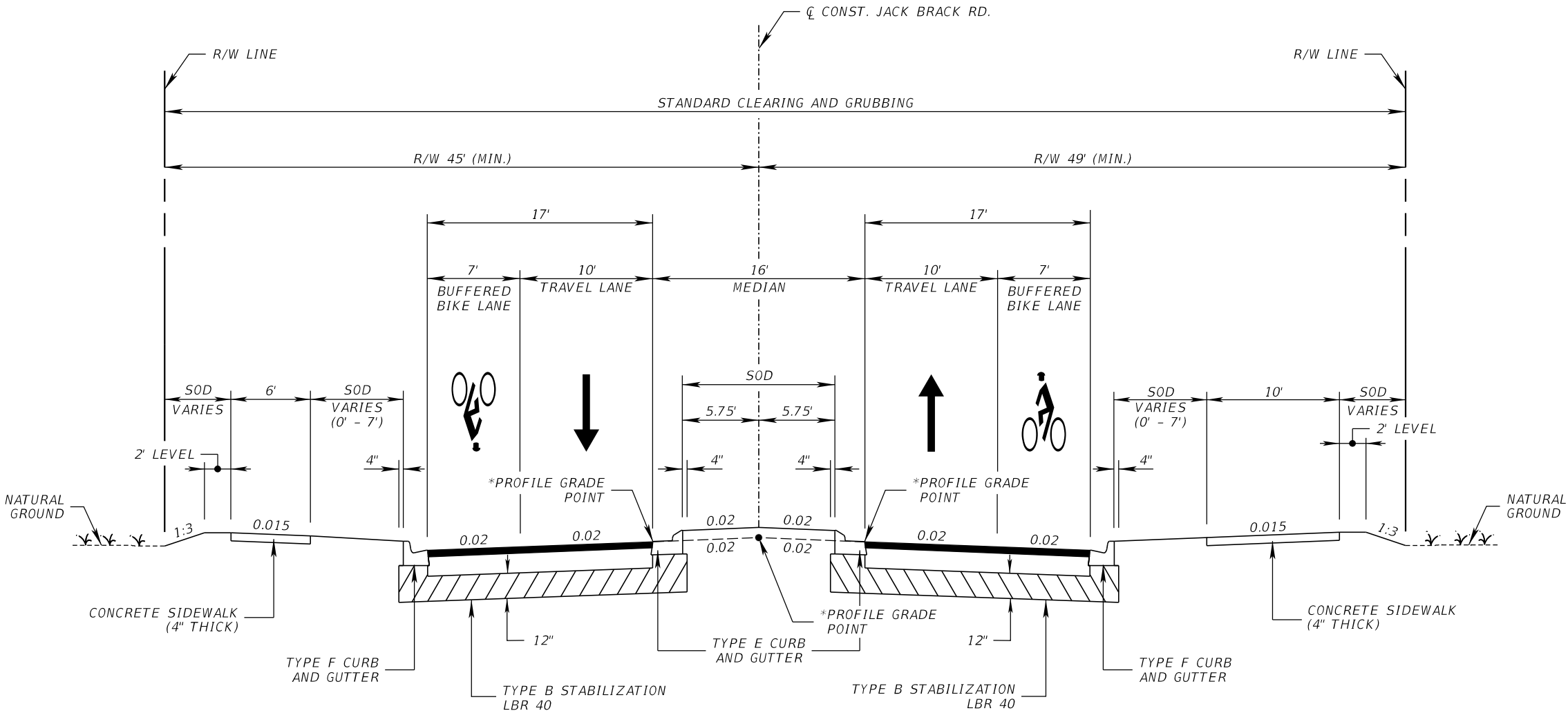
BRACK RANCH
OFFSITE IMPROVEMENT SDP PLAN

Digitally signed by Cameron K. Hinds
Date: 2023.04.19 16:06:16 -0400

SHEET No.
99 of 124
JOB No.
5411

EXHIBIT "C" - Framework Road Cross Sections

"Flat" Section



NOTES:

* PGL AT $\bar{C}$ CONST. STA. 161+42.95 TO STA. 162+10.99
STA. 210+18.58 TO STA. 212+25.23

PGL LT & RT: STA. 233+80.00 TO STA. 236+70.88 (LT)
STA. 236+65.94 (RT)

TYPICAL SECTION 2
JACK BRACK ROAD

STA. 106+84.59 TO STA. 154+63.19
STA. 161+42.95 TO STA. 162+10.99
STA. 168+86.63 TO STA. 202+88.44
STA. 210+18.58 TO STA. 212+25.23
STA. 218+01.70 TO STA. 236+71.00

NEW CONSTRUCTION
STA. 106+84.59 TO STA. 107+00.00
STA. 235+50.00 TO STA. 236+71.00

BASE GROUP 9 (TYPE B-12.5) WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (3")
FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22) (1 1/2")

NEW CONSTRUCTION
STA. 107+00.00 TO STA. 235+50.00

OPTIONAL BASE GROUP 8 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 1/2")
FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22) (1 1/2")

TRAFFIC DATA

CURRENT YEAR = 2023 AADT = 4900
ESTIMATED OPENING YEAR = 2027 AADT = 13000
ESTIMATED DESIGN YEAR = 2047 AADT = 29300
K = 8% D = 55% T = 4% (24 HOUR)
DESIGN HOUR T = 2.0%
DESIGN SPEED = 35 MPH

ENGINEER OF RECORD

Kevin Joseph Iannarone, PE
PE No. 71527
Inwood Consulting Engineers, Inc.
3000 Dovera Drive, Suite 200
Oviedo, Florida 32765



OSCEOLA COUNTY
ENGINEERING DEPARTMENT
1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741-5488
Voice: (407) 343-2600 Fax (407) 343-2623

TYPICAL SECTION

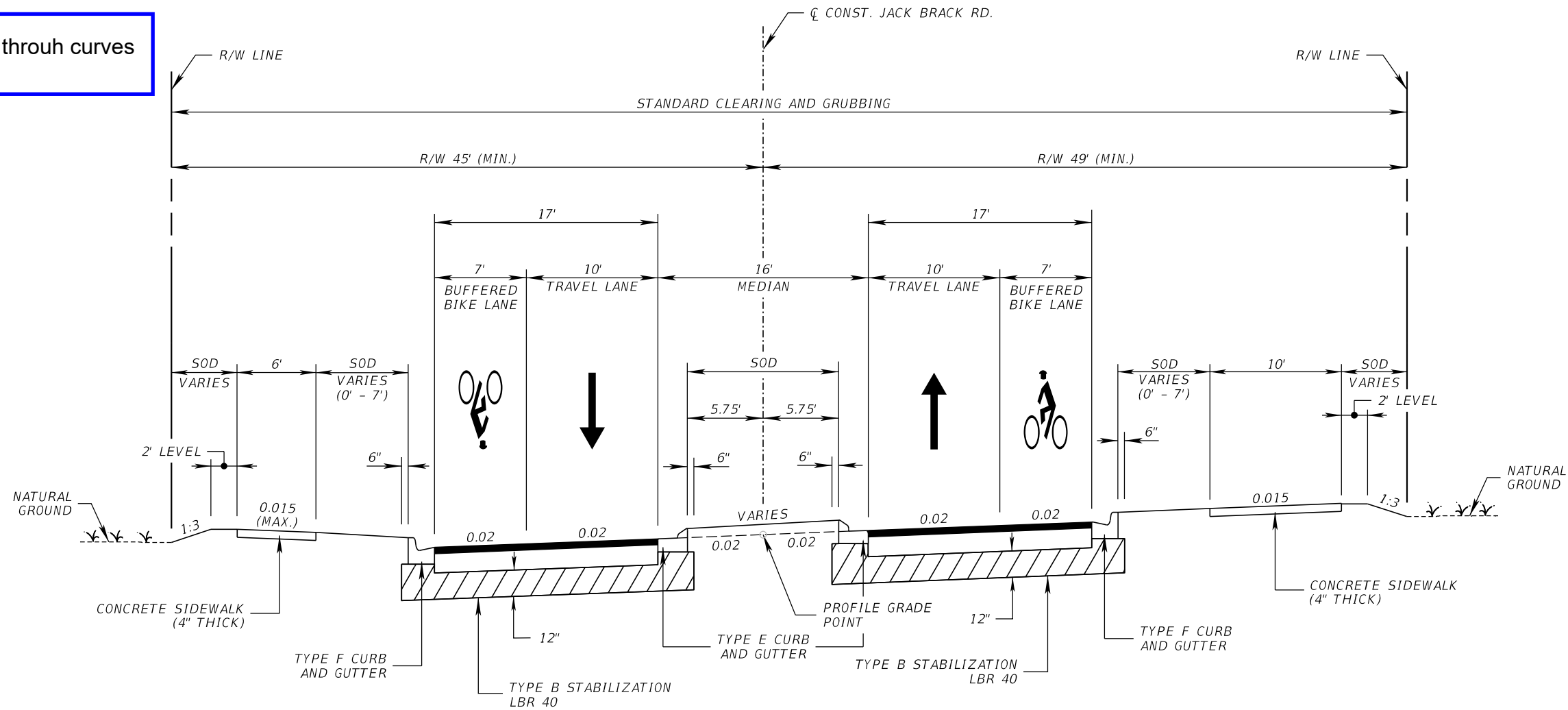
SHEET
NO.

11

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Exhibit C
Framework Roadway Cross Sections

Superelevated Section through curves



TYPICAL SECTION 3
JACK BRACK ROAD

STA. 154+63.19 TO STA. 161+42.95
STA. 162+10.99 TO STA. 168+86.63
STA. 202+88.44 TO STA. 210+18.58
STA. 212+25.23 TO STA. 218+01.70

NEW CONSTRUCTION

OPTIONAL BASE GROUP 8 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1 1/2")
FRICTION COURSE FC-12.5 (TRAFFIC C) (PG 76-22) (1 1/2")

TRAFFIC DATA

CURRENT YEAR = 2023 AADT = 4900
ESTIMATED OPENING YEAR = 2027 AADT = 13000
ESTIMATED DESIGN YEAR = 2047 AADT = 29300
K = 8% D = 55% T = 4% (24 HOUR)
DESIGN HOUR T = 2.0%
DESIGN SPEED = 35 MPH

REVISIONS		
DATE	BY	DESCRIPTION

JACK BRACK ROAD
WIDENING

ENGINEER OF RECORD

Kevin Joseph Iannarone, PE
PE No. 71527
Inwood Consulting Engineers, Inc.
3000 Dovera Drive, Suite 200
Oviedo, Florida 32765



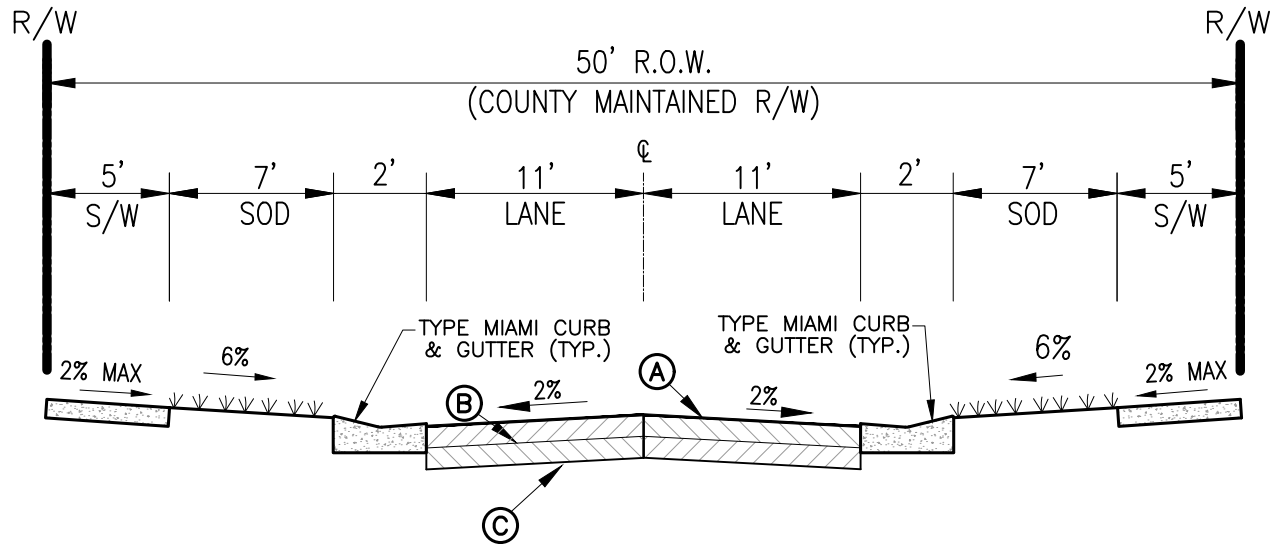
OSCEOLA COUNTY
ENGINEERING DEPARTMENT
1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741-5488
Voice: (407) 343-2600 Fax (407) 343-2623

TYPICAL SECTION

SHEET
NO.
12

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

EXHIBIT "C-1" - Local Roadway Cross Section



LOCAL ROAD TYPICAL SECTION

NTS

PAVEMENT SPECIFICATIONS:

- A.) MINIMUM 1.5" TYPE 'SP-9.5' OR 'SP-12.5' ASPHALT OVER RC-70 OR EQUAL PRIME COAT.
- B.) MINIMUM 8" LIMEROCK (98% MAX DENSITY)
- C.) MIN 12" STABILIZED SUB-BASE COMPACTED TO MINIMUM 98% DENSITY OF MOD. PROCTOR AS DETERMINED BY AASHTO-T-180 OR LBR > 40.



8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741
 PHONE: (408) 847-9433 FAX: (408) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.



BRACK RANCH DEVELOPERS AGREEMENT

LOCAL ROAD TYPICAL SECTION

DATE 10/2024

EXHIBIT 1

I:\5411\ENGINEERING\CADD\Exhibits\Developer Agreement\s5411_Local Road Typical Section 8.5x11.dwg * Oct 15, 2024-5:29pm * plotted by ADONATO

Exhibit D
Cost Estimate – Local Road

PROJECT: BRACK RANCH ENGINEER'S COST ESTIMATE Local Road	MADE BY:	AD	DATE:	4/24/2025
	CHECKED BY:	CH	DATE:	4/24/2025
			HWA #:	5411

GENERAL					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	\$ 45,000.00	\$ 45,000.00
2	GENERAL CONDITIONS	1	LS	\$ 35,000.00	\$ 35,000.00
3	SURVEY LAYOUT	1	LS	\$ 25,000.00	\$ 25,000.00
4	STAKED SILT FENCE	1500	LF	\$ 1.65	\$ 2,475.00
5	CLEARING & GRUBBING	1.31	AC	\$ 5,800.00	\$ 7,598.00
6	TEMPORARY CONSTRUCTION ENTRANCE	1	EA	\$ 7,500.00	\$ 7,500.00
7	NPDES MONITORING & EROSION CONTROL	1	LS	\$ 19,000.00	\$ 19,000.00
8	CERTIFIED AS-BUILTS	1	LS	\$ 28,000.00	\$ 28,000.00
9	GEOTECHNICAL TESTING	1	LS	\$ 45,000.00	\$ 45,000.00
GENERAL SUBTOTAL					\$ 214,573.00

GRADING/ROADS/CURBS/TRAFFIC					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	1.5" OF SP-9.5 ASPHALT	5305	SY	\$ 24.00	\$ 127,320.00
11	8" BASE MATERIAL	5305	SY	\$ 17.00	\$ 90,185.00
12	12" TYPE B STABILIZATION LBR 40	5305	SY	\$ 7.00	\$ 37,135.00
13	TYPE F CURB	4300	LF	\$ 22.00	\$ 94,600.00
14	5' WIDE CONCRETE SIDEWALK	4300	LF	\$ 37.50	\$ 161,250.00
15	PAVEMENT MARKINGS/SIGNAGE	1	LS	\$ 12,000.00	\$ 12,000.00
GRADING/ROADS/CURBS/TRAFFIC SUBTOTAL					\$ 522,490.00

Electrical Conduit					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
16	CONDUIT FOR ELECTRICAL	3666	LF	\$ 12.00	\$ 43,992.00
ELECTRICAL SUBTOTAL					\$ 43,992.00

SODDING					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
17	SOD	2200	SY	\$ 6.00	\$ 13,200.00
SODDING SUBTOTAL					\$ 13,200.00

DEMOLITION					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
18	REPLACING IMPACTED DRIVEWAYS	1	LS	\$ 32,000.00	\$ 32,000.00
DEMOLITION SUBTOTAL					\$ 32,000.00

TOTAL COST ESTIMATE:	\$ 826,255.00
CEI SERVICES (15%)	\$ 123,938.25
BONDING (1%)	\$ 8,262.55
TOTAL AMOUNT:	\$ 958,455.80

NOTE: All Lumpsum items are estimated. We recommend getting prices from contractors to verify.
Pavement quantities include 2-11' lanes.

Cost Estimate – Ultimate Section

PROJECT: BRACK RANCH ENGINEER'S COST ESTIMATE ULTIMATE IMPROVEMENTS	MADE BY:	AD	DATE:	4/25/2025
	CHECKED BY:	CH	DATE:	4/25/2025
			HWA #:	5411

GENERAL					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	\$ 45,000.00	\$ 45,000.00
2	GENERAL CONDITIONS	1	LS	\$ 35,000.00	\$ 35,000.00
3	SURVEY LAYOUT	1	LS	\$ 25,000.00	\$ 25,000.00
4	STAKED SILT FENCE	1500	LF	\$ 1.65	\$ 2,475.00
5	CLEARING & GRUBBING	1.31	AC	\$ 5,800.00	\$ 7,598.00
6	TEMPORARY CONSTRUCTION ENTRANCE	1	EA	\$ 7,500.00	\$ 7,500.00
7	NPDES MONITORING & EROSION CONTROL	1	LS	\$ 19,000.00	\$ 19,000.00
8	CERTIFIED AS-BUILTS	1	LS	\$ 28,000.00	\$ 28,000.00
9	GEOTECHNICAL TESTING	1	LS	\$ 45,000.00	\$ 45,000.00
GENERAL SUBTOTAL					\$ 214,573.00

GRADING/ROADS/CURBS/TRAFFIC					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	1.5" OF FRICTION COURSE	8224	SY	\$ 11.00	\$ 90,464.00
11	1.5" OF SP-9.5 ASPHALT	8224	SY	\$ 24.00	\$ 197,376.00
12	9.5" BASE GROUP 8	8224	SY	\$ 20.50	\$ 168,592.00
13	12" TYPE B STABILIZATION LBR 40	8224	SY	\$ 7.00	\$ 57,568.00
14	TYPE E CURB	3929	LF	\$ 24.00	\$ 94,296.00
15	TYPE F CURB	4300	LF	\$ 22.00	\$ 94,600.00
16	10' WIDE CONCRETE SIDEWALK	1550	LF	\$ 75.00	\$ 116,250.00
17	6' WIDE CONCRETE SIDEWALK	1550	LF	\$ 45.00	\$ 69,750.00
18	PAVEMENT MARKINGS/SIGNAGE	1	LS	\$ 18,000.00	\$ 18,000.00
GRADING/ROADS/CURBS/TRAFFIC SUBTOTAL					\$ 906,896.00

Electrical Conduit					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
19	CONDUIT FOR ELECTRICAL	3666	LF	\$ 12.00	\$ 43,992.00
ELECTRICAL SUBTOTAL					\$ 43,992.00

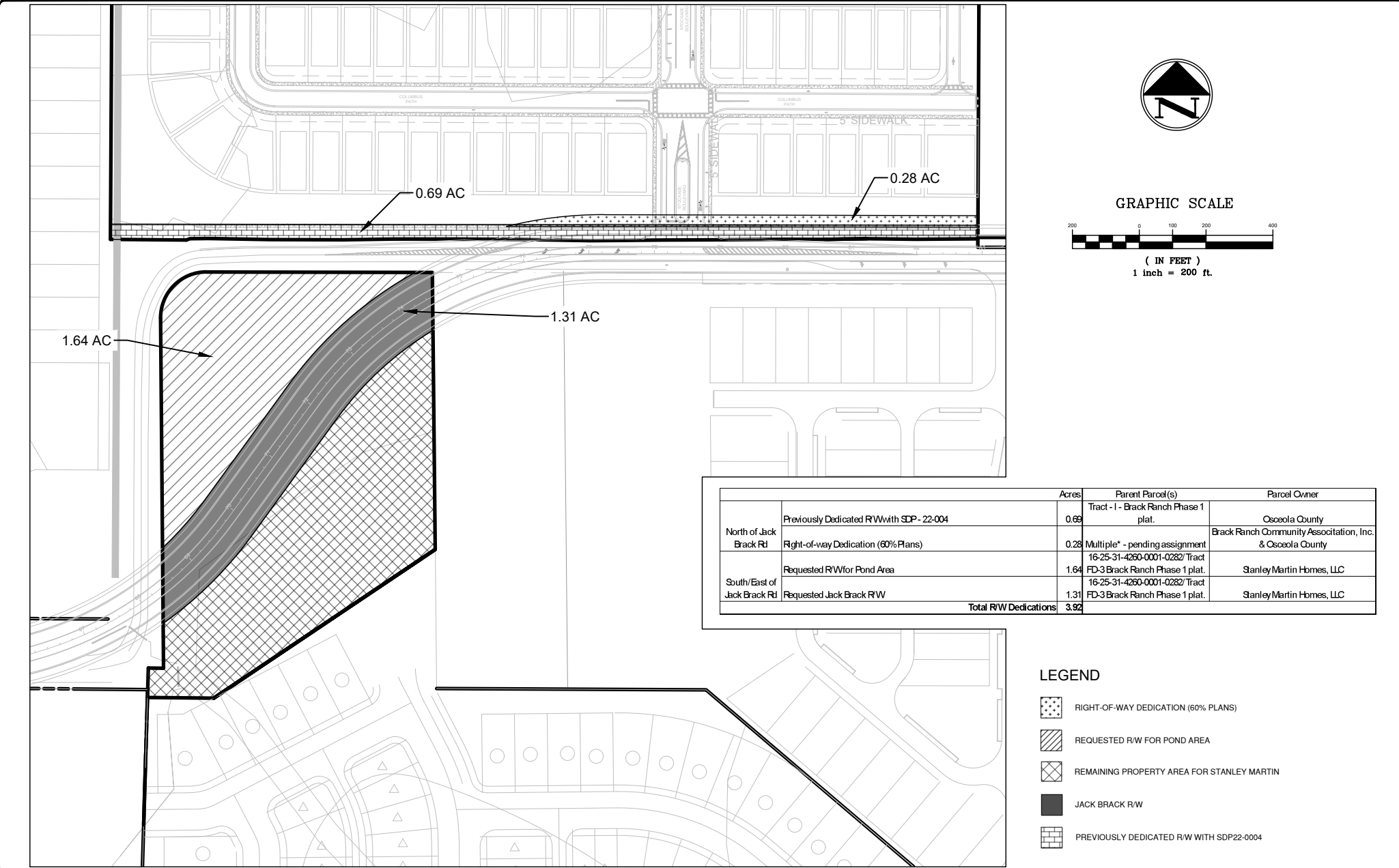
SODDING					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
20	SOD	6447	SY	\$ 6.00	\$ 38,682.00
21	ADDITIONAL LANDSCAPING IN MEDIAN	1	LS	\$ 10,000.00	\$ 10,000.00
SODDING SUBTOTAL					\$ 48,682.00

DEMOLITION					
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
22	DEMOLITION OF EXISTING ROAD	1	LS	\$ 250,000.00	\$ 250,000.00
23	DEMOLITION & RESTORATION OF FENCES/LANDSCAPING	1	LS	\$ 30,000.00	\$ 30,000.00
24	REPLACING IMPACTED DRIVEWAYS	1	LS	\$ 32,000.00	\$ 32,000.00
DEMOLITION SUBTOTAL					\$ 312,000.00

TOTAL COST ESTIMATE:	\$ 1,526,143.00
CEI SERVICES (15%):	\$ 228,921.45
BONDING (1%)	\$ 15,261.43
TOTAL AMOUNT:	\$ 1,770,325.88

NOTE: All Lumpsum items are estimated. We recommend getting prices from contractors to verify.
Any utility pipe relocations are excluded. If added into the scope they would need to be paid for by others.

EXHIBIT "E" - Excess Owner Right of Way (ROW)



Roadway Section Type	TOTAL COST OF DEVELOPMENT
Local Road Typical Section	\$ 958,455.80
Ultimate Roadway Typical Section	\$ 1,770,325.88

Agreement Member	Ultimate Section Cost Share Responsibility	Percentage of Responsibility
Stanley Martin Homes	\$ 958,455.80	54%
Osceola County	\$ 811,870.08	46%
TOTAL AMOUNT:	\$ 1,770,325.88	100%

Summary Table of Right of Way Dedication Costs

		Acres	Price Per Acre	Total Price for Right of Way Dedication
North of Jack Brack Rd	Previously Dedicated R/W with SDP - 22-004	0.69	\$ 201,024	\$ 138,707
	Right-of-way Dedication (60% Plans)	0.28	\$ 201,024	\$ 56,287
South/East of Jack Brack Rd	Requested R/W for Pond Area	1.64	\$ 201,024	\$ 329,679
	Requested Jack Brack R/W	1.31	\$ 201,024	\$ 263,341
Total R/W Dedications		3.92	Total Price of ROW	\$ 788,014

Exhibit "F"



DEPARTMENT OF COMMUNITY DEVELOPMENT

Raymond Stangle P.E.
Administrator

Mahmoud Najda P.E.
Deputy Administrator

Ken Brown
Deputy Administrator

Kelly Haddock
Assistant Administrator

Akil Toussaint P.E.
Development Review
Director

Kelly Haddock
Acting Parks and Public
Lands Director

Dr. Bonnie Wells
Interim Extension Services
Director

Corinne Carpenter
Planning & Design
Director

Sandy Bean
Business Solutions &
Operations Support
Director

**Osceola
County**

1 Courthouse Square
Suite 1400
Kissimmee, FL 34741
Ph: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

October 22, 2024

via email: ogdenjf@stanleymartin.com

Stanley Martin Homes, LLC
John Ogden
4700 Millenia Blvd, Suite 290
Orlando, FL 32839

Subject: BD24-00064 / SDP22-0004
Brack Ranch Phase 1
Maintenance Bond No. 1001161294

Dear Mr. Ogden -

Please accept this letter as official notice that on October 21, 2024, Osceola County accepted Maintenance Bond No. 1001161294 from Stanley Martin Homes, LLC and U.S. Specialty Insurance Company in the amount of \$815,219.56 for Brack Ranch Phase 1.

In addition, the Board of County Commissioners took Initial Acceptance of the following roadways, which will be maintained by Osceola County.

- | | |
|------------------------|------------|
| - Columbus Path | 2,843 (LF) |
| - Hanover Square Drive | 887 (LF) |
| - Stockade Boulevard | 1,777 (LF) |
| - Lattice Way | 245 (LF) |

If you should have any questions, or concerns, please contact our office at (407)742-0246, or by email at Silvia.Juhas@osceola.org

Sincerely,

Richard Keck – Development Review Coordinator

cc: Mahmoud Najda P.E. – Deputy Administrator
Jane Adams – Development Review Manager
Linette Matheny, P.E. – County Engineer
John Jeannin – Road and Bridge Director
Danielle McCullough – Administrative Secretary
Anna Frazier – Chief BCT/Driveway Inspector
Ismael Castro – Building Official

File: \\OCAWINV15043\home\PlanZon\grpshare\DEVREVSHARE\ProjectManagement\Bonds\2024\BD24-00064-Brack Ranch Phase 1\ Approval letter.doc

EXHIBIT "G"

REIMBURSEMENT FORM

[illegible]

EXHIBIT H
OSCEOLA COUNTY
CONSTRUCTION ENGINEERING & INSPECTION SERVICES (CEI)
TO SUPPORT DEVELOPER PROJECT
SCOPE OF SERVICES

The scope of services for this package includes but is not limited to:

- Erosion and sediment control compliance – to be performed weekly.
- Maintenance of traffic inspections – to be performed weekly and prior to implementation of new traffic patterns.
- Earthwork inspection and testing including excavation and embankment, roadway subgrades and roadway base. – 2 to 3 times per week. Check density log records. Perform subgrade and base depth checks, line and grade inspections prior to placement of pavements.
- Concrete structures inspection and testing – including culverts, bridges, and concrete flatwork – daily or as need for concrete element pre-pour inspections and during concrete pour operations.
- Storm drainage inspection and testing – 2 to 3 times per week.
- Lighting installation – 2 to 3 times per week.
- Its installation – 2 to 3 times per week.
- Signal installation incl foundations and commercial inspections – daily during drill shaft installation and 2 to 3 times per week during other signal operations. Quality control audit of commercial facility during production of signal structures.
- Pavement inspection – 2 to 3 times per week during installation of concrete or asphalt pavement.
- _____ (Add items as Needed)

The Services will begin on or about _____ and will extend approximately _____ days after final completion of construction. The accumulated length of services for the Project is estimated to be _____ days. The Consultant shall undertake the services outlined herein in general conformance with Florida Department of Transportation (FDOT) Guidelines. The Consultant shall provide direct communication lines with the Developer's Project Manager and the Jurisdiction's Construction Manager, to facilitate and expedite Project activities.

Consultant Services include the following.

1. Coordination with Developer / Jurisdiction / Contractor

1.1 Pre-construction Conference

Consultant shall attend a Pre-construction Conference attended by Contractor, Developer, the Jurisdiction's Construction Manager, the Engineer of Record, Relevant Utility Owners and others if desired as necessary. The purpose of the meeting will be to discuss procedures, scheduling, project coordination, maintenance of traffic, permitting and environmental issues, materials testing, etc. Responsibilities for each party at this meeting will be identified including insurance, permits, testing, inspection, etc.

1.2 Project Coordination and Administration

Consultant shall provide necessary Project coordination and administrative services to ensure a smooth progression of Project activities. Specific tasks include:

- 1.2.1 Coordination with Developer.** Consultant shall coordinate with Developer all activities, correspondence, reports and other communications related to this Scope of Services to carry out its responsibilities to Developer. All consultant records are subject to monthly Developer review. Consultant shall provide a composite report at the end of the project. The Jurisdiction's

Construction Manager shall be copied on all project correspondence sent to the Developer.

- 1.2.2 Meeting Attendance – The CEI project manager or his designated representative will attend the Pre-construction Conference, an average of one (1) Progress Meeting per week with the contractor, and bi-weekly consultation sessions with the Developer's Representative. The Jurisdiction's Construction Manager shall be invited to all Developer's meetings.
- 1.2.3 Outstanding Issues – Consultant will prepare special reports, as requested by the Developer, to provide analysis, evaluation, and recommendation on any outstanding issues as they relate to successful prosecution of work.
- 1.2.4 Requests for Interpretations – When Consultant desires interpretations of Project Documents, procedures, Contract requests for deviations, or suitability of climatic conditions to allow work to be performed, a Request for Interpretation will be issued in writing to the Developer.
- 1.2.5 Documentation of Deficiencies – Any materials failing to meet required tests or tolerances are to be so noted and highlighted in the documentation to be furnished by Consultant to the Developer. Retests and corrective actions taken for materials that initially failed will be so noted on the original from upon which it was reported. At the direction of the Developer, Consultant will photograph deficient or defective work of a significant nature, or completed work that will be buried or covered by subsequent work.
- 1.2.6 Prepare and Disseminate Reports – Consultant will prepare a Daily Report and Monthly Report and attach thereto all materials test results and other material documentation as may occur during the reporting periods. The Monthly Report will summarize the Daily Reports, offer clarifications thereof, and be written and endorsed by the Professional Engineer Registered in the State of Florida who is in responsible charge of the work performed. All reports and documentation will be of a form, file system, and distribution as approved by the Developer by the end of business the following day. All monthly reports will be delivered to the Developer within seven (7) days of the end of the month.
- 1.2.7 Overall Coordination – Consultant will coordinate with Developer at a level required to maintain complete and accurate records, facilitate scheduling of tests and inspections, and document significant changes to the Project due to materials-related issues.
- 1.2.8 Responsiveness – Consultant will offer timely response on all requests, especially the performance of testing and immediate notice of failed test results. Minimal notice may be given to schedule field testing; however, the Developer shall endeavor to obtain a 24-hour notice from Contractor. The Construction Engineering Inspection and Laboratory Consultant will be flexible and coordinate its efforts as necessary and as directed by the Developer to meet the demands of the Project as responsively as possible.
- 1.2.9 Construction Materials Investigations, Special Studies, & Projects – Consultant shall provide qualified personnel to perform Construction Materials Investigations, Special Studies and Projects in coordination with Developer which shall not cause any undue delays.
- 1.2.10 Project Documentation – Consultant will document their testing and inspection for the Project to be delivered upon acceptance of the project. This will include final review of the project final testing package.

2 Construction Materials Testing and Inspection

2.1 Project Personnel

Consultant shall provide sufficient certified personnel, equipment and supplies to perform the Services described herein. These Services may be provided directly by the Consultant, by an approved Sub-consultant, or by a combination of the two. In any case, all laboratory testing must be performed by a licensed materials testing laboratory. The Consultant shall be responsible for obtaining any and all proper licenses for equipment and personnel operating equipment when licenses are required.

2.2 Personnel Certifications

Consultant shall have personnel assigned to the Project who possess current CTQP certifications in FDOT construction procedures and other requirements as they apply to all construction elements of the Project for which the Consultant is providing services.

2.3 Equipment

Consultant shall maintain sufficient equipment, laboratory, and field apparatus, and supplies to perform all required inspections and materials sampling and testing. Consultant shall perform laboratory tests according to applicable specifications.

2.4 Project Documents

Consultant shall perform all Services in accordance with the provisions, parameters, and requirements as listed in the following documents, hereinafter referred to as the Project Documents:

2.4.1 Contract Documents for the Project, any and all Agreements, Contract Plans, FDOT Standard Plans, FDOT Standard Specifications, Special Provisions, FDOT Roadway and Traffic Design Standards, current edition; and Contractor submittals, including shop drawings, working drawings, catalogue cuts, and certifications.

2.4.2 FDOT Manual of Florida Sampling and Testing Methods, Materials Office, current edition and FDOT Field Sampling and Testing Manual, Materials Office, current edition.

2.4.3 American Association of State Highway and Transportation Officials (AASHTO) "Standard Specifications for Transportation Materials and Methods of Sampling and Testing", current edition.

2.4.4 FDOT Structures Design guidelines, current edition.

2.4.5 Consultant shall be cognizant of and at all times in compliance with the Manual on Uniform Traffic Control Devices (MUTCD) for work in and around traffic. All cost of compliance will be considered incidental to other items of labor furnished.

2.5 Sample Testing and Reporting Guide

Consultant shall develop guide to detail the frequency of sampling and testing which shall be formatted similar to the FDOT Materials Sampling, Testing, and Reporting Guide (STRG), current edition to provide certification of materials for compliance with the Project Documents. When materials are borderline, or there is reason to suspect noncompliance with contract requirements, sampling and testing frequencies should be increased.

2.5.1 Testing of On-Site Construction Materials

Materials Testing Consultant and Laboratory shall coordinate testing required by direction of the Developer. Consultant shall perform services necessary to test materials at the job site to evaluate conformity with the Project Documents.

2.5.2 Earthwork - The Consultant shall sample and test embankments, sub-grades, bedding, excavation and backfill associated with all storm water systems, all wet wipe utilities, and with the construction of the roadways at the established frequencies. The Consultant shall review records of density tests necessary throughout the course of the work.

2.5.3 Roadbed Materials – The Consultant shall conduct visual inspection and of all sub-grade or stabilized sub-base, and base materials. The Consultant will perform depth check measurements, line and grade checks prior to placement of pavement.

2.5.4 Bituminous Materials – The Consultant will review pre-pave materials submittal for conformance with the contract, attend all pre-pave meetings, and review project records for all pavement materials.

2.5.5 Concrete Inspection Services - The Consultant shall conduct sampling and perform testing of concrete placed at the job site, in accordance with the FDOT Material Sampling, Testing and Reporting Guide. The Materials Testing Consultant shall provide compressive strength testing of concrete cylinders molded as well as any other laboratory test required in accordance with FDOT Materials Sampling, Testing and Reporting Guide. Consultant shall provide all manpower, equipment, and materials to perform the inspection and testing of concrete according to applicable specifications.

The Consultant shall perform concrete plastic properties tests and compressive cylinders for all structural concrete elements at a rate of one per 50yd³ or each day's production.

- The Consultant shall provide a CTQP/ACI Concrete Field Inspector responsible for quality control during all concrete placements.
- The concrete inspector shall review the concrete delivery ticket and determine that all of the information provided is correct prior to the discharge of concrete. The bridge inspector shall periodically review the tickets to ensure that the QC process is being performed effectively. Concrete that fails to meet the specifications upon delivery to the project shall be rejected.

Post Placement of Concrete

- The concrete inspector shall verify that the curing methods of the concrete are in the correct manner and for the duration called for in the plans and specifications.
 - After forms are removed, the concrete inspector shall inspect the product(s) for deficiencies including cracking, settlement, bug holes, spalls, et cetera. Thorough documentation of inspections of the product(s) will be performed periodically throughout the project including date, time, weather and the printed and signed name of the inspector in permanent field book.
 - The Consultant shall monitor the anticipated date of the strength specimen breaks from the concrete inspector's laboratory on an appropriate concrete tracking log. Results from the laboratory shall be delivered within 24 hours upon completion of the testing (weekends excluded).

3 Quality Control Plan:

Within fifteen (15) days after issuance of the Notice to Proceed, the Consultant shall furnish a Quality Control (QC) Plan to the Developer. The Quality Control Plan shall detail the procedures, evaluation

criteria, and instruction to the organization to ensure conformance with the Agreement. Significant changes to the work requirements may require the Consultant to revise the Quality Control Plan. It shall be the responsibility of the Consultant to keep the Quality Control Plan current with the work requirements. The Consultant's Quality Control Plan shall demonstrate how all inspections, sampling, testing, and reporting efforts are to be checked and back checked on a continual basis throughout the construction project.

The Plan shall include, but not be limited to, the following areas:

3.1 Organization

- A description is required of the Consultant's Quality Control Organization and its functional relationship in performing the work under the Agreement. The authority, autonomy, and responsibilities shall be detailed, as well as the names and qualifications of personnel in the Quality Control Organization.

3.2 Quality Control Reviews

- The Consultant shall detail methods used to monitor and assure compliance of the organization with the contract requirements for services and products.

3.3 Proposed Quality Assurance Records

- The types of records, which will be generated and maintained by the Consultant during the execution of the Quality Control Program, shall be outlined.

3.4 Control of Sub-consultants

- The methods used by the Consultant to control the quality of services of the lower tiered Sub-consultants shall be detailed and complete. Sub-consultants are not required to be FDOT certified.

3.5 Quality Assurance Certification

- The responsible Engineer of the Consultants firm will be required to certify that all tests performed and reported have been prepared and checked in accordance with any applicable test methods, good engineering practices, and represent quality product.

3.6 Quality Assurance Records

- The Consultant shall maintain adequate records of the quality assurance actions performed by the organization (including lower tiered Sub-consultants), in providing services and products under this Agreement. All records shall indicate the nature and number of observations made, the number and type of deficiencies found, and the corrective actions taken. These records shall be available to the Developer upon request during the term of the Agreement but at least monthly. All records shall be kept at the primary project office site. The Consultant shall prepare and submit all documentation, including but not limited to, Reports, Inspection reports, Offsite Inspection reports, etc. and submit to the Developer. All records are subject to audit review.

END PROJECT SCOPE OF SERVICE

EXHIBIT I
MAINTENANCE BOND

BY THIS BOND WE, _____ as "PRINCIPAL," with a business address of _____, and telephone number _____, and as "SURETY," with a business address of _____, and telephone number _____, are bound to Osceola County, Florida, a political subdivision of the State of Florida, by and through its Board of County Commissioners, herein "COUNTY," in the sum of _____, for the payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named PRINCIPAL has constructed improvements in connection with the approval of a plat of a certain area of land within Osceola County known as _____, Section _____, Township _____, Range _____, and has agreed as a condition to that approval of the said plat by the COUNTY, to maintain all required, approved, and/or dedicated IMPROVEMENTS, which consists of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements delineated per the County-approved cost estimate dated _____, in connection with the above said plat, herein IMPROVEMENTS.

NOW THEREFORE, THE CONDITION OF THIS BOND is that if, for a period of _____ years, commencing on the date of acceptance by the Board of County Commissioners of this bond for the IMPROVEMENTS, PRINCIPAL:

1. Shall in all respects comply with the Land Development Code, and all other applicable Federal and State laws and COUNTY ordinances, codes, regulations, terms, and conditions pertaining to the approval and maintenance of the IMPROVEMENTS of the said plat. These conditions being more specifically the maintenance of all required, approved, or dedicated roads, storm drainage, and/or other IMPROVEMENTS to be COUNTY-maintained, which were installed in connection with the said plat, to the satisfaction of the County Administrator or his designee; and

2. Repairs or replaces all IMPROVEMENTS which are found by the COUNTY Engineering Services Director or his designee, not to comply with Federal and State laws and COUNTY ordinances, codes, regulations, terms, and conditions pertaining to the approval of the said plat, or which are found to be deficient in materials, workmanship, or structural integrity under COUNTY, State or Federal regulations, whichever may be applicable or industry standards; and

3. Submits a written request for an inspection of IMPROVEMENTS to the Osceola County Project Management Division not before ninety (90) days prior to the termination of the completion of the two (2) year maintenance period, or any different time agreed to by the Board of County Commissioners; and

4. Pays all costs and expenses incurred for or incidental to compliance with the requirements of this bond and the Land Development Code.

THEN this obligation shall be void. Otherwise, it remains in full force and effect.

THE SAID SURETY, for value received, hereby stipulates and agrees that no charge involving an extension of time, alteration, or additions to the terms of the IMPROVEMENTS to be made hereunder, or in the plans, specifications, and schedules covering the same, shall in any way affect the obligation of the said SURETY on this bond, and the SURETY does hereby waive notice of any such changes.

IT IS FURTHER understood that should the COUNTY be required to institute legal proceedings in order to collect any funds under this bond, venue shall be exclusively in Osceola County, Florida, and PRINCIPAL shall be responsible for any and all attorney's fees and court costs incurred by the COUNTY.

IN WITNESS WHEREOF, the PRINCIPAL and the SURETY have caused these presents to be duly executed this _____ day of _____, _____.

PRINCIPAL: _____

BY: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

_____ The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 202__, by _____, as _____ of _____, a Florida limited liability company, on behalf of said company. He/she is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Notary Seal)

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

SURETY: _____

BY: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

_____ The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 202__, by _____, as _____ of _____, a Florida limited liability company, on behalf of said company. He/she is personally known to me or has produced _____ as identification (if left blank, then personally known to me).

(Notary Seal)

(Signature of Notary Public)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda
Resolution No.2025-133R Disposition of
Obsolete Property

Finance Agenda Item:

Resolution No. 2025-133R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.

COST: No cost associated with this item.

This item is to dispose of obsolete property.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Various departments are requesting authorization to dispose of obsolete, damaged, and surplus City property. The obsolete, damaged, and surplus property will be disposed of by trading in for credit towards new equipment, donated, sold at cost, sold as scrap, sold via auction, sold at fair market value to other local governments, or in instances where items are unable to be disposed of by these means, they will be removed from service and properly discarded. Please see the itemized list attached as Exhibit 'A' to the resolution. Staff recommends approval of this request.

Legal Authority:

Resolution 2024-164R St. Cloud Capital Asset Policy; Florida Statute Chapter 274 the items will be declared obsolete, damaged and /or surplus; and Florida Administrative Code Chapter 69I-73.005 Disposition of property, Section: 2-B.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of this item.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval. Please note, the 2000 SUTPHEN CUSTOM PUMPER includes the option to send to auction or "sale to local government", reflecting Council's recent direction regarding sale of items to local governments in Puerto Rico.

City Council Action:

Final Action 09/11/2025

Attachments:

1. Consent Signature 2025-133R
2. Exhibit A 2025-133R

RESOLUTION NUMBER 2025-133R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO DECLARE ITEMS AS OBSOLETE, DAMAGED, AND/OR SURPLUS PROPERTY AND OTHERWISE IN THE BEST INTEREST OF THE CITY OF ST. CLOUD.

WHEREAS, the City of St. Cloud has surplus property in its possession, which needs to be disposed of, and

WHEREAS, the items declared obsolete, damaged, and/or surplus will be traded in for credit toward new equipment, donated, sold at cost, sold as scrap, sold via auction, sold at fair market value to other local governments, or in instances where items are unable to be disposed of by these means, they will be removed from service and properly discarded.

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

- Section I. The City Manager is authorized and directed to declare items as obsolete, damaged, and/or surplus in accordance with section 4 of the Fixed Assets Policy.
- Section II. The list of items to be declared obsolete, damaged, and/or surplus is set forth in Exhibit 'A,' attached hereto and incorporated herein by reference.
- Section III. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 11th day of September 2025.

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



City of St. Cloud
Fixed Asset

Exhibit 'A' to Resolution No. 2025-133R
Thursday, September 11, 2025

Assets will be disposed under the allowable methods as outlined in Florida Statutes Chapter 274, using the most efficient, cost-effective means. For assets that have a specific disposal method listed, that is the current intended disposal method. However, if we are unable to do so due to item condition or other unforeseen circumstances, we will dispose using alternate methods as allowable under Florida Statutes Chapter 274. For auction items, they will be listed through our auction vendor (s), unless otherwise desired by other local governments for purchase at fair market value.

QTY	FA #	Imp	Description	Serial #	Unit/Tag #	Dept.	Reason	Date Acquired	\$ 478,746.32	\$ 475,819.87	\$1,726.45	Status
									Original Cost	L-T-D Depreciation	Current Value	
1	55154		THROW PHONE	STD-0000048	18820	POLICE	OBSOLETE - REPLACED	7/20/2011	\$ 13,224.99	\$ 13,224.99	\$ -	F
1	57558		2015 HARLEY DAVIDSON MOTORCYCLE	1HD1FHM16FB628421	12-297	POLICE	AUCTION	4/14/2015	\$ 22,271.55	\$ 22,271.55	\$ -	F
1	6411		FURNITURE, COUNCIL CHAMBERS			CITY CLERK	REPLACING	4/20/2004	\$ 28,790.75	\$ 28,790.75	\$ -	F
1	0004952	0,3	2000 SUTPHEN CUSTOM PUMPER	1S9A1BLD4T1003055	11-29	FIRE	AUCTION OR SALE TO LOCAL GOVERNMENT	3/12/2585	\$ 250,264.47	\$ 250,264.47	\$ -	F
1	00002727		BREAK ROOM - ELECTRIC UTILITIES			FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT. REMAINING BOOK VALUE WILL BE ADDED TO THE LAND.	6/9/1994	\$ 4,564.84	\$ 3,708.90	\$ 855.94	A
1	00003971		EXTERIOR PAINTING OF POWER PLANT AND T&D BLDGS.			FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT. REMAINING BOOK VALUE WILL BE ADDED TO THE LAND.	2/10/1997	\$ 17,410.00	\$ 16,539.49	\$ 870.51	A
1	00001490		PWR PLANT IMP 1980		01002800	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/3/1980	\$ 5,392.46	\$ 5,392.46	\$ -	F
1	00001491		UTIL PLANT OFFICE 901 MISSOURI AVE	012630000101340010	01002900	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/6/1981	\$ 6,860.52	\$ 6,860.52	\$ -	F
1	00001497		BLDG/ 10TH & MINNESOTA	012630000101340010	01003500	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/6/1985	\$ 11,915.79	\$ 11,915.79	\$ -	F
1	00001500		IMPROVE METER REPAIR BLDG		01003800	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/9/1987	\$ 6,618.96	\$ 6,618.96	\$ -	F
1	00001836		BATTERY BLDG 901 MISSOURI AVE	012630000101340010	02002700	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/9/1978	\$ 2,444.97	\$ 2,444.97	\$ -	F
1	00001845		IMPROVE TO METER SHOP		02003600	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/7/1986	\$ 7,024.25	\$ 7,024.25	\$ -	F
1	00002209		BUILDING ADDITIONS 901 MISSOURI AVE	012630000101340010	08000500	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/10/1956	\$ 11,630.84	\$ 11,630.84	\$ -	F
1	00002238		BLDG BLOWER BOILER ROOM 901 MISSOURI AVE	012630000101340010	09000400	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/10/1956	\$ 10,560.38	\$ 10,560.38	\$ -	F
1	00002258		BUILDING AND OFFICE 901 MISSOURI AVE	012630000101340010	10000200	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/10/1955	\$ 8,652.41	\$ 8,652.41	\$ -	F
1	00002259		BUILDING AND ENGINE 901 MISSOURI AVE	012630000101340010	10000300	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/10/1955	\$ 9,715.64	\$ 9,715.64	\$ -	F
1	00002279	0,1	BUILDINGS 901 MISSOURI AVE	012630000101340010	11000100	FINANCE	DEMOLISHED PER OUC REMEDIATION AGREEMENT.	1/3/1955	\$ 60,203.50	\$ 60,203.50	\$ -	F

For use by Fixed Asset Office:

Fixed Assets Disposition Date: _____

Fixed Asset AS400 Completion Date: _____



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-140R Weapons & Threat Detection

Procurement Agenda Item:

Resolution No. 2025-140R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Omnia Partners Contract No. R250206, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Weapons and Threat Detection Equipment, Services, and Other Solutions, providing the award thereof to Verkada, Inc., and their authorized resellers, 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 the IT Department for the purchase of IT related physical security equipment, services and other solutions, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

This item is to approve a contract for the purchase of physical security equipment, services and other solutions for the IT Department.

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

Per Roberto Smith, this contract will allow the City to upgrade physical security equipment such as access control to a modern solution. The City of St. Cloud's current access control infrastructure relies on legacy hardware systems that have become increasingly difficult to maintain, scale, and secure. The current system has reached end-of-support status and no longer receives security updates, or technical assistance from the vendor. This exposes our city to increased risk of cyber threats, compliance violations, and operational disruptions. These antiquated systems lack the flexibility and resilience required to support a modern, digitally connected municipal environment. As the city continues to evolve its technology landscape to better serve residents and staff, upgrading to modern access control solutions has emerged as our best path forward.

Legal Authority:

City of St. Cloud Procurement Policy Article VIII, Section 1

Budget and Recommendation:

Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the IT Department for the purchase of IT related physical security equipment, services and other solutions, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

Recommends approval

City Manager's Comments:

City Manager recommends approval

City Council Action:

09/11/2025 - Final Action

Attachments:

1. Resolution No. 2025-140R
2. 25-02 - Executive Summary

RESOLUTION NO. 2025-140R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE UTILIZATION OF THE OMNIA PARTNERS CONTRACT NO. R250206, WHICH IS REASONABLE AND OTHERWISE IN THE BEST INTEREST OF THE CITY OF ST. CLOUD, WHOSE SUBJECT MATTER IS WEAPONS AND THREAT DETECTION EQUIPMENT, SERVICES, AND OTHER SOLUTIONS, PROVIDING THE AWARD THEREOF TO VERKADA, INC., AND THEIR AUTHORIZED RESELLERS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Cloud wishes to purchase physical security equipment, services and other solutions, and

WHEREAS, OMNIA Partners has previously advertised for bid Contract No. R250206, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Weapons and Threat Detection Equipment, Services, and Other Solutions, and

WHEREAS, OMNIA Partners has awarded to Verkada, Inc., and their authorized resellers, and

WHEREAS, the City of St. Cloud wishes to extend the benefit of Omnia Partners Contract No. R250206 titled Weapons and Threat Detection Equipment, Services, and Other Solutions, pursuant to the City of St. Cloud's Procurement Policy Article VIII, Section 1.

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

SECTION I. OMNIA Partners award of Contract No. R250206, is found to be in the best interest of the City of St. Cloud.

SECTION II. The City Manager is authorized and is directed to issue a purchase order or "confirmation letter" to said bidder upon a final review of the award process.

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

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, this 11th day of September, 2025.

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



Weapons and Threat Detection Equipment, Services and Other Solutions
Executive Summary

Lead Agency: Region 4 ESC

Solicitation: 25-02

RFP Issued: October 10, 2024

Pre-Proposal Date: October 31, 2024 10:00 AM

Response Due Date: November 21, 2024 2:00 PM

Proposals Received: 7

Awarded to:

Athena Security, Inc.
Bluum USA, Inc.
Flock Group Inc. d/b/a Flock Safety
Genetec, Inc.
School Specialty, LLC
Verkada Inc.

Region 4 ESC Department of Procurement issued RFP 25-02 on October 10, 2024, to establish a national cooperative contract for Weapons and Threat Detection Equipment, Services and Other Solutions.

The solicitation included cooperative purchasing language in Section II – NATIONAL CONTRACT:

Region 4 ESC, as the Principal Procurement Agency, defined in Appendix D, has partnered with OMNIA Partners, Public Sector, Inc., a Delaware corporation ("OMNIA Partners") to make the resultant contract (also known as the "Master Agreement" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, RFP Page 3 including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. Region 4 ESC is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "Participating Public Agency") and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on Appendix D, or as otherwise agreed to. Appendix D contains additional information about OMNIA Partners and the cooperative purchasing program.

Notice of the solicitation was sent to potential offerors, as well as advertised in the following:

- Region 4 ESC website
- OMNIA Partners website
- USA Today, nationwide

- Arizona Business Gazette, AZ
- San Bernardino County Sun, CA
- Honolulu Star-Advertiser, HI
- The Herald-News – Will County (IL)
- The Advocate – New Orleans, LA
- The New Jersey Herald, NJ
- Albany Times Union, NY
- Daily Journal of Commerce, OR
- The State, SC
- Deseret News, UT
- Richmond Times-Dispatch, VA
- Seattle Daily Journal of Commerce, WA
- Helena Independent Record, MT
- Las Vegas Review-Journal
- Kennebec Journal, ME
- Houston Chronicle, TX

Socio-economic Outreach: To encourage participation of small businesses, minority owned businesses and women owned businesses were notified of the Request for Proposal.

On November 21, 2024 proposals were received from the following offerors:

- Athena Security, Inc.
- Dowley Security Systems, Inc.
- Bluum USA, Inc.
- Flock Group Inc. d/b/a Flock Safety
- Genetec, Inc.
- School Specialty, LLC
- Verkada Inc.

The proposals were evaluated by an evaluation committee. Using the evaluation criteria established in the RFP, the committee elected to enter into negotiations with Athena Security, Inc., Bluum USA, Inc., Flock Group Inc. d/b/a Flock Safety, Genetec, Inc., School Specialty, LLC, and Verkada Inc. and proceeding with contract award(s) upon successful completion of negotiations.

Geographic Preferences: No geographic preferences were included in the evaluation of the responses.

Region 4 ESC, OMNIA Partners and Athena Security, Inc., Bluum USA, Inc., Flock Group Inc. d/b/a Flock Safety, Genetec, Inc., School Specialty, LLC, and Verkada Inc. successfully negotiated a contracts, and Region 4 ESC executed the agreements with a contract effective date of April 1, 2025.

Contract includes: Weapons and Threat Detection Equipment, Services and Other Solutions

Term:

The anticipated full term of the contract is five (5) years. The Successful Offeror(s) shall have the right to enter local “service” agreements with Participating Public Agencies accessing the contract through OMNIA Partners, so long as the effective date of such agreement is prior to the expiration of the Contract. All local agreements may

have a full potential term (any combination of initial and renewal periods) not to exceed five years. Any local agreements, project agreements, or maintenance agreements executed against resulting Master Agreement(s) during the effective term may survive beyond the expiration of the Master Agreement as established and agreed to by the Successful Offeror(s) and Participating Public Agencies.

The initial term of the Contract is for a period of three (3) years unless terminated, canceled or extended as otherwise provided herein. Region 4 ESC shall have the right in its sole discretion to renew the Contract for an additional term of up to two (2) years or for a lesser period of time as determined by Region 4 ESC by providing written notice to the Contractor of Region 4 ESC's intent to renew thirty (30) days prior to the expiration of the original term.

Pricing/Discount: Discounts range from 5% to 30% of catalog prices depending on the supplier.



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-141R Police Robot

Procurement Agenda Item:

Resolution No. 2025-141R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud/St. Cloud Police Department under the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Fiscal Year 2025 Homeland Security Grant Program solicitation for the purchase of one (1) quadruped police patrol robot and authorizing the Grants Division or designee to submit the application, and the City Manager or designee to execute the application, and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.

COST: up to \$385,000.00 (Project total \$385,000.00 – Federal Share Total \$288,750.00/ City Match Total \$96,250.00).

This item is to authorize submitting a grant application for the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), – Fiscal Year 2025 Homeland Security Grant Program for the purchase of a quadruped police patrol robot.

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

The Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), – Fiscal Year 2025 Homeland Security Grant Program released a grant opportunity to eligible law enforcement agencies in July 2025 for the purpose of strengthens the nation's capacity to prevent, prepare for, protect against, and respond to acts of terrorism and other catastrophic events. The purpose of this project is to strengthen SCPD's Public Safety response and community protection by integrating quadruped robotic technology into high-risk operations. The quadruped robot, Boston Dynamics Spot, will reduce risk to police officers while providing unmatched situational awareness through remote video, infrared imaging, and environmental sensors. It will improve response to critical events, support interagency collaboration with federal, state, and regional partners, and enhance documentation and evidence gathering. In addition, if SCPD is awarded this grant opportunity, the SCPD's SWAT Team could assist surrounding agencies within Osceola County, since neither the Osceola County Sheriff's Office nor the Kissimmee Police Department currently possesses such an asset. This investment ensures SCPD can safeguard residents and provide regional support during emergencies, special events, and hazardous incidents while adopting innovative technology to meet the demands of our growing city.

Legal Authority:

Grants/Appropriations/Loans Policy Manual; G.A.L Policy, pages 2-4.

Budget and Recommendation:

Actual Cost: up to \$385,000.00 (Project total \$385,000.00 – Federal Share Total \$288,750.00/
City Match Total \$96,250.00).
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

If this grant is approved, it will require a budget amendment. Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

Recommends approval

City Manager's Comments:

City Manager recommends approval

City Council Action:

09/11/2025 - Final Action

Attachments:

1. Resolution 2025-141R

RESOLUTION NO. 2025-141R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA AUTHORIZING THE GRANT APPLICATION BY CITY OF ST. CLOUD/ST. CLOUD POLICE DEPARTMENT UNDER THE DEPARTMENT OF HOMELAND SECURITY (DHS), FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FISCAL YEAR 2025 HOMELAND SECURITY GRANT PROGRAM SOLICITATION FOR THE PURCHASE OF ONE (1) QUADRUPEL POLICE PATROL ROBOT AND AUTHORIZING THE GRANTS DIVISION OR DESIGNEE TO SUBMIT THE APPLICATION, AND THE CITY MANAGER OR DESIGNEE TO EXECUTE THE APPLICATION AND ALL OTHER DOCUMENTS ASSOCIATED WITH THE IMPLEMENTATION AND EXECUTION OF THE GRANT ON BEHALF OF ST. CLOUD POLICE DEPARTMENT.

WHEREAS, the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), – Fiscal Year 2025 Homeland Security Grant Program released a grant opportunity to eligible law enforcement agencies in July 2025 for the purpose of strengthening the nation's capacity to prevent, prepare for, protect against, and respond to acts of terrorism and other catastrophic events; and

WHEREAS, the City of St. Cloud, supports the DHS office mission to prevent, prepare for, protect against, and respond to acts of terrorism and other catastrophic events and support the three components: Strategic Highway Safety Plan (SHSP): Supports the implementation of risk-driven, capabilities-based State Homeland Security Strategies to address capability targets; Urban Areas Security Initiative (UASI): Focuses on high-risk Urban Area efforts to address their unique security needs; and Operation Stonegarden (OPSG): Enhances cooperation and coordination among state, local, tribal, territorial, and federal law enforcement agencies to jointly enhance security along the United States land and water borders. These programs work together to build a secure and resilient nation, giving communities the tools and resources they need to handle various threats and emergencies effectively.; and

WHEREAS, the City of St. Cloud Police Department has determined that it is in the best interest of the citizens that the Department purchase a quadruped police patrol robot in order to strengthen SCPD's Public Safety response and community protection by integrating quadruped robotic technology into high-risk operations; and

WHEREAS, the City of St. Cloud Police Department is a local agency with primary law enforcement authority and is therefore eligible to submit a DHS Grant application to request \$385,000.00 in grant funding for the purchase of the robot. Grants provide 75 percent of the funding for projects.

NOW, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida that:

SECTION I. The 2025 DHS Grant application by the City of St. Cloud Police Department for the purchase of one (1) quadruped police patrol robot in order to strengthen SCPD's Public Safety response and community protection by integrating quadruped robotic technology into high-risk operations is hereby authorized.

SECTION II. The Police Department is prepared to meet the grant's 25% match of \$96,250.00, as required by the grant.

SECTION III. The Grants Division or designee is authorized to submit the 2025 DHS Grant application on behalf of the City of St. Cloud Police Department, and the City Manager or designee is authorized to execute the application and all other documents associated with the implementation and execution of the grant on behalf of the St. Cloud Police Department.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 11th day of September, 2025.

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 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-142R Window
Replacement at Civic Center and Police Dept.

Procurement Agenda Item:

Resolution No. 2025-142R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to invitation to bid (itb) No. 2025-137, to Semco Construction, Inc. whose subject matter is window replacement at Civic Center and Police Department, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.

COST: up to \$197,776.00

This item is to authorize the City Manager to enter into an agreement for window replacements at the Civic Center and the Police Department.

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

ITB No. 2025-137 Window Replacement at Civic Center and Police Department was advertised in the Orlando Sentinel, VendorLink and on OpenGov beginning on May 11, 2025, with an original due date of June 17, 2025, and was extended to July 1, 2025. OpenGov shows that 9,707 vendors were notified and there were 60 planholders for this ITB. The deadline for questions was 5:00 pm on June 2, 2025. Thirteen (13) submittals were received from the following companies in alphabetical order:

1. 2w Construction Corp
2. ATGCONSTRUCTION Inc
3. Best Home Protection Windows and Doors Inc
4. Bigfoot Construction Inc
5. Florida Decorating Construction Inc
6. Goldson Construction Corp
7. Jim's Complete Construction, LLC
8. Ocean Doors and Windows
9. Patterson Veterinary
10. Presco South Construction
11. Quality Plus Reconstruction
12. SEMCO Construction, Inc.
13. Timekey Enterprise LLC

SEMCO Construction, Inc. was found to be the lowest responsive, responsible bidder in the best interest of the City.

Legal Authority:

St. Cloud Procurement Policy Article III, Sec. 5.

Budget and Recommendation:

Budgeted \$350,000.00 / Actual Cost up to \$197,776.00

One Percent Fund

120-7080-519-62-00

Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

Recommends approval

City Manager's Comments:

City Manager recommends approval

City Council Action:

09/11/2025 - Final Action

Attachments:

1. Resolution No. 2025-142R
2. Bid for Posting

RESOLUTION NO. 2025-142R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, DETERMINING THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER WHOSE BID IS REASONABLE AND OTHERWISE IN THE BEST INTEREST OF THE CITY OF ST. CLOUD, AND THE AWARD THEREOF IN REGARDS TO INVITATION TO BID (ITB) NO. 2025-137, TO SEMCO CONSTRUCTION, INC. WHOSE SUBJECT MATTER IS WINDOW REPLACEMENT AT CIVIC CENTER AND POLICE DEPARTMENT, AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS WITHOUT INCREASING THE APPROVED PROJECT BUDGET, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, requested bids were received in response to ITB No. 2025-137 Window Replacement at Civic Center and Police Department; and

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

WHEREAS, the bid of Semco Construction, Inc. was determined to be the lowest, responsive, responsible, and/or otherwise in the best interest of the City of St. Cloud; and

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

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

SECTION I. The bid of Semco Construction, Inc. for, made in response to said ITB No. 2025-137 is found to be the lowest, responsive, responsible, and/or otherwise, and its acceptance is in the best interest of the City of St. Cloud.

SECTION II. The City Manager is authorized and is directed, as approved by the City Attorney, to execute a formal written agreement in the furtherance of obtaining the goods and services as approved by the City Attorney between the City of St. Cloud, Florida and Semco Construction, Inc.

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

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

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida this 11th day of September, 2025.

CITY OF ST. CLOUD

ATTEST:

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

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

Daniel F. Mantzaris, City Attorney



INVITATION TO BID (ITB)

2025-137

WINDOW REPLACEMENT AT CIVIC CENTER AND POLICE DEPARTMENT

City of St. Cloud
1300 9th Street
St. Cloud, FL 34769

RELEASE DATE: May 11, 2025

DEADLINE FOR QUESTIONS: June 2, 2025

RESPONSE DEADLINE: June 17, 2025, 10:00 am

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/stcloud>

City of St. Cloud
INVITATION TO BID (ITB)

Window Replacement at Civic Center and Police Department

I.	Introduction.....
II.	Advertisement For Bids.....
III.	Instructions to Bidders.....
IV.	Minimum Qualifications.....
V.	Scope of Work
VI.	Pricing Proposal
VII.	Proposal Forms
VIII.	Contractual Documents
IX.	General Terms and Conditions.....
X.	Federal Requirements.....

Attachments:

A - Sample_Agreement

B - 2025-137 Civic Center Gym A plans

C - 2025-137 Civic Center Gym A Images

D - 2025-137 Police Department Plans

E - 2025-137 Police Department Images

1. Introduction

1.1. Summary

It is the intent of this solicitation to engage a qualified contractor to replace all existing windows at the Civic Center Building A Gym and Police Department. Awarded contractor shall be responsible for removing existing windows and installing all new windows while maintaining the look and integrity of the building.

1.2. Background

The City of St. Cloud is a community of approximately 62,000 residents, covering approximately 34 square miles in Osceola County, located in Central Florida. To obtain general information about the City of St. Cloud, access www.stcloudfl.gov.

1.3. Contact Information

William Arce

Procurement Analyst

The City of St Cloud

1300 9th St

St. Cloud, FL 34769

Email: william.arce@stcloudfl.gov

Phone: [\(407\) 957-7498](tel:(407)957-7498)

Department:

Procurement

Department Head:

Leslie Flores

Procurement Services Director

1.4. Timeline

Release Project Date	May 11, 2025
Pre-Proposal Meeting (Non-Mandatory)	May 28, 2025, 9:00am We will meet at the St. Cloud Civic Center Gym Building A located at 3001 17th Street; and then drive to the St. Cloud Police Department, located at 4700 Neptune Road - St. Cloud, FL 34769
Question Submission Deadline	June 2, 2025, 5:00pm

Proposal Submission Deadline	June 17, 2025, 10:00am
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2. Advertisement For Bids

2.1. Notice

The City of St. Cloud is seeking competitive bids for the following:

INVITATION TO BID (ITB) NO. 2025-137

Window Replacement at Civic Center and Police Department

TO BE CONSIDERED, BIDS MUST BE ELECTRONICALLY SUBMITTED THROUGH

<https://procurement.opengov.com/portal/stcloud>

BID OPENING WILL BE Tuesday, June 17, 2025 AT 10:00 am LOCAL TIME

VIA A VIRTUAL ZOOM MEETING

Bid plans and specifications are available online via the City's e-Procurement Portal ("Portal") at <https://procurement.opengov.com/portal/stcloud> Bids shall be according to the specifications, terms and conditions, and shall be on the forms provided. **A Non-Mandatory Pre-Bid Conference will be held on Wednesday, May 28, 2025 at 9:00 am local time at We will meet at the St. Cloud Civic Center Gym Building A located at 3001 17th Street; and then drive to the St. Cloud Police Department, located at 4700 Neptune Road - St. Cloud, FL 34769.** Bids shall be submitted electronically prior to the specified date and time. Bids will be opened and publicly read aloud via a virtual meeting, on the above appointed date and time. All questions shall be addressed **in writing** and sent via the Portal's Questions and Answers tab. **The deadline for submitting questions is 5:00 pm, Monday, June 2, 2025.** Questions will not be accepted if received after this date and time.

Answers for timely questions will be addressed in the OpenGov question and answer module and as an addenda to this solicitation. Participants are encouraged to subscribe as a follower and monitor all notifications. Beyond questions and answers, any and all modifications, clarifications, interpretations and supplemental instructions will be in the form of an addendum which will be available for download. All addenda and questions/answers so issued shall become part of the Contract Documents and receipt shall be acknowledged as specified herein.

Submission of a bid/proposal/submittal shall constitute an acknowledgement by the Bidder that he/she has thoroughly examined and is familiar with the Invitation to Bid (ITB). The failure or neglect of a Bidder to examine the Invitation to Bid (ITB) shall in no way relieve him/her of any obligations with respect to either his/her bid or the Invitation to Bid (ITB). No claim for additional compensation will be allowed which is based upon a lack of knowledge of the Invitation to Bid (ITB).

OpenGov Technical SupportFor Technical Support, respondent's can reach the OpenGov Service Desk:

Chat (preferred): Click the button in the lower right hand corner of the portal

Email: support@opengov.com

Phone: 1 (855) 680-4747 **Hours:** Mon-Fri 8am - 8pm EST

3. Instructions to Bidders

3.1. PUBLIC RECORD STATEMENT

By submitting a proposal to the City of St. Cloud, each Bidder acknowledges and understands that the City of St. Cloud is a public agency subject to Chapter 119 Florida Statutes ("Public Records Law") and all responses are deemed a public record and open to public scrutiny. Any Proposal document the Bidder submits will be a public record when the City of St. Cloud provides notice of an intended decision or 30 days after opening the bids, proposals, or final replies, whichever is earlier. Trade Secrets, certain background financial information, and other items, may constitute exemptions to disclosure under the Public Records law. Bidder 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 transfers, at no cost, to the City, all public records in possession of the Bidder 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 BIDDER 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.

3.2. ACKNOWLEDGEMENT

1. Submission of a bid/proposal shall constitute an acknowledgement by the Bidder and certifies that they have thoroughly examined and is familiar with the Invitation to Bid. The failure or neglect of the Bidder to examine the ITB shall in no way relieve him/her of any obligations with respect to either

his/her bid or the ITB. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the Invitation to Bid.

2. The selected Bidder shall comply with all Federal and State requirements.
3. All proposals must be confirmed by an authorized signer of the firm. Obligations assumed by such confirmation must be fulfilled.
4. Alternate bids will not be considered unless they are specifically called for in this solicitation.
5. From the issue date of this solicitation until a selection decision is made, no unauthorized contact related to this solicitation will be allowed between a Bidder, their employees or subcontractors and any elected or appointed officials, City Manager or any City staff, with the exception of the Procurement Services Department. Any unauthorized contact will disqualify the Bidder from further consideration.
6. Any protest shall be in accordance with the City of St. Cloud Procurement Policy.
7. The selected Bidder agrees to provide, within ten (10) calendar days from the notice of award, insurance requirements in accordance to the requirements in the terms and conditions specified in this ITB. All policies shall be subject to approval by the City of St. Cloud, and issued by companies authorized by the State of Florida's Department of Insurance to conduct business in the State of Florida.
8. The selected Bidder agrees that it and its subcontractors have a Drug-Free Workplace Program that complies with Florida §§ 287.087. Refer to required forms.
9. The selected Bidder shall submit only one proposal/bid in response to this solicitation, and shall have no financial interest in other entities submitted proposals/bid responses for the same solicitation.
10. Neither the selected Bidder, nor its affiliates, nor anyone associated with them shall have any potential conflict interest due to any other clients, contracts, business relationships or property interests for this solicitation packet's scope of work.
11. No member of the selected Bidder's ownership, management, or staff shall have a vested interest in any of the City, nor any business or other relationship with any of the City's employees, officers, directors, or elected officials, that creates a conflict of interest or the appearance of a conflict of interest. All Bidders/Proposers must disclose with their Bid/Proposal the name of any officer, director, or agent, who is also an employee of the City. Further, all Bidders/Proposers must disclose the name of any City employee who owns, directly or indirectly, any interest in the Bidder's/Proposer's firm or any of its branches. The Award hereunder is subject to provisions of State Statutes and City Ordinance.
12. No member of the selected Bidder's ownership or management is presently applying for an employee position or actively seeking an appointment with the City.
13. The selected Bidder, or authorized signatory, shall provide written notice to the City in the event that a conflict of interest is identified at any time.
14. The vendor shall comply with Federal requirements per 2 Code of Federal Regulations (CFR) Part 200, Uniform Guidance, and any subsequent revisions and updates.

3.3. REQUEST FOR ADDITIONAL INFORMATION

The respondent shall furnish such additional information as the City of St. Cloud may reasonably require. This includes information which indicates financial resources as well as ability to provide the services. The City reserves the right to make investigations of the qualifications of the respondent as it deems appropriate, including but not limited to, a background investigation.

3.4. ECONOMY OF PREPARATION

Submittals should be prepared simply and economically, providing a straightforward, concise description of the respondent's ability to fulfill the requirements.

3.5. PROPRIETARY INFORMATION

In accordance with Chapter 119 of the Florida Statutes (Public Record Law) and except as may be provided by other applicable State and Federal Law, all respondents should be aware that the Invitation to Bid and the responses are in the public domain. However, the respondents are requested to identify specifically any information contained in their submittals which they consider confidential and which they believe to be exempt from disclosure, citing specifically the applicable exempting law. All bids/proposals received from respondents in response to this Invitation to Bid will become the property of the City of St. Cloud and will not be returned to the respondents. In the event of award, all documentation produced as part of the contract will become the exclusive property of the City, unless otherwise specified in the contract.

3.6. STATEMENT OF NO RESPONSE

The City of St. Cloud Procurement Services Department is committed to continuously improving its processes to receive maximum participation from the industry/market. The City is requesting that firms and individuals, who do not wish to bid on this solicitation, complete the No Response Form in the portal.

3.7. INFORMATION

Bidders shall prepare submittals in accordance with the requirements of these Instructions to Bidders. Not preparing a submittal, in accordance with such instructions, implies that the Bidder does not intend to comply with all the proposed contract conditions. Such submittals will be considered irregular and may be rejected.

The City of St. Cloud will receive submittals through the OpenGov portal for goods, equipment, materials, and related services set forth in the included specifications and documents.

3.8. COMMON TERMS

The City of St. Cloud and Bidders (the parties) agree that the following phrases each shall have the meaning provided here and may be used interchangeably:

1. "Bidder(s)", "Supplier(s)", and "Proposer(s)" shall mean the organization, party, person, firm, company, corporation, partnership, joint venture, or other type of entity responding to this solicitation.

2. "Solicitation" shall mean, "Request for Proposal(s)", "RFP", "Request for Qualifications", "RFQ", "Request for Quote", "QUO", "Invitation to Bid", "ITB", "Solicitation Package" or "Solicitation Packet", to which the Bidder is responding.

3. "Bid(s)", "Proposal(s)", "Submittal(s)" or "Quote(s)" shall mean the documents formally submitted to the City of St. Cloud by each of the Bidders responding to this solicitation packet.

3.9. ELECTRONIC SUBMITTAL OF BID

Bidders shall submit Bids in accordance with the instructions and schedule included in the solicitation containing these specifications and documents.

- A. To ensure correct Bid formatting, Bidders shall:
 - 1. Submit Bids electronically through procurement.opengov.com.
 - 2. Upload files only in MS Word (.doc or .docx), Excel (.xls or .xlsx), and PowerPoint (.ppt or .pptx); Adobe Portable Document Format (.pdf).
 - 3. Enable printing on files submitted.
 - 4. Clearly identify the Solicitation Number, Name, Submission Date, and Bidder Name on the Response Cover Page.
 - 5. Separate and identify each part of the submission (i.e. document type, form type, content type) with a divider/separation page.
 - 6. Contact OpenGov technical support at procurement-support@opengov.com, if technical difficulties arise during bid/proposal submission.
 - 7. Follow all instructions outlined in this solicitation and provide all requested information.

Bidder shall assume full responsibility for timely electronic submission through procurement.opengov.com for receipt of bids. Bids received after the time and date for receipt of bids will not be accepted.

3.10. ALTERNATE BIDS

Alternate bids will not be considered unless they are specifically called for in this solicitation.

3.11. WITHDRAWAL

Bidders may withdraw, alter, and resubmit their Bids at any time prior to the Bid due date and time. Bids may not be withdrawn, altered, or resubmitted after the Bid due date and time. The City of St. Cloud may request clarifications and additional information after bid/proposal submission.

3.12. MINORITY/WOMEN BUSINESS ENTERPRISES (M/WBE)

The City of St. Cloud encourages the full and equitable participation of Minority and Women Business Enterprises (M/WBE) in the procurement of services.

3.13. BID/PROPOSAL PREPARATION COSTS

The City of St. Cloud shall not compensate any bidder for preparation of responses to this solicitation.

3.14. SUBSTITUTIONS (IF APPLICABLE)

The City of St. Cloud is seeking bids/proposals that meet all technical and commercial requirements as outlined in this solicitation. The materials, products and equipment described in this solicitation packet establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution. Should any Bidder/Proposer desire to use products other than those specified, Bidder/Proposer shall request permission to do so via the portal at least fifteen (15) days prior to bidding, providing all necessary data. If a Bidder/Proposer is unable to obtain written approval of a proposed substitution prior to the date, Bidder/Proposer shall base their bid on the exact item specified. The permission, if granted, will be communicated by Addendum to all bidders.

3.15. CLARIFICATIONS

If a prospective Bidder has doubt as to the true meaning of any part of the solicitation, they may submit a written request for clarification via the Portal's Question and Answer section; verbal requests will not be accepted. The Bidder should reference the Solicitation section heading on any clarification requests.

Failure of the Bidder to request information or make inquiries will not relieve them of any responsibility to perform under the terms of any contract awarded for the work in accordance with subsequent clarifications.

The City of St. Cloud shall issue an addendum to all Bidders, via the Portal, following the deadline for questions.

3.16. LOCAL CONDITIONS

Each Bidder shall have thorough knowledge of conditions, factors, and scope of work, which would affect the execution and completion of the requested work. If required, site visits may be held the day of the Pre-Response Conference.

Bidders shall investigate properly and consider all such factors in the preparation of every Bid/Proposal submitted. The City of St. Cloud shall not permit claims for financial adjustment based on the lack of prior information or its effect on the cost of the work.

3.17. SOLICITATION OPENING

The City of St. Cloud shall open Bids electronically via the Portal on the due date.

3.18. SOLICITATION SCHEDULE

The City of St. Cloud shall adhere to the stated schedule during the solicitation process, unless a change notice is issued to the Bidders via a written addendum. The City of St. Cloud reserves the right to postpone the date and time announced for the opening of Bids at any time.

3.19. BID ACCEPTANCE AND REJECTION

The City of St. Cloud reserves the right to accept or reject any and/or all Bids/Proposals, with or without cause, when in the best interest of the City. The City also reserves the right to withdraw all or part of this request at any time in order to protect the City's interest. The City reserves the right to reject any bid/proposal found to be non-responsive, vague, non-conforming, or irresponsible. The City of St. Cloud reserves the right to make such investigation as it deems necessary to make this determination. Additional information shall be provided by the Vendor if requested by the City. Such information may include, but shall not be limited to, current financial statements, verification of availability of equipment and personnel, and past performance goals. The City reserves the right to negotiate modifications to bids/proposals that it deems acceptable, reject any and all bids/proposals, and to waive irregularities in the procedure if, in the City's judgment, it will best serve the City's interests. The desire of the City of St. Cloud to pursue bids/proposals shall in no way obligate the City to execute a contract with proposer(s).

3.20. BID EVALUATION CRITERIA

The City of St. Cloud reserves the right to consider historic information and facts, whether gained from the Bidder's submittal, pre-bid conference, references, and/or other sources during evaluation process. The City of St. Cloud may conduct such investigations to assist with the evaluation of any Bid/Proposal. The investigation also serves to establish the Bidders'/Proposers', subcontractors', and other related entities' responsibility, qualifications, and financial ability to fulfill the Bid requirements to the City's satisfaction, within the prescribed time. The Bidder/Proposer solely is responsible to submit information required by the solicitation. The City of St. Cloud is under no obligation to solicit such information. Failure of the Bidder/Proposer to submit required information may result in disqualification of bid/proposal.

3.21. CANCELLATION

Prior to the final execution of a Contract or full Notice to Proceed, the City of St. Cloud reserves the right to rescind said award without prior notice to Bidders/Proposers. In addition, the City of St. Cloud may reject all Bids, reissue the solicitation packet, or re-award the contract.

3.22. BID BOND

Bidder/Proposer may be required to submit a certified check or cashier's check drawn on an acceptable bank, or an acceptable bid bond executed by the Bidder/Proposer and a surety company authorized to do business in the State of Florida. The value of the bid bond shall be five percent (5%) of the bid price schedule. When submitting a Bid/Proposal through the Portal, the Bidder shall provide a copy of the check and express mail the original check to the delivery location provided on the first page of the Solicitation Packet Form.

The bid bond guarantee shall be made payable without condition to the City of St. Cloud. The amount of the check or bond may be retained and forfeited to the City of St. Cloud as liquidated damages if the solicitation results in a contract award and the Bidder/Proposer fails to honor the accepted terms.

The City of St. Cloud shall return the selected Bidder's/Proposer's bid bond when the Bidder/Proposer executes the contract and files a satisfactory payment and/or performance bond, if required. The City of St. Cloud may retain the bid bond of the second highest ranked Bidder/Proposer for a period not to

exceed thirty (30) days, pending the execution of the contract by the selected Bidder/Proposer. The City of St. Cloud shall return the bid bond of each unsuccessful Bidder/Proposer upon request, after the contract is awarded or when the Bid/Proposal is rejected.

3.23. PAYMENT AND PERFORMANCE BOND

The selected Bidder/Proposer may be required to furnish Payment and Performance Bonds to the City of St. Cloud per Florida Statutes, Section 255.05 equal to 100 percent of the total bid amount as specified in the contract documents. Bond forms will be furnished by the City and only those forms will be used. Per Florida Statute 255.05, upon approval and award of the project, the performance and payment bonds are required to be recorded by the awarded contractor in the public records of Osceola County, Florida. An original or certified copy of the bonds must be returned to the City of St. Cloud Procurement Services Department. A surety company, authorized to do business in the State of Florida and acceptable to the City of St. Cloud, shall sign the bonds. The bonds shall be dated with the actual execution date. With these bonds, the responsible party shall file certified copies of the power of attorney of such attorney-in fact signing the bond on behalf of the surety, and such certificates shall be certified to show that such power of attorney was in effect to and including the date of the actual execution of the bonds. If bonds are required, they shall remain in full force and effect until satisfactory completion of any specified performance guarantee tests, or satisfactory completion of all other contractual requirements, which shall occur last. The City of St. Cloud shall furnish a copy of the selected Bidder's/Proposer's bond to any lienor demanding that bond under the provisions of Florida Statutes.

3.24. CONTRACT AND EXECUTION

"Contract" shall mean the solicitation documents as defined and listed herein, advertisement, instructions to bidders, bid form, bid bond, contract agreement, payment and performance bonds, general and special conditions, and specifications, together with all addenda and supplemental agreements. The selected Bidder/Proposer shall execute the necessary contractual forms and return the executed forms within ten (10) business days of receipt of forms for execution.

3.25. AWARD

The City of St. Cloud Procurement Services Department will present the selected firm to the City Council for approval or rejection of all or some categories of submittals when necessary.

3.26. TAXES, PERMITS, AND LICENSES

The Bidder's/Proposer's attention is directed to the General Terms and Conditions and the Florida Statutes regarding taxes, permits, and licenses. It shall be the Bidder's/Proposer's responsibility to determine the applicable taxes, permits, and licenses. If the Bidder/Proposer has doubt as to whether or not a tax, permit, or license is applicable, they shall state in their bid/proposal whether this item has been included in their bid/proposal price and the amount of the applicable tax, permit, or license in question.

3.27. ERRORS AND OMISSIONS

Any or all bids will be rejected if there is reason to believe that collusion exists among the Bidders/Proposers and no participants in such collusion will be considered in future solicitations. Bids/Proposals in which the prices obviously are unbalanced will be rejected.

Falsification of any entry made on the Contractor's bid will be deemed a material irregularity and will be grounds, at the Owner's option, for rejection.

The Owner reserves the right to reject any or all bids, to waive technicalities, and to reject the bid of a Bidder/Proposer who is not in a position to perform the contract.

3.28. AWARD OF CONTRACT

Bidders/Proposers or their authorized representatives are expected to be fully informed as to their conditions, requirements and specifications before submitting bids/proposals; failure to do so will be at the Bidder's/Proposer's own risk.

3.29. BID PROTEST

Any actual or prospective Bidder, Proposer, Submitter, or Contractor who is aggrieved in connection with a solicitation or award of a bid or agreement may protest in accordance with the appeal process in the City of St. Cloud's Procurement Policy.

3.30. GENERAL TERMS AND CONDITIONS

[#General Terms and Conditions](#)

4. Minimum Qualifications

In order for a Bid to be considered by the City, Bidders shall demonstrate, in their proposals, compliance with the following minimum requirements:

Written evidence (copies of current licenses/certifications) that show that the firm (vendor) or a principal in the firm is licensed to contract the scope of work with one of the following:

- State of Florida General Contractor License
- State of Florida Builder Contractor License
- State of Florida Glass and Glazing Contractor License

Project Funded: General Fund

Estimated Project Cost: 350000

Pre-Bid Meeting: Yes

Time of Substantial Completion: TBD

Bid Bond Required: Yes

Liquidated Damages: No

Warranty Required: Yes

Performance Bond Required: Yes

5. Scope of Work

5.1. Scope of Work

This project involves the replacement of existing windows located at the Civic Center Gym Building A and the Police Department. All replacement windows are expected to meet or exceed current standards and all applicable building codes, enhance energy efficiency, and provide a uniform aesthetic with the existing building architecture. The scope covers the full removal and replacement of specified windows, including any necessary structural modifications (as approved by owner).

5.2. Vendor Requirements

- Provide all shop drawings
- Responsible for any interior/exterior repairs needed due to removal and/or installation of windows
- Shall obtain all required building permits
- Replacement window must be installed same day as removal, no openings to be left overnight

5.3. Civic Center Gym Building A Window Specifications

- Approximately 14 windows
- Storefront windows to match existing
- Rectangle fixed windows, width and height as indicated on plans
- Glass: Bronx tint impact resistant
- Frame: Bronze colored aluminum
- U-Factor = 0.50, SHGC = 0.25

5.4. Police Department Window Specifications

- Approximately 17 windows
- PGT impact resistant windows CGI Sparta PW4120 or approved equal
- Rectangle fixed windows, width and height as indicated on plans
- Glass: 1in insulated, clear with high performance LoE 270; coating on no.2 surfact
- Frame: Clear anodized, equal legs
- U-Factor = 0.50, SHGC = 0.25

5.5. Personnel

- A. The CONTRACTOR shall have qualified individuals, properly trained and equipped with the necessary tools and equipment, to make inspections, adjustments, and repairs. The personnel shall be competent, properly licensed, experienced, courteous, neatly dressed and skilled in the services provided by the CONTRACTOR. Failure to comply with security requirements and any security violations may be considered a breach of the resulting Agreement and grounds for termination.
- B. All costs for background investigations shall be Contractor's responsibility. The City shall have the right to request any additional investigative background information including, but not limited to, the employment record, Right-To-Know records, training records, payroll records, position for which hired including site location of any personnel assigned to perform the services. The Contractor shall furnish, in writing, such information to the extent allowed by law, prior to commencement of services. The City of St. Cloud reserves the right to conduct its own investigation of any employee of the Contractor.
- C. Contractor's employees that will come onto City premises shall have background screening including all requirements of the Jessica Lunsford Act. Proof of these background screenings shall be submitted as part of the required Background Checks.
- D. Results of Level 2 Background Checks for the Contractor's staff that will come onto City premises shall be submitted to the City of St Cloud prior to working in any City facility. Upon receipt of all of the required Background Checks the Contractor will obtain a City photo ID badge.
- E. Contractor's employees shall not be allowed in City facilities without completed and approved background investigations.

6. Pricing Proposal

WINDOW REPLACEMENT

Lump Sum Estimate Required

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Window Replacement, Civic Center, Gym Building A, to include all labor, material, equipment, machinery, tools, apparatus and transportation.	1	Lump Sum		
2	Window Replacement, Police Department, to include all labor, material, equipment, machinery, tools, apparatus and transportation.	1	Lump Sum		
TOTAL					

7. Proposal Forms

7.1. Entity Name / DBA:*

*Response required

7.2. Authorized Representative name, title and email address:*

Person authorized to sign on behalf of the entity.

*Response required

7.3. Witness name, title and email address that will attest Authorized Representative's signature on any legal documents.*

Please provide name, title and email address.

*Response required

7.4. FEIN No.:*

*Response required

7.5. Mailing Address (if different from above):*

If address is not different, enter "same" in box below.

*Response required

7.6. Company Type*

Please designate your Company Type

- ☐ Sole Proprietor
- ☐ Partnership
- ☐ Corporation
- ☐ Limited Liability Partnership
- ☐ Limited Liability Corporation

*Response required

7.7. Bidder is registered with the Florida Department of State, Division of Corporations to do business in the State of Florida?*

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

Attach proof of registration.

*Response required

7.8. W-9 Form*

Please upload a current W-9 Form for the entity.

*Response required

7.9. Upload proof of Insurance that meets the City's requirements.*

Please review the City's Insurance Requirements.

- [Insurance Requirements.pdf](#)

*Response required

7.10. Solicitation Confirmation*

I have carefully examined the Invitation to Bid. I hereby propose to furnish the services specified in the Solicitation. I agree that my submittal will remain firm for a period of at least 90 days in order to allow the City adequate time to evaluate the submittals and determine a ranking of the most qualified firms. I certify that all information contained in this submittal is truthful. I further certify that I am duly authorized to provide this submittal on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract. I further certify, that this submittal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation tendering a submittal for the same service, that no officer, employee or agent of the City of St. Cloud or any other respondent is interested in said submittal; and that the undersigned executed this Respondent's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

☐ Please confirm

*Response required

7.11. EXPERIENCE OF BIDDER

7.11.1. Length of time in business*
____/____ (years/months)

*Response required

7.12. REFERENCES

The Bidder shall indicate at least five (5) recent Agreements of non-residential nature, completed or in progress by the Bidder, including, but not limited to, any previous experience, within the last five (5) years similar to the Scope of Work indicated in this Invitation to Bid. Do not include projects completed or currently underway with the City of St. Cloud.

7.12.1. REFERENCE #1*

NAME OF CLIENT:

COMPLETE ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

DATE OF CONTRACT:

NAME OF PROJECT:

PROJECT SCOPE:

AMOUNT OF CONTRACT:

*Response required

7.12.2. REFERENCE #2*

NAME OF CLIENT:

COMPLETE ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

DATE OF CONTRACT:

NAME OF PROJECT:

PROJECT SCOPE:

AMOUNT OF CONTRACT:

*Response required

7.12.3. REFERENCE #3*

NAME OF CLIENT:

COMPLETE ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

DATE OF CONTRACT:

NAME OF PROJECT:

PROJECT SCOPE:

AMOUNT OF CONTRACT:

*Response required

7.12.4. REFERENCE #4*

NAME OF CLIENT:

COMPLETE ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

DATE OF CONTRACT:

NAME OF PROJECT:

PROJECT SCOPE:

AMOUNT OF CONTRACT:

*Response required

7.12.5. REFERENCE #5*

NAME OF CLIENT:

COMPLETE ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

DATE OF CONTRACT:

NAME OF PROJECT:

PROJECT SCOPE:

AMOUNT OF CONTRACT:

*Response required

7.13. Compliance Forms and Certifications

7.13.1. Respondent's Certification*

I have carefully examined the Invitation to Bid. I hereby propose to furnish the services specified in the Invitation to Bid. I agree that my submittal will remain firm for a period of at least 90 days in order to allow the City adequate time to award bid. I certify that all information contained in this submittal is truthful. I further certify that I am duly authorized to provide this submittal on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract. I further certify, under oath, that this submittal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation tendering a submittal for the same service, that no officer, employee or agent of the City of St. Cloud or any other respondent is interested in said submittal; and that the undersigned executed this Respondent's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

☐ Please confirm

*Response required

7.13.2. Sworn Statement Pursuant to Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes*

I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentations.

I understand that “convicted” or “conviction” as defined in Paragraph 287.133 (1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or non contendere.

I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

- A. A predecessor or successor of a person convicted of a public entity crime; or
- B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

I understand that a “person” as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, and partners. Shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement, is true in relations to the entity submitting this sworn statement.

☐ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

☐ Please confirm

*Response required

7.13.3. Americans with Disabilities Act (ADA) Disability Nondiscrimination Statement*

I, being duly first sworn state: That the named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any subcontractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provision pertaining to employment, provision of programs and services, transportation, communications, access to facilities, renovations, and new construction. The Americans with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat327,42USC1210112213 and 47 USC Sections 225 and 661 including Title I, Employment; Title II, Public Services; Title III, Public Accommodations and Services Operated by Private entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions. The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Section 553.501-553.513, Florida Statutes: The Rehabilitation Act of 1973, 229 USC Section 794; The Federal Transit Act, as amended 49 USC Section 1612; The Fair Housing Act as amended 42USC Section 3601-3631

☐ Please confirm

*Response required

7.13.4. *Business Entity Affidavit (Vendor/Bidder Disclosure)**

OWNERSHIP DISCLOSURE AFFIDAVIT

A. If the contact or business transaction is with a corporation, the full legal name and business address shall be provided for each officer and director and each stockholder who holds directly or indirectly five percent (5%) or more of the corporation's stock. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows:

Full Legal Name:

Address:

Ownership %:

B. The full legal names and business address of any other individual (other than subcontractors, materialmen, suppliers, laborers, or lenders) who have, or will have, any interest (legal equitable, beneficial or otherwise) in the contract or business transaction with the City are (Post Office addresses are not acceptable), as follows:

Full Legal Name:

Address:

Ownership %:

*Response required

7.13.5. *City of St. Cloud Drug Free Workplace Compliance Form**

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids, which are equal with respect to price, quality, and service, are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference

in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall: (The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that does): (Name of Business)

- A. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- B. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- C. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
- D. In the statement specified in Subsection 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- E. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- F. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I confirm that this form complies fully with the above requirements.

☐ Please confirm

*Response required

7.13.6. No Lobbying Affidavit*

I confirm that I am an authorized representative, maker of the attached submittal made in response to a request for bid, proposals, qualifications and/or any other solicitation released by the City of St. Cloud, and swear that the bidder and any of its agents agrees to abide by the City of St. Cloud's no lobbying restrictions in regard to this solicitation

☐ Please confirm

*Response required

7.13.7. Certification for Contracts, Grants, Loans, and Cooperative Agreements*

The undersigned certifies, to the best of his or her knowledge, that: 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement. 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. 3. The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. The undersigned Contractor hereby certifies and attests to the accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

☐ Please confirm

*Response required

7.13.8. Vendor Certification of Scrutinized Companies Lists*

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which are created pursuant to s. 215.473, F.S., or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725, F.S., or companies that are engaged in a boycott of Israel. As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

I confirm that I am authorized to sign on behalf of the referenced company and certify acknowledgement and acceptance that the above statement is true.

☐ Please confirm

*Response required

7.13.9. Certification Regarding Debarment, Suspension, and Other Responsibility Matters*

This certification is required by the Federal Regulations Implementing Executive Order 12549, Debarment and Suspension, 45 CFR Part 93, Government-wide Debarment and Suspension, for the Department of Agriculture (7CFR Part 3017), Department of Labor (29 CFR Part 98), Department of Education (34 CFR Parts 85,668,682), Department of Health and Human Services (45 CFR Part 76).

I, the prospective bidder certify to the best of its knowledge and belief that it and its principals:

- A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- B. Have not within a three year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements , or receiving stolen property;
- C. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any offenses enumerated in paragraph (B) of this certification; and
- D. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. Any exceptions provided will not necessarily result in denial of award, but will be considered in determining bidder responsibility and whether or not the City will enter into contract with the party. For any exception noted, indicate on an attached sheet to whom it applies, initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

☐ Please confirm

*Response required

7.13.10. E-Verify Compliance Form*

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.

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 St. Cloud, Florida; and
- C. Should vendor become successful Contractor awarded for the above-named project, 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.

☐ Please confirm

*Response required

7.13.11. *Federal Requirements (If Applicable)**

Please review and confirm the acceptance of the Federal Requirements. [#Federal Requirements](#)

☐ Please confirm

*Response required

7.13.12. *Anti-Human Trafficking Affidavit**

Please download the below documents, complete, and upload. 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.

- [Anti-Human Trafficking Affi...](#)

*Response required

7.13.13. *General Terms and Conditions**

Please review and confirm the acceptance of the General Terms and Conditions.

☐ Please confirm

*Response required

7.13.14. *Please upload any additional documentation. (Optional)*

8. Contractual Documents

Sample Agreement can be found in the [#Attachments](#) section.

9. General Terms and Conditions

As applicable, the following provisions apply to the Bidder/Proposer or any Consultant or subconsultant engaged to perform any aspect of the negotiated scope of work.

9.1. SUBMISSION OF BID/PROPOSALS:

Bidders/Proposers shall submit Bids/Proposals in accordance with the instructions and schedule included in the solicitation containing these specifications and documents.

9.2. EXECUTION OF BID/PROPOSAL:

Bidder/Proposer acknowledges any executed document submitted electronically or digitally shall be considered an original.

9.3. BID/PROPOSAL OPENING:

Bid/Proposal opening shall be public on the date and time specified. Bid/Proposal must be submitted on forms provided by the City. No other forms will be accepted. Telephone and fax Bids/Proposals will not be considered. Bid/Proposal may not be modified after opening. Bid/Proposal may not be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

9.4. BID/PROPOSAL TABULATION

Bid/Proposal tabulations are available via the portal.

9.5. CLARIFICATION/CORRECTION OF BID/PROPOSAL ENTRY:

The City of St. Cloud reserves the right to allow for the clarification of questionable entries and for the withdrawal of obvious mistakes. Each Bidder/Proposer shall examine all Bid/Proposal submittal documents and shall judge all matters relating to the adequacy and accuracy of such documents. All inquiries, suggestions, or requests concerning interpretation, clarification, or additional information pertaining to the Bid/Proposal shall be made via the portal. The City of St. Cloud shall not be responsible for oral interpretations given by any City of St. Cloud employee, representative, or others. The issuance of a written Addendum is the only official method whereby interpretation, clarification, or additional information can be given. If any addenda are issued to this Bid/Proposal, all plan holders will be notified via the portal. It will be the responsibility of the Bidder/Proposer to obtain and acknowledge addenda via the portal.

9.6. PRICING:

Firm prices shall be bid and include all packing, handling, shipping charges, and delivery to any point within the City of St. Cloud, to a secure area or inside delivery, F.O.B. DESTINATION. Pricing shall also include any and all costs for lodging, mileage, meals, permits, license(s), insurance, fees, or any other cost. Unit prices shall be shown in the Bid/Proposal. The obligations of City of St. Cloud under this Award are subject to the availability of funds lawfully appropriated for its purpose.

9.7. TAXES:

The City of St. Cloud is exempt from Federal Excise Taxes and Sales Taxes. Tax exemption certification 85-8012621679C-5 available upon request.

9.8. DISCOUNTS:

Discounted Payment Terms shall not be considered in determining the lowest net cost for the Bid/Proposal evaluation purposes.

9.9. BRAND NAME OR EQUAL:

If items called for by this invitation have been identified in the specifications by a "Brand Name or Equal" description, such identification is intended to be descriptive, but not restrictive, and is to indicate the quality and characteristics of products that will be acceptable. Bids/Proposals offering "equal" products, when allowed, will be considered for Award if such products are clearly identified in the Bid/Proposal and are determined by the City to meet fully the salient characteristics requirements listed in the specifications. Highly technical or specialized equipment or commodities are to be performance equal and, therefore, must be pre-approved. Unless the Bidder/Proposer clearly indicates in his/her Bid/Proposal that he/she is offering an "equal" product, the Bid/Proposal shall be considered as offering the same brand name product referenced in the specifications. If the Bidder/Proposer proposes to furnish an "equal" product, when allowed, the brand name, if any, of the product to be furnished shall be inserted in the space provided or such product shall be otherwise clearly identified. The evaluation of Bids/Proposals and the determination as to equality of the product offered shall be the responsibility of the City and will be based on information furnished by the Bidder/Proposer. Procurement Services is not responsible for locating or securing any information, which is not identified in the Bid/Proposal and reasonably available to Procurement Services. To ensure that sufficient information is available, the Bidder/Proposer shall furnish, as a part of the Bid/Proposal, all descriptive material necessary for Procurement Services to determine whether the product offered meets the salient characteristics required by the specifications and establish exactly what the Bidder/Proposer proposes to furnish and what the City of St. Cloud would be binding itself to purchase by making an Award.

9.10. ADDITIONAL TERMS & CONDITIONS:

The City of St. Cloud reserves the right to accept or reject any and/or all Bids/Proposals, to waive irregularities and technicalities, and to request re-submission. Also, the City of St. Cloud reserves the right to accept all or any part of the Bid/Proposal. Any sole response received on the original bid submittal date may or may not be rejected by the City of St. Cloud depending on available competition and timely needs of the City of St. Cloud. The Vendor shall have the capability in all respects to perform fully the Contract requirements, and the tenacity, perseverance, experience, integrity, reliability, capability, facilities, equipment, and credit, which will assure good faith performance to be a responsible Vendor. The City of St. Cloud reserves the right to make such investigation as it deems necessary to make this determination. Additional information shall be provided by the Vendor if requested by the City. Such information may include, but shall not be limited to, current financial statements; verification of availability of equipment and personnel, and past performance goals.

9.11. SILENCE OF SPECIFICATIONS:

The apparent silence of the specifications, and any supplemental specifications, as to any details, or the omission from same, of any detailed description concerning any point, shall be regarded as meaning that only the best commercial practices are to prevail, and that only materials of first quality and correct type, size, and design are to be used. All workmanship is to be first quality. All interpretations of this specification shall be made upon the basis of this statement.

9.12. PATENTS AND ROYALTIES:

The Bidder/Proposer, without exception, shall indemnify and save harmless the City of St. Cloud and its employees from liability of any nature or kind, including costs and expenses for or on account of any copyrighted, patented, or un-patented invention, process, or article, manufactured or used in the performance of the Contract, including its use by the City of St. Cloud. If the Bidder/Proposer uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the Bid/Proposal prices shall include all royalties or costs arising from the use of such design, device, or materials involved in the work.

9.13. UNIFORM COMMERCIAL CODE:

The Uniform Commercial Code (Florida Statutes, Chapter 672) shall prevail as the basis for Contractual obligations between the Awarded Vendor/Contractor and the City of St. Cloud for any terms and conditions not specifically stated in this Bid/Proposal.

9.14. EEO STATEMENT:

The City of St. Cloud is committed to assuring equal opportunity in the Award of Contracts and, therefore, complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, handicap, age, and gender. The City of St. Cloud recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority-owned and women-owned business enterprises. All Bidders/Proposers are asked to make an affirmative statement as to their support of all applicable equal opportunity/affirmative action requirements. A copy of the City's Employment Opportunity policy is available upon request.

9.15. SAFETY WARRANTY:

The selling dealer, distributor, supplier, contractor, and manufacturer shall be responsible for having complied with all Federal, State and local standards, regulations, and laws concerning the equipment specified, and the use thereof, applicable and effective on the date of manufacture including safety and environmental standards as apply to both private industry and governmental agencies.

9.16. WARRANTY:

The Bidder/Proposer agrees that, unless otherwise specified, the supplies and/or services furnished under this Bid/Proposal shall be covered by the most favorable commercial warranty the Bidder/Proposer gives to any customer for comparable quantities of such supplies and/or services, and that the rights and remedies provided herein are in addition to and do not limit any rights afforded to the City of St. Cloud by any other provision of this Bid/Proposal

9.17. AWARDS:

As the best interest of the City may require, the right is reserved to make Award(s) by individual item, group of items, all or none, or a combination thereof, on a geographical basis and/or on a countywide basis, to reject any and all Bids/Proposals, or waive any minor irregularity or technicality in Bids/Proposals received. Bidders/Proposers are cautioned to make no assumptions unless their Bid/Proposal has been evaluated as being responsive. All Awards made as a result of this Bid/Proposal shall conform to applicable ordinances of the City of St. Cloud. The City may return, for full credit, any unused items received which fail to meet the City's performance standards. City of St. Cloud reserves the right to cancel an Awarded Bid/Proposal upon due cause, i.e. vendor misrepresentation, vendor negligence, non-performance, etc., via written notice. The vendor will be responsible WAIVER: The City reserves the right to reject any Bid/Proposal, or part thereof, or to accept any Bid/Proposal that it deems in its best interest. Further, the City reserves the right to waive informalities.

9.18. CONFLICT OF INTEREST:

The Award hereunder is subject to provisions of State Statutes and City Ordinance. All Bidders/Proposers must disclose with their Bid/Proposal the name of any officer, director, or agent, who is also an employee of the City. Further, all Bidders/Proposers must disclose the name of any City employee who owns, directly or indirectly, any interest in the Bidder's/Proposer's firm or any of its branches.

9.19. WAIVER:

The City reserves the right to reject any Bid/Proposal, or part thereof, or to accept any Bid/Proposal that it deems in its best interest. Further, the City reserves the right to waive informalities.

9.20. FUND AVAILABILITY:

Any Contract resulting from this solicitation is deemed effective only to the extent that funds are available. The City of St. Cloud abides by the provisions set forth in Florida Statutes relative to appropriations of funds. The ability of the successful Bidder/Proposer to maintain a sense of fiscal responsibility and budgetary awareness shall be favorably considered in the ranking and award of a contract. This disclosure is being made to assist all Bidders/Proposers in the gauging of their desire to participate in this Bid/Proposal and in planning and preparation of their written response. The City reserves the right to negotiate all Bidder/Proposer fees, costs, charges, etc., for any proposed service or appurtenant requirement.

9.21. PAYMENTS:

Payments shall be made pursuant to Florida Statute Section 218.70, the Prompt Payment Act, and all City Policies promulgated thereby.

9.22. GOVERNING LAWS:

Any contractual arrangement between the City of St. Cloud and the Bidder/Proposer shall be consistent with, and be governed by, the ordinances of the City of St. Cloud, the whole law of the State of Florida, both procedural and substantive, and applicable federal statutes, rules, and regulation. Any and all

litigation arising under any contractual arrangement shall be brought in the appropriate court in Osceola County, Florida.

9.23. STATEMENT OF INTEREST:

All Bidders/Proposers must disclose with their offer the name of any corporate officer, director, or agenda who is also an officer or employee of the City of St. Cloud. Further, all Bidders/Proposers must disclose the name of any City officer or employee who owns, directly or indirectly, an interest of ten percent (10%) or more of the Bidder's/Proposer's firm or any of its branches, subsidiaries, or partnerships.

9.24. CHANGES:

The City of St. Cloud reserves the right to order, in writing, changes in the work/services within the scope of the Contract, such as changes in quantity or delivery schedule. The successful Bidder/Proposer has the right to request an equitable price adjustment in cases where modifications to the Contract under the authority of this clause result in increased costs to the Contractor.

9.25. BID/PROPOSAL AS PUBLIC DOMAIN:

All documents and other materials made or received in conjunction with this project will be subject to public disclosure requirements of Chapter 119, Florida Statutes. The Bid/Proposal will become part of the public domain upon opening. Bidders/Proposers must invoke the exemptions to disclosure provided by law in the response to the Bid, must identify the data or other materials to be protected and must state the reasons why such exclusion from public disclosure is necessary.

9.26. QUALIFICATIONS:

Bidders/Proposers shall provide, within the Bid/Proposal submitted, substantial data sufficient for evaluating the ability of the potential Bidder/Proposer to execute a project of the type contemplated.

9.27. IDEMNIFICATION:

The successful Bidder/Proposer covenants and agrees to indemnify and save harmless the City, its agents and employees, from and against all claims, suits, actions, damages, causes of action, or judgments arising out of the terms of the resulting agreement for any personal injury, loss of life, or damage to the property sustained as a result of the performance or non-performance of services or delivery of goods; from and against any orders, judgments, or decrees, which may be entered against the City, its agents or employees; and from and against all costs, attorney's fees, expenses and other liabilities incurred in the defense of any such claim, suit, or action and the investigation thereof. Nothing in the award, resulting agreement, contract, or Purchase Order shall be deemed to affect the rights, privileges, and immunities of the City as set for in Florida Statute Section 768.28.

9.28. TIME FOR PERFORMANCE:

The services described herein and on the attached shall be performed in a prompt and correct manner within the standards of good and ethical productivity as negotiated between the City and the successful Bidder/Proposer. All Bidders/Proposers are asked to provide their best estimate for compliance with the

scope of work as established by the Bid/Proposal. All contract time lines will be based on the projected scope and the estimated time for performance.

9.29. PERMITS/LICENSES/FEES:

Any permits, licenses, inspections, or fees required will be the responsibility of the Contractor. No separate payment will be made.

9.30. MODIFICATIONS:

In addition to changes made under the changes clause, any contract resulting from this solicitation may be modified within the scope of the contract upon the written and mutual consent of both parties and approval by the City of St. Cloud.

9.31. NO ADDITIONAL TERMS AND CONDITIONS:

No additional terms and conditions included with the proposal response shall be evaluated or considered, and any and all such additional terms and conditions shall have no force and effect and are not applicable to this proposal. If submitted, either purposely through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists, or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal, and the Bidder's/Proposer's authorized signature affixed to the proposal signature section attests to this.

9.32. INSURANCE:

During the entire period of performance of any contract resulting from this solicitation, the successful Bidder/Proposer shall procure and maintain the minimum insurance coverage required by the City of St. Cloud as stipulated in the insurance attachment. Types of coverage and limits of liability shall be as set forth in the Agreement. Proof of such insurance must be provided to the City prior to beginning contract performance.

9.33. PUBLIC ENTITIES CRIMES:

A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Florida State Statutes, Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By signature on this solicitation, vendor certifies that they are qualified to do business with City of St. Cloud in accordance with Florida State Statute.

9.34. ACCEPTANCE:

Receipt of service shall not constitute acceptance. Final acceptance and authorization of payment shall be given only after a thorough inspection indicates that the performance meets specifications and/or all conditions. Should the delivered service or materials differ in any respect from specifications, payment

will be withheld until such time as the supplier takes necessary corrective action. If the proposed corrective action is not acceptable to the agency, Procurement Services may authorize the recipient to refuse final acceptance of the service.

9.35. ASSIGNMENT:

Successful Bidder/Proposer shall not assign or sublet the resulting contract or subcontract any of the work required to be performed without prior written approval of the City of St. Cloud.

9.36. REFERENCES:

References for the company reflecting the experience in the specific service or requirement being requested in the Bid/Proposal shall be made part of your response. All reference materials provided shall become the property of the City of St. Cloud and will become public record. The City reserves the right to expand its reference requirements at any time.

9.37. PERIOD OF AGREEMENT:

Agreement shall be awarded for the optimal term as agreed to between the parties and as approved by the City.

9.38. OPTION TO EXTEND:

The performance period of any contract resulting from this Bid/Proposal may be extended upon mutual agreement between the Contractor and the City of St. Cloud. Either party may request an extension to the resulting agreement at least 120 days prior to expiration of the resulting contract.

9.39. ADDITIONAL INFORMATION:

The City of St. Cloud Procurement Services Department reserves the right to request any additional information needed for clarification from any Bidder/Proposer for evaluation purposes.

9.40. ATTACHMENTS:

All attachments to this document are made a material part of this solicitation. Failure to address the requirements may result in the lessening of your evaluation score.

9.41. CONTRACTING PARAMETERS:

This Bid/Proposal, and other additional materials submitted by the Bidder/Proposer and accepted by the City, shall be the basis for negotiation of a contract addressing the requirements of this Bid/Proposal. A purchase order and/or other award document will be issued by the City upon completion of all negotiations and approval of the contract by the City of St. Cloud City Council.

9.42. INDEPENDENT PRICING:

The Bidder/Proposer certifies by submission of this proposal and in the case of a joint offer each party thereto certifies, as to its own organization, that in connection with this procurement:

- A. Prices, costs, or calculations in this Bid/Proposal have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition as to any matter relating to such, with any other Bidder/Proposer or with any competitor.
- B. Unless otherwise required by law, the prices, costs, and calculations which have been quoted in this Bid/Proposal have not been knowingly disclosed by the Bidder/Proposer, and will not knowingly be disclosed by the Bidder/Proposer, prior to opening, directly or indirectly, to any Bidder/Proposer or to any competitor.
- C. No attempt has been made, or will be made, by the Bidder/Proposer to induce any other person or firm to submit or not to submit a Bid/Proposal for the purpose of restricting competition.

10. Federal Requirements

10.1. 2 CFR. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

The Contractor shall comply with the Federal requirements per 2 Code of Federal Regulations (CFR) Part 200 Super Circular, titled "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", effective December 26, 2014, and any subsequent revisions and updates to 2 CFR. Part 200 "Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards".

10.2. Federal Equal Opportunity Employer Requirement

- A. The Contractor is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The Contractor will further ensure that all subcontractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.
- B. 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, 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, 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 considerations for employment without regard to race, color, religion, sex, or national origin.
 - 3. 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.
 - 4. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375, 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.
6. 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, as amended by Executive Order 11375, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375, and by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
7. The Contractor will include the portion of the sentence immediately preceding paragraph 1 and the provisions of paragraphs a) through f) in every subcontract or Purchase Order (PO) 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, as amended by Executive Order 11375, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or PO 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.

10.3. Compliance of Reporting Requirements

The Contractor hereby acknowledges that the City has the responsibility for providing required reporting, including financial information, program progress, and real property status, in accordance with 2 CFR. § 200.327, 2 CFR. § 200.328, and 2 CFR. § 200.329 on frequencies established by the Federal awarding agency.

10.4. Access to Records

The following access to records requirements apply to this contract in respect to federal financial assistance awards:

- A. The CONTRACTOR agrees to provide the City, the State of Florida, the Federal grantor agency, 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.

- B. 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.
- C. The CONTRACTOR agrees to provide the Federal grantor agency administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

10.5. Retention of Records

- A. The City shall retain all records related to this project for three (3) years from the date of final expenditure report for projects funded by the FEMA PA program.
- B. The Contractor shall retain all records related to this Agreement for three (3) years after termination of this contract.

10.6. Compliance with the Contract Work Hours and Safety Standards Act

- A. 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 (40) 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.
- B. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth under 2 CFR. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards 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 under 2 CFR. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, in the sum of \$10 for each 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 under 2 CFR. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- C. Withholding for unpaid wages and liquidated damages. The City 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 under Federal Equal Opportunity Employer Requirement.

- D. Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs 1 through 3 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 A through C of this section.

10.7. Rights to Inventions Made Under a Contract Agreement (If Applicable)

Standard. If the FEMA award meets the definition of “funding agreement” under 37C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the non Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II(F).

10.8. Clean Air Act and The Federal Water Pollution Control Act

1. The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).
2. The Contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the City, 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.

10.9. Suspension and Debarment

- A. This contract is a covered transaction for purposes of 2 CFR. Part 180 and 2 CFR. Part 3000. As such the Contractor is required to verify that none of the Contractor, its principals (defined at 2 CFR. § 180.995), or its affiliates (defined at 2 CFR. § 180.905) are excluded (defined at 2 CFR. § 180.940) or disqualified (defined at 2 CFR. § 180.935).
- B. The Contractor must comply with 2 CFR. Part 180, subpart C and 2 CFR. Part 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- C. This certification is a material representation of fact relied upon by the City of St. Cloud. If it is later determined that the Contractor did not comply with 2 CFR. Part 180, subpart C and 2 CFR.

Part 3000, subpart C, in addition to remedies available to the Florida Department of Emergency Management (recipient) and the City of St. Cloud (sub-recipient), the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

- D. The Proposer agrees to comply with the requirements of 2 CFR. Part 180, subpart C and 2 CFR. Part 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The Proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10.10. Byrd Anti-Lobbying Amendment, 31 U.S. C. § 1352 (As Amended)

- A. Contractors who apply or propose 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.
- B. Federal Form 'C.1' titled "44 CFR. Part 18 – Certification Regarding Lobbying" is hereby attached and made a binding part hereof.

10.11. Procurement of Recovered Materials

- A. 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:
1. Competitively within a timeframe providing for compliance with the contract performance schedule;
 2. Meeting contract performance requirements; or
 3. At a reasonable price.
- B. Information about this requirement is available at EPA's Comprehensive Procurement Guidelines web site, <http://www.epa.gov/cpg/>. The list of EPA-designate items is available at <http://www.epa.gov/cpg/products.htm>.

10.12. Prohibition on Contracting for Covered Telecommunications Equipment or Services.

(a) Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications

Equipment or Services (Interim), as used in this clause—

(b) Prohibitions.

(1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.

(2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:

(i) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

(ii) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

(iii) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or

(iv) Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service 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.

(c) Exceptions.

(1) This clause does not prohibit contractors from providing—

(i) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) By necessary implication and regulation, the prohibitions also do not apply to: (i) Covered telecommunications equipment or services that:

i. Are not used as a substantial or essential component of any system; and ii. Are not used as critical technology of any system.

(ii) Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(d) Reporting requirement.

(1) In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

(i) Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments."

10.13. Domestic Preferences for Procurements

As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products. For purposes of this clause: 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. Manufactured products mean 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."

10.14. Department of Homeland Security (DHS) Seal, Logo and Flags

The Contractor shall not use the Department of Homeland Security (DHS) seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific pre-approval from the appropriate Federal agency.

10.15. Compliance with Federal Law, Regulations and Executive Orders

This is an acknowledgement that Federal and state financial assistance may be used to fund payment for services provided under this contract. The Contractor will comply with all applicable federal law, regulations, executive orders, as well as policies, procedures and directives of the respective funding Federal grantor agency.

10.16. No Obligation by the Federal Government

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

10.17. Fraud and False or Fraudulent 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.

10.18. Affirmative Socioeconomic Steps

If subcontracts are to be let, the prime contractor is required to take all necessary steps identified in 2 C.F.R. § 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

10.19. Copyright and Data Rights

The Contractor grants to the City of St. Cloud a paid-up, royalty-free, nonexclusive, irrevocable, worldwide license in data first produced in the performance of this contract to reproduce, publish, or otherwise use, including prepare derivative works, distribute copies to the public, and perform publicly and display publicly such data. For data required by the contract but not first produced in the performance of this contract, the Contractor will identify 75 See 17 U.S.C. § 102. Contract Provisions Guide 35 such data and grant to the City of St. Cloud or acquires on its behalf a license of the same scope as for data first produced in the performance of this contract. Data, as used herein, shall include any work subject to copyright under 17 U.S.C. § 102, for example, any written reports or literary works, software and/or source code, music, choreography, pictures or images, graphics, sculptures, videos, motion pictures or other audiovisual works, sound and/or video recordings, and architectural works. Upon or before the completion of this contract, the Contractor will deliver to the City of St. Cloud data first produced in the performance of this contract and data required by the contract but not first produced in the performance of this contract in formats acceptable by the City of St. Cloud.

10.20. Compliance with the "Davis-Bacon Act"

- A. In accordance with the requirements of the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction) as amended), all prime construction contracts in excess of \$2,000 must comply with the Davis-Bacon Act. CONTRACTORS are required to pay wages to laborers and mechanics at a rate not

less that the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, CONTRACTORS must pay wages not less than once a week.

- B. The CITY shall report all suspected or reported violations to the appropriate Federal agency in accordance with 2 C.F.R. Part 200, Appendix II, ¶ D

10.21. Compliance with the Copeland “Anti-Kickback Act”

- A. The CONTRACTOR hereby agrees to comply with the Copeland “Anti-Kickback” Act (40 U.S. C. 3145), as supplemented by the Department of Labor regulations (29 C.F.R. Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”.
- B. Each CONTRACTOR or SUBCONTRACTOR are hereby prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.
- C. The CONTRACTOR or subcontractor shall insert in any subcontracts the clause above and such other clauses as the 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.
- D. 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.
- E. The CITY shall report all suspected or reported violations to the appropriate Federal agency in accordance with 2 C.F.R. Part 200, Appendix II, ¶ D

10.22. Hatch Act

The CONTRACTOR shall comply with the Hatch Act, 5 USC 1501 – 1508, and shall ensure that no funds provided, nor personnel employed under this agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V of the U.S.C.



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda Old Hickory Tree Estates Final Master Plan (fka Vista Grand Properties)

Community Development Agenda Item:

Request Council's approval of Old Hickory Tree Estates Final Master Plan (fka Vista Grand Properties) Project #PUD24-00007.

COST: No cost is associated with this item.

This item is to approve the Final Master Plan for Old Hickory Tree Estates (fka Vista Grand Properties) Project # PUD24-00007 which will consist of 54 single-family dwelling lots with site open space, amenities, and associated infrastructure located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, south of Nolte Road, and west of Hickory Tree Road.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is generally located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, south of Nolte Road, and west of Hickory Tree Road. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and auxiliary access to arterial roadways.

The proposed Residential FMP maintains the general layout of the original PUD (Ordinance No. 2024-27) by proposing 54 single-family units. The proposed development will provide for infill residential development at a density of 3.4 dwelling units per acre compatible with the underlying low-density residential Future Land Use that allows for up to 4 dwelling units per acre.

The property was annexed into the City of St. Cloud by Ordinance No. 2023-30. The Land Development Code allows for annexation into the City without assigning a zoning district and Future Land Use Designation for up to a year. The property received a Future Land Use designation of Low Density Residential by Ordinance 2024-26 to allow for the development of 54 single-family dwelling units with site open space, amenities, and associated infrastructure. This Final Master Plan was submitted on November 20, 2024, within the allotted 12-month period from approval of the "PUD" Planned Unit Development, which was approved on May 9, 2024 (Ordinance No. 2024-27).

Legal Authority:

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Old Hickory Tree Estates FMP (fka Vista Grand Properties) Final Master Plan (PUD24-00007).

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

9/11/25- Final Action

Attachments:

1. 1 PUD24-00007 Old Hickory Tree Estates FMP (fka Vista Grand Properties) FMP_Staff Report CC 091125
2. 2 PUD24-00007_School Capacity Report
3. 3 PUD24-00007_Old Hickory Tree Estates FMP (fka Vista Grand Properties) FMP Plans
4. 4 PUD24-00007 Landscape Plans



DRC Case No.
PUD24-00007

Type of Application
Final Master Plan

Case Name
Old Hickory Tree Estates
(fka Vista Grand Properties
PUD)

Applicant/Owner
Neprune Road, LLC, R E
Battaglia/Home Dynamics
Corp., David Schack

Agent
Brian DeGirolmo, P. E.,
Poulos & Bennett, LLC

Address/Location
North of Gramercy Farms
Boulevard, east of Old
Hickory Tree Road, south
of Nolte Road, and west of
Hickory Tree Road

Parcel ID Nos.
192631495000010180,
192631495000010155,
192631495000010150, and
192631495000010020

Total Land Area
+/- 14.36 acres

Project Planner
Bernice Gonzalez
Principal Planner

City Council Meeting

Meeting Date: September 11, 2025



Figure 1 – Aerial Map

Request

The applicant is requesting approval of the Final Master Plan (FMP) for Old Hickory Tree Estates (fka Vista Grand Properties PUD), a residential subdivision on approximately +/-14.36 acres of land. The property is shown in **Figure 1** above.

Background

The subject property is generally located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, south of Nolte Road, and west of Hickory Tree Road. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and auxiliary access to arterial roadways.

The proposed Residential FMP maintains the general layout of the original PUD (Ordinance No. 2024-27) by proposing 54 single-family units. The proposed development will provide for infill residential development at a density of 3.4 dwelling units per acre compatible with the underlying low-density residential Future Land Use that allows for up to 4 dwelling units per acre.

The property was annexed into the City of St. Cloud by Ordinance No. 2023-30. The Land Development Code allows for annexation into the City without assigning a zoning district and Future Land Use Designation for up to a year. The property received a Future Land Use designation of low density residential by Ordinance 2024-26 to allow for the development of 54 single-family dwelling units with site open space, amenities, and associated infrastructure. This Final Master Plan was submitted on November 20, 2024, within the allotted 12-month period from approval of the “PUD” Planned Unit Development, which was approved on May 9, 2024 (Ordinance No. 2024-27).

Project Description

The proposed development encompasses four vacant lots for a combined acreage of +/- 14.36 acres of land and will provide an additional 54 single-family units to the surrounding area. These units will be compatible with the size, architecture, and pricing structure of the existing subdivisions and single-family units in the surrounding area.

Primary access for residents will be to and from Old Hickory Tree Rd with three additional stub-outs for future development connections to the north, east and south property lines. The homes proposed within the development will be all single-family detached units and will be a mix of front-loaded and rear-loaded types. A portion of the units fronting the lakefront park will provide homeowners with enhanced vistas.

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

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

1. Provided an excess of 364 DHB tree inches. This equates to (125) additional 3” caliper large trees within the project limits.
2. Increased the perimeter buffers from a 10’ width to a 15’ width adding more landscape area and screening.
3. Increased the minimum number of Large/Medium sized trees. A minimum of 70% of the trees on site are required to be Large/Medium sized trees. We have provided 97% Large/Medium sized trees within the project limits.
4. Increased the open space area of 3.44 ac. to 4.32 ac.
5. Increased parking capacity from 41 to 43 on-street spaces and additional parking near the recreation area.
6. 0.66 acres amenitized stormwater pond area with a 10’ walking path and benches.
7. 0.32 acres playground area.

Development Program

Use	Total Units
Single-Family Detached	54

School Capacity Report

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

Educational System Impact Fees. See attached School Capacity Report for further information.

Consistency With Strategic Plan Goals:

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

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

Staff Recommendation

Staff reviewed this request for a Final Master Plan on or before July 17, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the Final Master Plan (FMP) for Old Hickory Tree Estates (fka Vista Grand Properties PUD).

City Council Requested Action

Per Land Development Code Section 3.11.7 – the City Council, at its regularly scheduled meeting, shall review the Final Master Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Final Master Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 5.2.3.

Attachments

- School Capacity Report
- Final Master Plan
- Landscape Plans

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

PLANNING SERVICES DEPARTMENT

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date:	12.09.24	Current FLU:	MDR
SDOC #:	2023/24-0066	Requested FLU:	N/A
Jurisdiction:	St., Cloud	Current Zoning:	PUD
DRC #:	PUD24-00007	Requested Zoning:	N/A
Project Name:	Vista Grande Properties PUD Final Master Plan	PID:	19-26-31-4950-0001-0020 / 0150
Project Location:	Old Hickory Tree Rd., St. Cloud		19-26-31-4950-0001-0155 / 0180
Comments Due Date:	01.09.25		
AC:	14.36		

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

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5)	8	Middle (6-8)	5	High (9-12)	8
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Student Generation Calculations

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

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
54	54	0	0	0	0

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

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

Level of Service (LOS)

School Boundaries Impacted	2024-2025			2026-2027		
	COFTE	Permanent Student Capacity	Current Level of Service	3 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
HTES	696	954	73%	715	1,133	119%
HRMS	912	1,286	71%	882	1,259	98%
HRHS	2,573	2,669	96%	2,667	3,124	117%

Comments

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

Hickory Tree Elementary - Capacity may be met through space reconfigurations, redistricting and/or charter schools. A proposed new K-8 school is planned and funded to open in the 2026/2027 school year and may provide relief to Hickory Tree Elementary School.

Harmony Middle - Capacity may be met through space reconfigurations, redistricting and/or charter schools. A proposed new K-8 school is planned and funded to open in the 2026/2027 school year and may provide relief to Harmony Community School.

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date:	12.09.24
SDOC #:	2023/24-0066
Jurisdiction:	St., Cloud
DRC #:	PUD24-00007

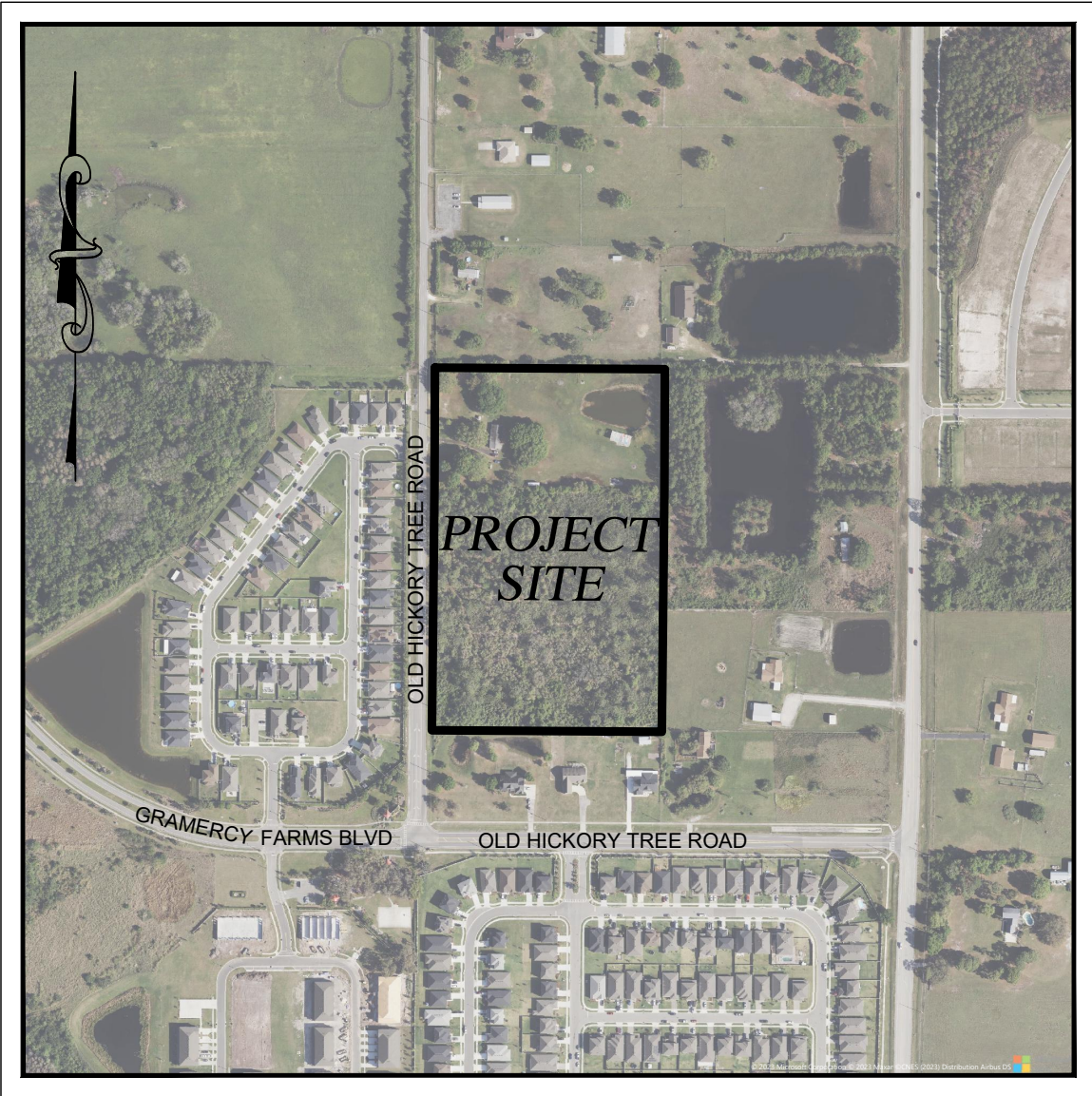
Comments cont.

Harmony High is over capacity and utilizes five (5) relocatables to accommodate its existing enrollment. A new high school has been funded and is scheduled to open for the 2026/2027 school year and will provide relief for Harmony High School. Additional capacity may be met through existing space reconfigurations, redistricting and/or charter schools.

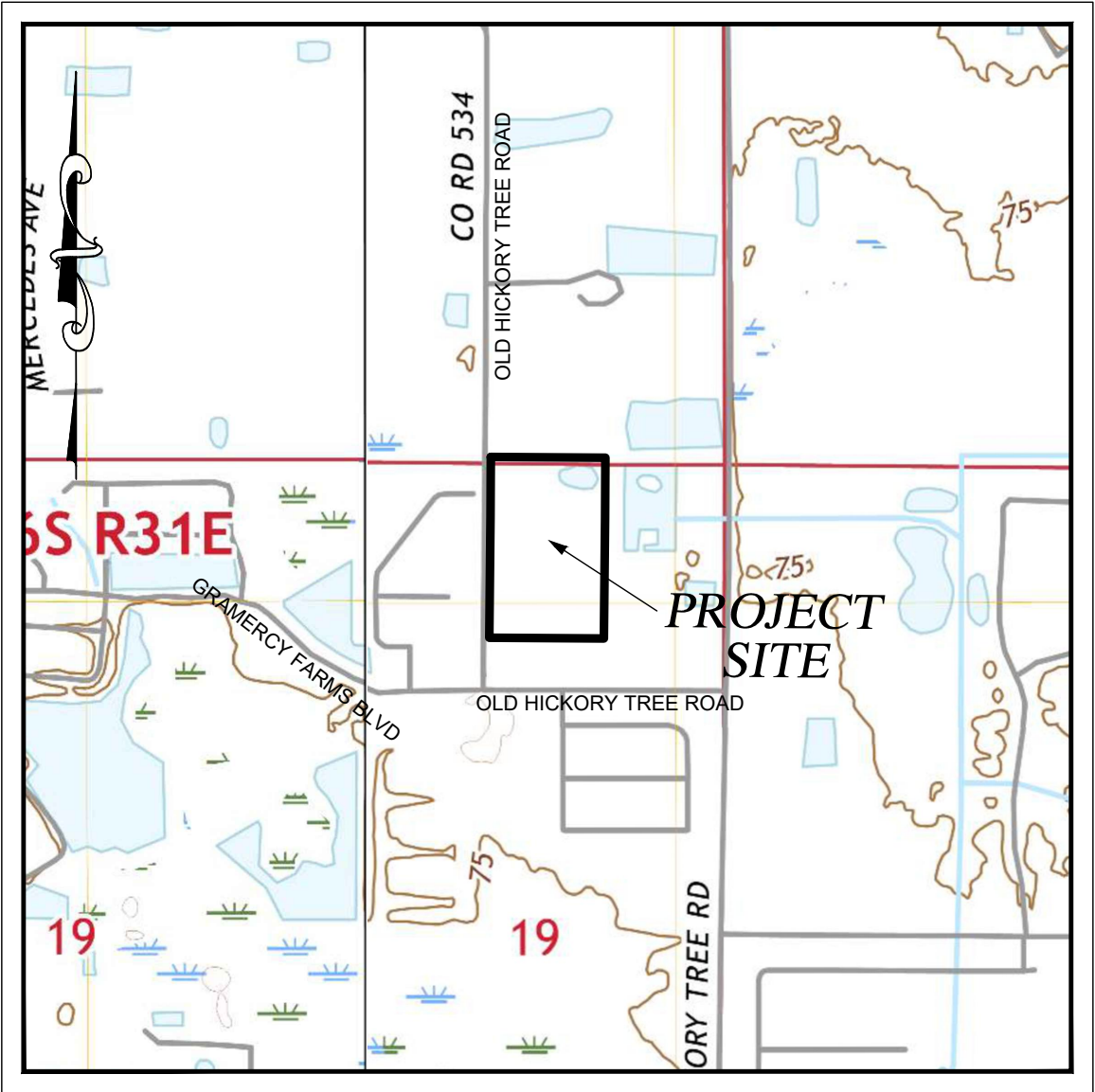
FINAL MASTER PLANS
FOR
OLD HICKORY TREE ESTATES

SECTION 19, TOWNSHIP 26S, RANGE 31E, CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA

UTILITY ASSETS TABLE			
SANITARY SEWER		POTABLE WATER MAIN	
GRAVITY MAINS		MAINS	
8" SDR-35 PVC	1,964 LF	8" DR18 (C900) PVC	3,314 LF
10" DR11 HDPE	24.5 LF	6" DR18 (C900) PVC	692 LF
TOTAL		TOTAL	
1,988.5 LF		4,006 LF	
MANHOLES		GATE VALVES	
4' DIA STANDARD CONC.	5 EA	8"	23 EA
4' DIA POLYMER CONC.	4 EA	6"	3 EA
5' DIA POLYMER CONC.	1 EA	FIRE HYDRANTS	
5' DIA POLYMER CONC. w/ DROP	1 EA	5 EA	
TOTAL		TOTAL	
11 EA		23 EA	
FORCE MAINS		DOUBLE POTABLE SERVICES	
4" DR25 (C900) PVC	661 LF	10 EA	
4" DR11 (C906) HDPE	185 LF	TOTAL	
TOTAL		5,322 LF	
846 LF		RECLAIMED WATER MAIN	
4" GATE VALVES		MAINS	
2 EA		4" DR18 (C900) PVC	2,729 LF
AIR RELEASE VALVES		8" DR18 (C900) PVC	2,593 LF
23 EA		TOTAL	
SINGLE SANITARY LATERALS		5,322 LF	
9 EA		GATE VALVES	
		8"	4 EA
		4"	17 EA
		DOUBLE RECLAIMED SERVICES	
		23 EA	
		SINGLE RECLAIMED SERVICES	
		12 EA	



AERIAL MAP
SCALE 1"=500' REF: AUTODESK



VICINITY MAP
SCALE 1"=1000' REF: USGS

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05	GEOMETRY PLAN
06	GRADING AND DRAINAGE PLAN
07	MASTER UTILITY PLAN
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LEGAL DESCRIPTION (PROVIDED BY SURVEYOR)
A PARCEL OF LAND BEING LOTS 2, 15, AND 18 OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION, PLAT BOOK B, PAGE 25, AND LYING IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF SAID LOT 15, SAID POINT BEING IN THE EAST RIGHT OF WAY LINE OF OLD HICKORY TREE ROAD; RUN THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°15'35"E, A DISTANCE OF 331.68 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 2; THENCE LEAVING SAID EAST RIGHT OF WAY LINE ALONG THE NORTH BOUNDARY OF SAID LOT 2, S.89°37'03"E, A DISTANCE OF 629.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; RUN THENCE ALONG THE EAST BOUNDARY OF SAID LOT 2, S.00°15'35"W, A DISTANCE OF 331.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; RUN THENCE ALONG THE EAST BOUNDARY OF AFORESAID LOTS 15 AND 18, S.00°36'42"W, A DISTANCE OF 661.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 18, N.89°37'03"W, A DISTANCE OF 629.89 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 18, SAID POINT BEING IN THE AFORESAID EAST RIGHT OF WAY LINE OF OLD HICKORY TREE RD.; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF OLD HICKORY TREE RD., N.00°36'42"E, A DISTANCE OF 661.71 FEET TO THE POINT OF BEGINNING. CONTAINING 14.365 ACRES MORE OR LESS.

PROJECT TEAM	
APPLICANT/DEVELOPER	CIVIL ENGINEER
STONEBRIDGE DEVELOPMENT, LLC 4327 SOUTH US HIGHWAY 27, SUITE 607 CLERMONT, FLORIDA 34711 (850) 321-4774 andrew.matella@gmail.com CONTACT: ANDREW MATELLA	KNIGHT ENGINEERING SERVICES, INC. 770 ALMOND STREET, SUITE B CLERMONT, FLORIDA 34711 (352) 394-8514 knight@knighteng.com CONTACT: TOM KNIGHT
LAND SURVEYOR	LAND PLANNER
GEOPPOINT SURVEYING, INC. 555 WINDERLY PLACE, SUITE 120 MAITLAND, FLORIDA 32751 (321) 270-0440 CONTACT: MATT CHEPOLIS	RJ WHIDDEN AND ASSOCIATES, INC. 316 CHURCH STREET KISSIMMEE, FLORIDA 34741 (407) 846-1880 CONTACT: JOHN RYAN ADAMS
LANDSCAPE ARCHITECT	ENVIRONMENTAL SPECIALIST
NFC LANDSCAPE ARCHITECTS, INC. 611 NORTH MILLS AVENUE #536433 ORLANDO, FLORIDA 32853 (321) 388-4781 CONTACT: KARINA VEAUDRY	BIO-TECH CONSULTING, INC. 3025 E SOUTH STREET ORLANDO, FLORIDA 32803 (407) 894-5969 CONTACT: NATHAN JOHNSON
CONSULTING ENGINEER - TRAFFIC	CONSULTING ENGINEER - LIGHTING
TRAFFIC PLANNING AND DESIGN, INC. 535 VERSAILLES DRIVE MAITLAND, FLORIDA 32751 (407) 628-9955 CONTACT: TURGUT DERVISH	BOBES ASSOCIATES CONSULTING ENGINEERS, INC. 150 CIRCLE DRIVE MAITLAND, FLORIDA 32751 (407) 628-0882 CONTACT: GUS BOBES JR., P.E.

UTILITY SERVICE PROVIDERS	
POTABLE WATER	ELECTRIC
TOHO WATER AUTHORITY 951 MARTIN LUTHER KING JR. BOULEVARD KISSIMMEE, FLORIDA 34741 (407) 944-5000	OUC ELECTRIC 5003 PERSHING AVENUE ORLANDO, FLORIDA 32822 (407) 384-4100
SANITARY SEWER	RECLAIMED WATER
TOHO WATER AUTHORITY 951 MARTIN LUTHER KING JR. BOULEVARD KISSIMMEE, FLORIDA 34741 (407) 944-5000	TOHO WATER AUTHORITY 951 MARTIN LUTHER KING JR. BOULEVARD KISSIMMEE, FLORIDA 34741 (407) 944-5000

SITE DATA			
GENERAL INFORMATION	CHARACTERISTICS		
ALTKEYS.....1094637	GROSS PROPERTY AREA ...14.36 ACRES		
1094638	PROPOSED NUMBER OF LOTS 54		
1094639	MAX. GROSS DENSITY.....10 D.U./AC.		
1094642	PROP. GROSS DENSITY.....3.76 D.U./AC.		
PARCEL IDS.....19-26-31-4950-0001-0020	MINIMUM OPEN SPACE.....20.00%		
19-26-31-4950-0001-0150	PROVIDED OPEN SPACE.....30.08%		
19-26-31-4950-0001-0155	MAX. BUILDING HEIGHT.....35 FEET		
19-26-31-4950-0001-0180	MAX. LOT COVERAGE.....65.00%		
MUNICIPALITY.....CITY OF ST. CLOUD			
ZONING.....PLANNED UNIT DEVELOPMENT	<u>LANDSCAPE BUFFERS:</u>		
FLU.....MEDIUM DENSITY RESIDENTIAL	NORTH.....15 FEET		
EXISTING USE.....SINGLE FAMILY/VACANT RES.	SOUTH.....15 FEET		
	EAST.....15 FEET		
	WEST.....15 FEET		
LAND USES TABLE			
ID	LAND USE	AREA (AC.)	AREA (SQ. FT.)
LOTS	RESIDENTIAL AREA	6.55	285,614.60
R.O.W.	PUBLIC RIGHT-OF-WAY	3.41	148,433.13
TRACT A	OPEN SPACE (BUFFER)	0.31	13,575.01
TRACT B	OPEN SPACE (BUFFER)	0.31	13,618.30
TRACT C	OPEN SPACE (STORMWATER, REC, BUFFER)	3.05	132,715.39
TRACT D	OPEN SPACE (AMENITY CENTER)	0.32	13,750.00
TRACT E	OPEN SPACE (BUFFER)	0.33	14,411.44
TRACT F	PUBLIC UTILITY (LIFT STATION)	0.08	3,600.00
TOTAL		14.36	625,717.87

NOTE: ENGINEER'S SEAL APPLIES TO SHEETS 1-26 ONLY

DATE	REVISION
Mar. 2025	Revised per TWA comments dated Feb. 3, 2025

Knight
Engineering Services
Certificate of Authorization No. 00029972
Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont Florida 34711
Phone (352) 394-8514

THOMAS L. KNIGHT
LICENSE
No. 47614
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Thomas L. Knight, PE, on June 18, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL PROJECT DATA

PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WITH THE CITY OF ST. CLOUD IS REQUIRED.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PROJECT, DATED AUGUST 5, 2022, PROVIDED BY GEOPPOINT SURVEYING, INC.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND OR OVERHEAD UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

THE UTILITIES ARE THE PROPERTY OF THE FOLLOWING:

WATER TOHO WATER AUTHORITY 951 MLK JR. BOULEVARD KISSIMMEE, FLORIDA 34741 (407) 944-5000	POWER OUC ELECTRIC 5003 PERSHING AVENUE ORLANDO, FLORIDA 32822 (407) 384-4100	PHONE/TV/INTERNET SPECTRUM 1315 KENTUCKY AVENUE ST. CLOUD, FLORIDA 34769 (407) 708-9264
SEWER TOHO WATER AUTHORITY 951 MLK JR. BOULEVARD KISSIMMEE, FLORIDA 34741 (407) 944-5000	GAS FLORIDA PUBLIC UTILITIES (800) 427-7712	PHONE/TV/INTERNET AT&T 4305 13TH STREET ST. CLOUD, FLORIDA 34769 (407) 957-5932

CITY OF ST. CLOUD STANDARDS AND SPECIFICATIONS

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE (LDC).

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, RECLAIMED WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

AS-BUILTS

A COMPLETE AS-BUILT SURVEY SHALL BE PROVIDED TO THE ENGINEER BY THE SITE CONTRACTOR NO LESS THEN 2 WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT SURVEYS SHALL BE PREPARED BY A FLORIDA LICENSED LAND SURVEYOR. TWO (2) SIGNED, SEALED AND DATED HARD COPIES, ONE (1) ELECTRONIC COPY (DWG FORMAT) AND ONE (1) ELECTRONIC COPY (PDF FORMAT) SHALL BE PROVIDED TO THE ENGINEER. ADDITIONAL AS-BUILT REQUIREMENTS AS REQUIRED BY ST. CLOUD OR AS INCLUDED IN THE AFOREMENTIONED DOCUMENTS.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL REGULATORY AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. A COPY OF THE APPLICABLE PERMITS SHALL BE KEPT ON THE JOB AT ALL TIMES.

LAYOUT AND CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

DRAINAGE SYSTEMS

THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF W.R.A. PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS. THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF THIS CONTRACT. THE CONTRACTOR SHALL INCLUDE FUNDS IN THE DRAINAGE COSTS OF THE CONTRACT TO OPERATE AND MAINTAIN THE DRAINAGE SYSTEMS DURING THE WORK PROCESS.

QUALITY CONTROL TESTING REQUIREMENTS

ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER. ALL TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. CLOUD. TEST RESULTS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
-SOIL DENSITY TESTS
-CONCRETE COMPRESSIVE STRENGTH TESTS
-LAMPING AND TV INSPECTIONS
-INFILTRATION/EXFILTRATION TESTS; AIR TESTS
-PRESSURE TESTS
-BACTERIOLOGICAL TESTS
-FIRE FLOW TESTS
-LIFT STATION START-UP REPORT
-OTHERS AS MAY BE REQUIRED BY PERMIT OR THE ENGINEER

OSCEOLA COUNTY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AND CONFORM TO THE MOST STRINGENT REQUIREMENT OF THE LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS.
- THERE SHALL BE NO ROAD CLOSURES WITHOUT PRIOR APPROVAL FROM THE OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS. NO OPEN CUTS ALONG ROADWAY ARE ALLOWED UNLESS APPROVED BY COUNTY ENGINEER.
- UPON APPROVAL OF YOUR PERMIT, THE PROPOSED TTC (TEMPORARY TRAFFIC CONTROL) PLAN IS ACCEPTABLE.
- ALL UNDERGROUND UTILITIES UNDER THE ROADWAY AND WITHIN 12' OF THE ROADWAY SHALL BE INSTALLED A MINIMUM OF 42", OTHERWISE 30" IS REQUIRED. ALL DIRECTIONAL BORE CASINGS SHALL EXTEND A MINIMUM OF 6' BEYOND THE EDGE OF PAVEMENT.
- WITHIN 48 HOURS OF BACKFILLING, ALL DISTURBED AREAS SHALL BE RE-GRADED AS NECESSARY TO ASSURE POSITIVE DRAINAGE. IN ADDITION SOD ALL DISTURBED AREAS (NO SEED OR MULCH) WITH SOD OF THE SAME TYPE.
- ANY PERMITTED PROJECT LASTING OVER 30 DAYS WILL BE RESPONSIBLE TO MAINTAIN THE GRASS WITHIN THE PROJECT LIMITS. GRASS OVER 6" IN HEIGHT WILL BE MOWED.
- ALL TRENCHES AND HOLES SHALL BE BACKFILLED PER OSCEOLA COUNTY STANDARDS AT THE END OF EVERY WORKDAY. THE ROADWAY/SIDEWALK SHALL BE KEPT CLEAR OF ANY DIRT OR DEBRIS AT ALL TIMES.
- THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMPs) AS OUTLINED IN THE FLORIDA STORM WATER EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL, PUBLISHED BY FDEP ALONG WITH FOLLOWING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS SET FORTH IN CHAPTER 62.621 OF THE FLORIDA ADMINISTRATIVE CODE.
- PER M.U.T.C.D., CHAPTER 6, THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN/DESIGN A SAFE BYPASS AT ALL TIMES WHEN THE EXISTING SIDEWALK/PATHWAY IS DISTURBED DURING CONSTRUCTION.
- ANY DAMAGE TO THE SIDEWALK/ROADWAY/DRIVEWAY SHALL BE REPAIRED TO OSCEOLA COUNTY STANDARDS, AT THE APPLICANTS EXPENSE.
- WHEN REPLACING SIDEWALKS AT INTERSECTIONS, A CAST IN PLACE DETECTABLE WARNING STRIP IS REQUIRED.
- ALL PROPOSED PAVEMENT SHALL BE CONSTRUCTED IN COMPLIANCE WITH OSCEOLA COUNTY ROAD SPECIFICATIONS TO INCLUDE ROLLING/RIGID STRAIGHT EDGE TEST AND LEVELING AS NECESSARY.
- PLACEMENT OF POLE/TERMINAL/HYDRANT/METER/VAULT MUST BE SET AS CLOSE TO RIGHT-OF-WAY LINE AS POSSIBLE. NO POLES/TERMINALS ARE ALLOWED IN THE DITCH BOTTOM OR THE FRONT SLOPE OF DITCH OR WITHIN 1 FOOT OF ANY EXISTING SIDEWALK. WHEN POSSIBLE, ALL UTILITIES SHALL BE PLACED WITHIN A DEDICATED UTILITY EASEMENT.
- PRIOR TO FINAL ACCEPTANCE, AS-BUILT DRAWINGS ARE REQUIRED AT THE COMPLETION OF PROJECT. THE AS-BUILT SURVEY SHALL INCLUDE ALL NEWLY INSTALLED FACILITIES WITH HORIZONTAL AND VERTICAL LOCATIONS TAKEN AT A MINIMUM 100 FOOT INTERVALS AND AT ALL GRADE BREAKS OR BENDS, AND ANY VARIATIONS FROM REQUIRED MATERIAL SIZES OR TYPES SHALL ALSO BE NOTED (DIGITAL COPY OF AS-BUILT SURVEY IN PDF AND AUTOCAD FORMAT). AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE PUBLIC WORKS PERMITTING DEPARTMENT FOR FINAL ACCEPTANCE.
- PERMIT IS VALID IN COUNTY RIGHT-OF-WAY ONLY. PLEASE OBTAIN THE NECESSARY PERMISSION/DOCUMENTS/PERMITS FOR WORK OUTSIDE COUNTY RIGHT-OF-WAY OR ENVIRONMENTAL AREAS WHICH INCLUDES: HOAS, CDDs, AND ALL PRIVATELY OWNED EASEMENTS.
- ONLY UNDER EXTREME CIRCUMSTANCES WILL THE COUNTY ALLOW OPEN-CUTS WITHIN ROADWAYS THAT HAVE BEEN RESURFACED OR RECONSTRUCTED WITHIN THE LAST 5 YEARS. THE PERMITTEE WILL BE REQUIRED TO SHOW WRITTEN JUSTIFICATION THAT INCLUDES AN ENGINEERING ANALYSIS OF FACTORS DEMONSTRATING THAT THE MEANS, OTHER THAN THE OPEN-CUT, WILL NOT BE POSSIBLE.
- ALL EXISTING FACILITIES THAT WILL BE UNOCCUPIED WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED. THE FACILITY SHALL NOT BE ABANDONED AND LEFT IN PLACE.
- ALL PIPE, CULVERTS AND STORM SEWERS SHALL COMPLY WITH SECTION 430 OF THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO PROVIDE A WORKSITE TRAFFIC SUPERVISOR IN ACCORDANCE WITH SECTIONS 102 AND 105 OF THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- LOCATE FLAGS TO BE REMOVED WHEN THE JOB IS COMPLETED.
- ANY SOFT DIG WITHIN 15 FEET OF THE EDGE OF PAVEMENT IS REQUIRED TO BE PROPERLY BACKFILLED WITH EXCAVATEABLE FLOWABLE FILL. REFER TO THE ATTACHED TYPICAL TEST HOLE PROCEDURE SHEET.

EARTHWORK QUANTITIES

THE CONTRACTOR SHALL PERFORM HIS OR HER OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE THEMSELVES OF EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS. ALL EARTHWORK SHALL BALANCE ON-SITE, AND, IF NOT BALANCED, A SUMMARY OF QUANTITIES BEING ADDED OR REMOVED FROM THE SITE SHALL BE PROVIDED WITH THE CONSTRUCTION PLANS.

EROSION CONTROL

EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO WATER MANAGEMENT DISTRICT PERMIT FOR ADDITIONAL REQUIREMENTS FOR EROSION CONTROL AND SURFACE DRAINAGE. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION. OTHER MATERIALS SHALL BE REVIEW AND APPROVED BY THE CITY.

LIMITS OF DISTURBANCE

AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED. GRADING AND/OR CLEARING ON PROPERTIES OTHER THAN SHOWN ON THE APPROVED PLANS IS PROHIBITED.

TREE REMOVAL

THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHEN ALL WORK IS LAID OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. NO TREES ON THE CONSTRUCTION PLANS AS BEING SAVED SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER, ENGINEER AND THE CITY OF ST. CLOUD.

CLEARING AND GRUBBING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION.

MATERIAL STORAGE/DEBRIS REMOVAL

- NO COMBUSTIBLE BUILDING MATERIALS MAY BE ACCUMULATED ON THE SITE AND NO CONSTRUCTION WORK INVOLVING COMBUSTIBLE MATERIALS MAY BEGIN UNTIL INSTALLATION OF ALL REQUIRED WATER MAINS AND FIRE HYDRANTS HAVE BEEN COMPLETED. DEP APPROVAL RECEIVED FOR THE WATER MAINS, AND THE HYDRANTS ARE IN OPERATION. CONSTRUCTION WORK INVOLVING NON-COMBUSTIBLE MATERIALS, SUCH AS CONCRETE, MASONRY AND STEEL MAY BEGIN PRIOR TO THE FIRE HYDRANTS BEING OPERATIONAL.
- ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS.

FILL MATERIAL

ALL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

COMPACTION

FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK.

PAVEMENT AND/OR ROAD AND RIGHT-OF-WAY WORK

ALL PRESSURE PIPE UNDER ROADWAY SHALL BE DIP EXTENDING 5' FROM EDGE OF PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY OF ST. CLOUD AND/OR OSCEOLA COUNTY (AS APPLICABLE).

OWNER/OPERATOR

THE CITY OF ST. CLOUD SHALL OPERATE AND MAINTAIN THE ROADWAYS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL CITY REQUIREMENTS.

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTION TO ACCOMPLISH THE INTENT OF THE PLANS.

MATERIALS/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

PAVEMENT SECTION REQUIREMENTS

CONSTRUCTION OF ROADWAYS WITHIN PROJECT SHALL BE: (A) 10" OF GRUBBED AND STABILIZED BASE COURSE @ 98% OF MAX. DENSITY STABILIZATION, LBR 40 OR FBV 50 PSI THICKNESS, EXTENDED 12" BEYOND PAVEMENT. (B) 6" OF LIMEROCK BASE COURSE @ 98% OF MAX. DENSITY OF AASHTO T-180, LBR 100. (C) 1.5" OF TYPE S-9.5 ASPHALTIC CONCRETE SURFACE COURSE @ 96% OF MAX. LAB DENSITY.

SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO THE LATEST FDOT STANDARDS AND SOILS REPORT RECOMMENDATIONS.

SIDEWALKS

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREA AS SHOWN ON THE CONSTRUCTION PLANS. ALL SIDEWALKS NOT ADJACENT TO RESIDENTIAL LOTS SHALL BE CONSTRUCTED WITH THE SITE INFRASTRUCTURE. A SIDEWALK BOND WILL BE REQUIRED AT THE TIME OF FINAL PLAN AND/OR ROAD INFRASTRUCTURE COMPLETION. THE 5' SIDEWALK SHALL BE CONSTRUCTED OF 4 INCHES OF CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 3,000 PSI AND FIBER REINFORCEMENT. JOINTS SHALL BE EITHER TOOLED OR SAWCUT AT A DISTANCE OF 5' LENGTHS. HANDICAP RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS FOR HANDICAP ACCESSIBILITY.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF THE OWNER/OPERATOR. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 711-001, LATEST EDITION.

BUILDING MARKINGS

ADDRESS NUMERALS SHALL NOT BE LESS THAN 3 INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES, OR PORTIONS THEREOF. ADDRESS NUMERALS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS, NO CURSIVE LETTERS.

TRAFFIC CONTROL

A MINIMUM OF 2-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED IN THE WORK SITE AREA. ALL CONSTRUCTION WARNING SIGNAGE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DUSK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "1" CONCRETE WITH A 28 DAY COMPRESSION STRENGTH OF 3,000 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAYS SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMEROCK AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SEED OR SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SITE ACCESS

ALL ACCESS TO THE JOB SITE FOR CONSTRUCTION AND RELATED ACTIVITIES SHALL BE BY EXISTING STREETS AND ROADS.

GENERAL NOTES:

- ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN WHAT EXISTED PRIOR TO CONSTRUCTION. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AT ALL DOWN STREAM INLETS AND SWALES, IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLANS.
- ALL FILL AREAS TO BE SCARIFIED A MINIMUM DEPTH OF SIX INCHES AND ALL ORGANICS, TRASH AND DEBRIS TO BE REMOVED PRIOR TO THE PLACEMENT OF THE FILL MATERIAL. ALL FILL TO BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 98% MAX. DENSITY BY A MODIFIED PROCTOR.
- ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, PLANS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER (AS APPLICABLE).
- ALL COMPACTED BUILDING PAD AREAS TO BE GRADED FLAT AND COMPACTED TO AN ELEVATION THAT IS EIGHT (8) INCHES BELOW THE FINISHED FLOOR. ELEVATIONS SPECIFIED ON THE GRADING PLANS.
- ALL DRAINAGE FLOW ARROWS SHALL BE RESPECTED SUCH THAT THE FINISHED GRADING RESULTS IN POSITIVE DRAINAGE IN THE DIRECTION INDICATED HEREON UNLESS APPROVED IN WRITING BY THE PROJECT ENGINEER AS AN ACCEPTABLE DEVIATION FROM THIS REQUIREMENT.
- SOD ENTIRE RIGHT-OF-WAY BETWEEN BACK OF CURB AND SIDEWALK.
- SOD ALL DISTURBED AREAS WITH SLOPES 5% OR GREATER.
- SEED & MULCH ALL DISTURBED AREAS UNLESS SPECIFIED TO BE SODDED.
- WHEN TRENCH EXCAVATION EXCEEDS (5) FIVE IN DEPTH:
A. CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR. SECTION 1926.650 WHICH IS INCORPORATED IN FL. STATE 90-96.
B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW
C. TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
- BASE SHALL BE REQUIRED FOR PIPES WITH LESS THAN 20" COVER.
- ALL DRAINAGE PIPES ARE REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED.
- DRAINAGE STRUCTURE "RIM" ELEVATION REFERS TO TOP OF FINISHED STRUCTURE.
- THE CONTRACTOR SHALL ENSURE THAT ALL PERMITS FOR CONSTRUCTION ARE OBTAINED PRIOR TO STARTING WORK. ALL PERMITS SHALL BE PROVIDED TO THE CITY OF ST. CLOUD PRIOR TO STARTING WORK.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF ST. CLOUD STANDARDS AND SHALL BE SUBJECT TO FINAL APPROVALS FROM THE CITY PRIOR TO FINAL PAYMENT.
- THE STORMWATER MANAGEMENT SYSTEM WILL BE OPERATED AND MAINTAINED BY THE OLD HICKORY TREE ESTATES HOMEOWNERS ASSOCIATION.
- BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
- ALL SIDEWALKS NOT ALONG THE ALLEY FRONTED LOTS OR THE RESIDENTIAL LOTS ALONG THE LOCAL STREETS SHALL BE CONSTRUCTED WITH THE SITE INFRASTRUCTURE. A SIDEWALK BOND WILL BE REQUIRED AT TIME OF FINAL PLAT AND / OR ROAD INFRASTRUCTURE COMPLETION.

LEGEND

	PROPERTY BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ROADWAY CENTER LINE
	JURISDICTIONAL WETLAND LINE
	APPROX. EDGE OF WATER LINE
	LANDSCAPE BUFFER LINE
	EASEMENT LINE
	EXISTING OVERHEAD POWER LINE
	SILT FENCE LINE
	SOIL DIVIDE LINE
	EXISTING FENCE LINE
	EXISTING POTABLE WATER MAIN
	PROPOSED POTABLE WATER MAIN
	EXISTING POTABLE WATER MAIN
	PROPOSED POTABLE WATER MAIN
	EXISTING SANITARY FORCE MAIN
	PROPOSED SANITARY FORCE MAIN
	EXISTING SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER MAIN
	EXISTING STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE PIPE
	PRE-DEVELOPMENT DRAINAGE DIVIDE
	POST-DEVELOPMENT DRAINAGE DIVIDE
	SLOPE GRADE BREAK LINE
	EXISTING GRADE 5' CONTOUR
	EXISTING GRADE 1' CONTOUR
	PROPOSED GRADE 5' CONTOUR
	PROPOSED GRADE 1' CONTOUR

SYMBOLS

	DITCH BOTTOM INLET		MITERED END-SECTION
	STORM DRAINAGE MANHOLE		ENERGY DISSIPATOR
	TYPE 5 CURB INLET		U-WALL WITH BAFFLE
	TYPE 6 CURB INLET		DRAINAGE FLOW ARROW
	POTABLE WATER SINGLE SERVICE		POTABLE WATER DOUBLE SERVICE
	SEWER SINGLE SERVICE		GATE VALVE
	SANITARY SEWER MANHOLE		FIRE HYDRANT
	SANITARY LIFT STATION WET WELL		SOIL BORING LOCATION
	AIR RELEASE VALVE		SW-01
	ROADSIDE TRAFFIC SIGN		

ABBREVIATIONS

99.9Fg	PROPOSED FINISHED GRADE ELEVATION
99.9meg	MATCH EXISTING GRADE ELEVATION
99.9TW	PROPOSED TOP OF WALL ELEVATION
99.9+	EXISTING GRADE ELEVATION
FF ELEV. 99.9	PROPOSED FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
PVI	POINT OF VERTICAL INTERSECTION
BVCS	BEGIN VERTICAL CURVE STATION
EVCS	END VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
K	VERTICAL CURVE COEFFICIENT
ELEV	ELEVATION
WRA	WATER RETENTION AREA
INT	INTERSECTION
MES	MITERED END SECTION
DBI	DITCH BOTTOM INLET
ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE
LSB	LANDSCAPE BUFFER
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT

NOTE: ALL ELEVATIONS SHOWN ON THESE PLANS ARE NAVD88

REVISION					
DATE					
Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clearmont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972					
OLD HICKORY TREE ESTATES					
SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTÉ DR, SUITE 2040, SUNRISE, FL 33326					
GENERAL NOTES					
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614					
DATE June 2025					
DRAWN BY TLK/JMK					
PROJECT NUMBER 23-12					
SCALE NONE					
SHEET NUMBER 02					



EROSION CONTROL PLAN

AN EROSION CONTROL PLAN SHALL BE IMPLEMENTED BY THE CONTRACTOR AND THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE QUANTITIES AND CONDITIONS THAT EXIST PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISIONS SHALL BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF STORMWATER INLETS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL PROVIDE HAY BAILS, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION. UPON COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES.

STOCKPILING MATERIAL

NO EXCAVATED MATERIAL SHALL BE STOCKPILED SO AS TO DIRECT STORMWATER OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION SYSTEM. EXCAVATED MATERIAL SHALL NOT BE STOCKPILED SO AS TO WASHOUT AND CAUSE SEDIMENTATION OF ANY DOWN-STREAM DRAINAGE STRUCTURES OR WATER BODIES.

MAINTENANCE

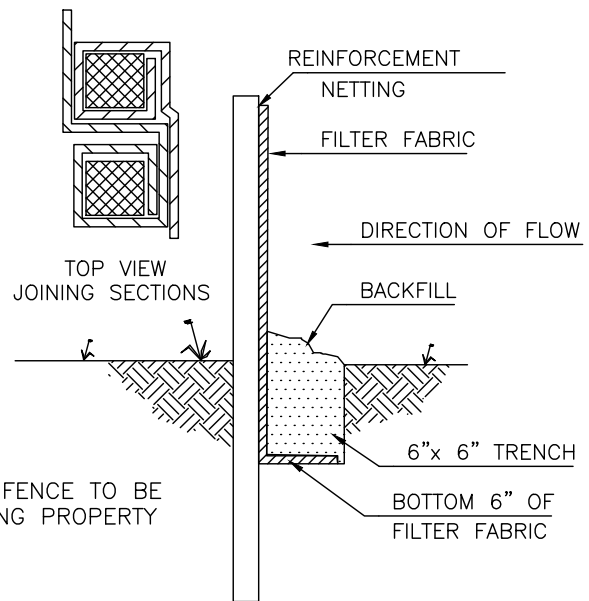
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT. ANY SEDIMENT ACCUMULATIONS IN THE DRAINAGE SYSTEM SHALL BE REMOVED AND THE SYSTEM RESTORED TO ORIGINAL SPECIFICATIONS PRIOR TO THE COMPLETION AND FINAL APPROVAL OF THE PROJECT. UPON FINAL APPROVAL AND COMPLETION OF CONSTRUCTION, MAINTENANCE RESPONSIBILITIES MAY BE TRANSFERRED TO AN APPROVED ENTITY.

SOILS LEGEND

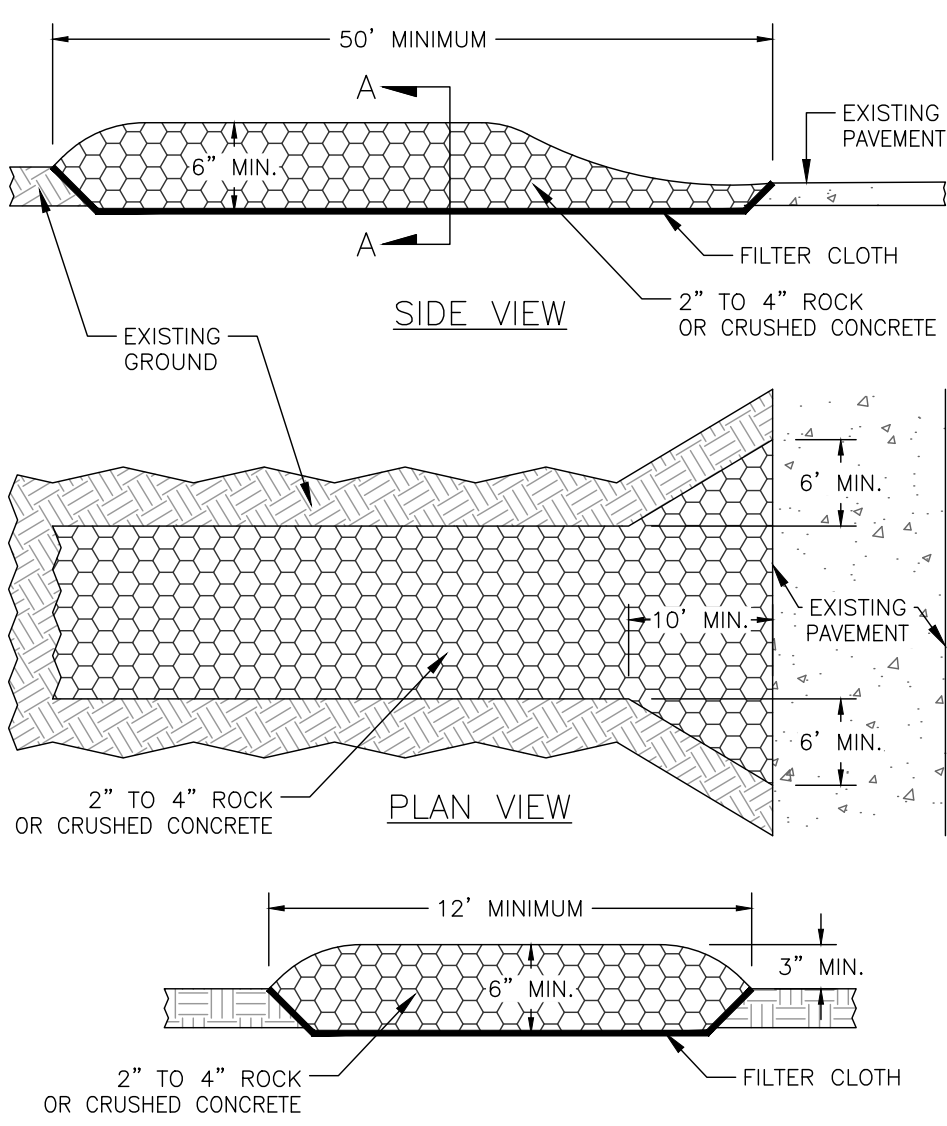
ID	DESCRIPTION	HSG.
6	BASINGER FINE SAND, DEPRESSIONAL, 0-1% SLOPES	D
24	NARCOOSSEE FINE SAND, 0-2% SLOPES	A
42	SMYRNA FINE SAND, 0-2% SLOPES	D

TREES LEGEND

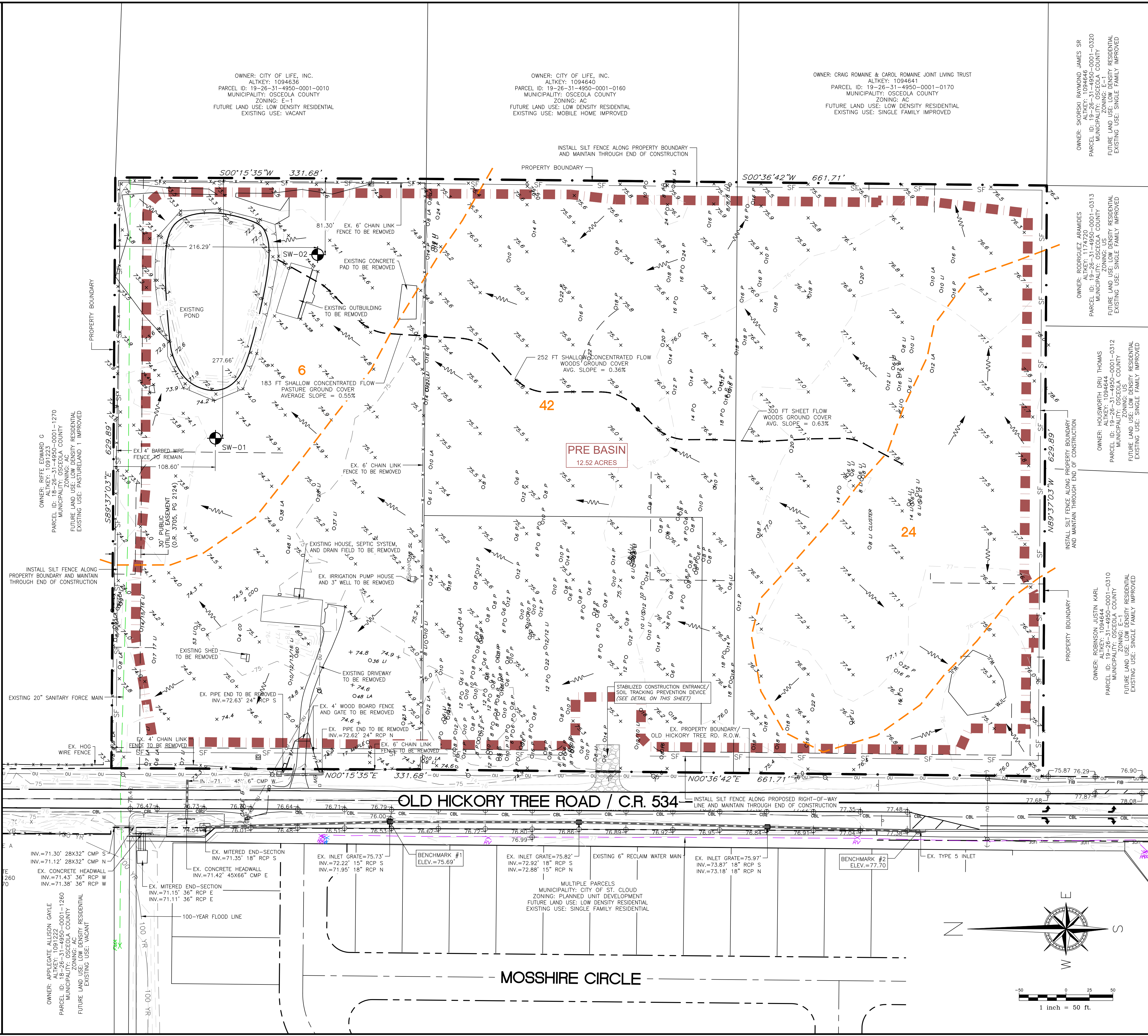
ID	DESCRIPTION
CO	COCONUT PALM
LA	LAUREL OAK (DIAMOND OAK)
SL	SLASH PINE
LI	LIVE OAK
MAPLE	FLORIDA MAPLE
P	LONGLEAF PINE



SILT FENCE DETAIL
N.T.S.



SOIL TRACKING PREVENTION DEVICE
NOT TO SCALE



REVISION

DATE

Mar. 2025

Revised per TWA comments dated Feb. 3, 2025

Knight
Engineering Services

Planning, Design, Permitting, Inspection
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Phone: (352) 394-8514
Certificate of Authorization No. 00029972

OLD HICKORY TREE ESTATES

SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA
OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC
225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326

PRE-DEVELOPMENT
EROSION AND DUST
ABATEMENT PLAN

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

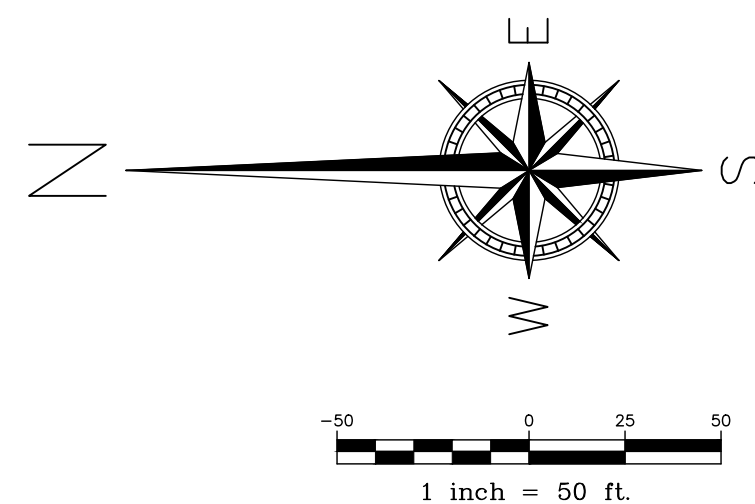
DATE
June 2025

DRAWN BY
TLK/JMK

PROJECT NUMBER
23-12

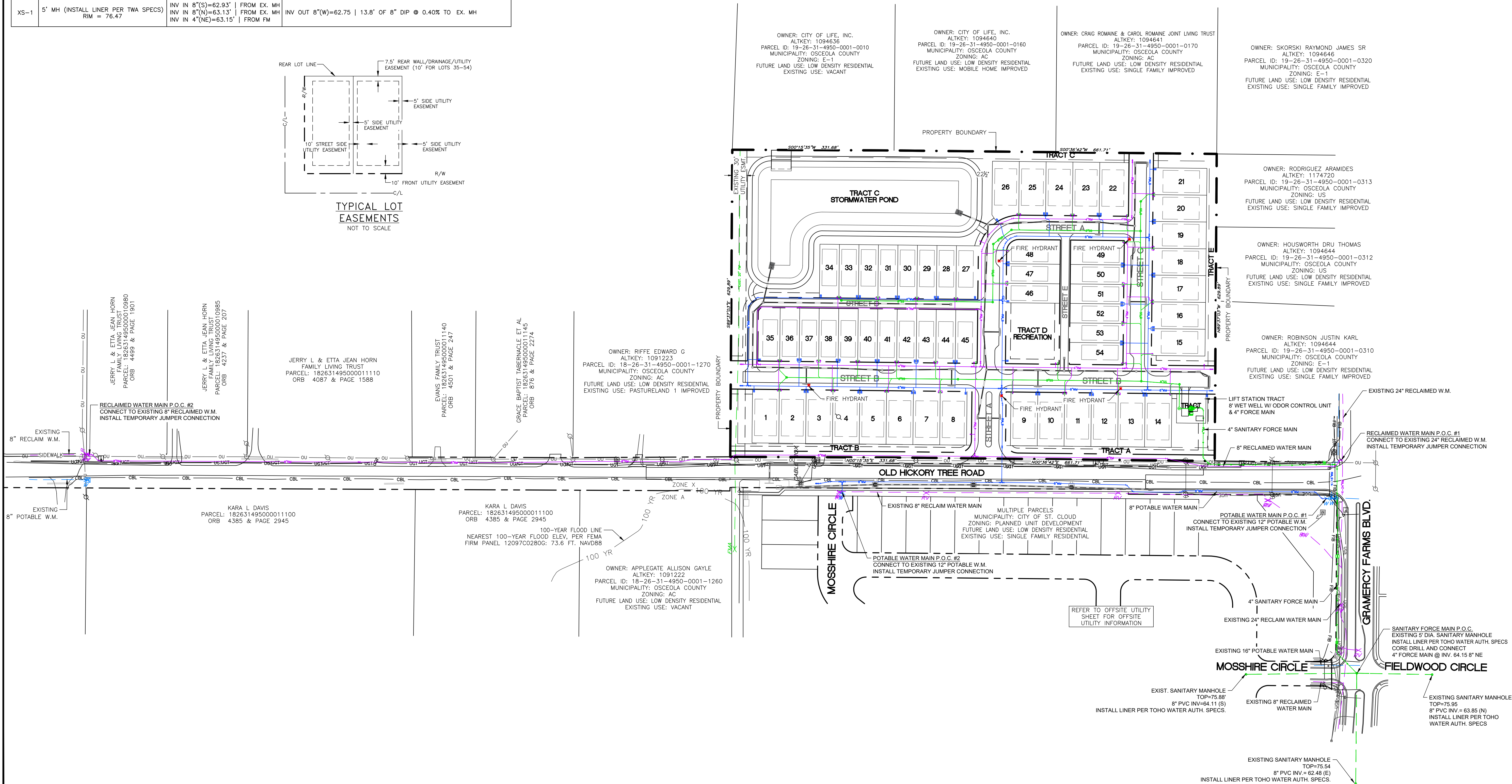
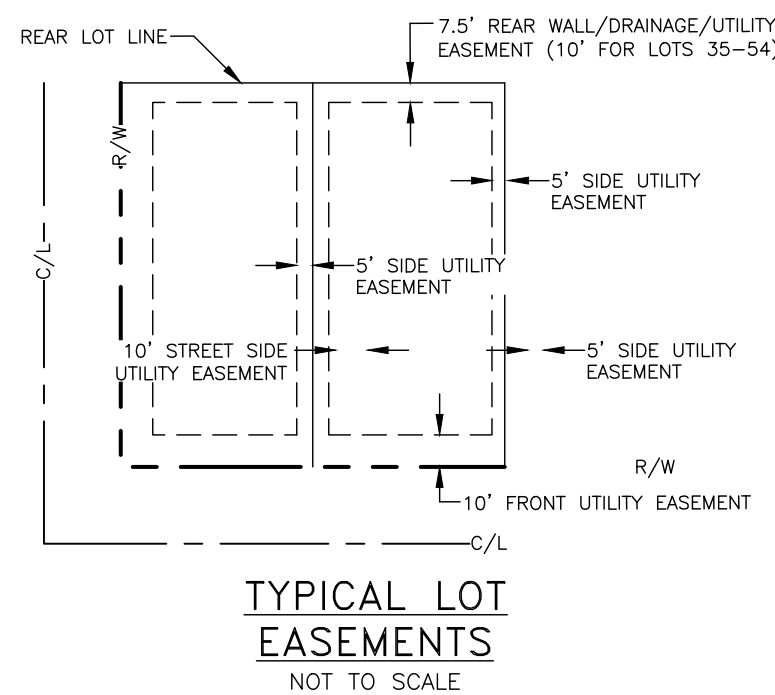
SCALE
1" = 50'

SHEET NUMBER
03

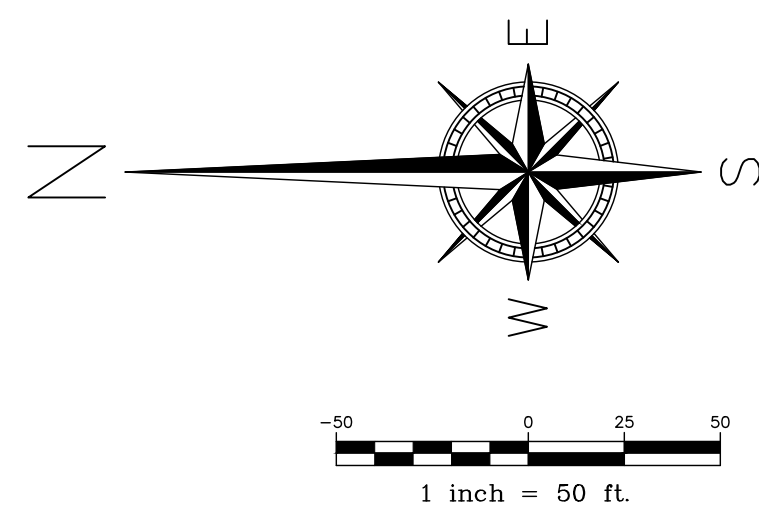


AERIAL OVERLAY PLAN		OLD HICKORY TREE ESTATES		Knight Engineering Services	
THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER		SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326		Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972	
DATE		REVISION			
June 2025					
DRAWN BY TLK/JMK					
PROJECT NUMBER 23-12					
SCALE 1" = 50'					
SHEET NUMBER 04					

SANITARY STRUCTURE TABLE			
ID:	DETAILS:	PIPES IN:	PIPES OUT
S-1	4" MH RIM = 79.32	INV IN 6"(NE)=74.01' FROM LAT'L	INV OUT 8"(S)=73.84 310.3' OF 8" SDR35 @ 0.40% TO S-2
S-2	4" MH RIM = 78.69	INV IN 8"(N)=72.60' FROM S-1	INV OUT 8"(E)=72.50 119.1' OF 8" SDR35 @ 0.40% TO S-3
S-3	4" MH RIM = 79.99	INV IN 8"(W)=72.02' FROM S-2	INV OUT 8"(SE)=71.90 47.3' OF 8" SDR35 @ 0.40% TO S-4
S-4	4" MH (POLYMER CONCRETE) RIM = 80.02	INV IN 8"(NW)=71.71' FROM S-3	INV OUT 8"(S)=71.60 284.5' OF 8" SDR35 @ 0.40% TO S-6
S-5	4" MH (POLYMER CONCRETE) RIM = 78.75	INV IN 6"(SE)=74.05' FROM LAT'L	INV OUT 8"(W)=73.88 60.8' OF 8" SDR35 @ 1.00% TO S-6
S-6	5' DROP MH RIM = 79.00	INV IN 8"(N)=70.54' FROM S-4 INV IN 8"(E)=73.27' FROM S-5	INV OUT 8"(W)=70.40 308.0' OF 8" SDR35 @ 0.52% TO S-9
S-7	4" MH RIM = 78.43	INV IN 6"(NE)=71.97' FROM LAT'L INV IN 6"(NW)=71.97' FROM LAT'L	INV OUT 8"(S)=71.81 351.4' OF 8" SDR35 @ 0.40% TO S-8
S-8	4" MH RIM = 78.41	INV IN 8"(N)=70.40' FROM S-7	INV OUT 8"(S)=70.30 376.0' OF 8" SDR35 @ 0.40% TO S-9
S-9	4" MH (POLYMER CONCRETE) RIM = 79.24	INV IN 8"(N)=68.80' FROM S-8 INV IN 8"(E)=68.80' FROM S-6	INV OUT 8"(S)=68.70 78.5' OF 8" SDR35 @ 0.40% TO S-10
S-10	4" MH (POLYMER CONCRETE) RIM = 78.73	INV IN 8"(N)=68.39' FROM S-9	INV OUT 8"(W)=68.29 49.5' OF 8" SDR35 @ 0.40% TO S-11
S-11	5" MH (POLYMER CONCRETE) RIM = 79.60	INV IN 8"(E)=68.09' FROM S-10	INV OUT 10"(S)=67.99 24.7' OF 10" DR-11 HDPE @ 1.00% TO WW-1
WW-1	8" WW (POLYMER CONCRETE) RIM = 80.00	INV IN 10"(N)=67.74' FROM S-11	
XS-1	5" MH (INSTALL LINER PER TWA SPECS) RIM = 76.47	INV IN 8"(S)=62.93' FROM EX. MH INV IN 8"(N)=63.13' FROM EX. MH INV IN 4"(NE)=63.15' FROM FM	INV OUT 8"(W)=62.75 13.8' OF 8" DIP @ 0.40% TO EX. MH



- UTILITY NOTES:
- THE PROJECT WILL BE SERVED BY A CENTRAL SEWER SYSTEM, A CENTRAL POTABLE WATER SYSTEM, AND A CENTRAL RECLAIMED WATER SYSTEM
 - THE PROPOSED 4" SANITARY SEWER FORCE MAIN SHALL CONNECT, VIA CORE DRILL, TO THE EXISTING MANHOLE LOCATED APPROXIMATELY 800 FEET SOUTHWEST OF THE PROJECT ENTRANCE AT THE INTERSECTION OF GRAMERCY FARMS BLVD AND MOSSHIRE CIRCLE
 - FOR DOUBLE AND SINGLE SANITARY SERVICES TOHO WATER AUTHORITY'S MAINTENANCE RESPONSIBILITY SHALL END AT THE SINGLE 6" RISER AT THE PROPERTY LINE, THE PROPOSED 8" POTABLE WATER MAIN SHALL CONNECT TO THE EXISTING 16" POTABLE WATER MAIN LOCATED APPROXIMATELY 700 FEET SOUTH OF THE PROJECT ENTRANCE AT THE INTERSECTION OF OLD HICKORY TREE ROAD AND GRAMERCY FARMS BLVD. AND TO THE EXISTING 8" POTABLE WATER MAIN LOCATED APPROXIMATELY 300 FEET NORTH OF THE PROJECT ENTRANCE, WITHIN MOSSHIRE CIRCLE RIGHT-OF-WAY. (SEE PLAN).
 - THE PROPOSED 8" RECLAIMED WATER MAIN SHALL CONNECT TO THE EXISTING 24" RECLAIMED WATER MAIN LOCATED APPROXIMATELY 700 FEET SOUTH OF THE PROJECT ENTRANCE AT THE INTERSECTION OF OLD HICKORY TREE ROAD AND GRAMERCY FARMS BLVD. AND TO THE EXISTING 8" RECLAIMED WATER MAIN LOCATED APPROXIMATELY 1,000 FEET NORTH OF THE PROJECT ENTRANCE ON OLD HICKORY TREE RD.
 - ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE CITY OF ST. CLOUD, TOHO WATER AUTHORITY (TWA) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
 - THE RECLAIMED WATER SYSTEM SHALL HAVE NEVER BEEN WETTED WITH ANY TYPE OF NON-POTABLE WATER AND SHALL HAVE NEVER BEEN PREVIOUSLY USED TO CARRY FLOWS ASIDE FROM POTABLE WATER
 - ALL PURPLE PIPES CONSTRUCTED AS PART OF THE RECLAIMED WATER SYSTEM SHALL NEVER BE USED TO CONVEY DRINKING WATER AT ANY TIME IN THE FUTURE
 - ALL POTABLE WATER PIPES SHALL BE COLOR CODED BLUE, ALL RECLAIMED WATER PIPES SHALL BE COLOR CODED PURPLE AND ALL SANITARY SEWER PIPES SHALL BE COLOR CODED GREEN
 - WATER SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND BLUE PE TUBING. NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP.
 - REUSE SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND PURPLE PE TUBING. NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP.
 - ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
 - ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) SHALL MAINTAIN A 6-FOOT MINIMUM, 10-FOOT PREFERRED, HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
 - PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 15 FEET OF HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.



REVISION

DATE

Mar. 2025

Revised per TWA comments dated Feb. 3, 2025

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OLD HICKORY TREE ESTATES

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OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC
225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326

MASTER UTILITY PLAN

THOMAS L. KNIGHT
LICENSE
No. 47614
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

DATE
June 2025

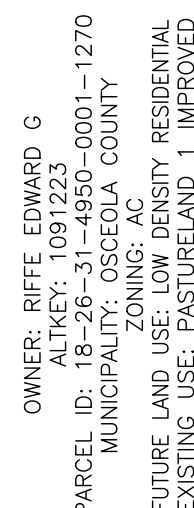
DRAWN BY
TLK/JMK

PROJECT NUMBER
23-12

SCALE
1" = 50'

SHEET NUMBER
07

1. THE PROJECT WILL BE SERVED BY A CENTRAL SEWER SYSTEM, A CENTRAL POTABLE WATER SYSTEM, AND A CENTRAL RECLAIMED WATER SYSTEM
2. THE PROPOSED 4" SANITARY SEWER FORCE MAIN SHALL CONNECT, VIA CORE DRILL, TO THE EXISTING MANHOLE LOCATED APPROXIMATELY 700 FEET SOUTHWEST OF THE PROJECT ENTRANCE AT THE INTERSECTION OF GRAMERCY FARMS BLVD AND MOSSHIRE CIRCLE
3. FOR DOUBLE AND SINGLE SANITARY SERVICES TO/HO WATER AUTHORITY'S MAINTENANCE RESPONSIBILITY SHALL END AT THE SINGLE 6" RISER AT THE PROPERTY LINE.
4. THE PROPOSED 8" POTABLE WATER MAIN SHALL CONNECT TO THE EXISTING 16" POTABLE WATER MAIN LOCATED APPROXIMATELY 700 FEET SOUTH OF THE PROJECT ENTRANCE AT THE INTERSECTION OF OLD HICKORY TREE ROAD AND GRAMERCY FARMS BLVD, AND TO THE EXISTING 8" POTABLE WATER MAIN LOCATED APPROXIMATELY 300 FEET NORTH OF THE PROJECT ENTRANCE, WITHIN MOSSHIRE CIRCLE RIGHT-OF-WAY (SEE PLAN).
5. THE PROPOSED 8" RECLAIMED WATER MAIN SHALL CONNECT TO THE EXISTING 24" RECLAIMED WATER MAIN LOCATED APPROXIMATELY 700 FEET SOUTH OF THE PROJECT ENTRANCE AT THE INTERSECTION OF OLD HICKORY TREE ROAD AND GRAMERCY FARMS BLVD, AND TO THE EXISTING 8" RECLAIMED WATER MAIN LOCATED APPROXIMATELY 1,000 FEET NORTH OF THE PROJECT ENTRANCE ON OLD HICKORY TREE RD.
6. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE CITY OF ST. CLOUD, TOHO WATER AUTHORITY (TWA) AND FLOOD DAMAGE PREVENTION AND MINIMIZATION ACT (FLOODPA).
7. THE RECLAIMED WATER SYSTEM SHALL HAVE NEVER BEEN WETTED WITH ANY TYPE OF NON-POTABLE WATER AND SHALL HAVE NEVER BEEN PREVIOUSLY USED TO CARRY FLOWS ASIDE FROM POTABLE WATER
8. ALL PURPLE PIPES CONSTRUCTED AS PART OF THE RECLAIMED WATER SYSTEM SHALL NEVER BE USED TO CONVEY DRINKING WATER AT ANY TIME IN THE FUTURE
9. ALL POTABLE WATER PIPES SHALL BE COLOR CODED BLUE, ALL RECLAIMED WATER PIPES SHALL BE COLOR CODED PURPLE AND ALL SANITARY SEWER PIPES SHALL BE COLOR CODED GREEN
10. WATER SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND BLUE PE TUBING, NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP
11. REUSE SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND PURPLE PE TUBING, NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP
12. ALL PROPOSED PIPES SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
13. ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) SHALL MAINTAIN A 6-FOOT MINIMUM, 10-FOOT PREFERRED, HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
14. PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 15 FEET OF HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.



OWNER: APPLEGATE ALLISON GAYLE
ALTKEY: 1091222
CEL ID: 18-26-31-4950-0001-12
MUNICIPALITY: OSCEOLA COUNTY
ZONING: AC
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: VACANT

OWNER: CITY OF LIFE, INC.
ALTKEY: 1094636
PARCEL ID: 19-26-31-4950-0001-0010
MUNICIPALITY: OSCEOLA COUNTY
ZONING: E-1
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: VACANT

OWNER: CITY OF LIFE, INC.
ALTKEY: 1094640
PARCEL ID: 19-26-31-4950-0001-0160
MUNICIPALITY: OSCEOLA COUNTY
ZONING: AC
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: MOBILE HOME IMPROVED

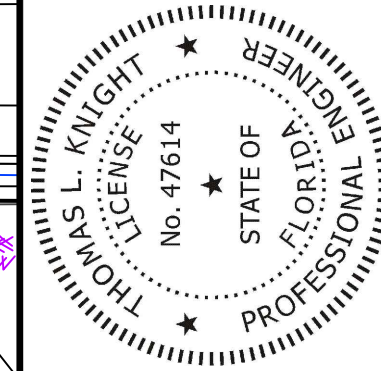
OWNER: CRAIG ROMANE & CAROL ROMANE JOINT LIVING TRUST
ALTKY: 1094641
PARCEL ID: 19-26-31-4950-0001-0170
MUNICIPALITY: OSCEOLA COUNTY
ZONING: AC
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY IMPROVED

OWNER: SKORSKI RAYMOND JAMES SR
ALTHEY: 1094646
PARCEL ID: 19-26-31-4950-0001-0320
MUNICIPALITY: OSCEOLA COUNTY
ZONING: E-1
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY IMPROVED

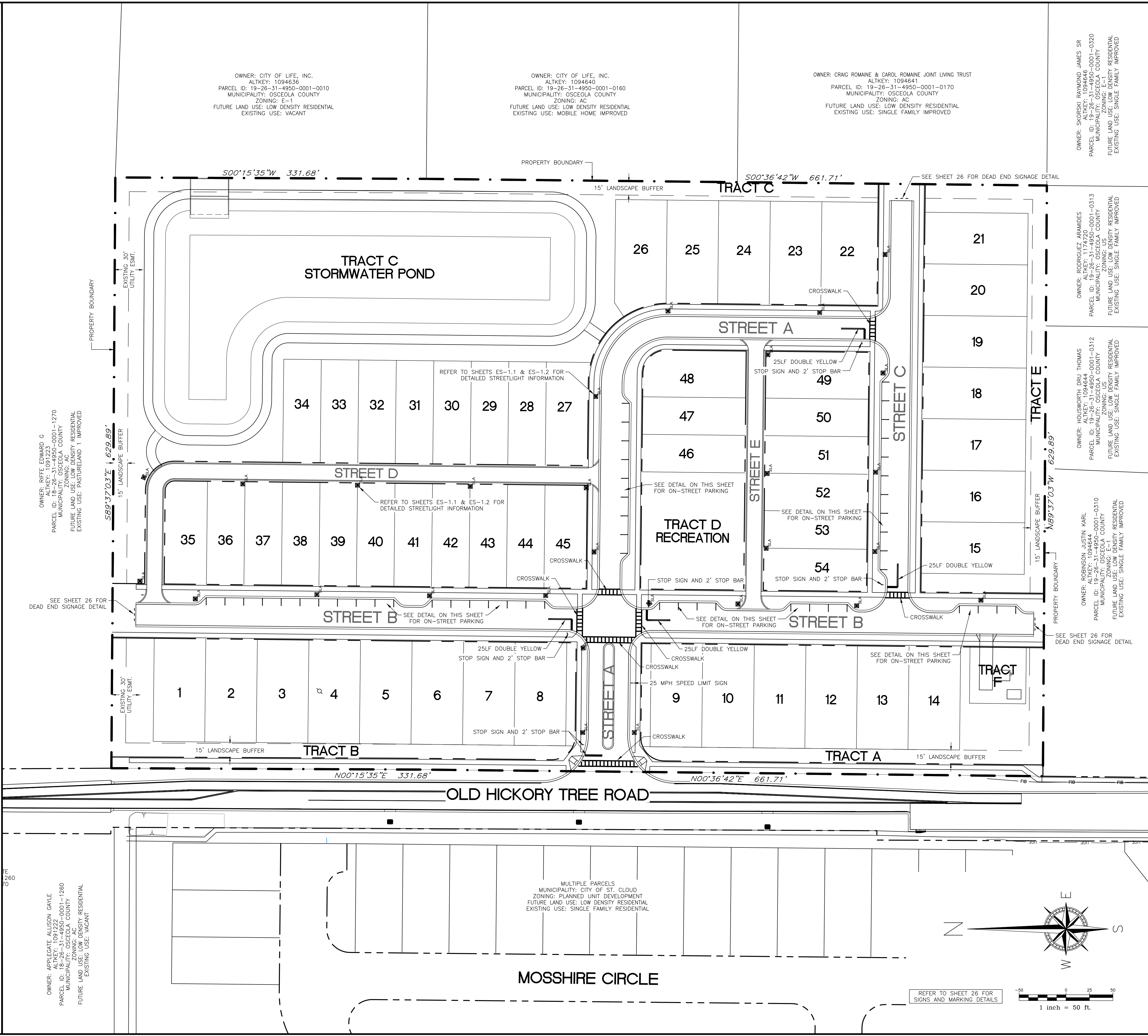
OWNER: RODRIGUEZ ARAMIDES
ALTHEY: 1174720
PARCEL ID: 19-26-31-4950-0001-0313
MUNICIPALITY: OSCEOLA COUNTY
ZONING: US
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY IMPROVED

OWNER: HOUSWORTH DRU THOMAS
ALTKEY: 1094644
PARCEL ID: 19-26-31-4950-0001-0312
MUNICIPALITY: OSCEDA COUNTY
ZONING: US
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY IMPROVED

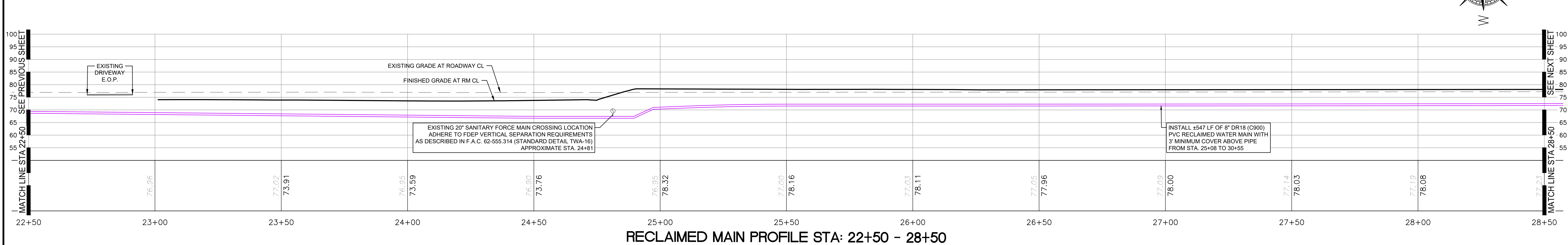
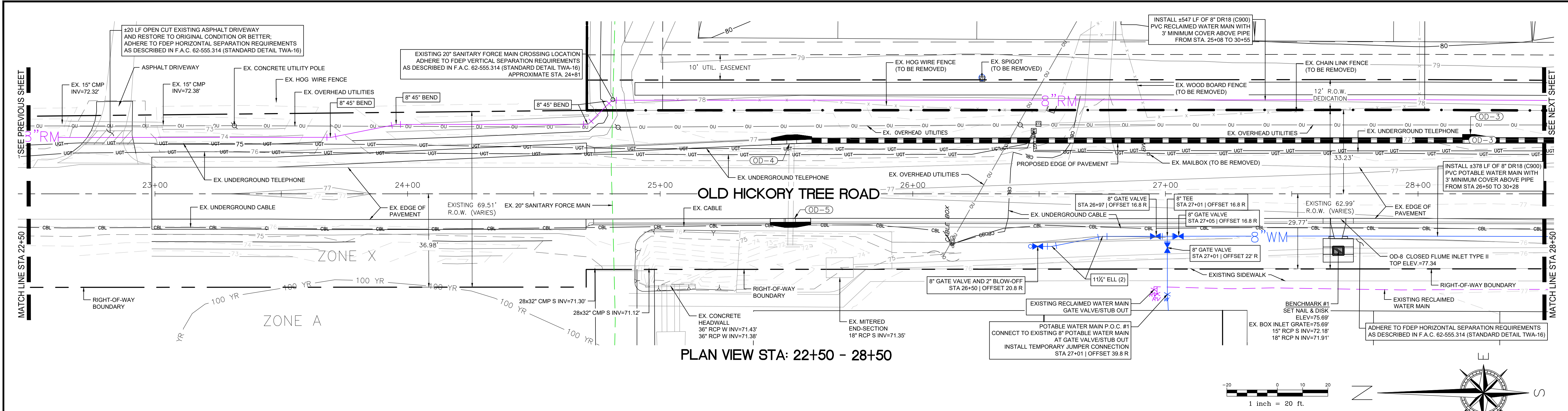
OWNER: ROBINSON JUSTIN KARL
ALTHEY: 1094644
PARCEL ID: 19-26-31-4950-0001-0310
MUNICIPALITY: OSCEOLA COUNTY
ZONING: E-1
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING USE: SINGLE FAMILY IMPROVED



	THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614		OLD HICKORY TREE ESTATES		DATE Mar. 2025	REVISION Revised per TWA comments dated Feb. 3, 2025
	DATE June 2025	DRAWN BY TLK/JMK	PROJECT NUMBER 23-12	SCALE 1" = 50'	SHEET NUMBER 08	Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972



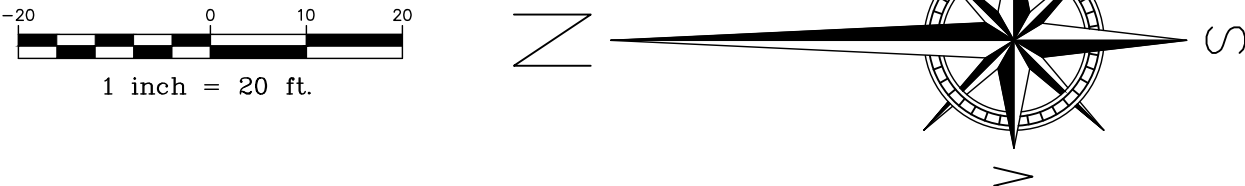
	SIGNAGE, MARKING, AND LIGHTING PLAN		OLD HICKORY TREE ESTATES SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 204I, SUNRISE, FL 33326		DATE	REVISION
	THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614 DATE June 2025 DRAWN BY TLK/JMK PROJECT NUMBER 23-12 SCALE 1" = 50' SHEET NUMBER 09				Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-4851 Certificate of Authorization No. 00029972	



- GENERAL NOTES:
- THE TERMS DIRECTIONAL BORE, HORIZONTAL DIRECTIONAL DRILLING OR HDD ARE USED ON THESE PLANS INTERCHANGEABLY.
 - PROPOSED FORCE MAIN INSTALLATION SHALL BE VIA OPEN CUT TRENCH UNLESS OTHERWISE SPECIFIED.
 - ALL DISTURBED AREAS SHALL BE SOODED.
 - ALL DISTURBED DRIVEWAYS SHALL BE RESTORED TO ORIGINAL CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL NOT COMPLETELY BLOCK ANY DRIVEWAY, PAVED OR UNPAVED.
 - ANY SOIL AFFECTED BY EXCAVATION SHALL BE TEMPORARILY RELOCATED AND REPLACED IN ITS ORIGINAL LOCATION IMMEDIATELY AFTER THE AREA IS BACKFILLED.
 - ALL UTILITY SEPARATION MEASUREMENTS ARE BETWEEN THE OUTER DIAMETER OF EACH UTILITY AND THE OUTER DIAMETER OF THE BORE HOLE.
 - THE APPROXIMATE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR; UNLESS NOTED, ACTUAL SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO THE UNDERGROUND FIBER OPTIC, TELEPHONE AND ELECTRIC CABLES AS NECESSARY TO AVOID CONFLICTS WITH THE PROPOSED SANITARY FORCE MAIN.
 - ALL PIPE SEPARATION REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH FDEP STANDARDS, F.A.C. RULE 62-555.314 AND THE LATEST EDITIONS OF TOHO WATER AUTHORITY (TWA) STANDARDS, SPECIFICATIONS AND DETAILS.
 - THE MEASURED LENGTH OF DIRECTIONAL BORES REFERS TO THE ANTICIPATED JUNCTION OF THE PROPOSED PVC AND HDPE PIPES; THE ACTUAL DISTANCE AND ANGLES OF DRILLING OPERATIONS FOR DIRECTIONAL BORES TO BE DETERMINED BY THE CONTRACTOR.
 - ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - RECLAIMED WATER MAIN CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF TWA STANDARDS, SPECIFICATIONS AND DETAILS.
 - HDD OPERATIONS SHALL CONFORM TO THE LATEST EDITIONS OF TWA STANDARDS, SPECIFICATIONS AND DETAILS.
 - MAINTENANCE OF TRAFFIC SHALL CONFORM TO FDOT STANDARD PLANS INDEX (PREFIX 102) 600-608, 625, 628, 650 & 655 AS APPLICABLE.
 - RESTRAINED JOINTS SHALL BE PROVIDED AT ALL BENDS, WYES, TEES, CAPS, VALVES AND REDUCERS PER TWA SPECIFICATIONS.
 - WATER SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND BLUE PE TUBING. NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP.
 - REUSE SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND PURPLE PE TUBING. NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP.
 - REUSE SERVICES 2" AND SMALLER SHALL UTILIZE A DOUBLE STRAP TAPPING SADDLE, A CORPORATION STOP, AND PURPLE PE TUBING. NO FITTINGS ALLOWED BETWEEN CORP. STOP AND CURB STOP.
 - ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
 - ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) SHALL MAINTAIN A 6-FOOT MINIMUM, 10-FOOT PREFERRED, HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
 - PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 15 FEET OF HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.

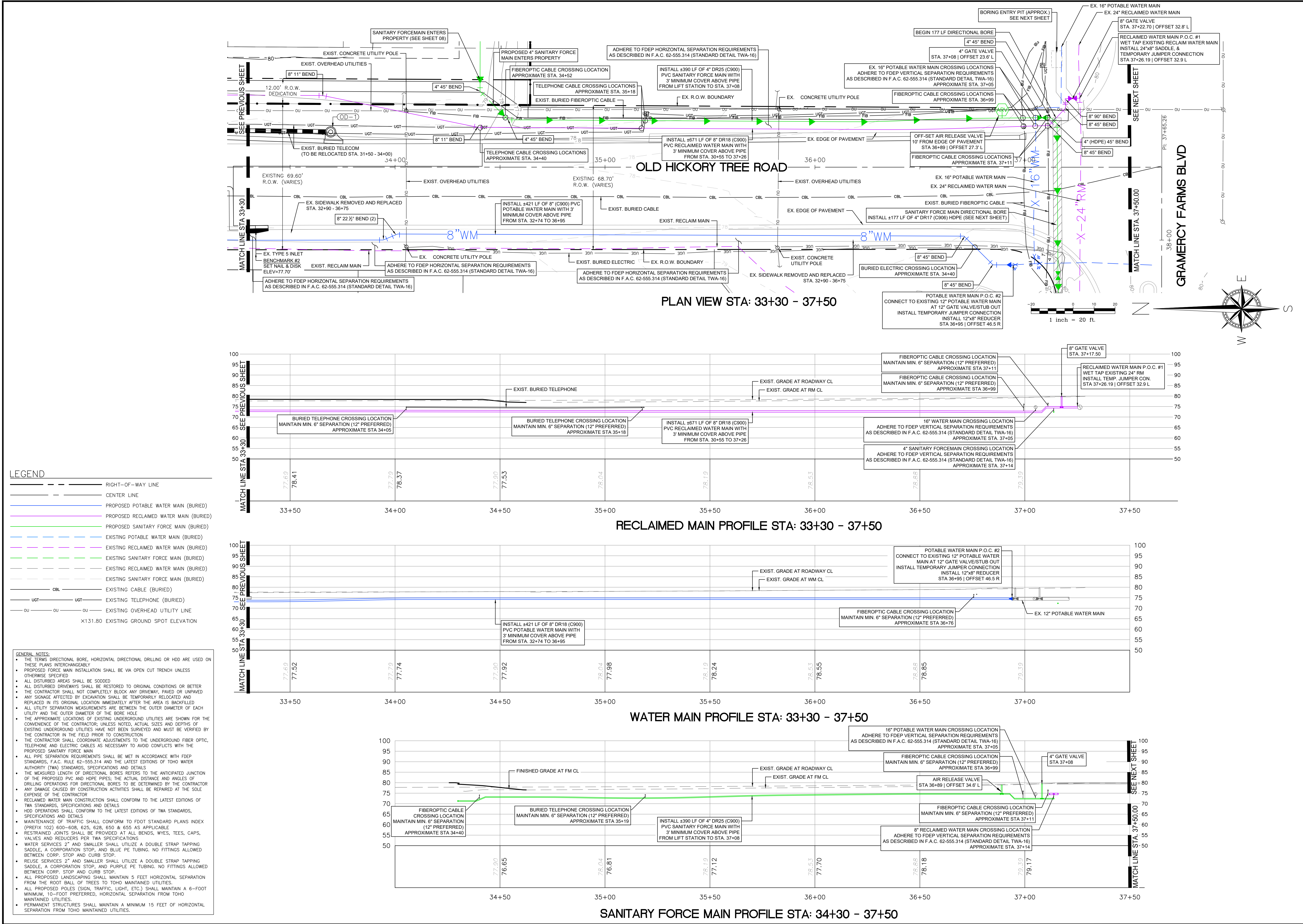
- LEGEND
- RIGHT-OF-WAY LINE
 - CENTER LINE
 - PROPOSED POTABLE WATER MAIN (BURIED)
 - PROPOSED RECLAIMED WATER MAIN (BURIED)
 - PROPOSED SANITARY FORCE MAIN (BURIED)
 - EXISTING POTABLE WATER MAIN (BURIED)
 - EXISTING RECLAIMED WATER MAIN (BURIED)
 - EXISTING SANITARY FORCE MAIN (BURIED)
 - EXISTING RECLAIMED WATER MAIN (BURIED)
 - EXISTING SANITARY FORCE MAIN (BURIED)
 - CBL - EXISTING CABLE (BURIED)
 - UGT - EXISTING UTILITY (BURIED)
 - OU - EXISTING OVERHEAD UTILITY LINE
 - X131.80 EXISTING GROUND SPOT ELEVATION

REVISION	DATE	Mar. 2025	Revised per TWA comments dated Feb. 3, 2025
Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972			
OLD HICKORY TREE ESTATES			
SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326			
OFFSITE UTILITY PLAN 2			
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614			
DATE June 2025			
DRAWN BY TLK/JMK			
PROJECT NUMBER 23-12			
SCALE 1" = 20'			
SHEET NUMBER 11			



- ## LEGEND
- | | |
|-----------|--|
| ————— | RIGHT-OF-WAY LINE |
| - - - - - | CENTER LINE |
| ————— | PROPOSED POTABLE WATER MAIN (BURIED) |
| ————— | PROPOSED RECLAIMED WATER MAIN (BURIED) |
| ————— | PROPOSED SANITARY FORCE MAIN (BURIED) |
| ————— | EXISTING POTABLE WATER MAIN (BURIED) |
| ————— | EXISTING RECLAIMED WATER MAIN (BURIED) |
| ————— | EXISTING SANITARY FORCE MAIN (BURIED) |
| ————— | EXISTING RECLAIMED WATER MAIN (BURIED) |
| ————— | EXISTING SANITARY FORCE MAIN (BURIED) |
| ————— | EXISTING CABLE (BURIED) |
| ————— | EXISTING TELEPHONE (BURIED) |
| ————— | EXISTING OVERHEAD UTILITY LINE |
- X131.80
EXISTING GROUND SPOT ELEVATION

A circular professional engineer seal for Thomas L. Knight. The outer ring contains the text "THOMAS L. KNIGHT" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by three stars. The inner circle contains the text "LICENSE" on the left, "No. 47614" in the center, and "STATE OF FLORIDA" on the right, also separated by three stars.



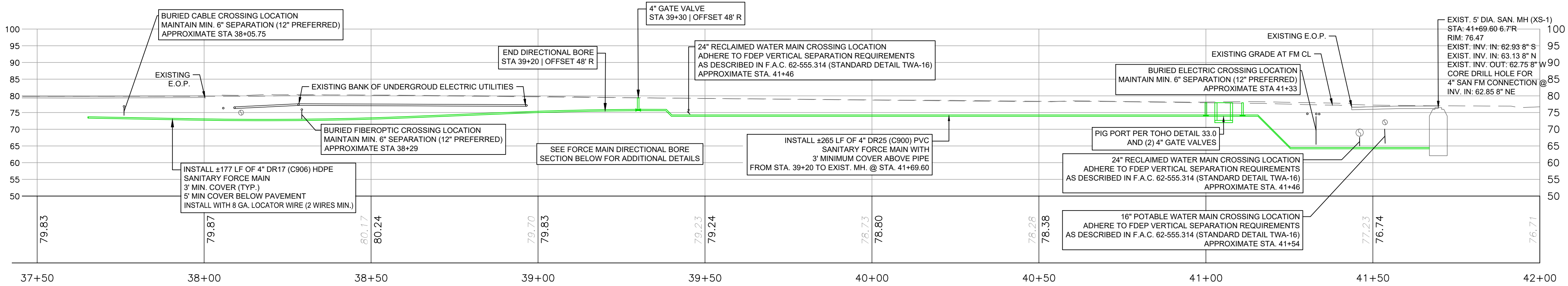
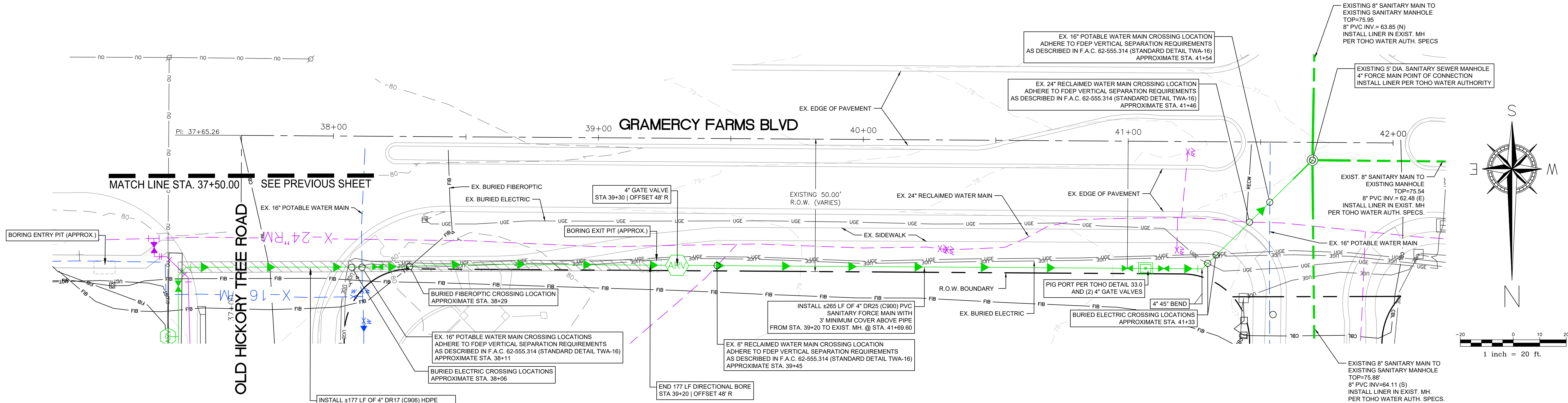
REVISION	DATE	REVISION
Revised per TWA comments dated Feb. 3, 2025	Mar. 2025	
Revised per TWA comments dated Apr. 9, 2025	Apr. 2025	

Knight Engineering Services	Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972
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OLD HICKORY TREE ESTATES	SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326
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OFFSITE UTILITY PLAN 4

THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614
DATE June 2025
DRAWN BY TLK/JMK
PROJECT NUMBER 23-12
SCALE 1" = 20'
SHEET NUMBER 13



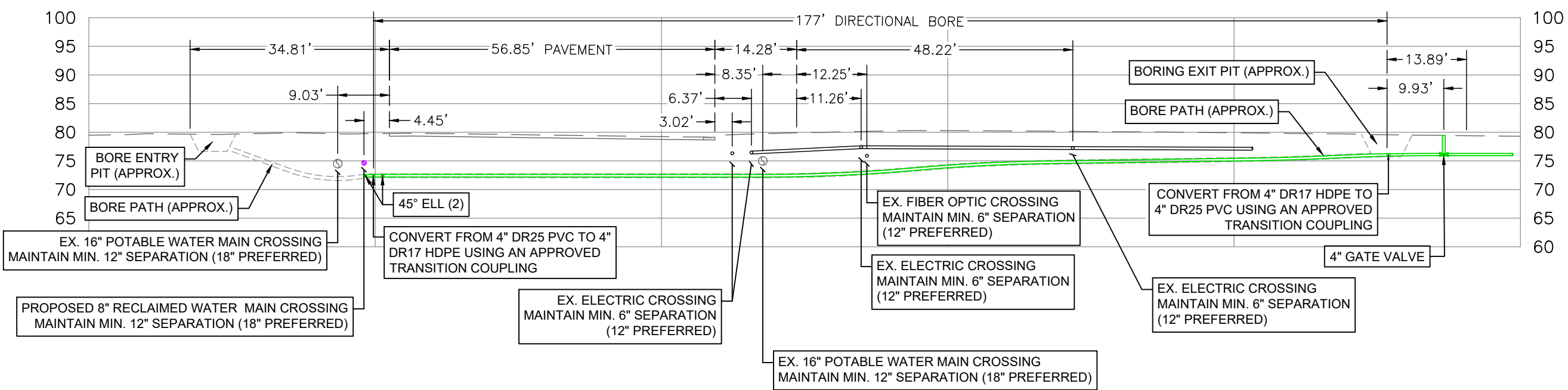
SANITARY FORCE MAIN PROFILE STA: 37+50 - 41+69.60

- GENERAL NOTES:**
- THE TERMS DIRECTIONAL BORE, HORIZONTAL DIRECTIONAL DRILLING OR HDD ARE USED ON THESE PLANS INTERCHANGEABLY.
 - PROPOSED FORCE MAIN INSTALLATION SHALL BE VIA OPEN CUT TRENCH UNLESS OTHERWISE SPECIFIED.
 - ALL DISTURBED AREAS SHALL BE SODDED.
 - ALL DISTURBED DRIVEWAYS SHALL BE RESTORED TO ORIGINAL CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL NOT COMPLETELY BLOCK ANY DRIVEWAY, PAVED OR UNPAVED.
 - ANY SIGNAGE AFFECTED BY EXCAVATION SHALL BE TEMPORARILY RELOCATED AND REPLACED IN ITS ORIGINAL LOCATION IMMEDIATELY AFTER THE AREA IS BACKFILLED.
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 - THE APPROXIMATE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR; UNLESS NOTED, ACTUAL SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE ADJUSTMENTS TO THE UNDERGROUND FIBER OPTIC, TELEPHONE AND ELECTRIC CABLES AS NECESSARY TO AVOID CONFLICTS WITH THE PROPOSED SANITARY FORCE MAIN.
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 - ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) SHALL MAINTAIN A 6-FOOT MINIMUM, 10-FOOT PREFERRED, HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
 - PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 15 FEET OF HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.

LEGEND

- RIGHT-OF-WAY LINE
- CENTER LINE
- PROPOSED POTABLE WATER MAIN (BURIED)
- PROPOSED RECLAIMED WATER MAIN (BURIED)
- PROPOSED SANITARY FORCE MAIN (BURIED)
- EXISTING POTABLE WATER MAIN (BURIED)
- EXISTING RECLAIMED WATER MAIN (BURIED)
- EXISTING SANITARY FORCE MAIN (BURIED)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CABLE (BURIED)
- EXISTING TELEPHONE (BURIED)
- EXISTING SANITARY FORCE MAIN (BURIED)

X131.80 EXISTING GROUND SPOT ELEVATION



FORCE MAIN DIRECTIONAL BORE SECTION

SCALE 1" = 20'

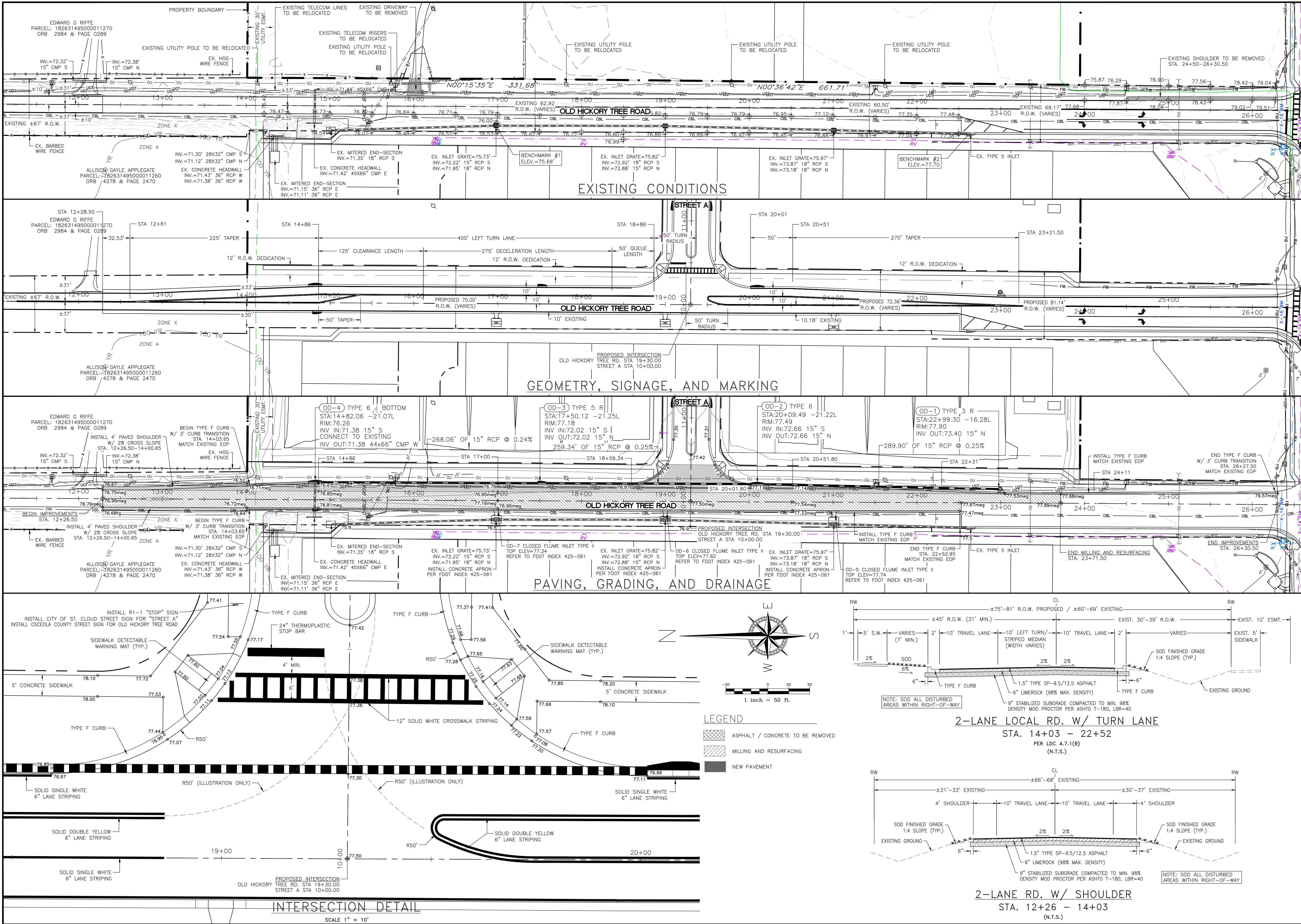
REVISION	DATE	DESCRIPTION
1	Mar. 2025	Revised per TWA comments dated Feb. 3, 2025
2	Apr. 2025	Revised per TWA comments dated Apr. 9, 2025

Knight Engineering Services	Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972
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OLD HICKORY TREE ESTATES	SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326
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OFFSITE UTILITY PLAN 5	THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER
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DATE	June 2025
DRAWN BY	TLK/JMK
PROJECT NUMBER	23-12
SCALE	1" = 20'
SHEET NUMBER	14



REVISION	DATE

Knight Engineering Services
Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clearmont, Florida 34711
Phone: (352) 394-8514
Certificate of Authorization No. 00029972

OLD HICKORY TREE ESTATES

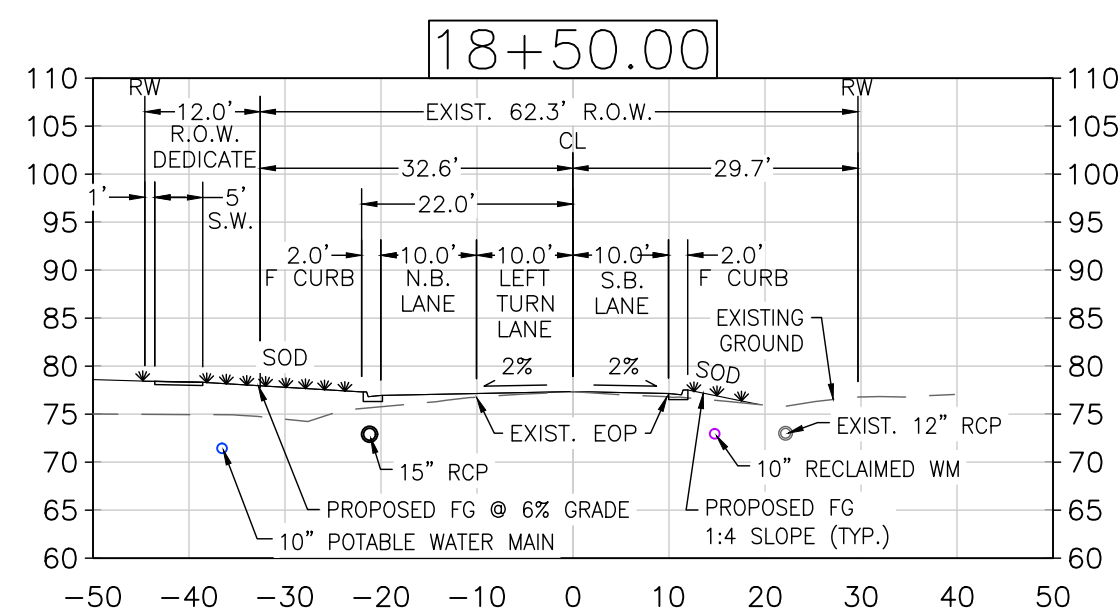
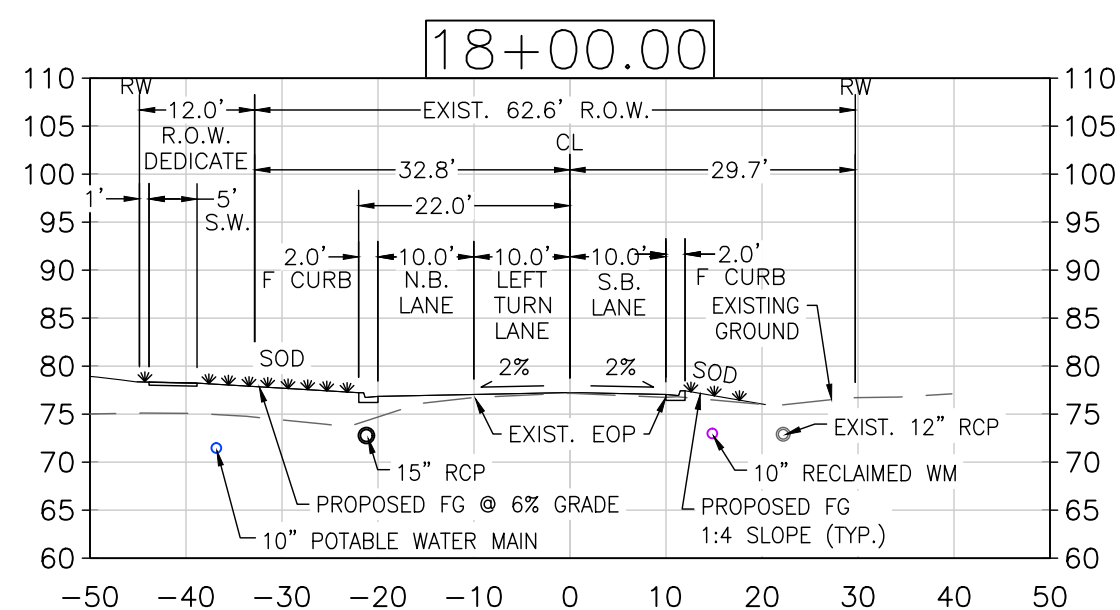
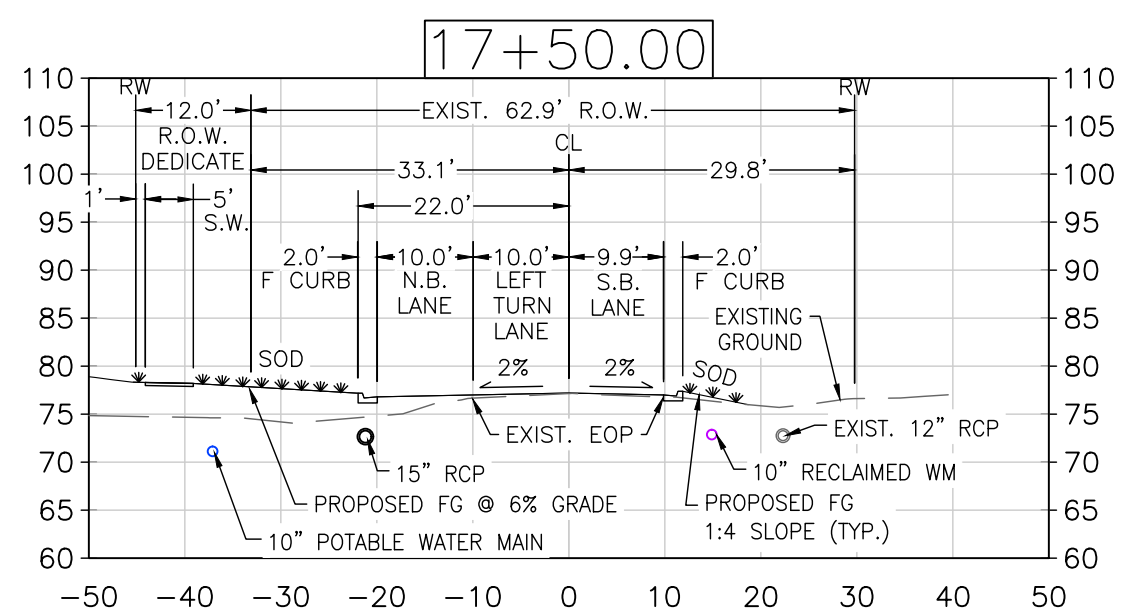
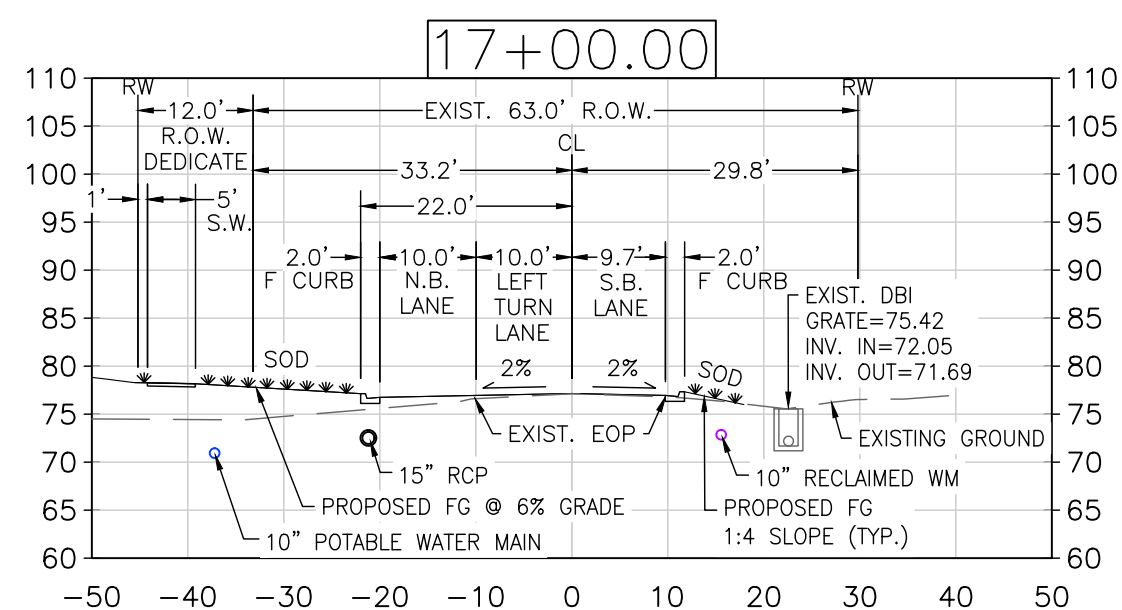
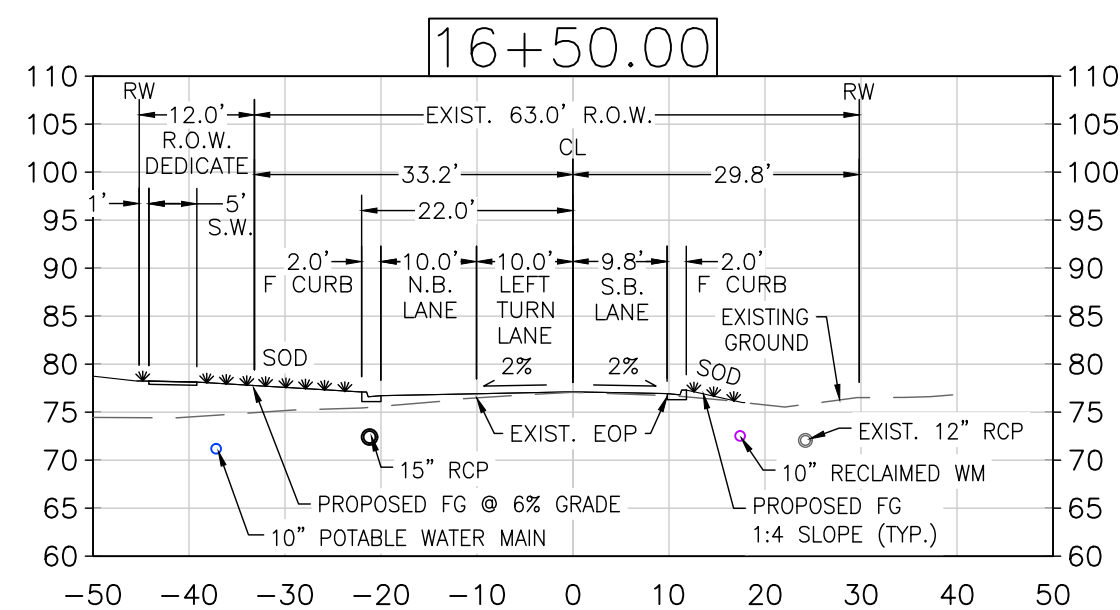
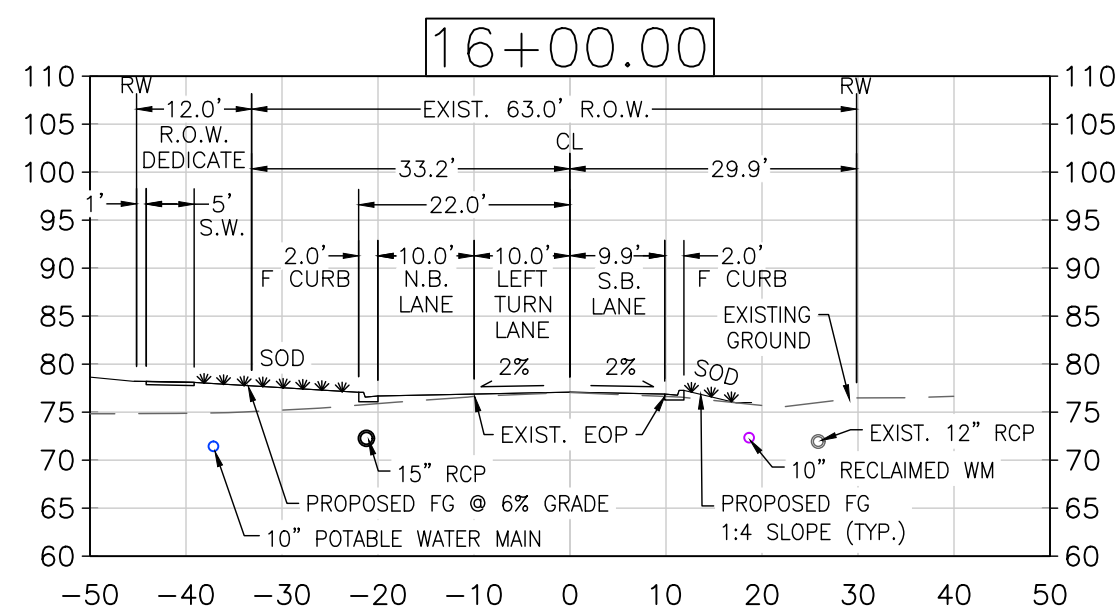
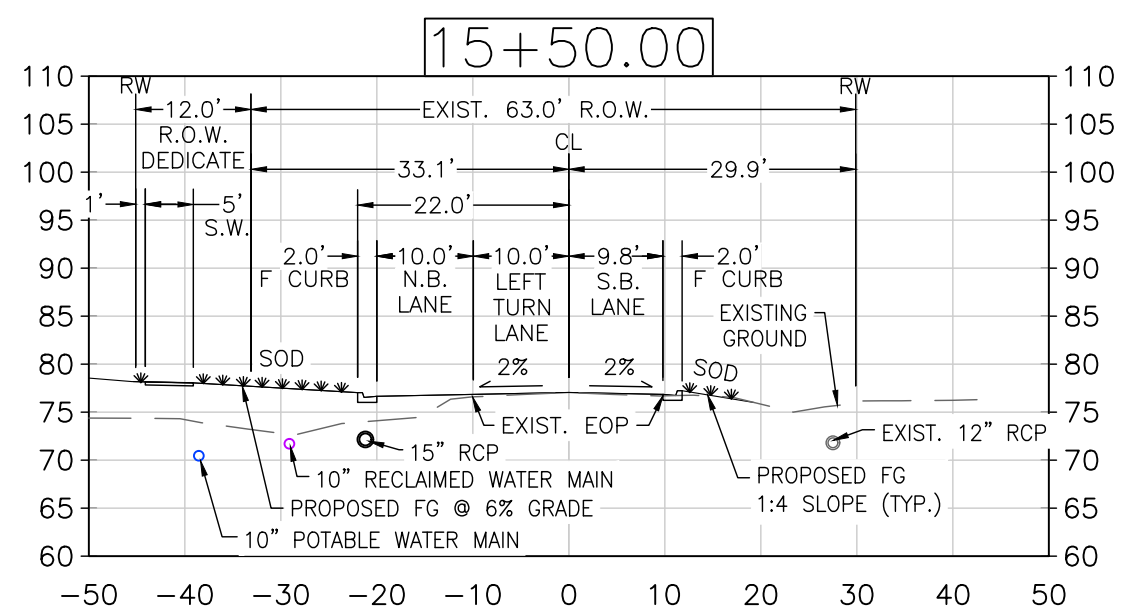
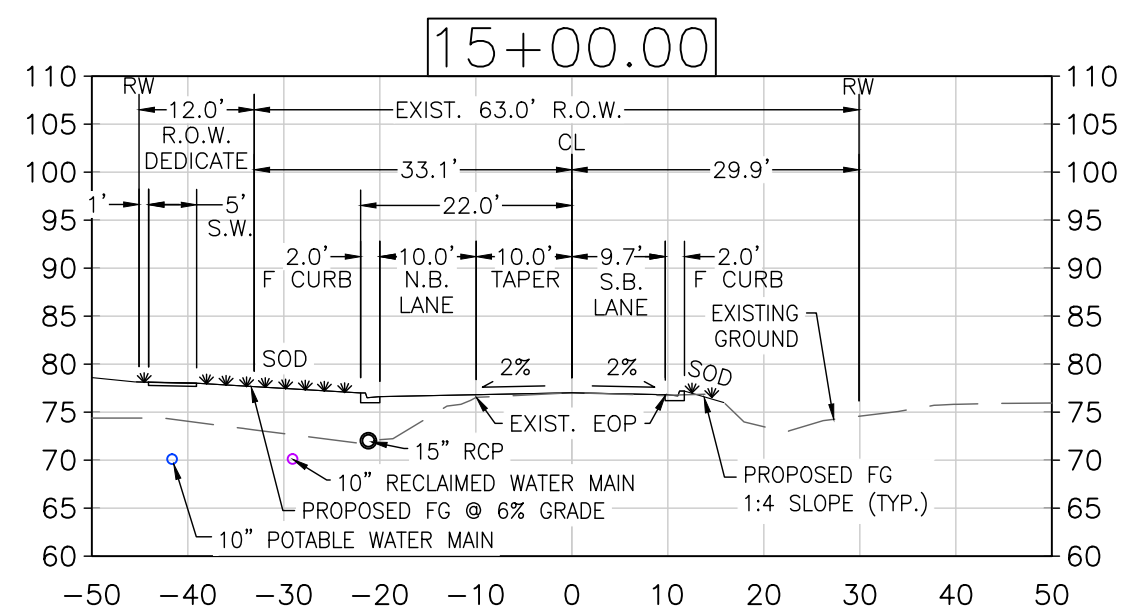
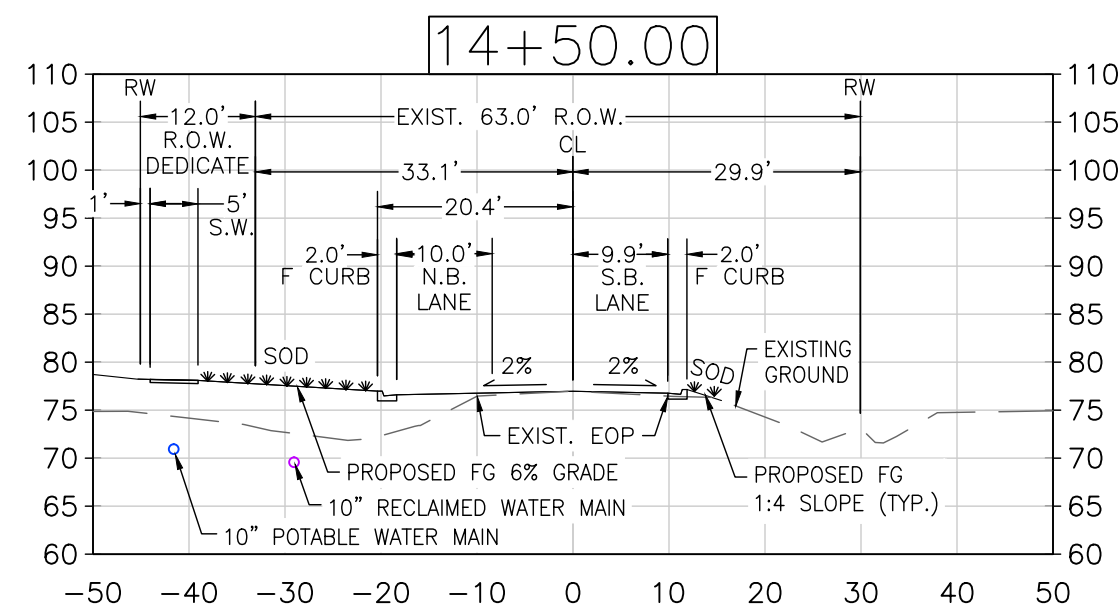
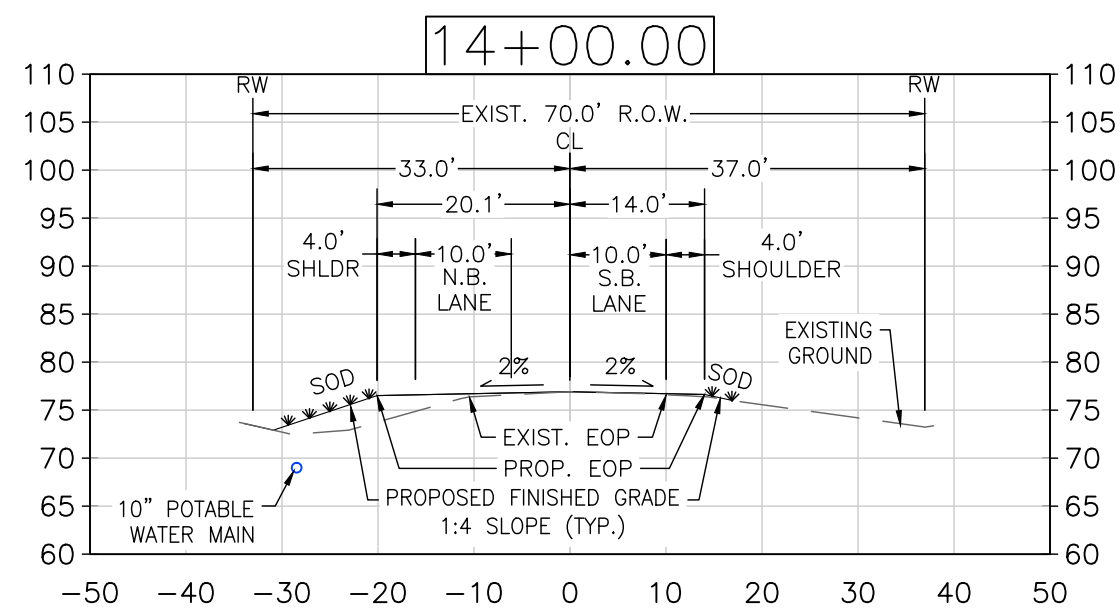
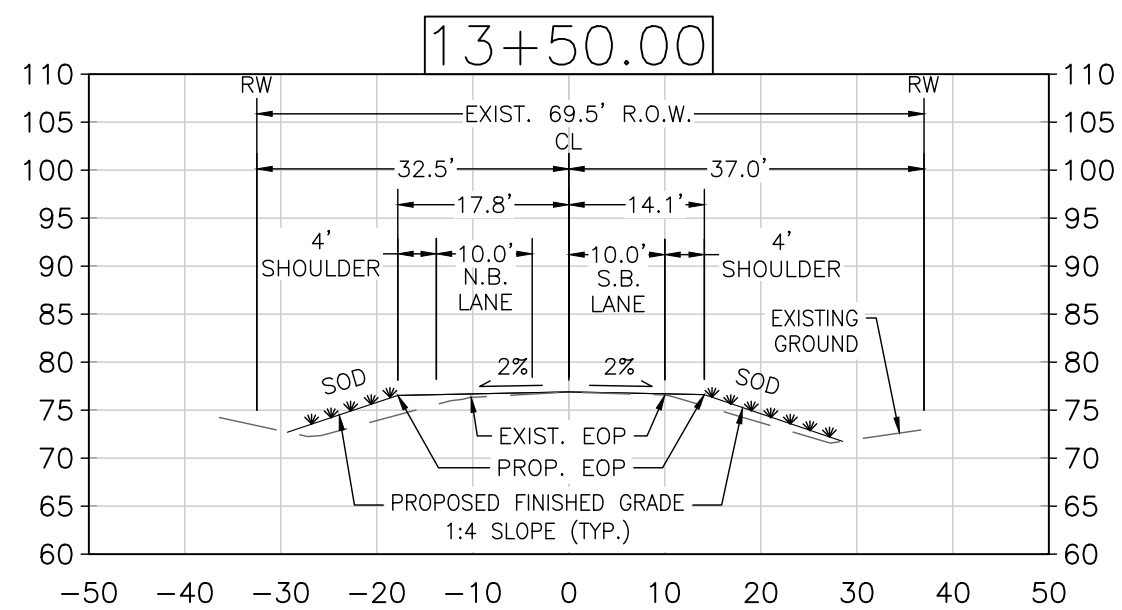
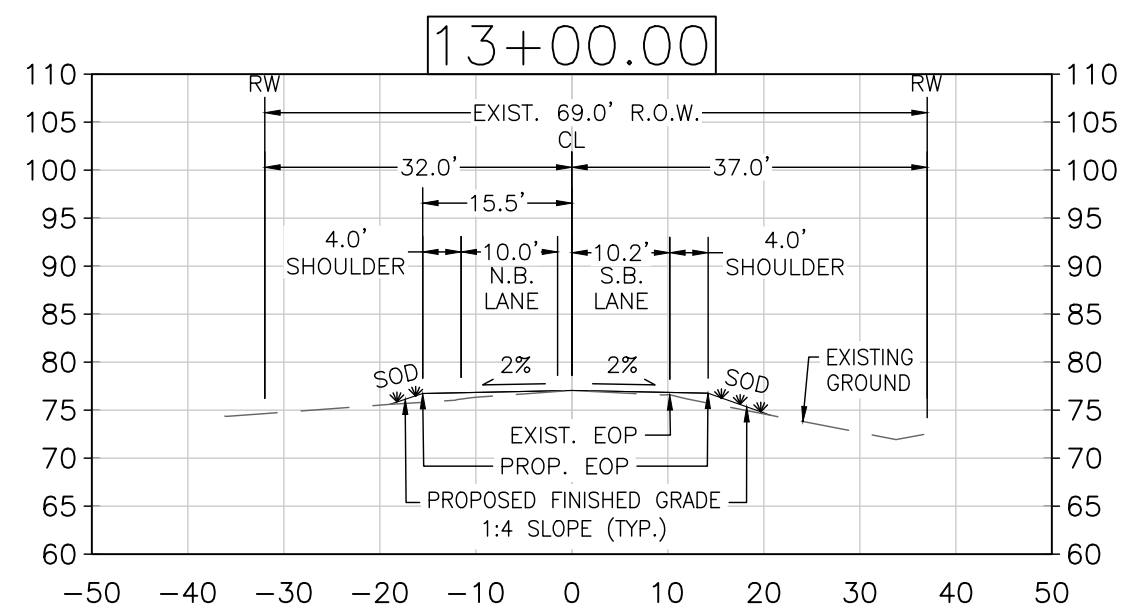
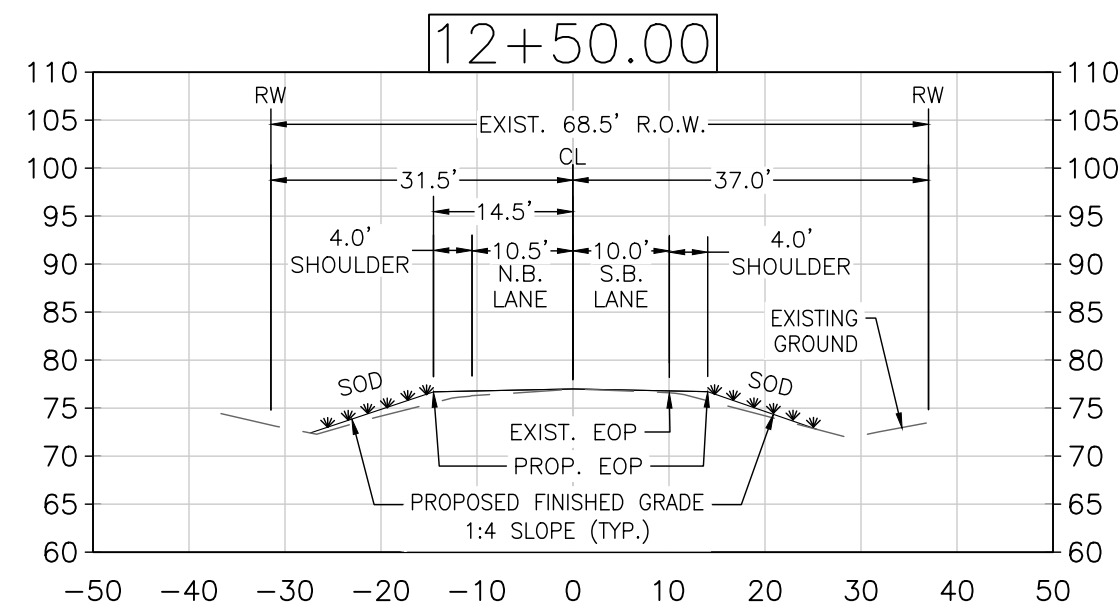
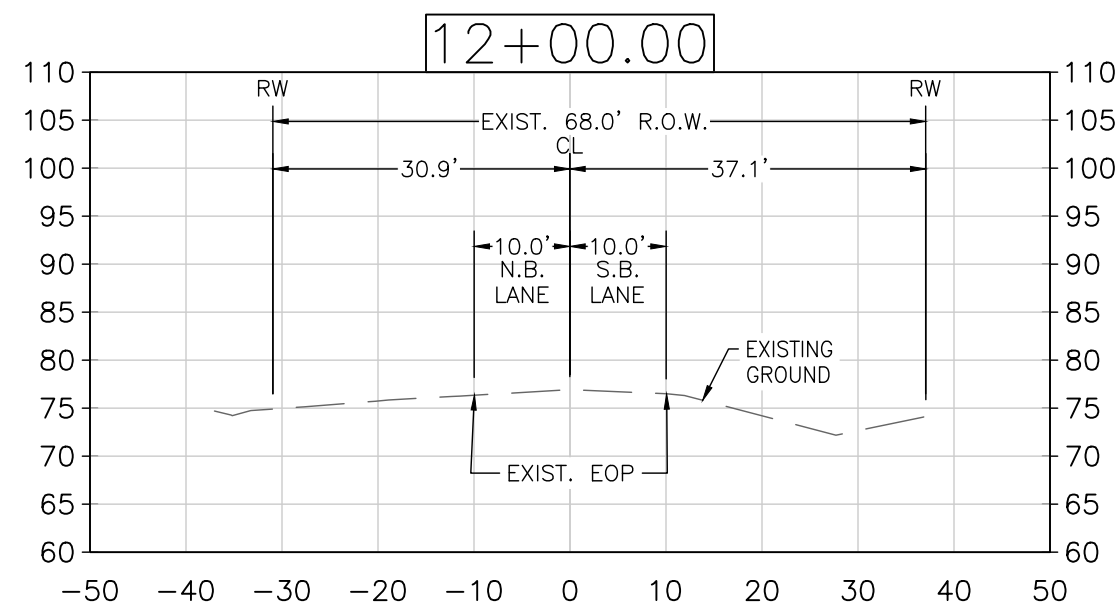
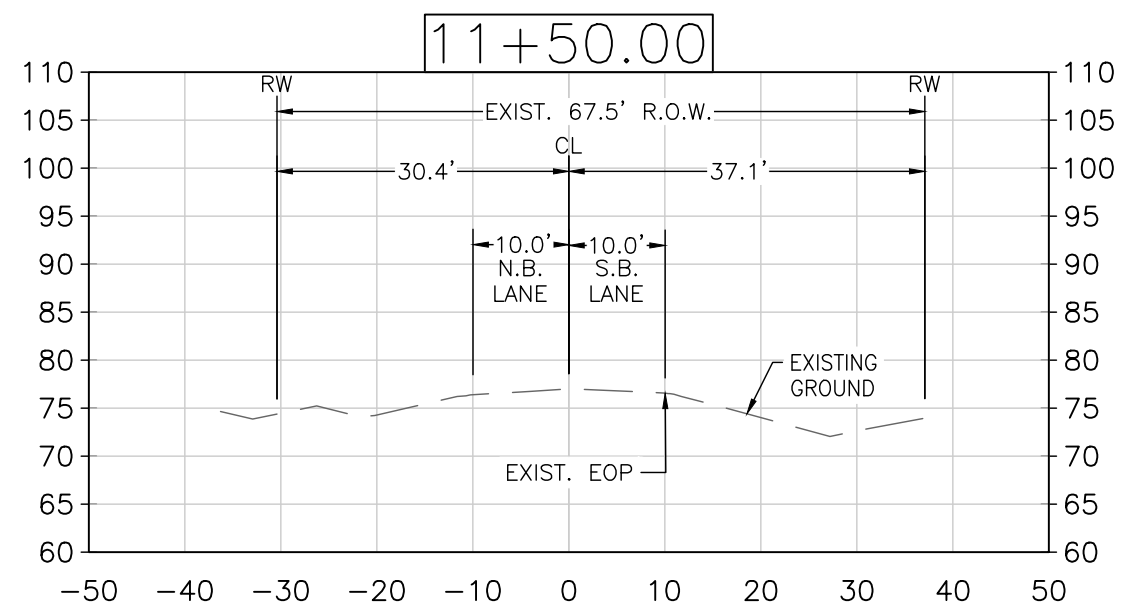
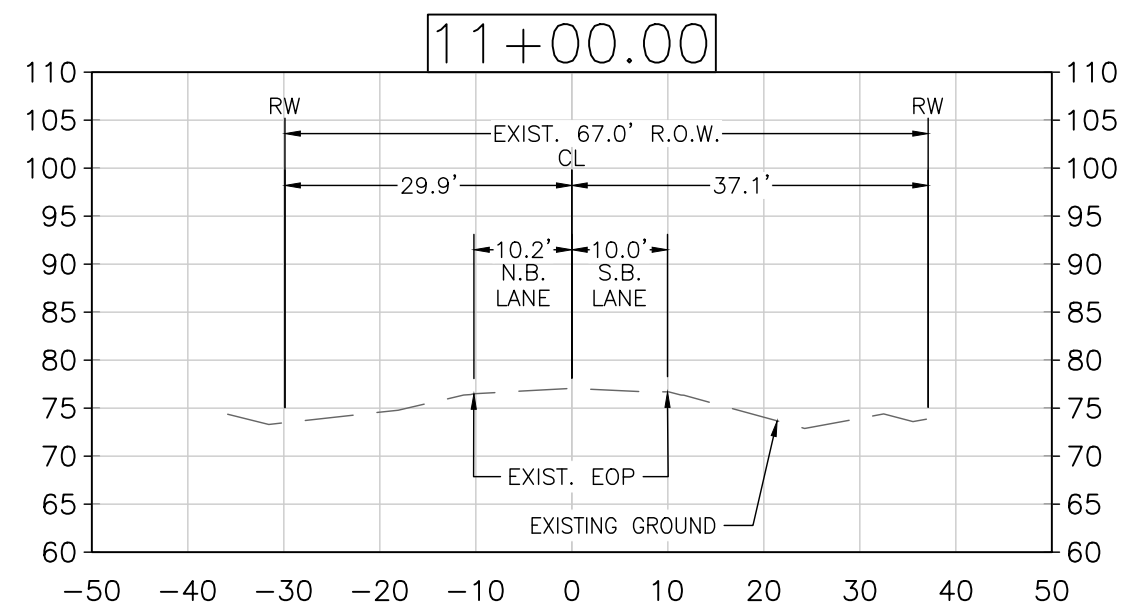
SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA
OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC
225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326

OFFSITE IMPROVEMENTS

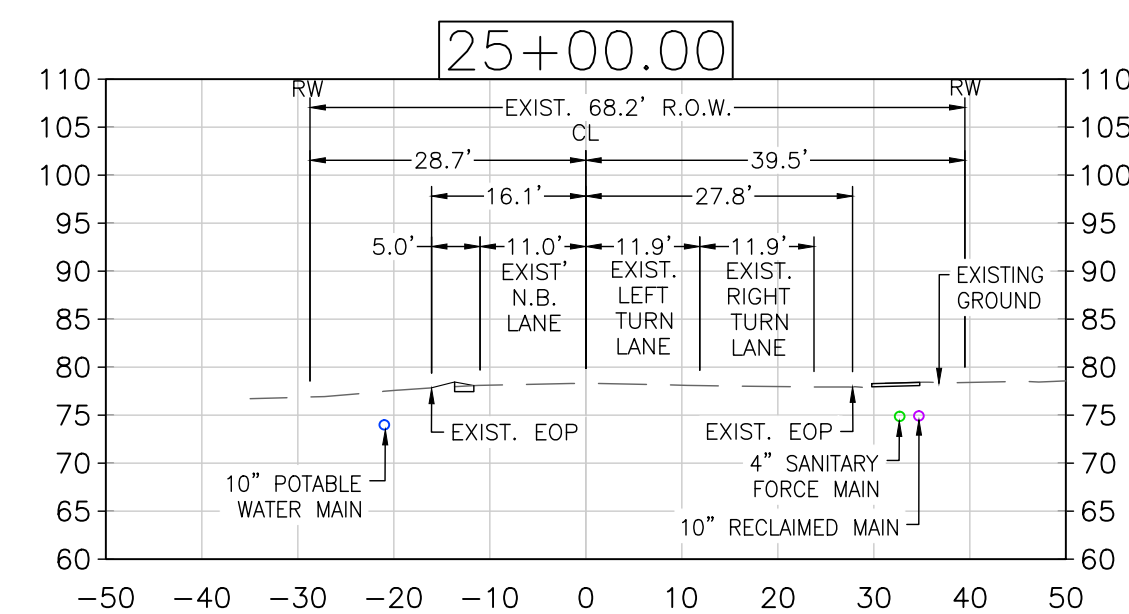
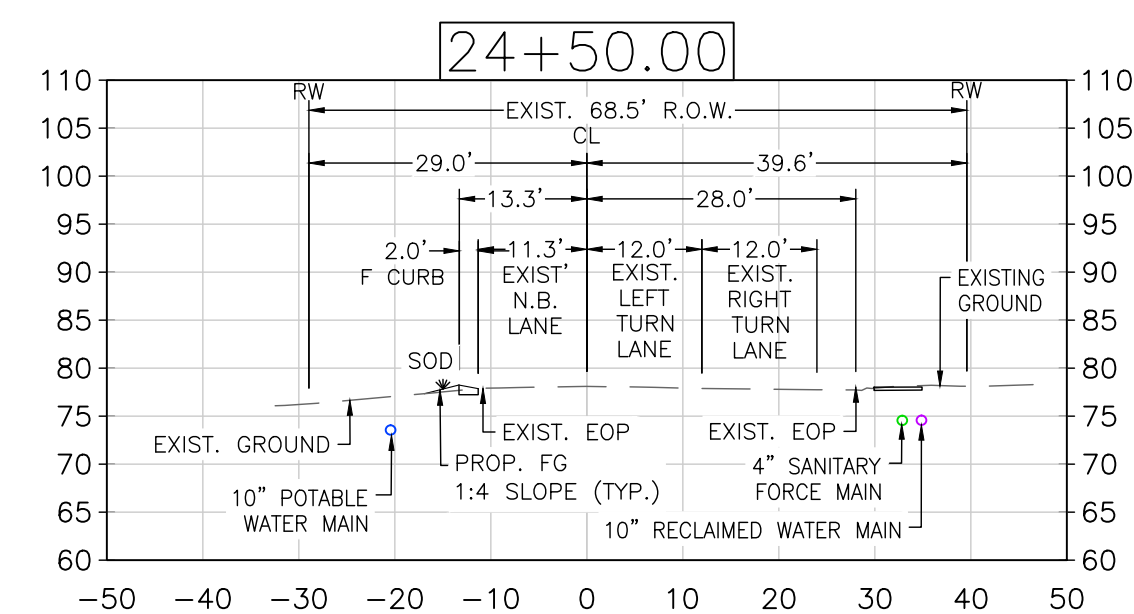
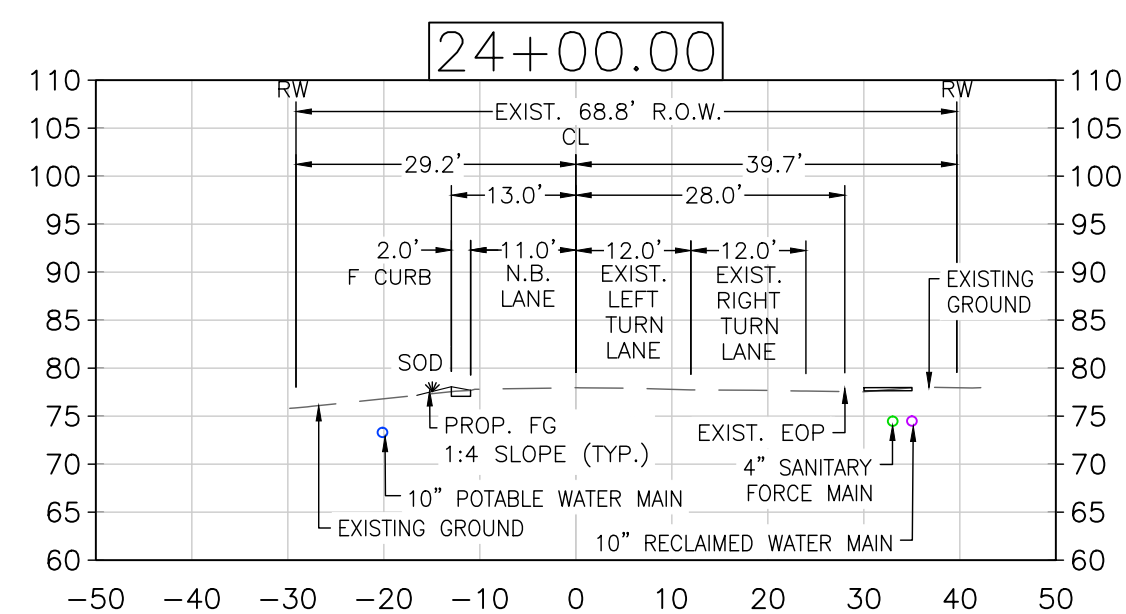
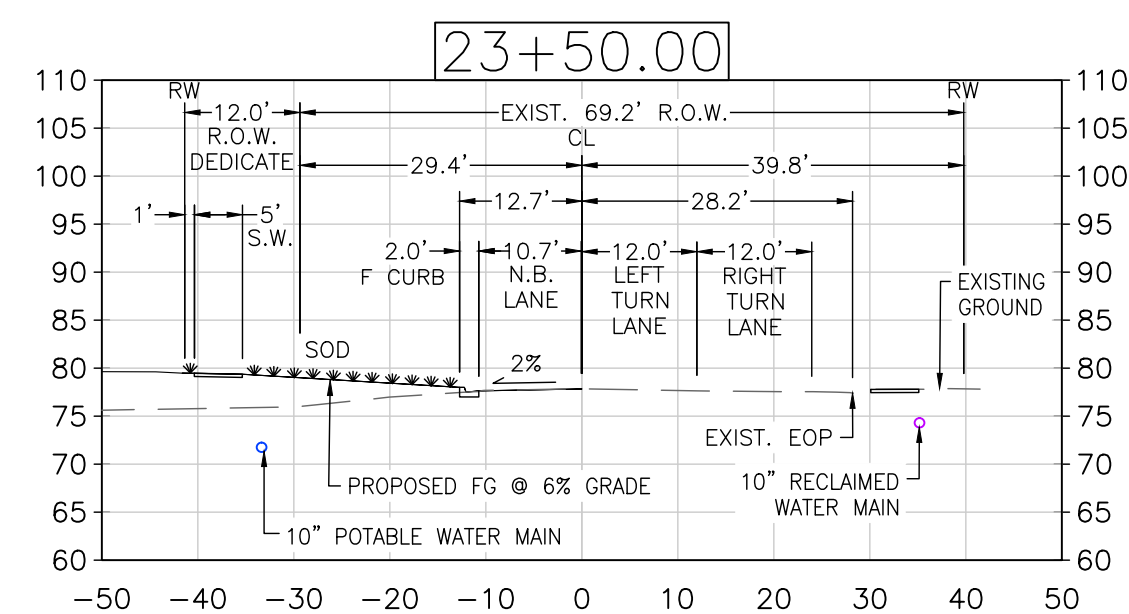
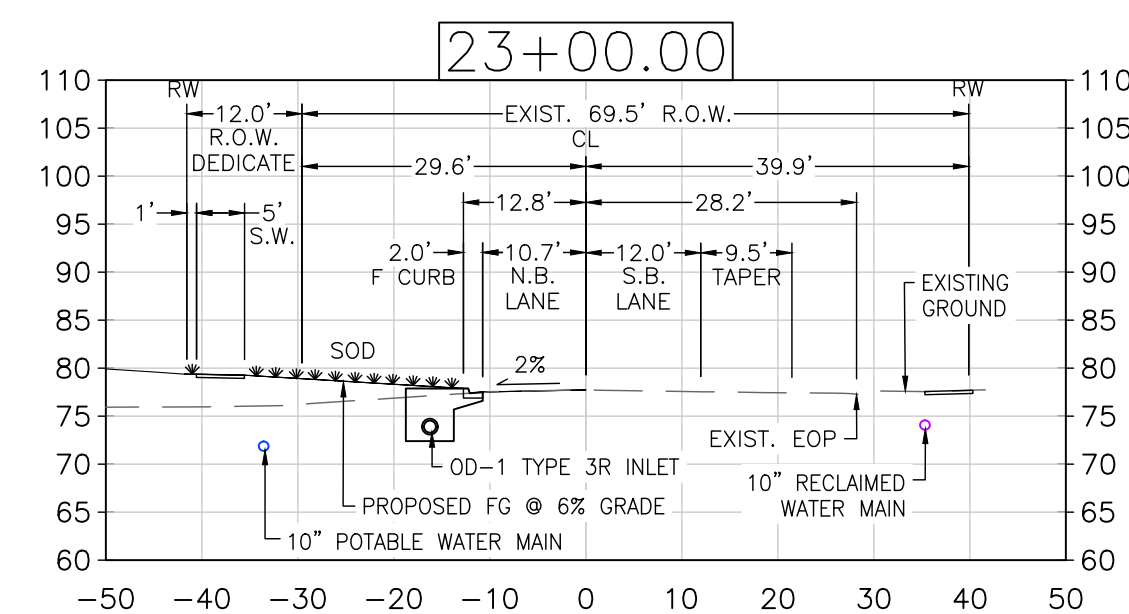
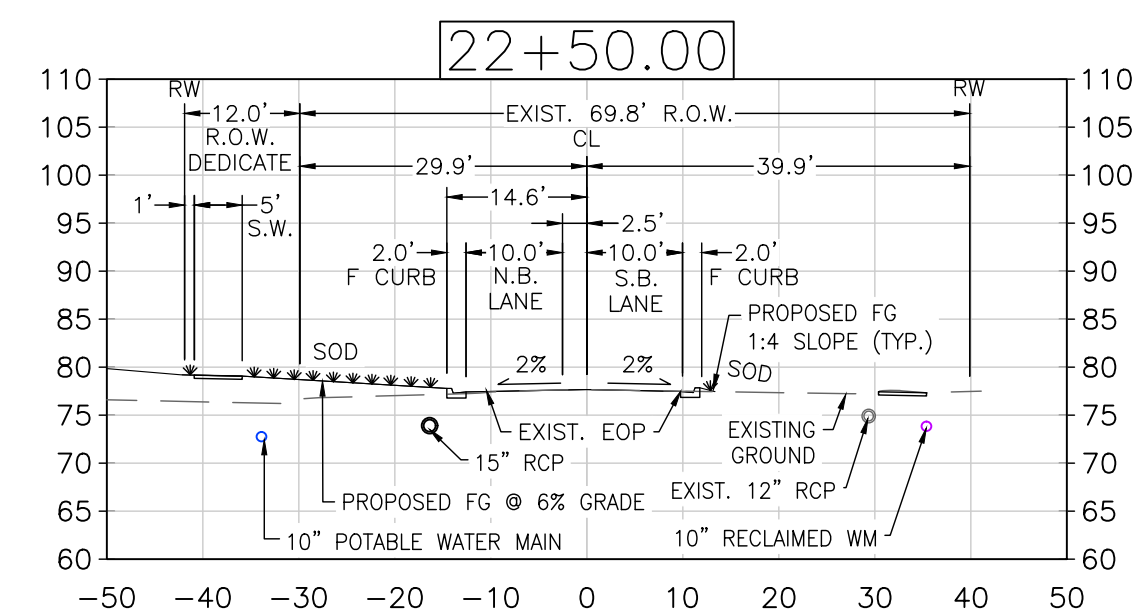
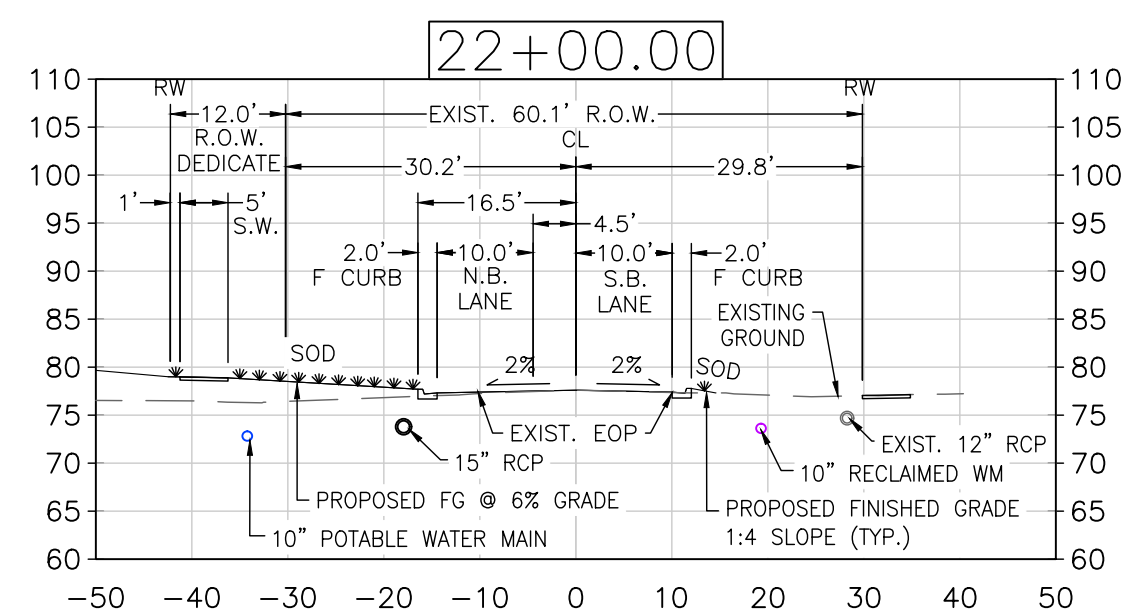
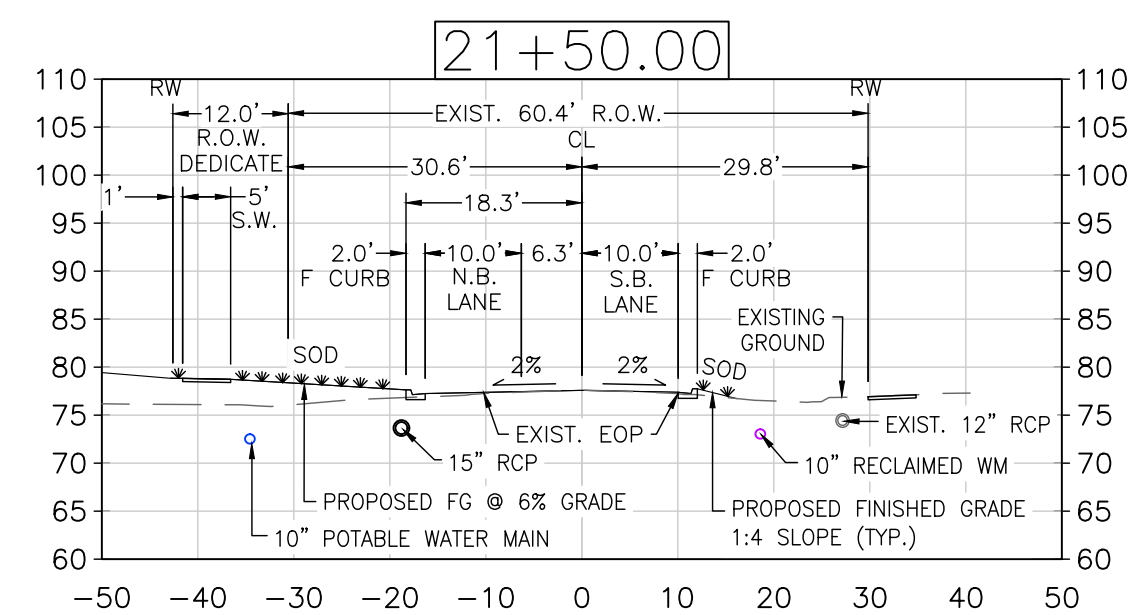
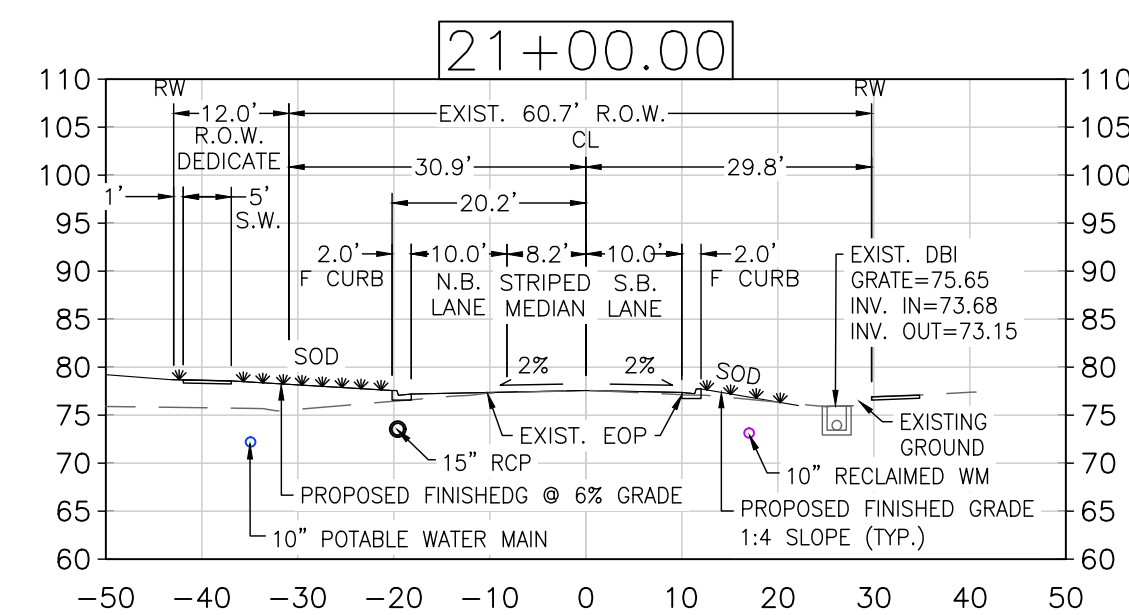
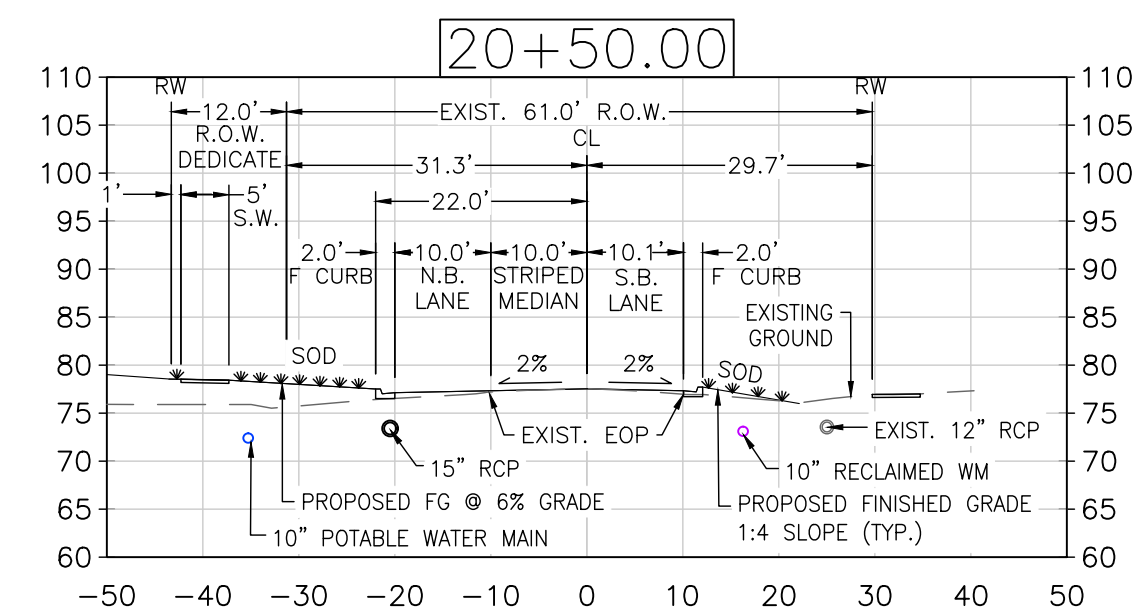
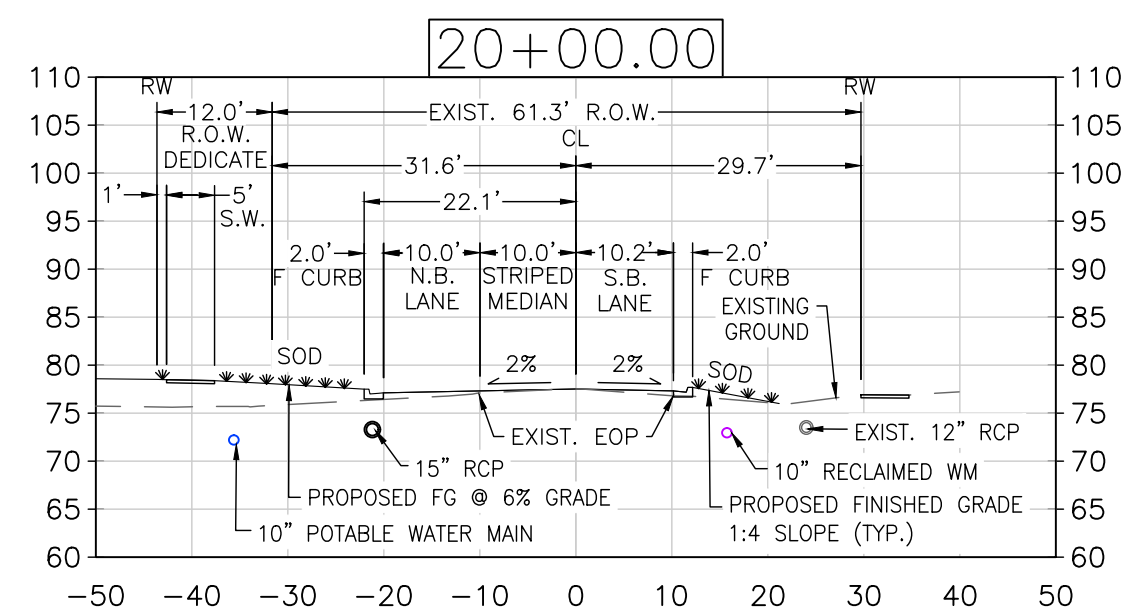
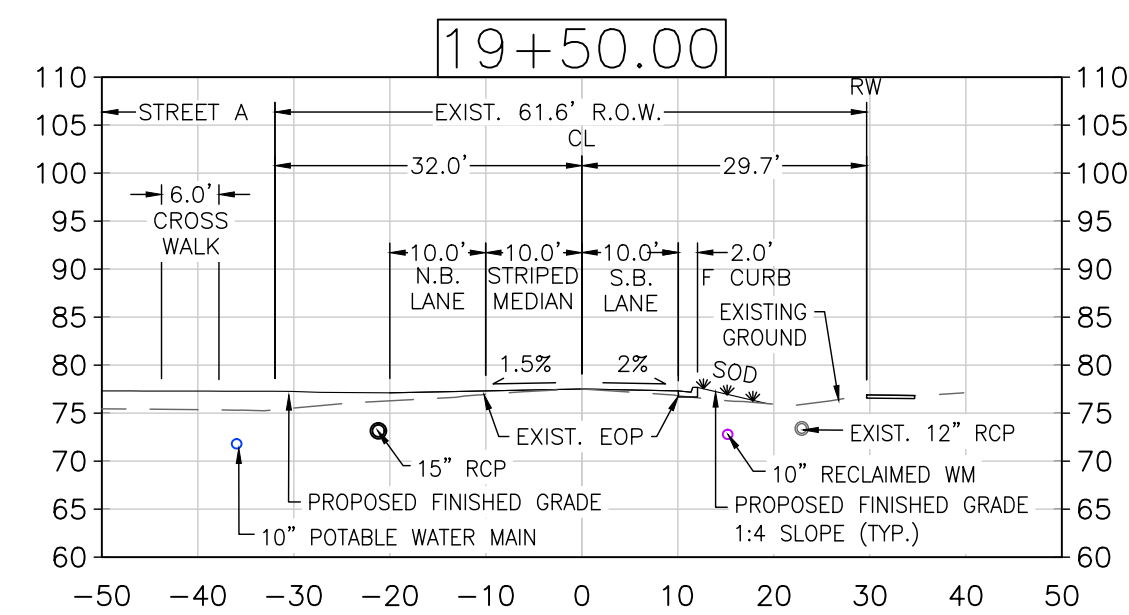
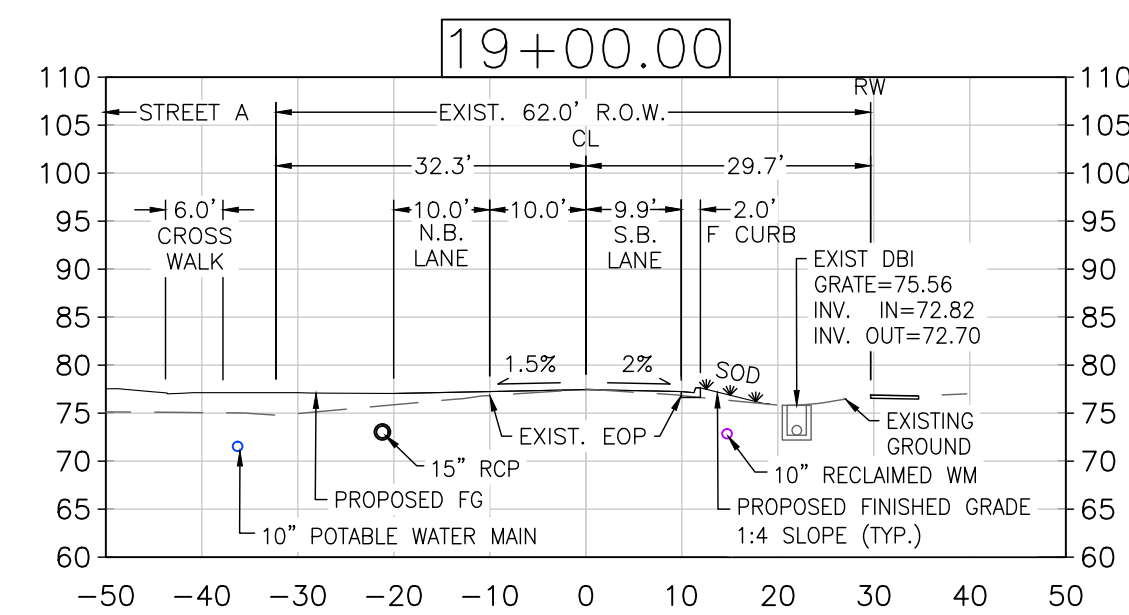
OLD HICKORY TREE ROAD

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

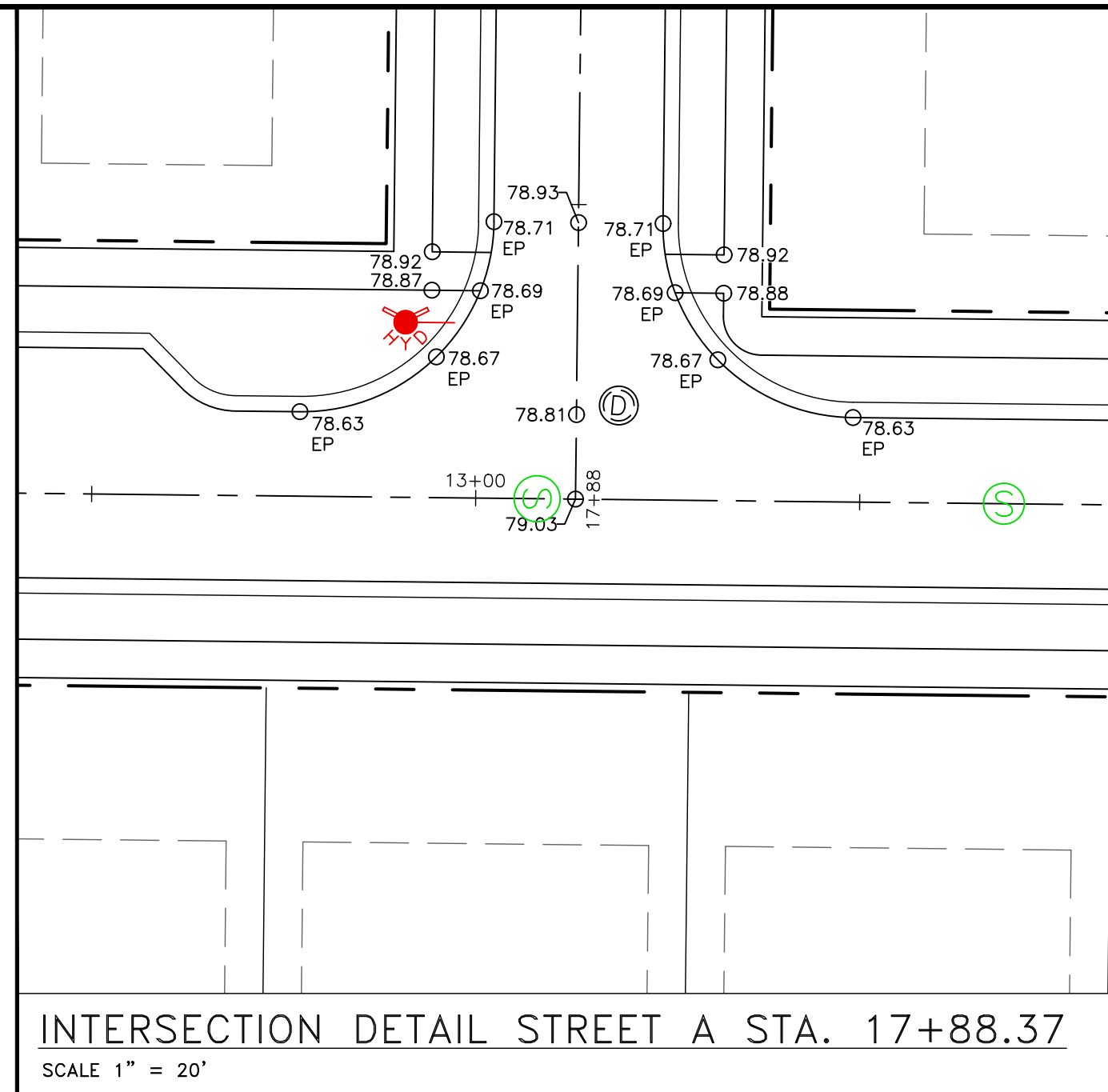
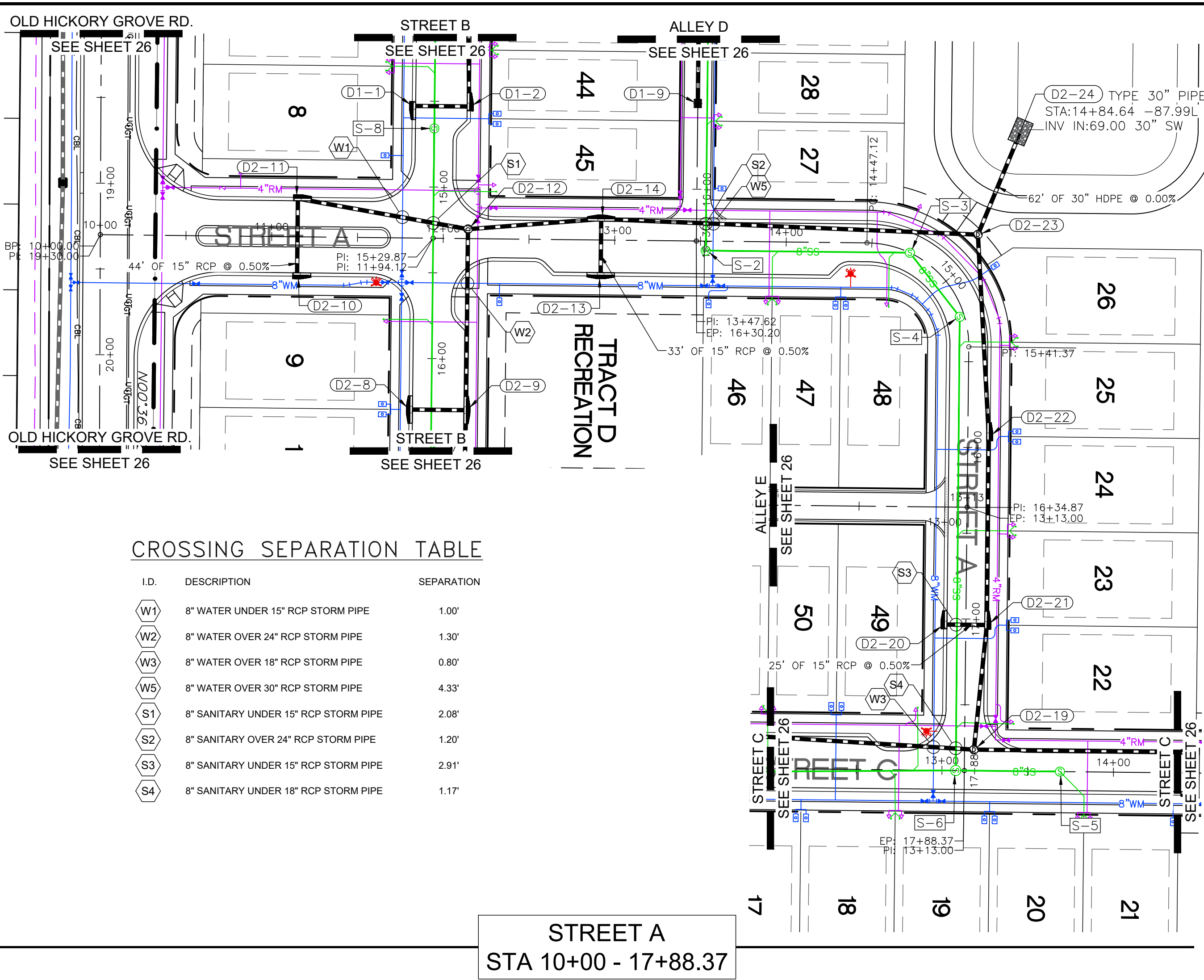
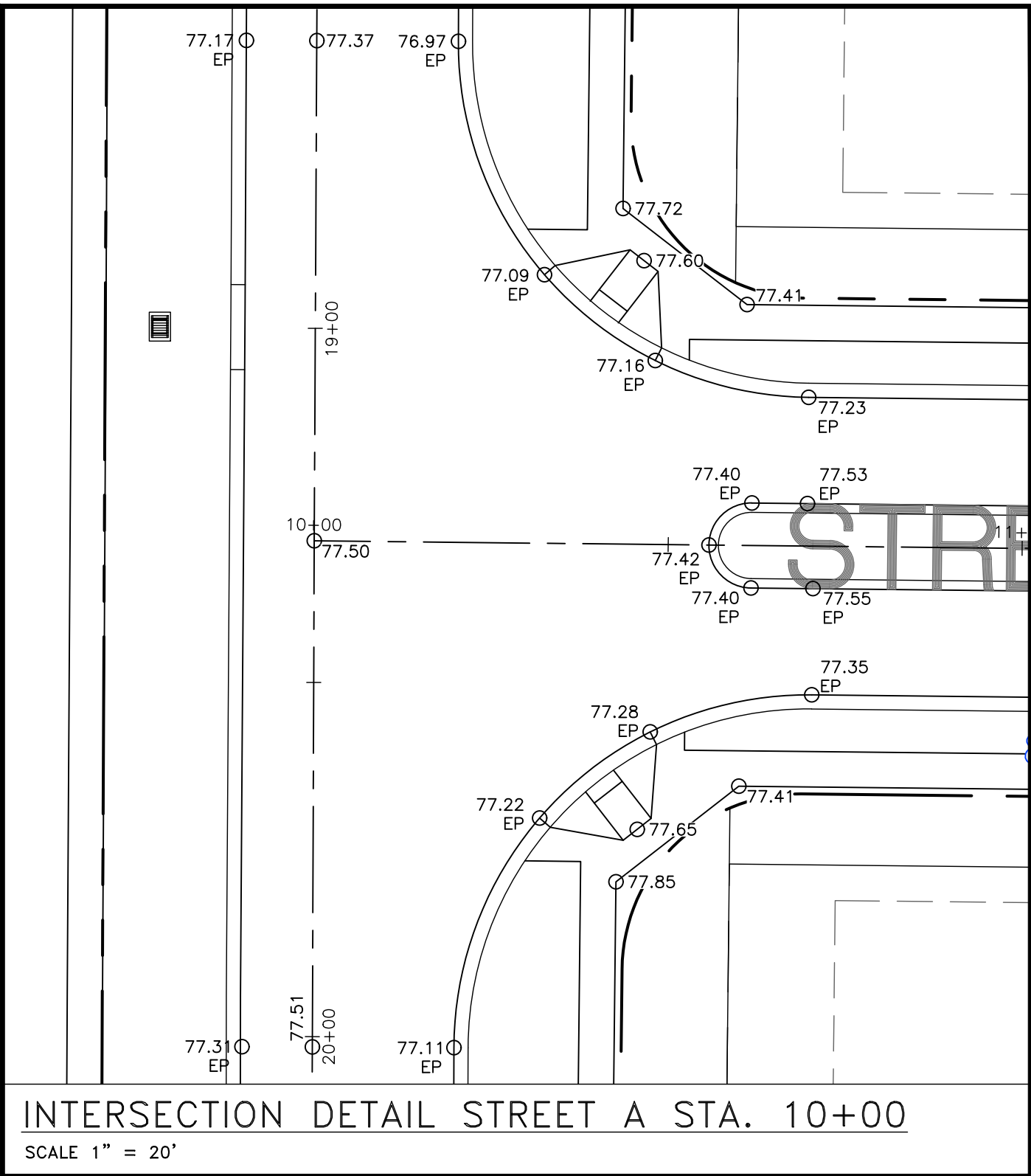
DATE	DRAWN BY	PROJECT NUMBER	SCALE	SHEET NUMBER
June 2025	TLK/JMK	23-12	1" = 50'	15



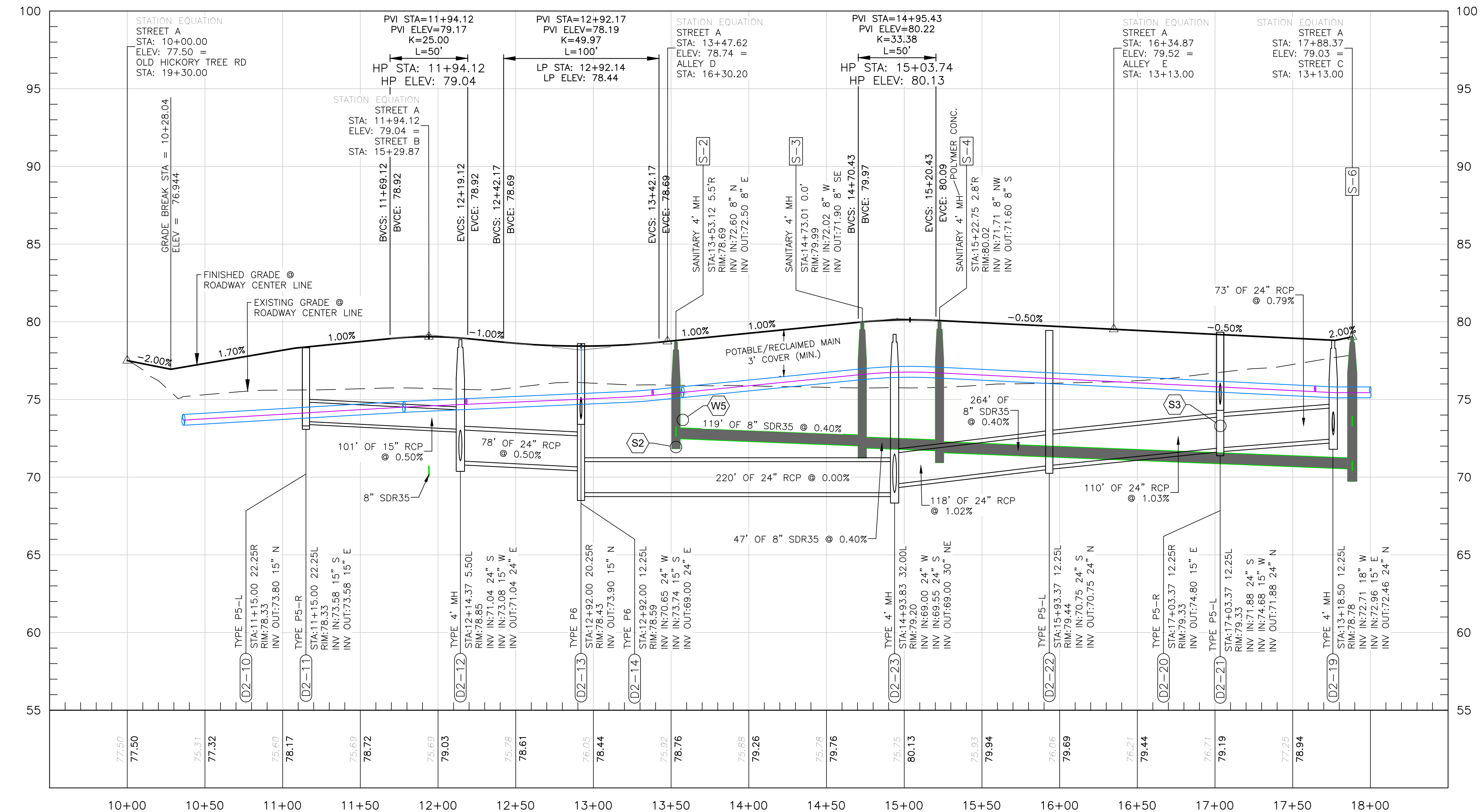
REVISION	
DATE	
Knight Engineering Services Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972	
OLD HICKORY TREE ESTATES	SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326
OLD HICKORY TREE ROAD CROSS SECTIONS	
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614	
DATE June 2025	
DRAWN BY TLK/JMK	
PROJECT NUMBER 23-12	
SCALE 1" = 20'	
SHEET NUMBER 16	



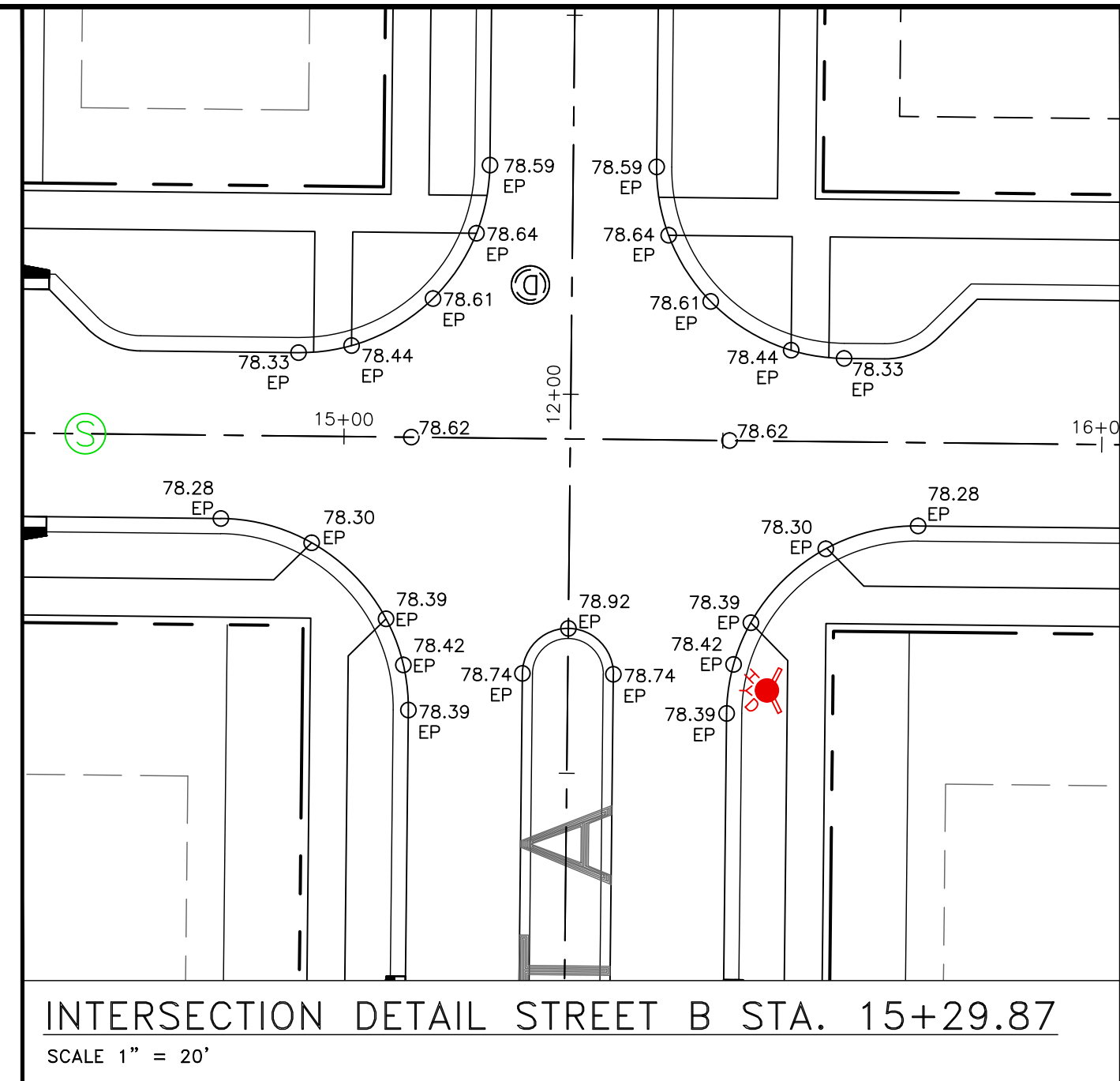
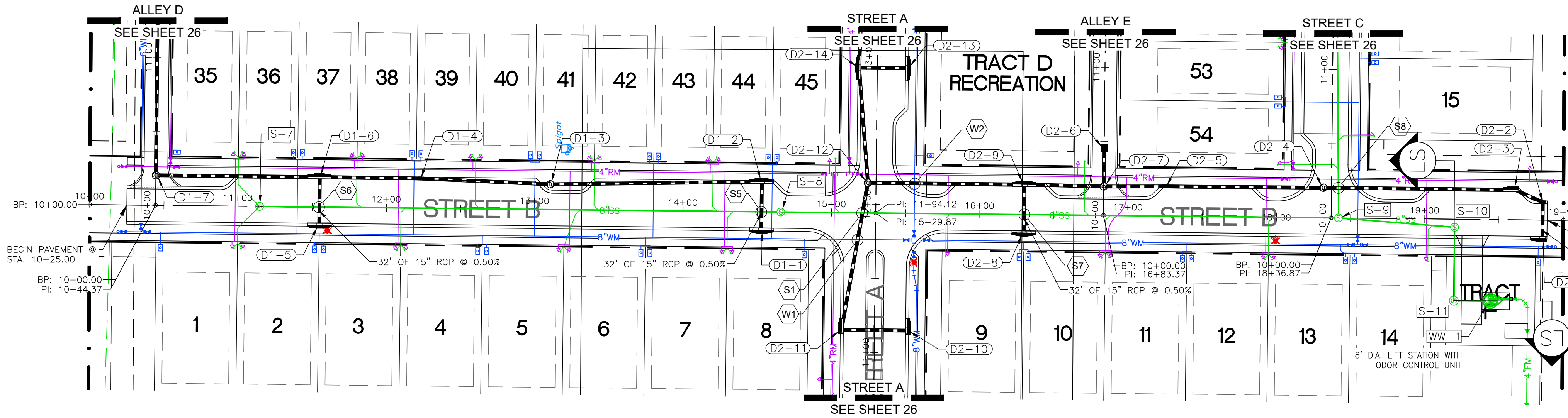
		OLD HICKORY TREE ROAD CROSS SECTIONS	OLD HICKORY TREE ESTATES SECTION 19, TOWNSHIP 28S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	Knight Engineering Services Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-4514 Certificate of Authorization No. 00029972	DATE	REVISION
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614 DATE June 2025 DRAWN BY TLK/JMK PROJECT NUMBER 23-12 SCALE 1" = 50' SHEET NUMBER 17						



CROSSING SEPARATION TABLE		
I.D.	DESCRIPTION	SEPARATION
W1	8" WATER UNDER 15" RCP STORM PIPE	1.00'
W2	8" WATER OVER 24" RCP STORM PIPE	1.30'
W3	8" WATER OVER 18" RCP STORM PIPE	0.80'
W5	8" WATER OVER 30" RCP STORM PIPE	4.33'
S1	8" SANITARY UNDER 15" RCP STORM PIPE	2.08'
S2	8" SANITARY OVER 24" RCP STORM PIPE	1.20'
S3	8" SANITARY UNDER 15" RCP STORM PIPE	2.91'
S4	8" SANITARY UNDER 18" RCP STORM PIPE	1.17'



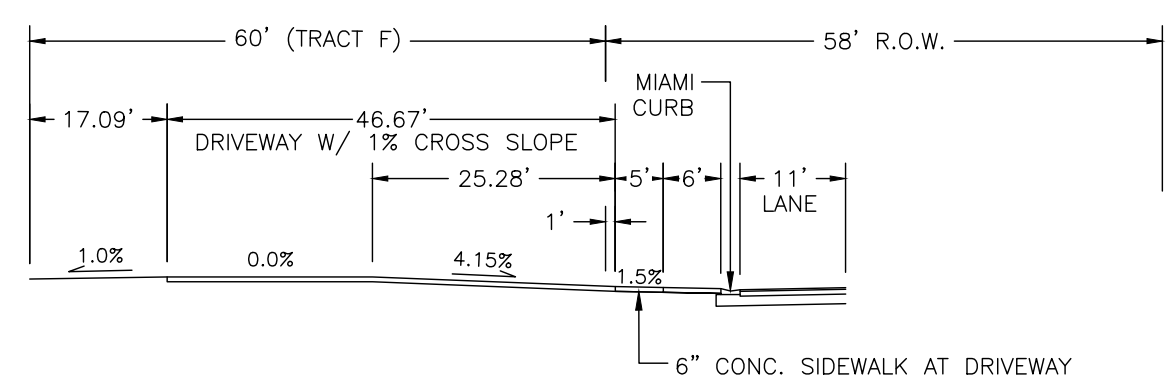
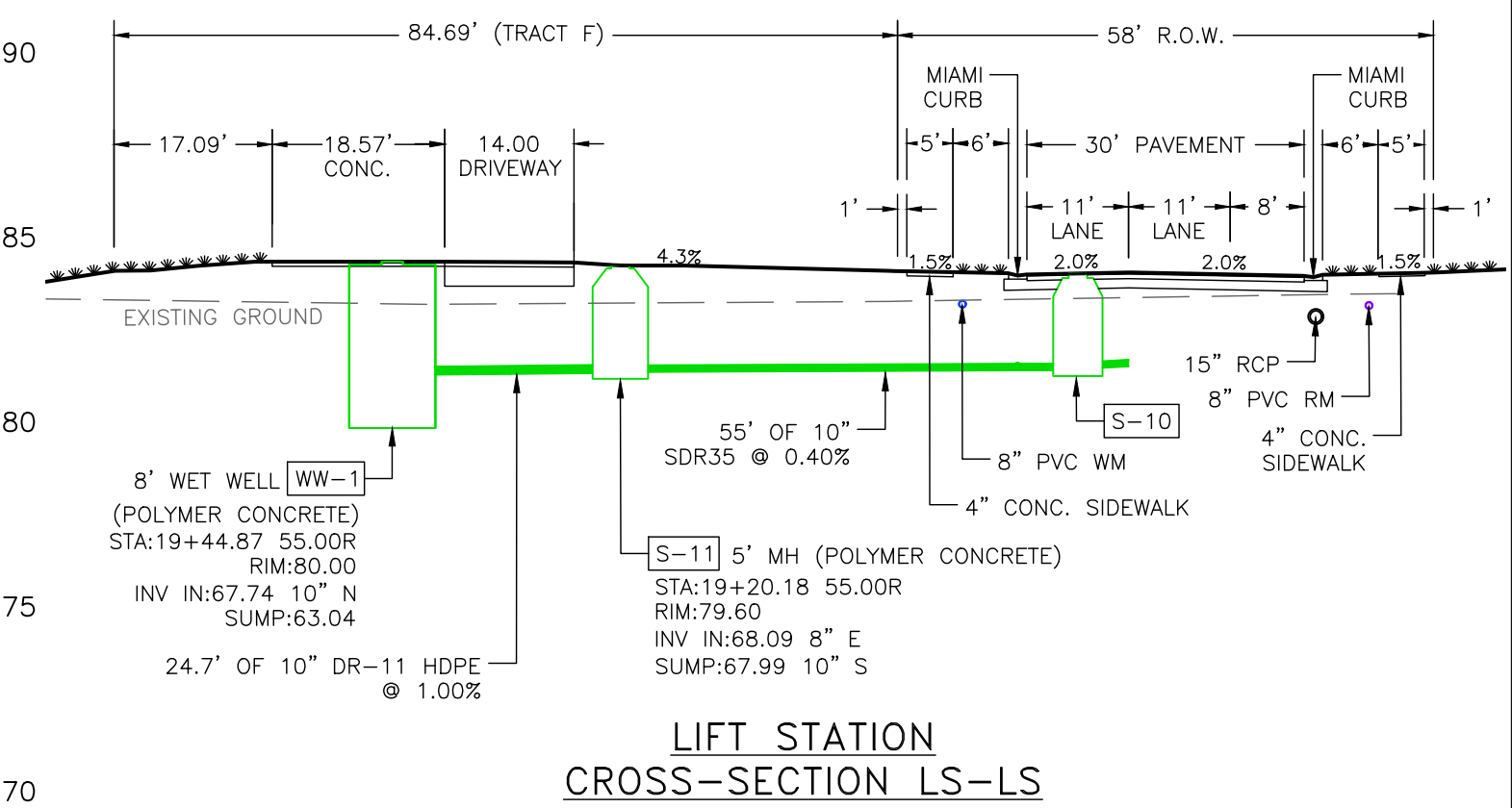
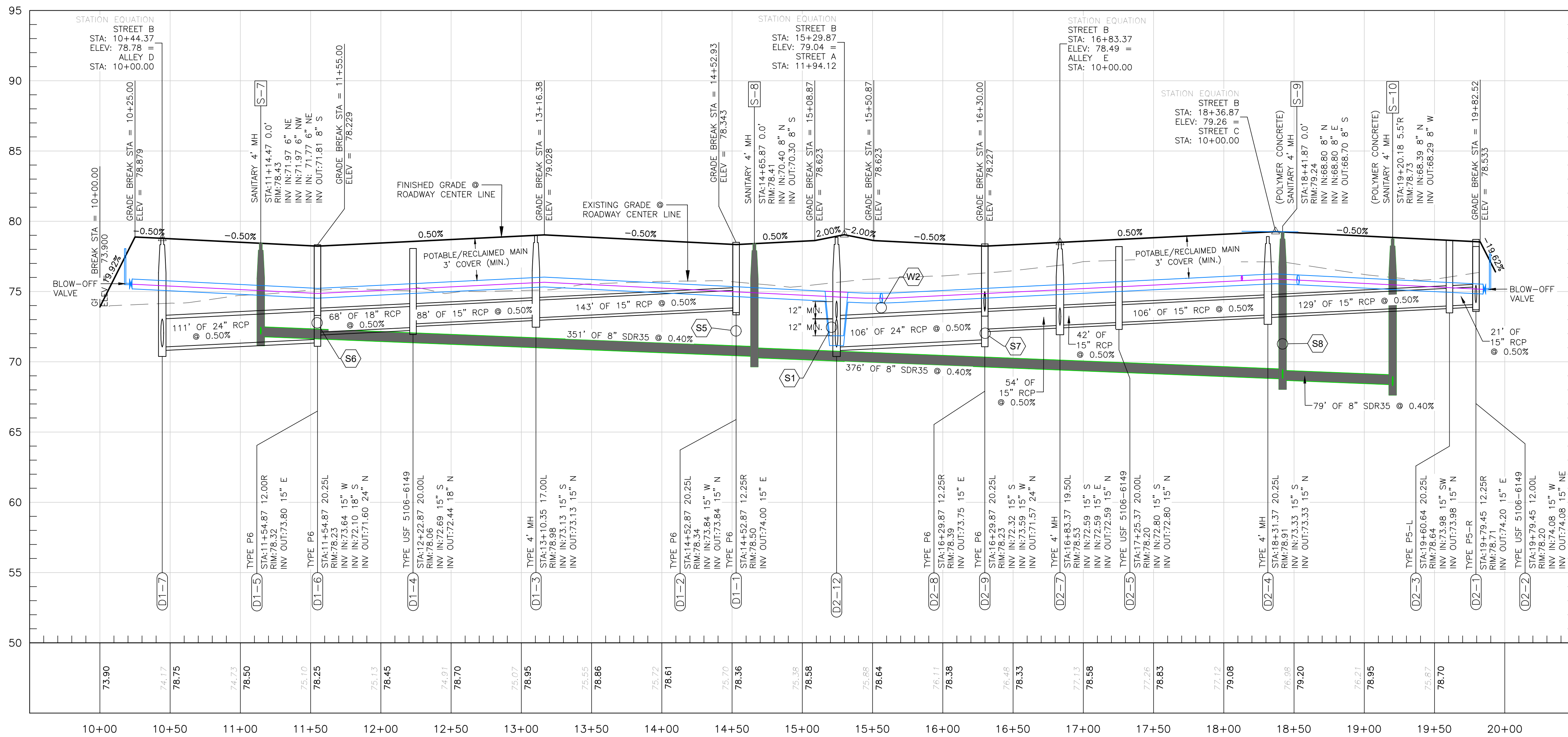
Knights Engineering Services	REVISION	DATE
	Revised per TWA comments dated Feb. 3, 2025	MAR. 2025
Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 384-8614 Certificate of Authorization No. 00029972		
OLD HICKORY TREE ESTATES		SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA DEVELOPER: OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326
PLAN & PROFILE STREET A		
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614		
DATE June 2025		
DRAWN BY TLK		
PROJECT NUMBER 23-12		
SCALE 1" = 50'		
SHEET NUMBER 18		



CROSSING SEPARATION TABLE

I.D.	DESCRIPTION	SEPARATION
W1	8" WATER UNDER 15" RCP STORM PIPE	1.00'
W2	8" WATER OVER 24" RCP STORM PIPE	1.30'
S1	8" SANITARY UNDER 15" RCP STORM PIPE	2.08'
S5	8" SANITARY UNDER 15" RCP STORM PIPE	2.50'
S6	8" SANITARY UNDER 15" RCP STORM PIPE	1.10'
S7	8" SANITARY UNDER 15" RCP STORM PIPE	3.06'
S8	8" SANITARY UNDER 15" RCP STORM PIPE	3.47'

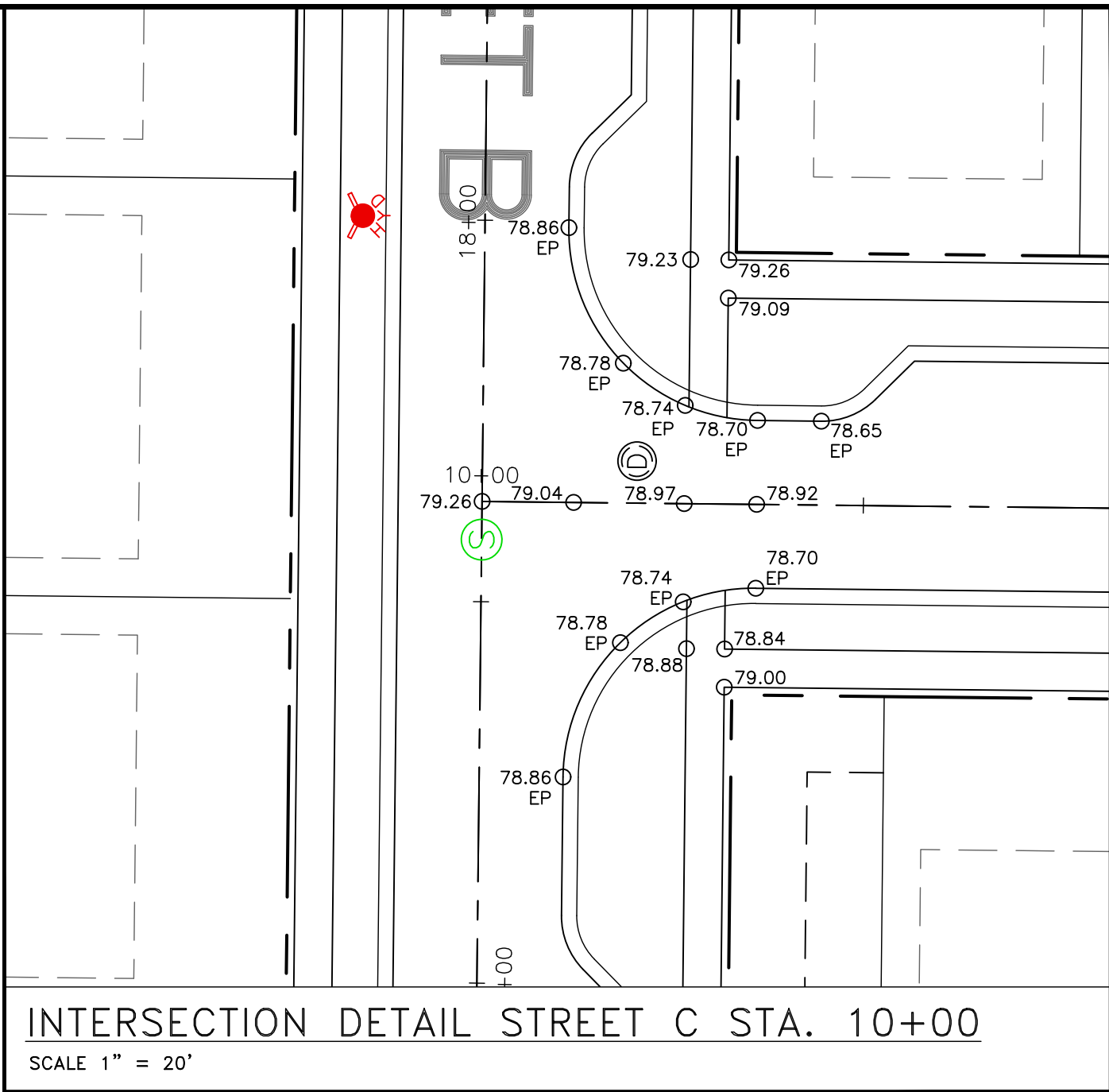
STREET B
STA 10+00 - 19+93.39



LIFT STATION
DRIVEWAY PROFILE

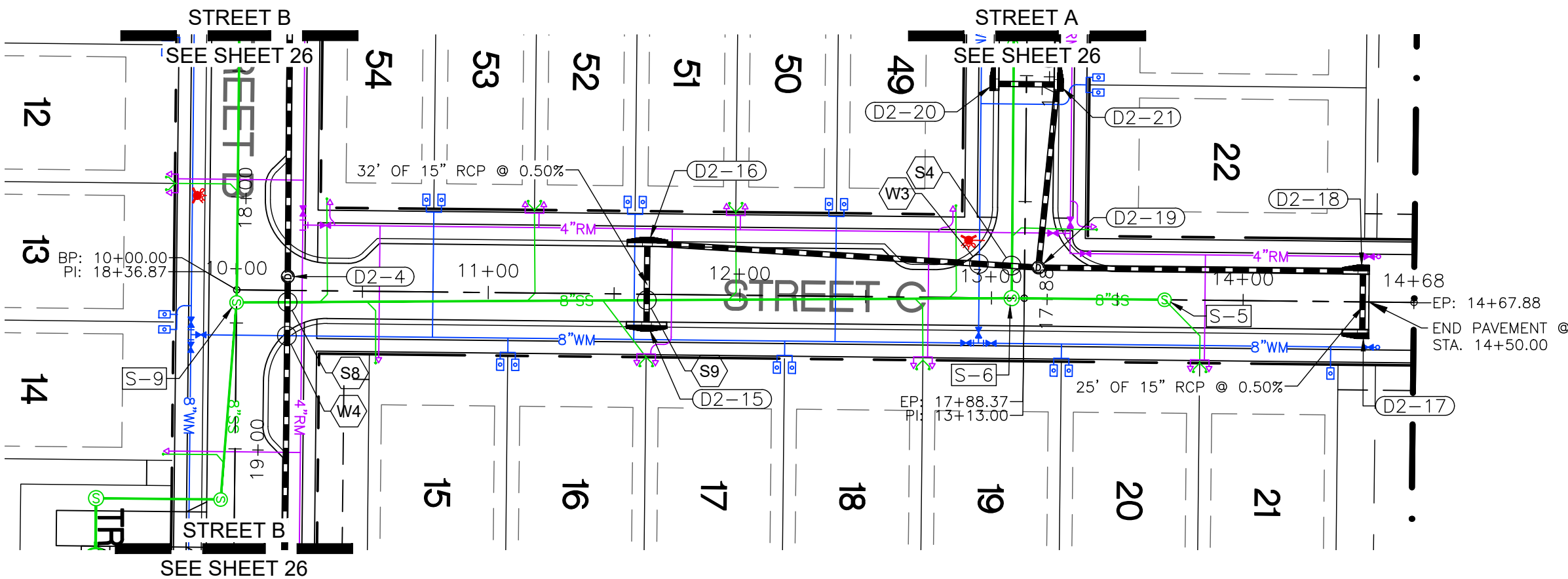
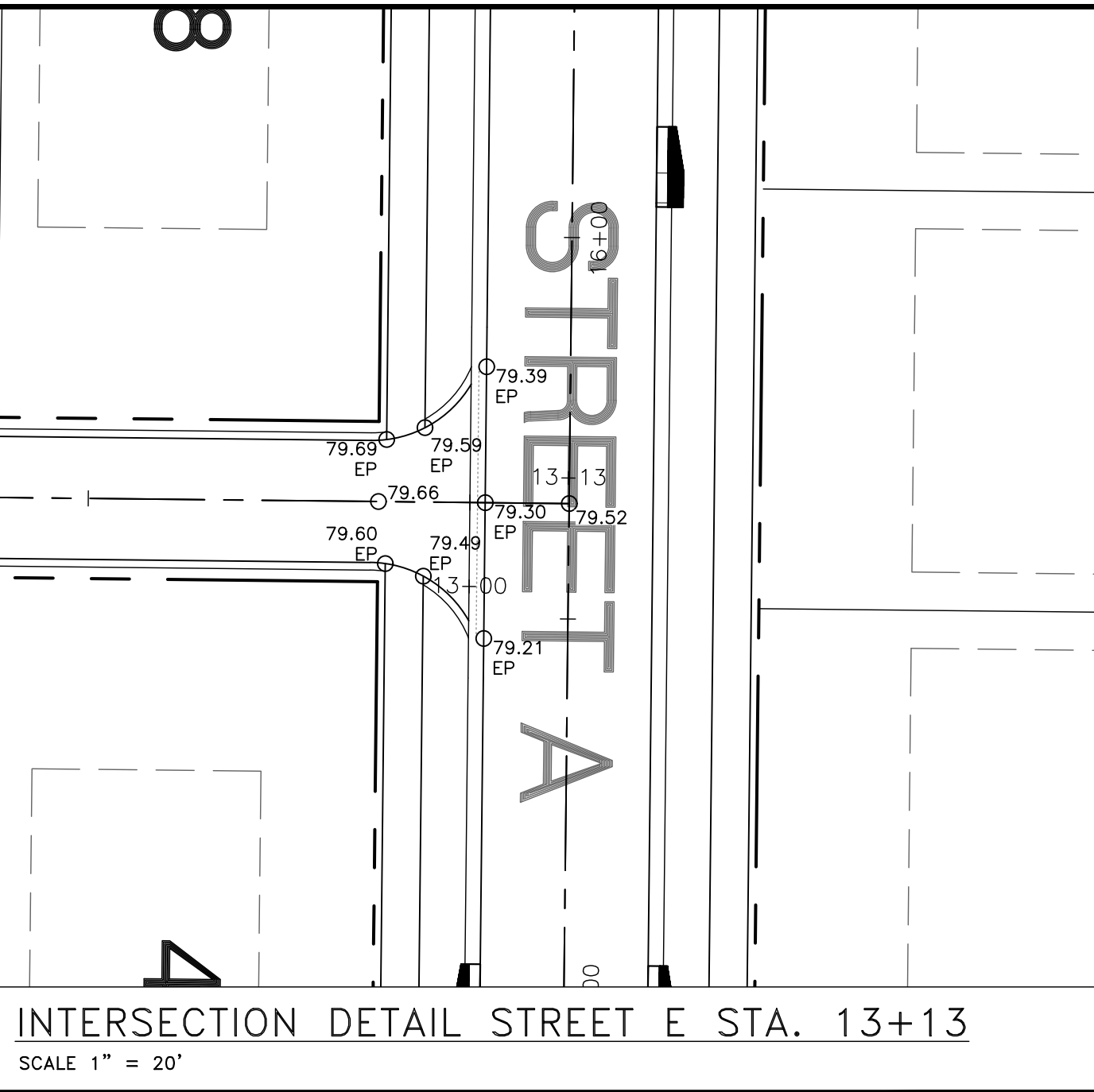
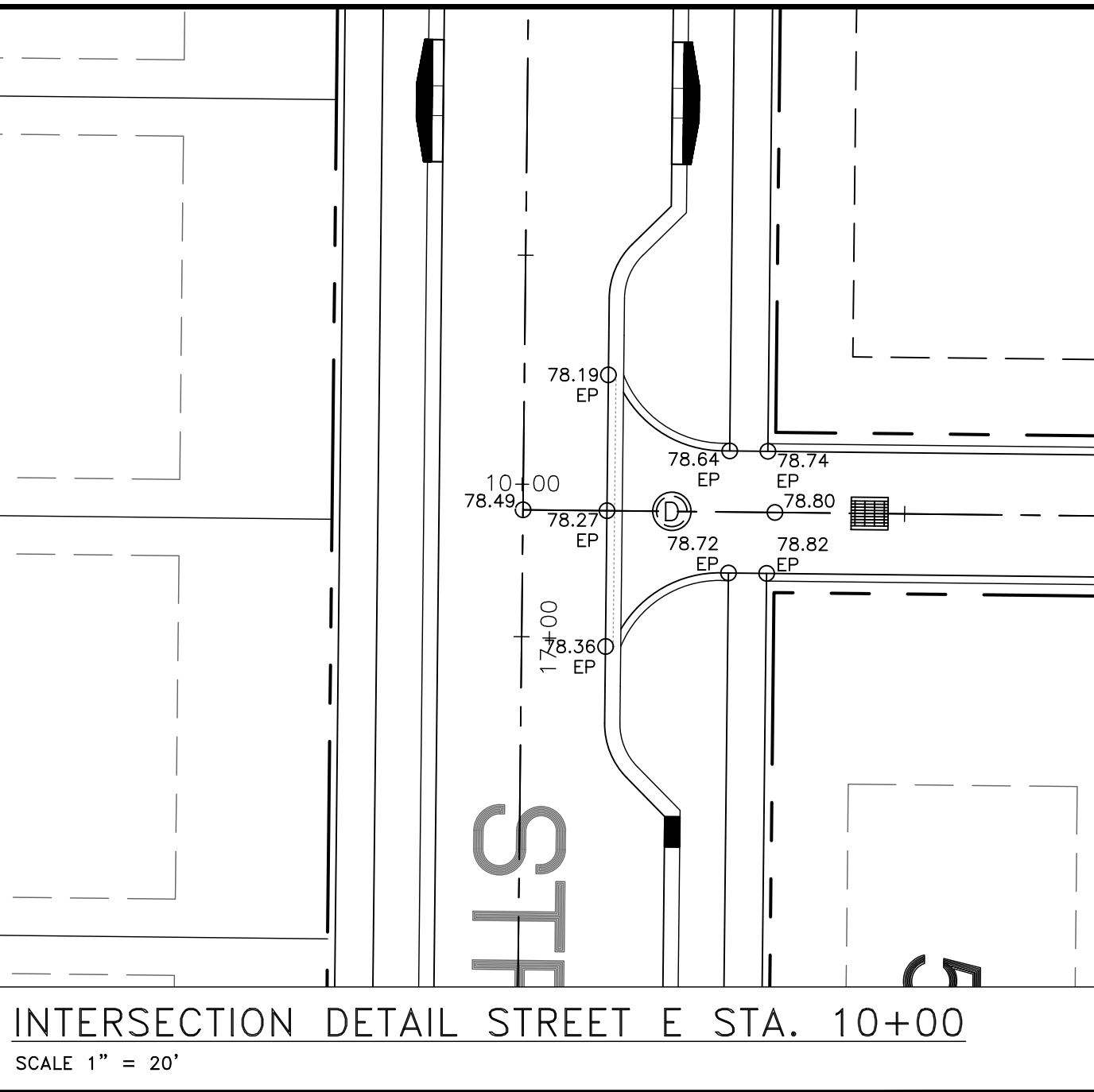
NOTE: DRIVEWAY SHALL BE 3,500 PSI
TYPE 2 CEMENT REINFORCED WITH
6x6 W2.9-2.9 WWF, H=20 TRAFFIC
LOADING. STABILIZE BASE TO MIN. 12"

REVISION	DATE	Mar. 2025	Revised per TWA comments dated Feb. 3, 2025
Knight Engineering Services		Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8614 Certificate of Authorization No. 00029972	
OLD HICKORY TREE ESTATES		SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA DEVELOPER: OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	
PLAN & PROFILE STREET B		THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614	
DATE		June 2025	
DRAWN BY		TLK	
PROJECT NUMBER		23-12	
SCALE		1" = 50'	
SHEET NUMBER		19	

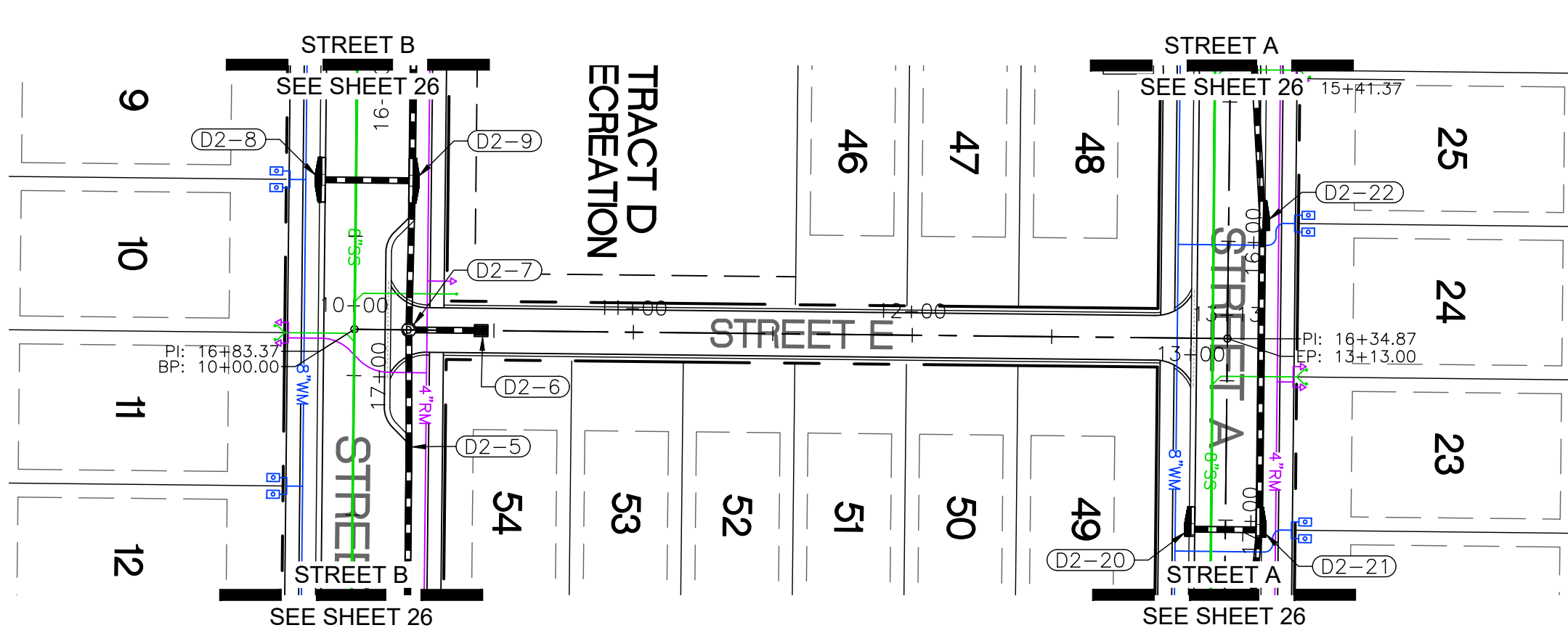
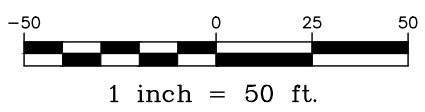


CROSSING SEPARATION TABLE

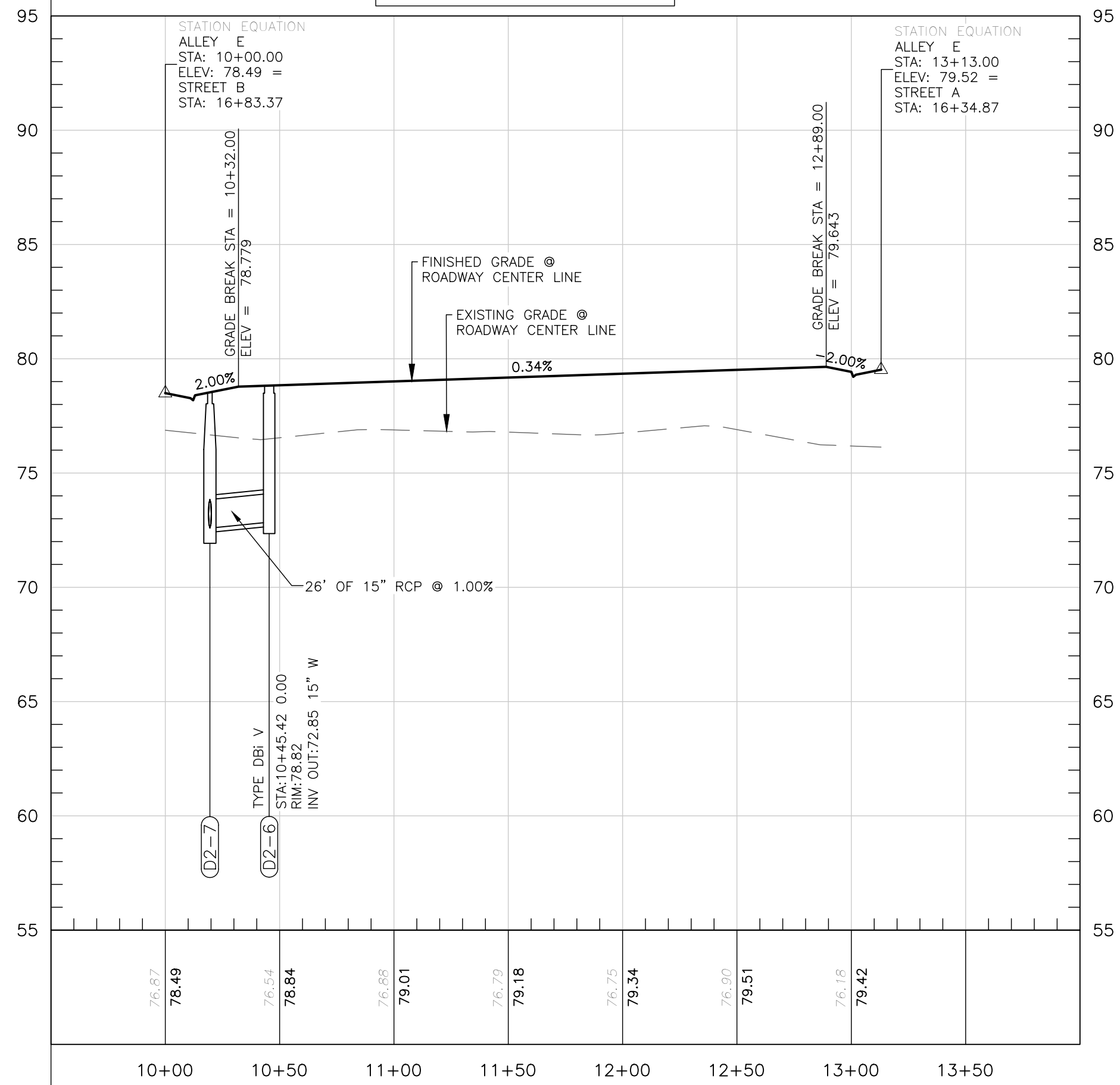
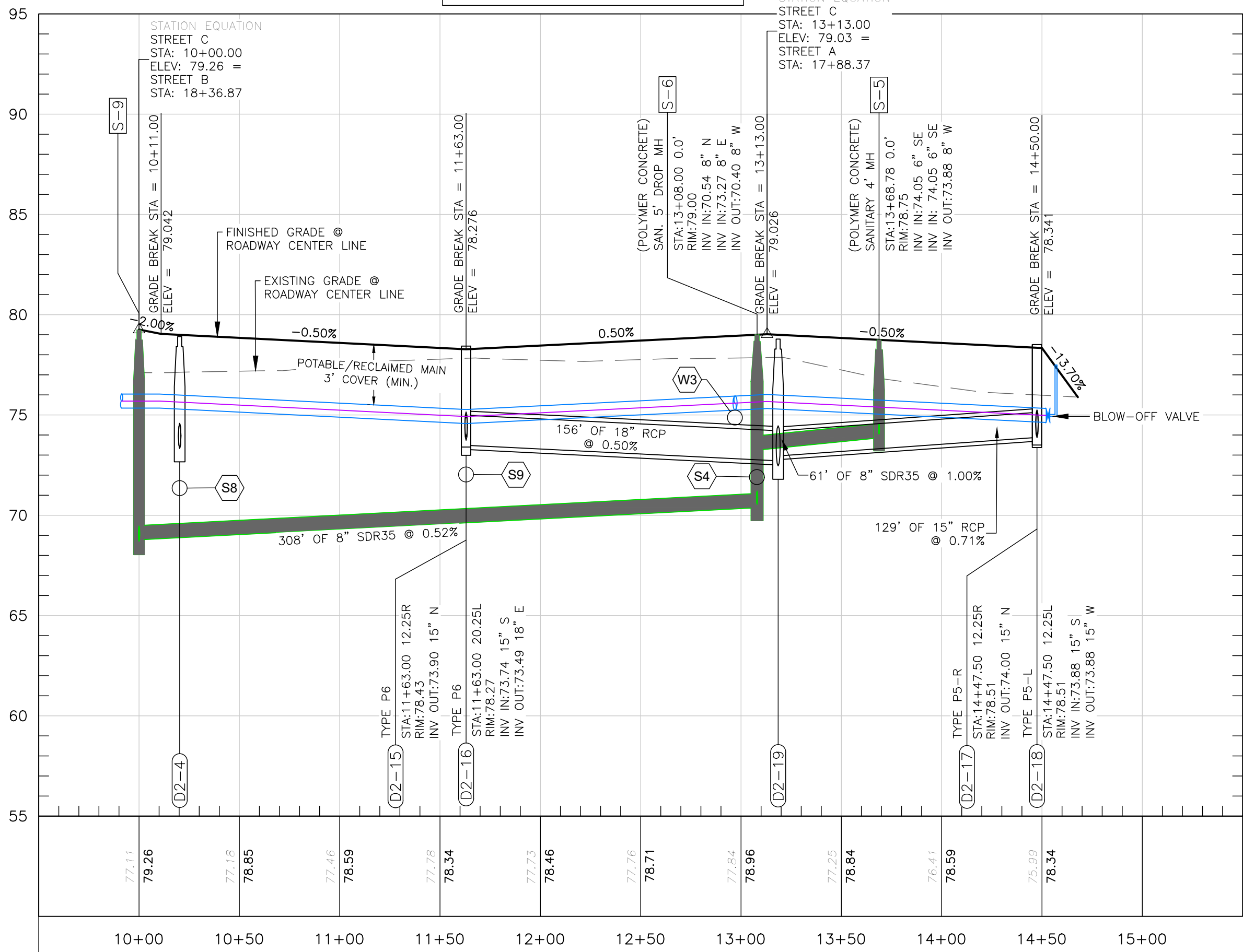
I.D.	DESCRIPTION	SEPARATION
W3	8" WATER OVER 18" RCP STORM PIPE	0.80'
W4	8" WATER OVER 18" RCP STORM PIPE	0.72'
S4	8" SANITARY UNDER 18" RCP STORM PIPE	1.17'
S8	8" SANITARY UNDER 15" RCP STORM PIPE	3.47'
S9	8" SANITARY UNDER 15" RCP STORM PIPE	3.26'



STREET C
STA 10+00 - 14+67.88

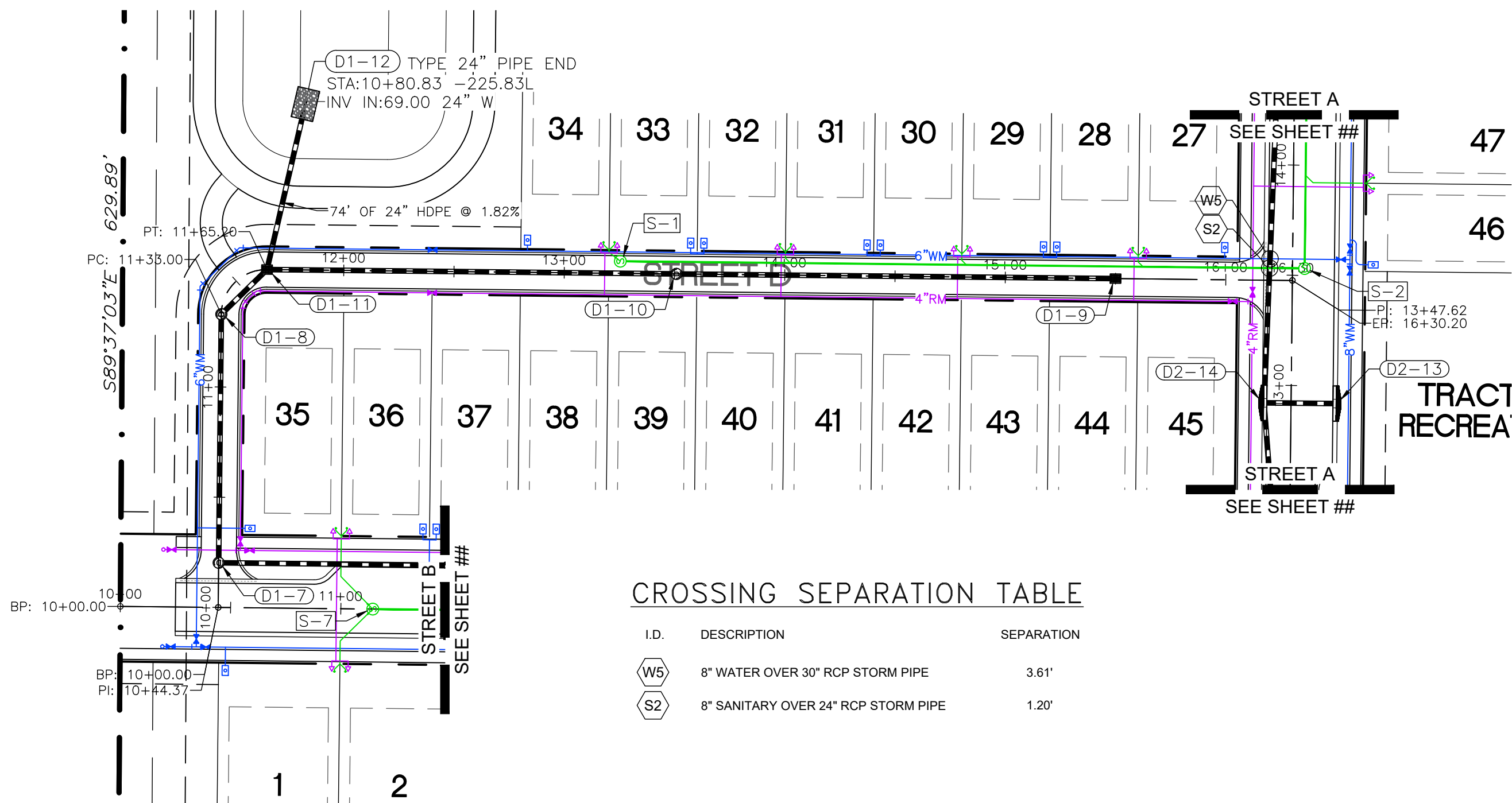


ALLEY E
STA 10+00 - 13+13



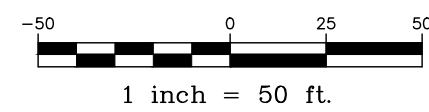
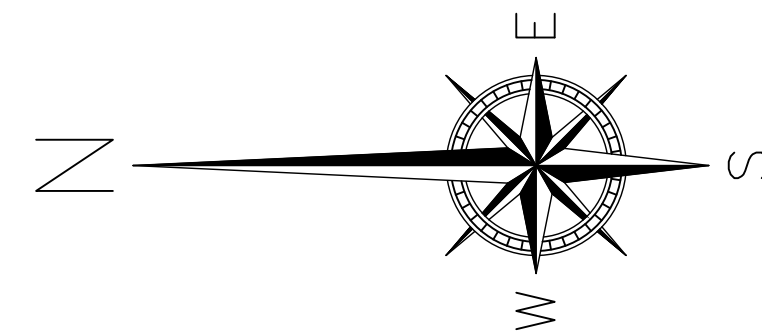
REVISION	DATE		Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8614 Certificate of Authorization No. 00029972
OLD HICKORY TREE ESTATES		SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA DEVELOPER: OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	
PLAN & PROFILE STREET C & ALLEY E			
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614		DATE June 2025	
DRAWN BY TLK		PROJECT NUMBER 23-12	
SCALE 1" = 50'		SHEET NUMBER 20	

INTERSECTION DETAIL STREET D STA. 10+00
SCALE 1" = 20'

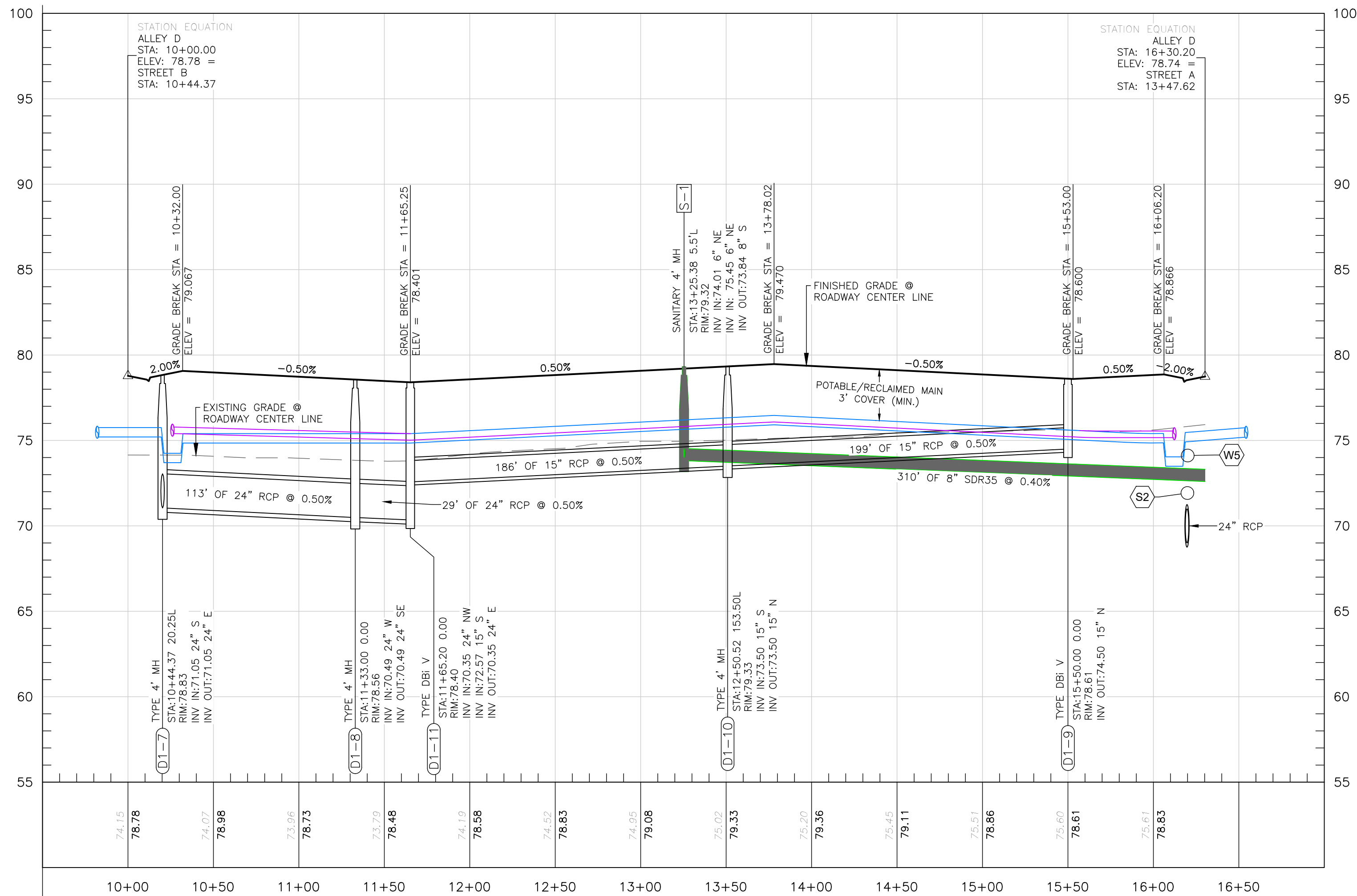


CROSSING SEPARATION TABLE

I.D.	DESCRIPTION	SEPARATION
W5	8" WATER OVER 30" RCP STORM PIPE	3.61'
S2	8" SANITARY OVER 24" RCP STORM PIPE	1.20'



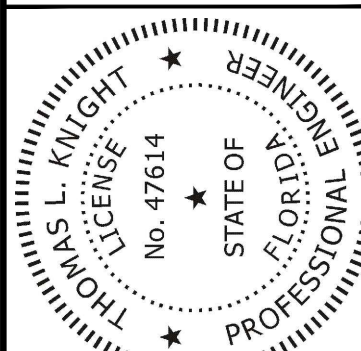
ALLEY D
STA 10+00 - 16+30.20



OLD HICKORY TREE ESTATES

SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA
DEVELOPER: OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC
225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326

PLAN & PROFILE
ALLEY D



THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

DATE
June 2025

DRAWN BY
TLK

PROJECT NUMBER
23-12

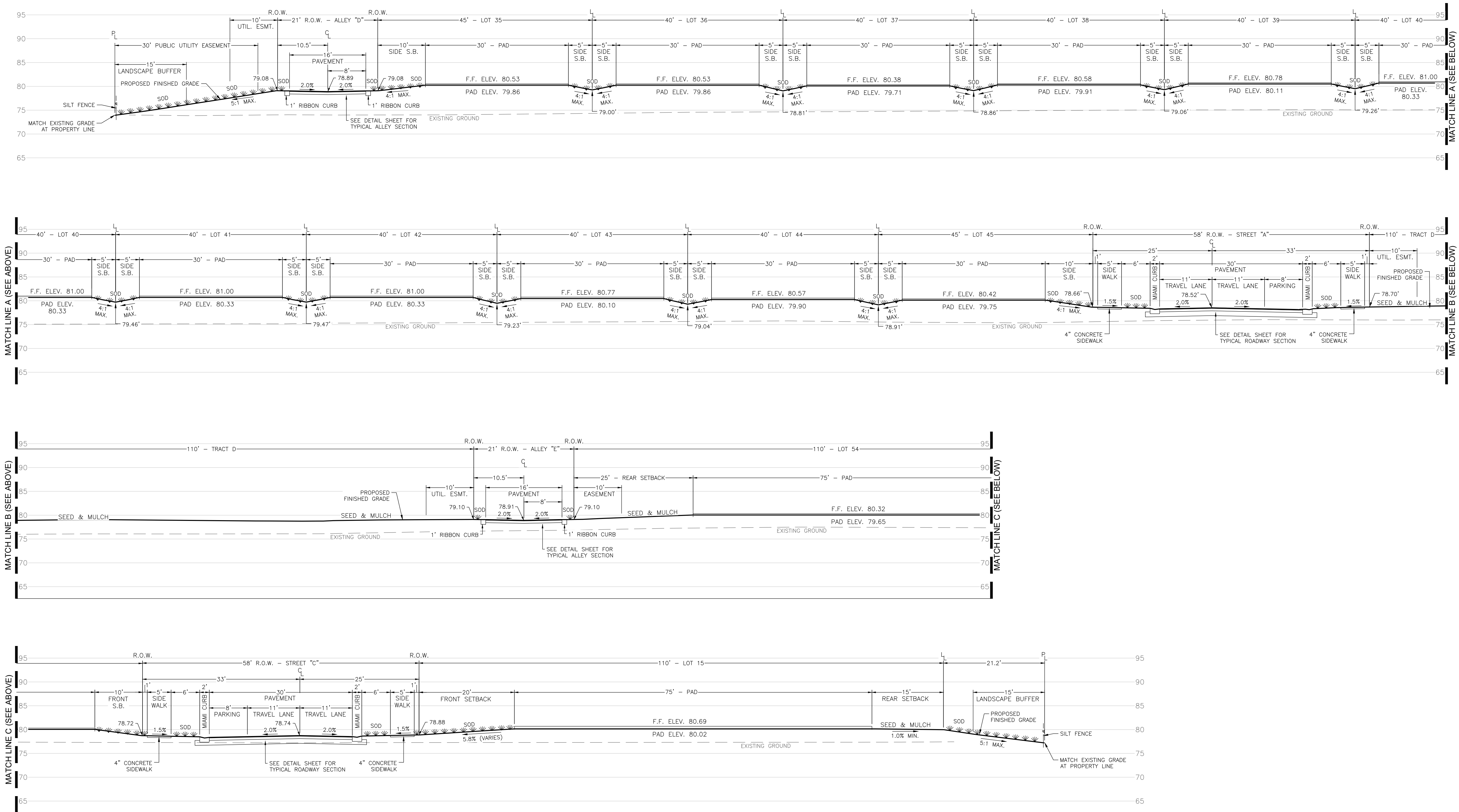
SCALE
1" = 50'

SHEET NUMBER
21

REVISION
DATE



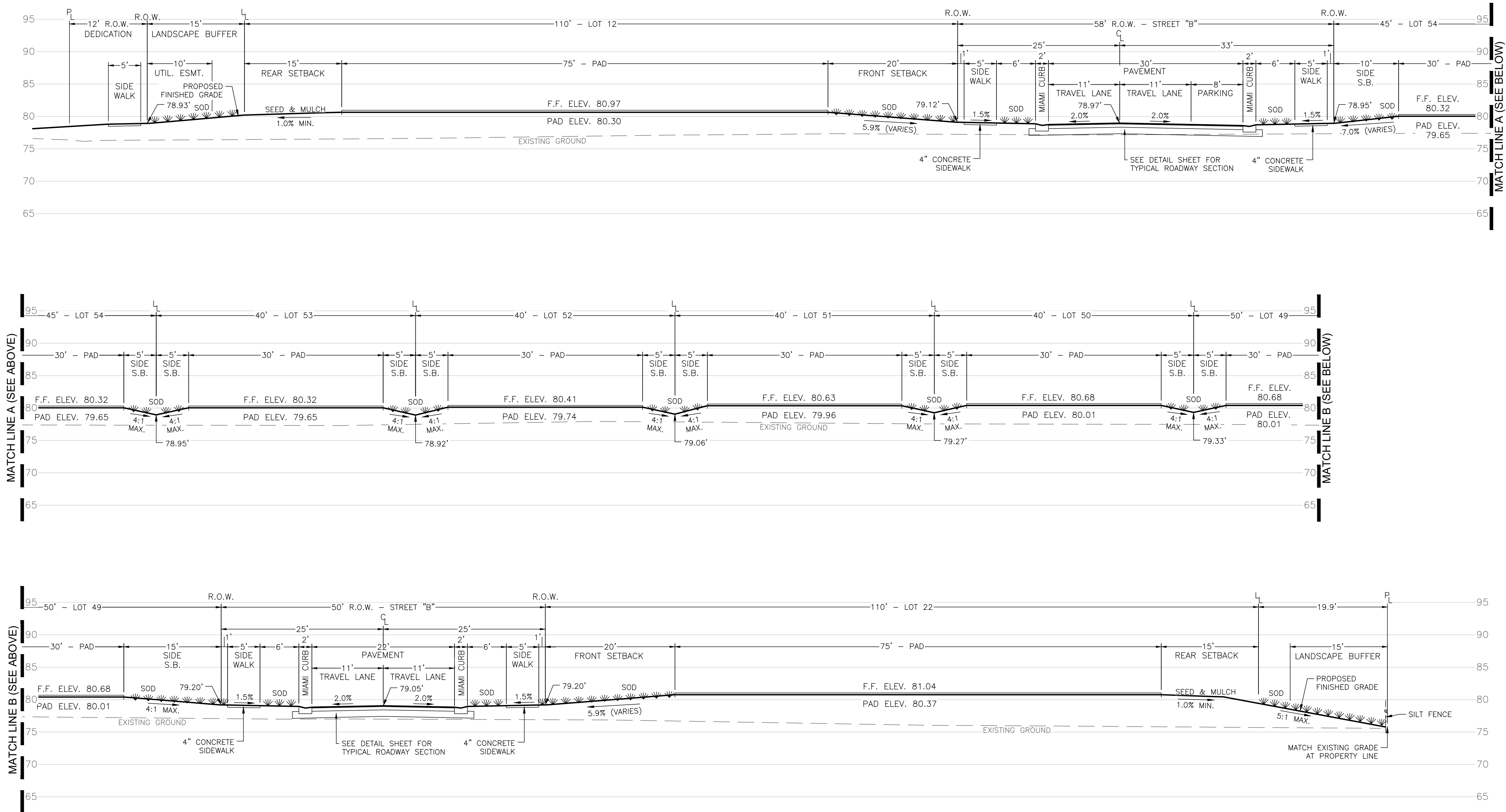
Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont, Florida 34711
Phone: (352) 384-8614
Certificate of Authorization No. 00029972



CROSS-SECTION A-A
SCALE 1" = 10'

NOTE: ALL FENCING, BUILDINGS, HARDSCAPE, LANDSCAPE AND IRRIGATION DESIGNED BY OTHERS

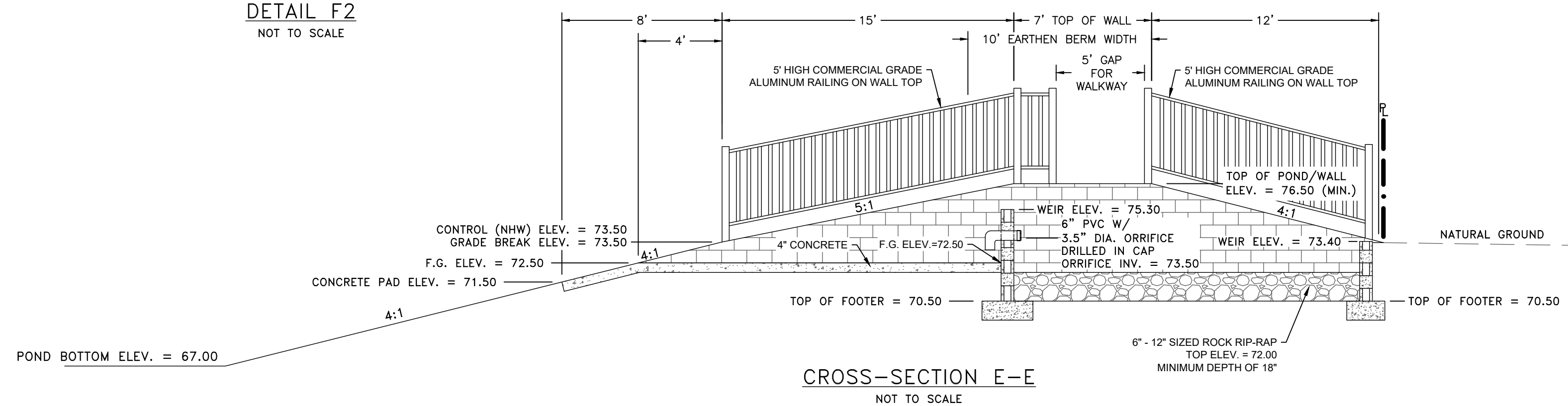
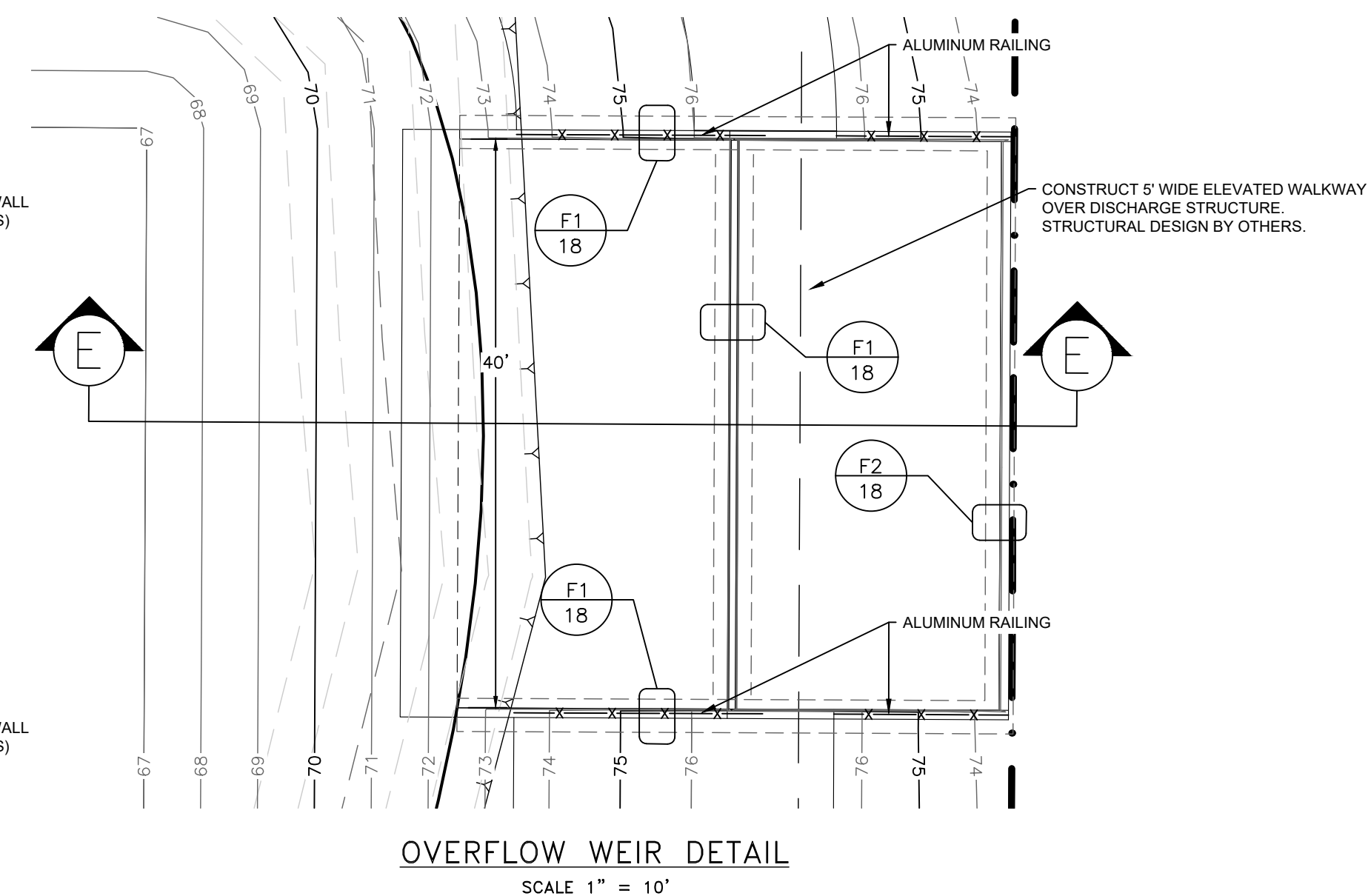
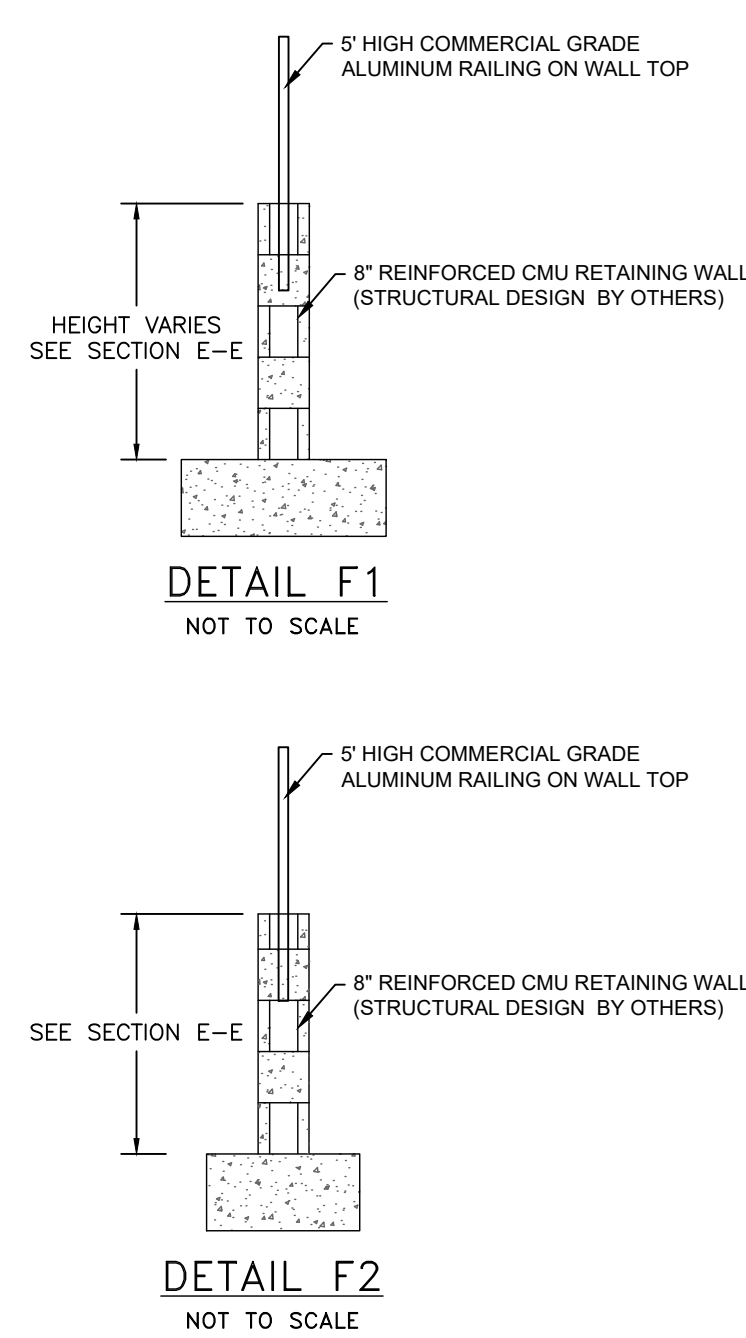
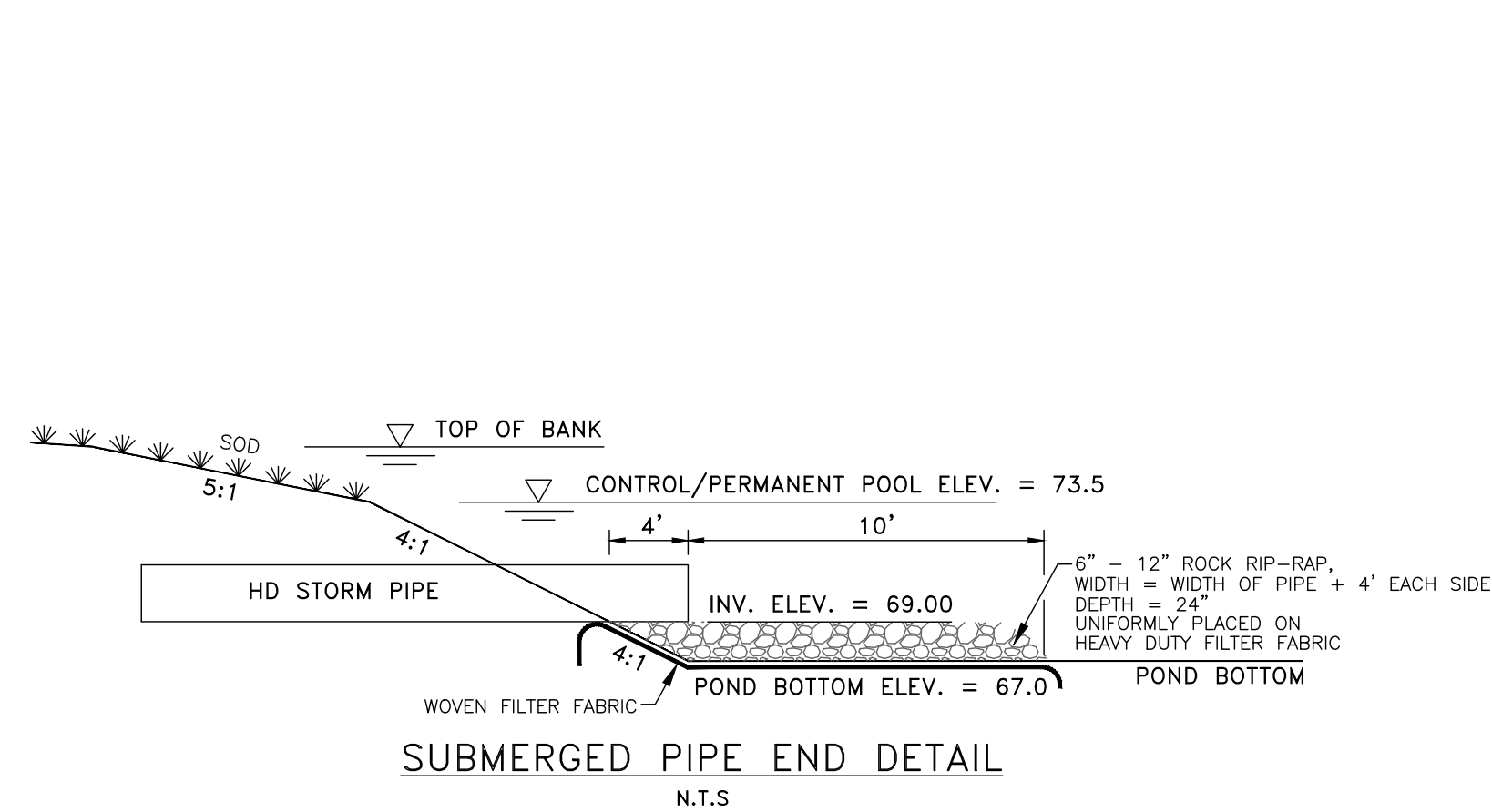
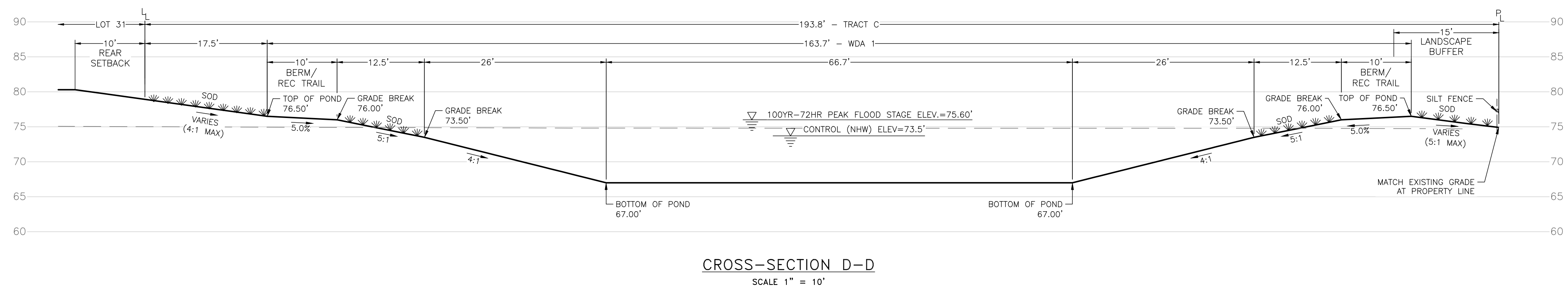
REVISION	
DATE	
 Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972	
OLD HICKORY TREE ESTATES	
SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	
SITE CROSS-SECTION A-A	
	
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614	
DATE June 2025	
DRAWN BY TLK/JMK	
PROJECT NUMBER 23-12	
SCALE 1" = 10'	
SHEET NUMBER 22	



CROSS-SECTION B-B
SCALE 1" = 10'

NOTE: ALL FENCING, BUILDINGS, HARDSCAPE,
LANDSCAPE AND IRRIGATION DESIGNED BY OTHERS

 Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972		DATE		REVISION	
OLD HICKORY TREE ESTATES		SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONT DR, SUITE 2040, SUNRISE, FL 33326			
SITE CROSS-SECTION B-B		 THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614			
		DATE June 2025		DRAWN BY TLK/JMK	
		PROJECT NUMBER 23-12		SCALE 1" = 10'	
		SHEET NUMBER 23			



NOTE: ALL FENCING, BUILDINGS, HARDSCAPE, LANDSCAPE AND IRRIGATION DESIGNED BY OTHERS

				
SITE CROSS-SECTIONS C-C, D-D, AND E-E	OLD HICKORY TREE ESTATES	Knight Engineering Services Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clearmont, Florida 34711 Phone: (850) 394-9514 Certificate of Authorization No. 00029972	DATE	REVISION
 THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614	SECTION 19, TOWNSHIP 28S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 228 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33328			
			DATE June 2025	
			DRAWN BY TLK/JMK	
			PROJECT NUMBER 23-12	
			SCALE NOTED	
			SHEET NUMBER 24	

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN CONFORMANCE WITH THE CITY OF ST. CLOUD SPECIFICATIONS AND ANY OTHER AGENCIES' SPECIFICATIONS AND REQUIREMENTS. THEY SHALL OBTAIN A COPY OF THE CITY OF ST. CLOUD SPECIFICATIONS AND SUBMIT THE SAME PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. THEY SHALL CLEAR AND GRUB ALL RIGHT-OF-WAYS, TRACTS AND APPROPRIATE EASEMENTS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
2. THE EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING BY NOTIFYING THE UTILITY COMPANY TO LOCATE THEIR UTILITIES OR BY FIELD VERIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED UTILITY RESULTING FROM THE CONTRACTOR'S CONSTRUCTION AT THE CONTRACTOR'S OWN EXPENSE.
3. THE REQUIREMENTS OF ST. CLOUD STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CITY OF ST. CLOUD SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
4. THE CITY OF ST. CLOUD WILL PROVIDE AT ALL TIMES, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING STAMPED APPROVED PLANS, SPECIFICATIONS, AND ALL SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
5. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. ALL COPIES OF ALL REQUIRED RESULTS ARE TO BE SENT TO THE CITY OF ST. CLOUD DIRECTLY FROM THE TESTING AGENCY.
9. ALL PAVING AND DRAINAGE TO BE CONSTRUCTED PER APPROVED PLANS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
0. ALL SIGNAGE TO BE PERMITTED BY SEPARATE INSTRUMENT.
1. THE CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
2. THE SITE IS TO BE CLEARED AND GRUBBED.
3. ALL UNPAVED AREAS WITHIN THE CONSTRUCTION AREA AND RIGHT OF WAY SHALL BE SODED WITH BAHIA GRASS AND/OR LANDSCAPED AS NOTED.
4. REFER TO PLANS FOR ALL EASEMENT REQUIREMENTS. EASEMENTS SHALL BE IN PLACE PRIOR TO THE CERTIFICATE OF COMPLETION BEING ISSUED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED RESULTING FROM THE CONTRACTOR'S CONSTRUCTION AT THE CONTRACTOR'S OWN EXPENSE.
6. SECTION 6 OF CITY OF ST. CLOUD LAND DEVELOPMENT CODE WILL BE UTILIZED IN CONJUNCTION WITH THESE DETAILS IN THE EVENT THAT THERE ARE CONFLICTING TERMS IN THE STANDARD DETAILS.

THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF AS-BUILT DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- A). DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
- B). DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
- C). DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
- D). LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
- E). DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
- F). EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILTS DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

ALL ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, OSCEOLA COUNTY AND CITY OF ST. CLOUD STANDARDS. THE CONTRACTOR SHALL MAINTAIN THE SITE TO THE ELEVATION INDICATED ON THE PLANS AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED.

ALL PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVING SECTIONS AS SPECIFIED.

WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTORS SHALL SAW-CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED ELEVATION.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.

THE CITY OF ST. CLOUD MAY BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT. DOCUMENTS ARE ON FILE UNDER SPWMD PERMIT ANY UNSUITABLE MATERIAL FOUND WITHIN LIMITS OF ROADWAY OR PAVEMENT SHALL BE REMOVED AND MAINTAINED IN A PROPER MANNER BEYOND THE LIMITS OF THE PAVED SITE.

ALL RUBBLE, CONCRETE SLABS, PAVEMENT, FOOTING MUCK, ORGANIC FINE SAND WITH ROOTS AND OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE. THE UNDESIRABLE MATERIALS RESULTING FROM THE CLEARING OPERATION SHALL BE DISPOSED OF IN A PROPER MANNER BEYOND THE LIMITS OF THE PAVED SITE.

ALL AREAS TO BE FILLED SHALL BE DONE WITH CLEAN, SUITABLE MATERIAL COMPRISED OF NON-PLASTIC SAND WITH LESS THAN ABOUT 12% FINESTANCES (LESS THAN 0.075 MILLIMETER) AND NOT CONTAINING ANY SIGNIFICANT AMOUNT OF ORGANIC SUBSTANCES (LESS THAN 3% BY WEIGHT) OR OTHER DELETERIOUS MATERIALS. THE FILL SHALL BE COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180 AND 95% FOR AREAS BELOW ROAD SUBGRADE AS DETERMINED BY ASTM D-1557. FILL SHALL BE COMPACTED IN 12" MAX. LIFTS TO 98% OR 95% MAX. DENSITY.

UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL SOD ALL RETENTION AREAS AND ALL SIDE SLOPES AND OTHER DISTURBED AREAS ADJACENT TO DRAINAGE CONVEYANCE AREAS.

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-43, F.A.C. THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE FLORIDA LAND DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEFF, 1988).
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER, AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS". SILT FENCES, HAY BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES DISTURBED FOR 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.

NTS

2500 PSI REINFORCED CONCRETE CURB
CONTROL JOINTS @ 10'-0" ON CENTER

BRICK/CONCRETE PAVER 2 3/8" MIN. THICKNESS

1" MIN BUILDERS SAND

GEOTEXTILE AS REQUIRED
TURN UP AT SIDES TO COVER BASE

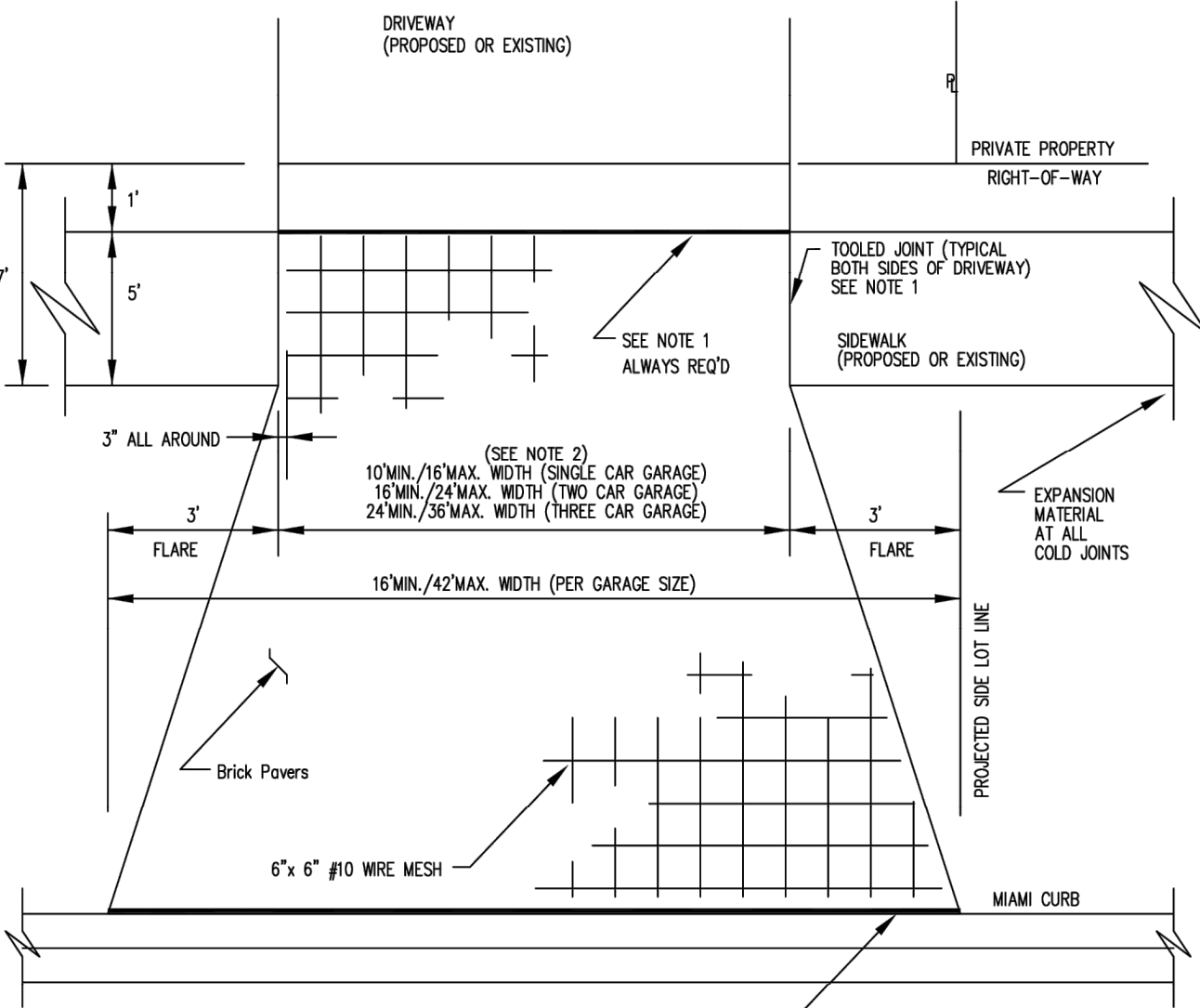
4" 2500 PSI REINFORCED CONCRETE

10" MIN STABILIZED SUBGRADE @ 98%
DENSITY; LBR 40 OR FBV 50 PSI

GEOTEXTILE ALONG PERIMETER TURN UP AT CURB
(DO NOT COVER TOP OF BASE)

8" MIN.

4" MIN.



NOTES:

1. EXPANSION MATERIAL SHALL BE RECESSED 1/4" BELOW FINISHED CONCRETE W/ TOOLED JOINT RADIUS (#40 PRESSURE TREATED 1"x6" BOARD OR APPROVED ALTERNATE MATERIAL.)
2. MIN. AND MAX. WIDTHS ARE FOR GARAGE SETBACKS OF 50' OR LESS. FOR SETBACKS GREATER THAN 50', USE 10' MIN. / 20' MAX
3. WIRE MESH SHALL HAVE 3" CLEARANCE FROM FORM BOARDS AND EDGE OF PAVEMENT.
4. FLARE IN RIGHT OF WAY SHALL NOT EXTEND BEYOND PROJECTED SIDE LOT LINE.
5. DRIVEWAY FINISHED GRADE SHALL BE 2" ABOVE GRADE OF LOT PRIOR TO SODDING. DRIVEWAY FINISHED GRADE SHALL BE 1" ABOVE GRADE OF LOT WHEN SEEDING/MULCHING.
6. SUBGRADE IS REQUIRED TO BE FIRM AND UNYIELDING MATERIAL WITH NO MUCK, PEAT, OR ANY ORGANIC MATERIAL.
7. CITY OF ST. CLOUD WILL NOT MAINTAIN, REPAIR, OR REPLACE ANY BRICK OR CONCRETE PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY. IF THE PAVERS ARE REMOVED BY THE CITY OF ST. CLOUD PERSONNEL, THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACING THE PAVERS. A RIGHT OF WAY PERMIT MUST BE APPLIED FOR AND APPROVED PRIOR TO WORKING WITHIN THE RIGHT OF WAY.
8. CHANGES TO THIS STANDARD DETAIL MUST BE APPROVED PRIOR TO CONSTRUCTION.

An erosion control plan and a detailed description of the measure to be taken during construction to control erosion within the limits of the project, and to prevent the deposition of sediment in off-site systems or receiving water bodies, shall be submitted with final engineering construction plans of the development. Included with this submittal shall be calculations supporting the effectiveness of the proposed plans.

The erosion control plan, details and calculations shall document the measures necessary to limit the transport of sediment outside the limits of the project(s) to the volume and amount of that existing prior to the commencement of construction. This pre-construction condition shall be satisfied for the total anticipated construction period. Provision must be made to preserve the integrity and capacity of check weir, sediment basins, slope drains and grading patterns, required to meet this provision throughout the project construction life.

The erosion Control Plan shall include provisions for a temporary 6' foot fence suitable for mitigating wind erosion and for providing visual relief during construction. Fences shall withstand normal wind loads. The developer may in lieu of temporary fencing:

- i. Erect the required buffer yard screens as required in the landscaping plans if it meets the intent of the erosion control plan.
- ii. Disturb less than ten (10) acres and provide adequate means to control materials from leaving the construction site. Logical phasing of the disturbed areas will need to be shown on the erosion control plan if the site is larger than 10 acres.

No excavated materials shall be stockpiled in such a manner as to direct runoff directly off the project site or into any adjacent water body or stormwater collection facility.

The surface area of open, raw, erodible soil, exposed by clearing and grubbing operations, or excavation and filling operations, shall not exceed ten acres. This requirement may be waived for large projects with an approved dust control plan, which demonstrate that opening of additional areas will not significantly affect off-site deposit of sediments. This waiver will be by written authorization from the City Engineer. Any violations of the dust control plan will result in the immediate voiding of this waiver and could result in the construction activities being suspended until the site is brought back into compliance.

Inlets and catch basins shall be protected from sediment-laden storm runoff until the completion of all construction operations that may contribute to the inlet.

Areas opened by construction operations, that are not anticipated to be dressed and receive final grassing treatment within thirty days, shall be seeded with a quick-growing grass species which will provide an early cover during the season in which it is planted, and will not later compete with permanent grassing. The rate of seeding shall be 30 pounds per acre. Slopes steeper than 4:1 shall receive mulching of approximately 2 inches loose measure of mulch material cut into the soil of the seeded area to a depth of four inches.

As required by the City of St. Cloud, the seed or seeded and mulched area shall be rolled and watered to assure optimum growing conditions, for the establishment of a good grass cover.

If, after fourteen days, the temporary grassed areas have not attained a minimum of 75% good grass cover, the area will be reworked and additional seed applied sufficiently to establish the desired vegetative cover. 75% of good stand of grass must be established within 30 days of the initial treatment or area shall be sodded.

All features of the project designed and constructed to prevent erosion and sediment, shall be maintained during the project construction life, so as to function as they were originally designed and constructed. The contractor is responsible for keeping any temporary grass in a mowed condition.

The erosion control facilities of the project shall be designed to minimize the impact of off-site facilities. All stormwater discharge from the project limits shall be routed through detention basins to trap suspended sediments, and discharge facilities from these basins shall be provided with a skimming device to trap floatable debris. A copy of the site's FDEP NPDES permit shall be provided to the Public Works Department prior to a Notice to Proceed being issued.

- A. Permanent Seeding**
All areas which have been disturbed by construction shall, at a minimum, be fertilized and seeded in accordance with City of St. Cloud Road Construction Specification.

- B. Permanent Seeding and Mulching**
In addition to the minimum requirements above, slopes from 6:1 to 3:1, inclusive, will be mulched with a uniform thickness of approximately two inches, loose measure, of mulch material incorporated into the soil by mixing to a depth of four inches.

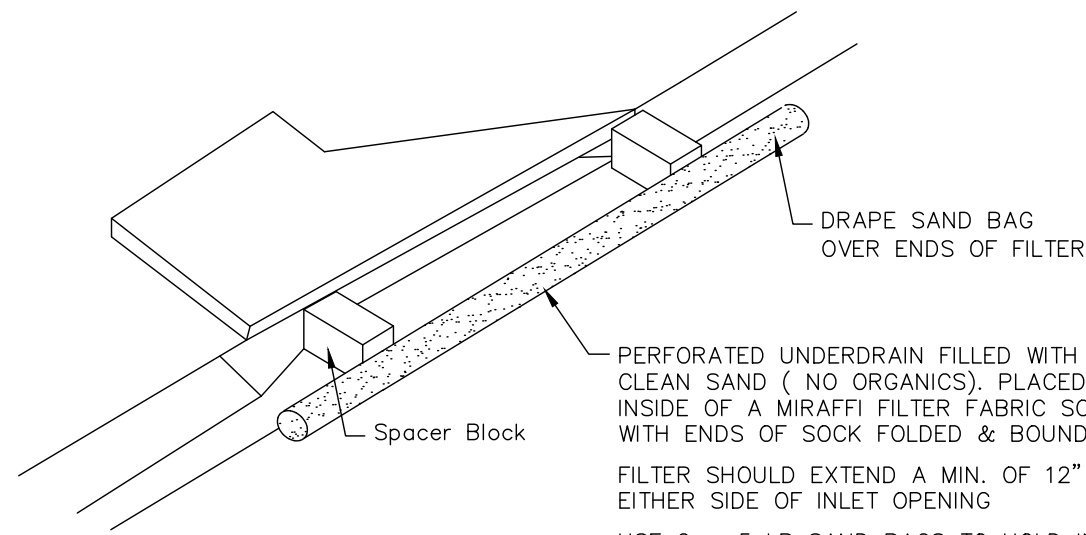
- C. Permanent Sodding**
All retention/detention basins shall be solid sodded. All exposed areas, including public rights-of-way, with slopes steeper than 4:1 shall be solid sodded.

- D. Strip Sodding**
Strip sod, 1 foot wide or greater, shall be placed adjacent to all curbs, walkways and pavement. In areas with a sidewalk, the entire area between the sidewalk and the back of curb, and/or pavement, shall be sodded.

- E. **Regrassing**
All grassed areas will be maintained to assure a good stand and sufficient ground cover to minimize erosion. If, after 60 days, an adequate ground cover has not been established, the area will be regressed.

- F. Additional Fertilizer**
Grassed areas, not accepted within 90 days of their completion, shall be re-fertilized at an application rate of 250 lb. per acre.

- G. Maintenance**
Prior to the project being accepted by the City, the contractor is responsible for mowing the grass to remain in compliance with the City Code.



TEMPORARY SEDIMENT TRAP NOTES:

1. FIBROUS FILLER MATERIAL IN FRONT OF BLOCK PREVENTS GRAVEL FROM WASHING INTO STRUCTURE
2. 2"x4" BEHIND BLOCK AND ACROSS THROAT HELPS KEEP BLOCK IN PLACE. PLACE IN OUTER HOLE OF SPACER BLOCK.

TEMPORARY SEDIMENT TRAP AT CURB INLET
NOT TO SCALE

	CITY OF ST.		OLD HICKORY TREE ESTATES		DATE	REVISION
	CLOUD NOTES					
	AND DETAILS					
SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326				Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 (352) 341-1000 Certificate of Authorization No. 00029872		
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614						
DATE June 2025						
DRAWN BY TLK/JMK						
PROJECT NUMBER 23-12						
SCALE NONE						
SHEET NUMBER 25						

GENERAL:

- PERMITS, PLANS, SHOP DRAWINGS:

- POTABLE WATER AND REUSE WATER – TESTING:

- WATER – MATERIALS:

- SEWER – TESTING:

PRIOR TO ANY TESTING TO BE WITNESSED, ALL PASSING SOIL DENSITY TESTS AND SLOPE SURVEYS SHALL BE SUBMITTED TO THE TOHO ENGINEER AND TO THE TOHO INSPECTOR.

- GRAVITY SEWER – MATERIALS:

1. PVC PIPE: FOUR (4)" THROUGH FIFTEEN (15)" SHALL BE ASTM D3034, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-4.
- PVC PIPE: EIGHTEEN (18)" THROUGH TWENTY-SEVEN (27)" SHALL BE ASTM F679, SDR 35. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477/ APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI B-7.
- ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET. PVC PIPE WITH LESS THAN 15 FT OF COVER SHALL BE SDR 35; 15 TO 20 FT SHALL BE SDR 26; AND 20 TO 30 FT SHALL BE SDR 18.
2. DIP PIPE: ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH FLANGE JOINTS. AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY, OR EQUAL, WITH A MINIMUM DRY FILM THICKNESS 40 MILS. DIP SHALL ONLY BE USED ON ABOVE GROUND PIPE AT SANITARY LIFT STATIONS.
3. JOINT MATERIALS:
 - PVC SEWER PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212.
 - JOINTS BETWEEN PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH A RIGID, PVC, ADAPTOR COUPLING. FERRO ADAPTERS SHALL ONLY BE PERMITTED WHEN TRANSITIONING BETWEEN CLAY PIPE AND PVC.

SEWER FORCE MAINS – TESTING:

1. FORCE MAIN PIPING SHALL BE INSTALLED AND PIGGED UNTIL CLEAN.
2. 2. FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA-C600 (DUCTILE IRON PIPE) AND AWWAC605/W23 (PVC PIPE) SPECIFICATIONS AT 100 PSI OR 1.5 TIMES THE OPERATING PRESSURE, WHICHEVER IS GREATER FOR A MINIMUM OF 2 HOURS AND WITNESSED BY TOHO PERSONNEL. NO LEAKAGE SHALL BE ALLOWED.

SEWER FORCE MAINS – MATERIALS:

1. PVC PIPE: FOUR (4)" THROUGH TWELVE (12)" SHALL BE AWWA STANDARD C900 AND A DIMENSION RATIO (DR) OF 25.

PVC PIPE SHALL BE INTEGRAL BELL, PUSH-ON TYPE JOINTS.
2. DIP PIPE: FOUR (4)" THROUGH FIFTY-FOUR (54)" SHALL BE ANSI/AWWA A21.51/C151 WITH A MINIMUM OF PRESSURE CLASS 150 AND LINED WITH PROTECTO 401 OR EQUAL.

ABOVE GROUND FITTINGS AND JOINTS SHALL BE FLANGED WITH T5 CADMIUM PLATED BOLTS, NUTS, AND WASHERS. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1-125 LB.

DUCTILE IRON PIPE, FITTINGS, AND VALVES SHALL BE THOROUGHLY CLEANED AND GIVEN ONE FIELD COAT (MINIMUM 1.5 MILS DRY THICKNESS) OF RUST INHIBITOR PRIMER, AND TWO FINISH COATS (MINIMUM 1.5 MILS DRY THICKNESS EACH).

ALL DUCTILE IRON PIPE AND FITTINGS SHALL HAVE AN INTERIOR PROTECTIVE LINING OF "PROTECTO 401" EPOXY OR EQUAL WITH A MINIMUM DRY FILM THICKNESS OF 40 MILS.
3. POLYETHYLENE (PE3408) PIPE: FOUR (4)" THROUGH TWELVE (12)" SHALL BE IN ACCORDANCE WITH AWWA STANDARD C906, LATEST EDITION. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 17.

POLYETHYLENE PIPE SHALL HAVE FUSION BONDED JOINTS.

FITTINGS USED WITH POLYETHYLENE PIPE SHALL BE FUSION FITTINGS IN ACCORDANCE WITH AWWA STANDARD C906.
4. WASTEWATER FORCE MAINS SHALL BE EQUIPPED WITH AIR RELEASE VALVES LOCATED AT PIPING HIGH POINTS IMMEDIATELY UPSTREAM OF DIPS, OR OTHER ELEVATION DECLINES.
5. VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
6. VALVES SHALL BE LOCATED AT NOT MORE THAN 2,000 FOOT INTERVALS IN ALL AREAS.

SEPARATION REQUIREMENTS:

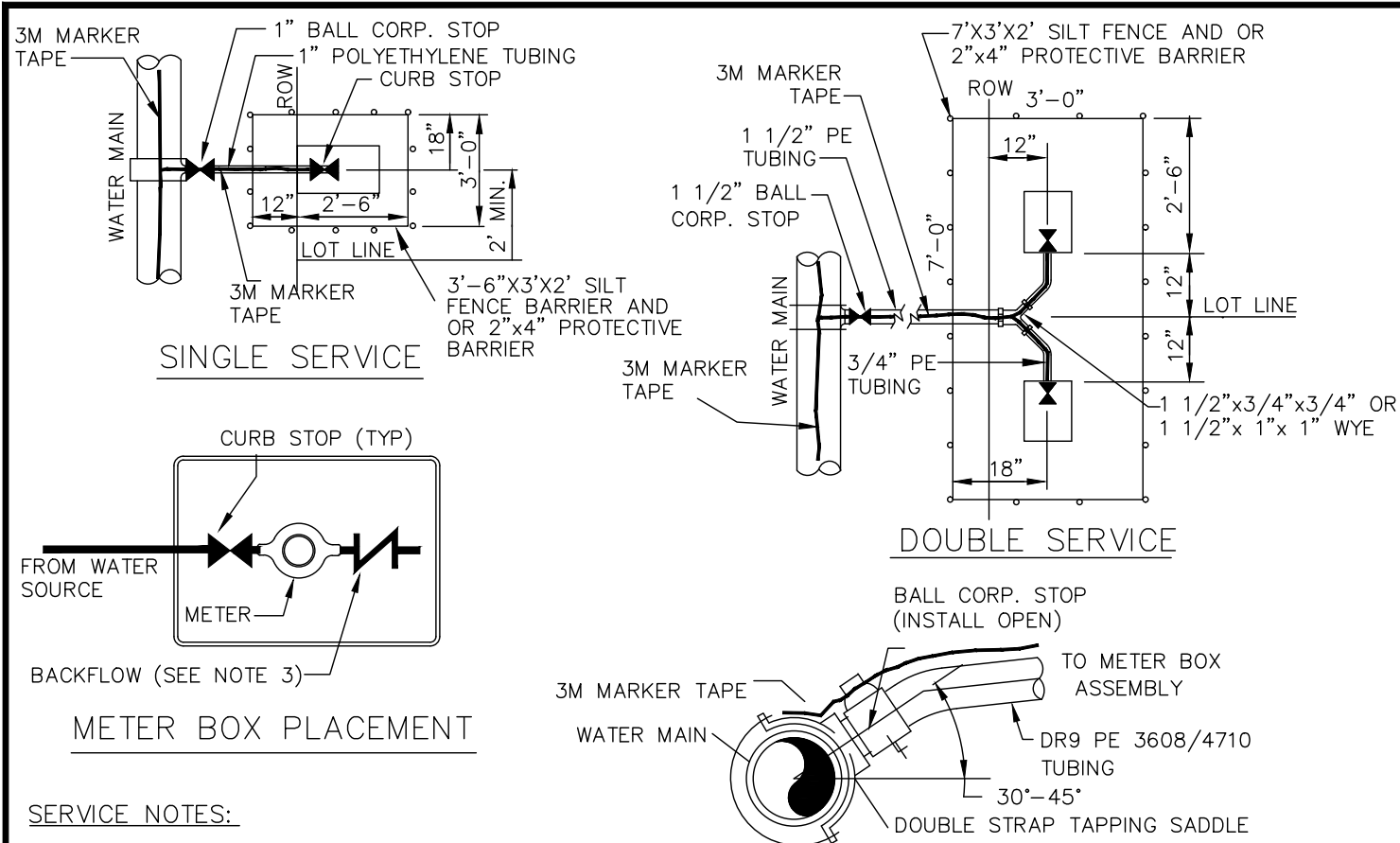
PER F.D.E.P. REQUIREMENTS AND SUBJECT TO TOHO APPROVAL.

MISCELLANEOUS:

1. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORE DRILLED. CONNECT PIPE TO MANHOLE USING A FLEXIBLE CONNECTOR OR APPROVED A-LOK.
2. ALL MECHANICAL JOINTS SHALL BE RESTRAINED. THRUST BLOCKS ARE NOT PERMITTED ON TOHO MAINTAINED INFRASTRUCTURE.
3. MAINTAIN A MINIMUM 36" OF COVER MEASURED FROM THE BOTTOM OF THE SUB-GRADE TO THE TOP OF ALL WATER, REUSE, AND SANITARY SEWER PIPES. IF 36" OF COVER CANNOT BE MAINTAINED NOTIFY ENGINEER AND TOHO FOR EVALUATION.
4. GALVANIZED PIPE IS NOT ALLOWED AND IF ENCOUNTERED SHALL BE REPLACED WITH APPROVED MATERIALS.
5. 3M LOCATE TAPE SHALL BE INSTALLED 12" TO 18" OVER ALL PIPE BUT NO DEEPER THAN 4". IF A MAIN IS MORE THAN 60" DEEP TO TOP OF PIPE THE 3M MARKER TAPE SHALL BE PLACED WITHIN THE TOP 3' OF FILL AND AN ADDITIONAL LAYER OF STANDARD METALLIC MARKING TAPE SHALL BE PLACED 12" ABOVE THE PIPE.
6. ALL PVC PIPE SHALL BE GREEN IN COLOR (FOR SEWER), BLUE IN COLOR (FOR WATER) AND PURPLE IN COLOR (FOR REUSE). DIP SHALL HAVE A CONTINUOUS 2" WIDE, PERMANENT BLUE/PURPLE STRIPE (OIL BASED ENAMEL) ON THE TOP OF THE PIPE.
7. DIRECTIONAL BORES SHALL USE 1 - 8 GAUGE STEEL CORE COPPER AND 1 - 8 GAUGE COPPER WIRE.
8. ONE COMPACTION TEST SHALL BE TAKEN FOR EACH 12" LAYER OF FILL FROM THE SPRINGLINE OF THE PIPE TO THE FINISH GRADE FOR EACH 300 FEET OF PIPE AND FOR EVERY 100 SQUARE FEET OF BACKFILL AROUND STRUCTURES.
9. ALL EXISTING WATER, REUSE AND SANITARY APPURTENANCES ON A PROJECT SITE WHICH MIGHT BE AFFECTED BY PROJECT WORK SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE BROUGHT TO FINISHED GRADE PER THE TOHO STANDARDS, SPECIFICATIONS, AND DETAILS MANUAL, LATEST EDITION.
10. ALL TREE AND SHRUB ROOT BALLS SHALL BE PLACED WITH A MINIMUM OF 5' HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
11. IF THE UNDERGROUND CONTRACTOR DE-MOBILIZES BETWEEN PHASES OF A PROJECT AND THE WATER DISTRIBUTION SYSTEM HAS BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO INSTALL AUTOMATIC FLUSHING DEVICES ON ALL WATER MAIN DEAD-ENDS WHETHER INTENDED AS STUB-OUTS OR AS INCOMPLETE CONSTRUCTION. IF THE SITE HAS NOT BEEN CLEARED FOR USE BY FDEP, THE CONTRACTOR WILL BE REQUIRED TO PHYSICALLY DISCONNECT ALL UN-CLEARED MAINS FROM THE POINTS-OF-CONNECTION TO CLEARED MAINS.
12. WHEN REQUIRED BY ANOTHER REGULATORY AGENCY, MASONRY WALLS AROUND LIFT STATIONS SHALL REQUIRE BARBED WIRE AT THE TOP OF THE WALL. AT TOHO'S DISCRETION, ALTERNATIVE ANTI-CLIMB MEASURES MAY ALSO BE UTILIZED IN PLACE OF BARBED WIRE. HOWEVER, SIGNAGE WILL BE REQUIRED ON ALL EXTERIOR WALLS INDICATING THE USE OF ANTI-CLIMB MEASURES THAT MAY NOT BE VISIBLE.
13. ALL PERMANENT STRUCTURES INCLUDING, BUT NOT LIMITED TO BUILDING FOUNDATIONS, WALLS, AND LIGHT POLES SHALL BE PLACED WITH A MINIMUM 12' HORIZONTAL SEPARATION FROM ALL TOHO OWNED INFRASTRUCTURE.



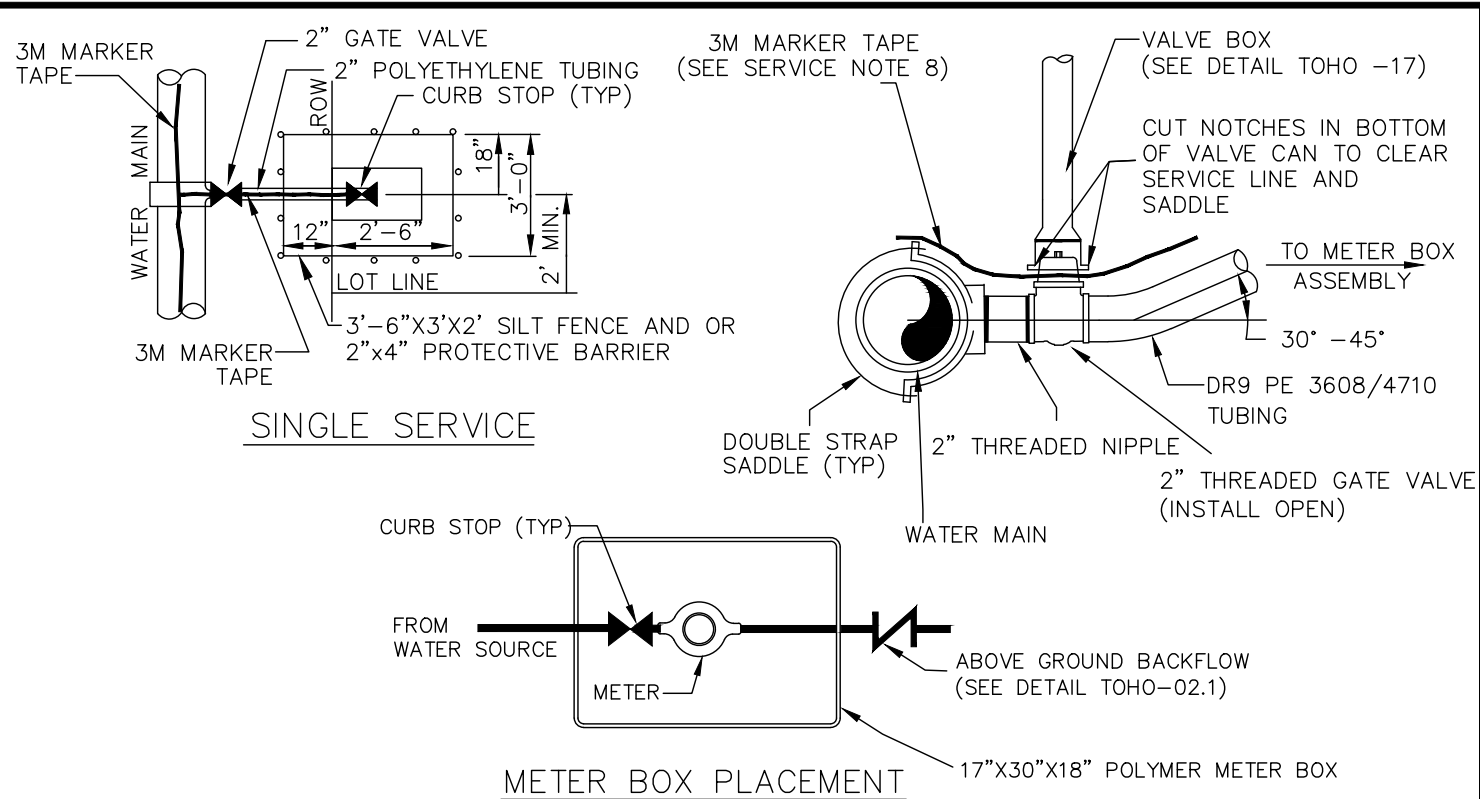
**Know what's below.
Call before you dig.**



- SERVICE NOTES:**
- CORB STOPS SHALL BE NO LEAD BRASS.
 - INLET SHALL BE MATCHED TO TAPPING SADDLE.
 - OUTLET SHALL BE FIP THREAD AND PACK JOINT ADAPTER W/ CLAMP SCREW RETAINER FOR INDIVIDUAL SERVICES NOT PRESSURE TESTED AS PART OF AN OVERALL LARGER SYSTEM.
 - OUTLET SHALL BE PACK JOINT W/ CLAMP SCREW RETAINER FOR INDIVIDUAL SERVICES PRESSURE TESTED AS PART OF AN OVERALL LARGER SYSTEM.
 - CORB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE, NO LEAD BRASS.
 - INLET SHALL BE PACK JOINT W/ CLAMP SCREW RETAINER
 - OUTLET SHALL BE SWIVEL METER NUT CONNECTION TO MATCH METER SIZE.
 - SERVICE WYES SHALL BE NO LEAD BRASS PACK JOINT W/ CLAMP SCREW RETAINER INLET AND OUTLET.
 - SERVICE LINE SHALL BE CONTINUOUS, NO FITTINGS ARE PERMITTED ON THE POLY LINE BETWEEN THE CORP STOP AND THE CURB STOP OR BETWEEN THE CORP STOP AND THE WYE AND THE WYE AND THE CURB STOP.
 - NO CURB STOPS SHALL BE INSTALLED UNDER AN IMPERVIOUS SURFACE OR STRUCTURE.
 - SERVICE TAPS SHALL BE A MINIMUM OF 18" FROM JOINTS, FITTINGS, OR OTHER TAPS ON THE MAIN.
 - SERVICE TUBING SHALL BE POLYETHYLENE DR9, 200PSI, BLUE FOR POTABLE WATER, PURPLE FOR REUSE.
 - PLACE APPROVED 3M MARKER TAPE TO THE CURB STOP(S) INSIDE THE BOX AND TIED INTO THE MARKER TAPE AT THE MAIN.
 - SERVICE LINES SHALL BE MARKED IN THE CURB OR SIDEWALK IMMEDIATELY ADJACENT TO PARKING SPACES WITH A 3" TALL "W" FOR WATER OR 3" TALL "R" FOR REUSE. MARKS SHALL BE PAINTED BLUE FOR WATER AND PURPLE FOR REUSE.
 - THIS DETAIL IS INTENDED FOR 2" AND 1" RESIDENTIAL METERS ONLY. FOR 1.5" OR 2" METERS REFER TO TOHO-02.
 - THIS DETAIL IS INTENDED FOR SINGLE OR DOUBLE SERVICE RESIDENTIAL CONNECTIONS ONLY. FOR GROUPS OF 3 -8 METERS REFER TO TOHO-03.0, TOHO-03.1, AND TOHO-03.2

- METER AND METER BOX PLACEMENT NOTES:**
- METERS 3/4" TO 1" ARE PAID FOR BY THE DEVELOPER AND INSTALLED BY TOHO.
 - METER BOX(ES), SERVICE LINE(S), AND ALL ASSOCIATED APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER.
 - TOHO PROVIDES APPROVED IN-GROUND BACKFLOW DEVICES ON ALL 2" AND 1" RESIDENTIAL METERS.
 - CORB STOP SHALL BE INSTALLED WITH THE OPERATING NUT FACING UP.
 - NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE METER BOX.
 - BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND BOX:
 - METER SHALL BE APPROXIMATELY 7" BELOW FINISHED GRADE AND CENTERED IN THE BOX.
 - SINGLE LOT SERVICES SHALL HAVE BOX(ES) PERPENDICULAR TO THE CURB OR SIDEWALK.
 - DOUBLE LOT SERVICES SHALL HAVE BOX(ES) PARALLEL TO THE CURB OR SIDEWALK.
 - TOP OF METER BOX(ES) SHALL BE FLUSH WITH FINISH GRADE.
 - METER BOX LID SHALL BE SOLID PLASTIC WITH NO METAL ACCESS DOOR, BLACK FOR WATER, PURPLE FOR REUSE.

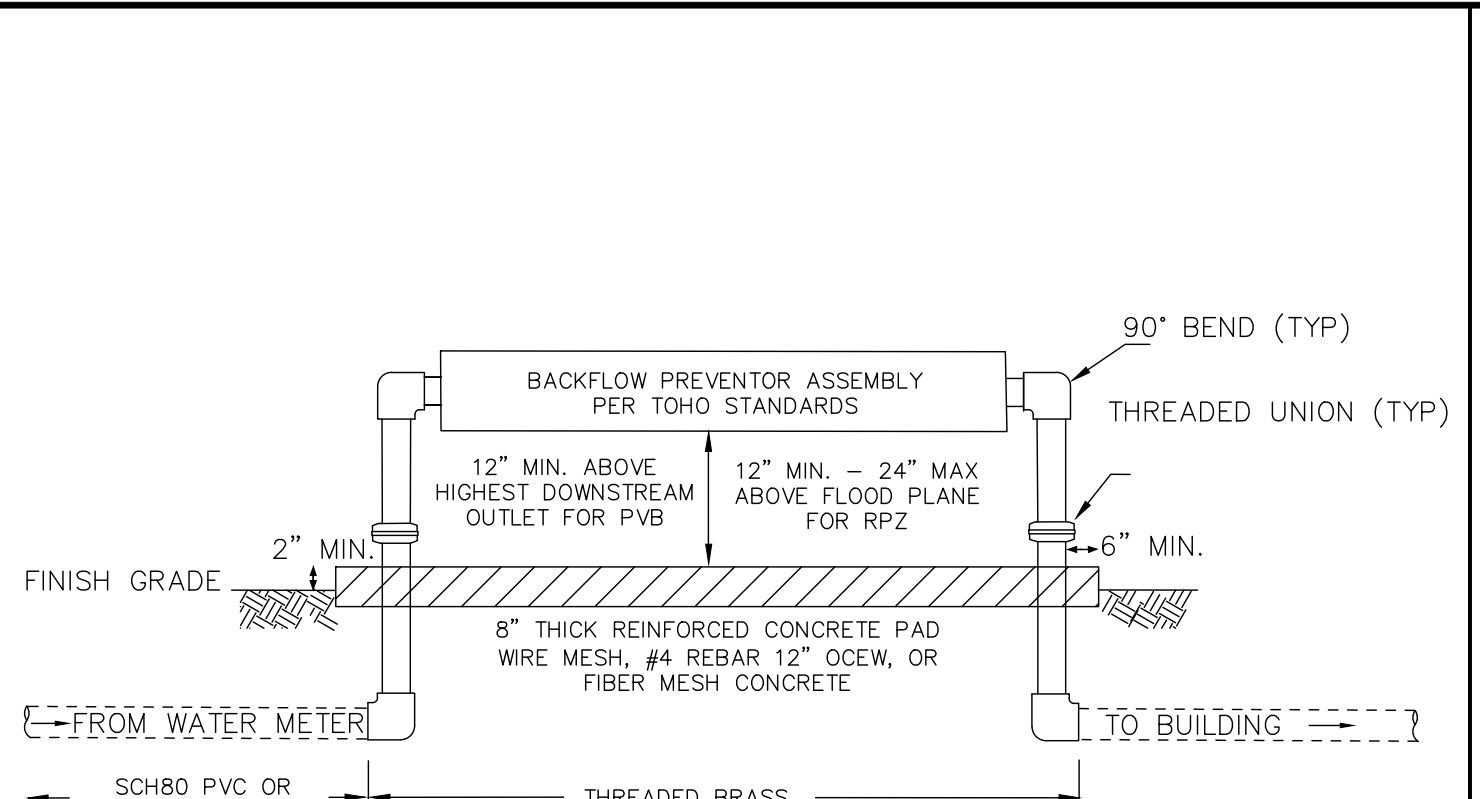
	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL POTABLE WATER SERVICE	01.0		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL COMMERCIAL WATER SERVICE	02.0		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: DT REVIEWED BY: DT	TYPICAL BACKFLOW ASSEMBLY	02.1		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL PIPE TRENCH	14
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- SERVICE NOTES:**
- GATE VALVES SHALL BE RESILIENT WEDGE, CAST IRON, EPOXY COATED, THREADED INLET AND OUTLET WITH 2" OPERATING NUT.
 - CORB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE, NO LEAD BRASS.
 - INLET SHALL BE PACK JOINT W/ CLAMP SCREW RETAINER.
 - 1.5" AND 2" OUTLET SHALL BE 2 BOLT FLANGE METER CONNECTION.
 - 3/4" AND 1" OUTLET SHALL BE SWIVEL METER NUT CONNECTION MATCHING METER SIZE.
 - SERVICE LINE SHALL BE CONTINUOUS, NO FITTINGS ARE PERMITTED ON THE POLY LINE BETWEEN THE GATE VALVE AND THE CURB STOP.
 - NO CURB STOPS SHALL BE INSTALLED UNDER AN IMPERVIOUS SURFACE OR STRUCTURE.
 - SERVICE TAPS SHALL BE A MINIMUM OF 18" FROM JOINTS, FITTINGS, OR OTHER TAPS ON THE MAIN.
 - SERVICE TUBING SHALL BE POLYETHYLENE DR9, 200PSI, BLUE FOR POTABLE WATER, PURPLE FOR REUSE WATER.
 - PLACE APPROVED 3M MARKER TAPE TO THE CURB STOP(S) INSIDE THE BOX TIED TO THE MARKER TAPE AT THE MAIN.
 - SERVICE LINES SHALL BE MARKED IN THE CURB OR SIDEWALK IMMEDIATELY ADJACENT TO PARKING SPACES WITH A 3" TALL "W" FOR WATER OR A 3" TALL "R" FOR REUSE. MARKS SHALL BE PAINTED BLUE FOR WATER PURPLE FOR REUSE.
 - THIS DETAIL IS INTENDED FOR SINGLE 2" WATER SERVICES ONLY. NO MORE THAN 1 METER, REGARDLESS OF SIZE, SHALL BE PLACED ON COMMERCIAL SERVICES COVERED BY THIS DETAIL.

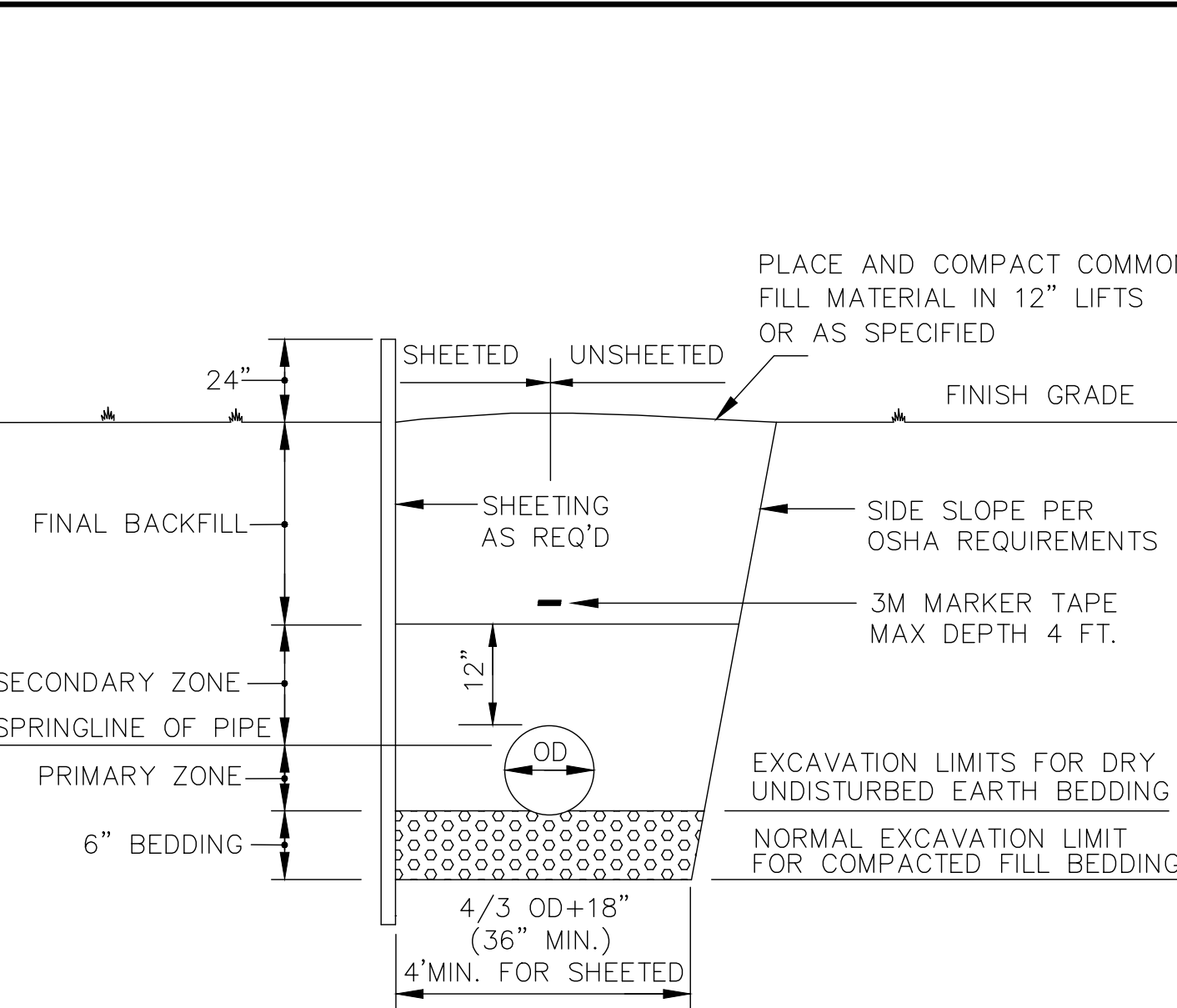
- METER AND METER BOX PLACEMENT NOTES:**
- METERS 3/4" TO 2" ARE PAID FOR BY THE DEVELOPER AND INSTALLED BY TOHO.
 - METER BOX(ES), SERVICE LINE(S), AND ALL ASSOCIATED APPURTENANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER.
 - APPROVED BACKFLOW DEVICES ARE REQUIRED ON ALL COMMERCIAL SERVICES AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER:
 - RPZ BACKFLOW DEVICES SHALL BE INSTALLED A MINIMUM OF 12" ABOVE THE 100 YEAR FLOOD LEVEL.
 - PVB BACKFLOW DEVICES SHALL BE INSTALLED A MINIMUM OF 12" ABOVE THE HIGHEST OUTLET.
 - SEE DETAIL TOHO-02.1 TYPICAL BACKFLOW ASSEMBLY FOR ADDITIONAL REQUIREMENTS.
 - CORB STOP SHALL BE INSTALLED WITH THE OPERATING NUT FACING UP.
 - NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE METER BOX.
 - BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND BOX:
 - METER SHALL BE APPROXIMATELY 7" BELOW FINISHED GRADE AND CENTERED IN THE BOX.
 - METER BOXES SHALL BE PERPENDICULAR TO THE CURB OR SIDEWALK.
 - TOP OF METER BOX SHALL BE FLUSH WITH FINISH GRADE.
 - METER BOX LID SHALL BE SOLID PLASTIC WITH NO METAL ACCESS DOOR, BLACK FOR WATER, PURPLE FOR REUSE.

	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL COMMERCIAL WATER SERVICE	02.0		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: DT REVIEWED BY: DT	TYPICAL BACKFLOW ASSEMBLY	02.1		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL PIPE TRENCH	14
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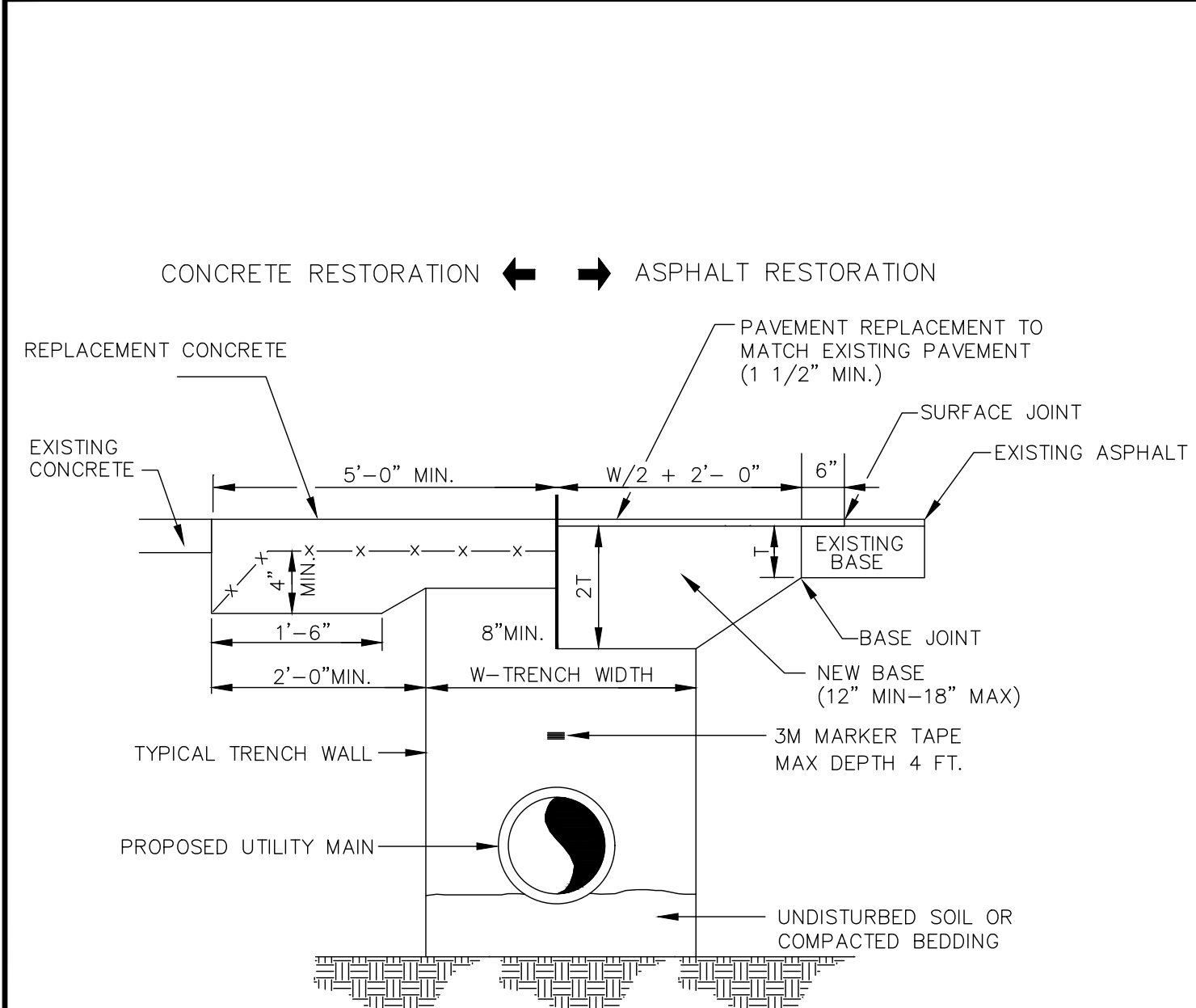
- NOTES:**
- THIS DETAIL IS APPLICABLE FOR ALL SERVICES 2" AND SMALLER REQUIRING AN ABOVE GROUND BACKFLOW DEVICE.
 - BACKFLOW PREVENTOR TYPE SHALL BE PER TOHO STANDARDS.
 - BACKFLOW SIZE SHALL NOT BE MORE THAN ONE NOMINAL SIZE SMALLER OR LARGER THAN THE WATER METER.
 - BACKFLOW SHALL NOT BE PLACED MORE THAN 18" FROM THE METER.
 - PRESSURE VACUUM BREAKER BACKFLOWS SHALL BE INSTALLED 12" ABOVE THE HIGHEST OUTLET. ALL OTHER TYPES OF BACKFLOW PREVENTERS SHALL BE INSTALLED A MINIMUM OF 12" TO A MAXIMUM OF 24" ABOVE THE 100 YEAR FLOOD PLAN.
 - NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE BACKFLOW ASSEMBLY OR PAD.
 - ALL SERVICE PIPING AND FITTINGS BETWEEN THE METER AND THE BELOW GRADE 90 DOWNSTREAM OF THE BACKFLOW SHALL BE SCH80 PVC OR THREADED NO LEAD BRASS.
 - ALL SERVICE PIPING AND FITTINGS BETWEEN THE TWO BELOW GRADE 90s SHALL BE THREADED NO LEAD BRASS.
 - 8" THICK CONCRETE PAD SHALL EXTEND A MINIMUM OF 6" BEYOND THE FURTHEST HORIZONTAL POINT OF THE ASSEMBLY ON ALL SIDES.
 - TOP OF CONCRETE PAD SHALL BE A MINIMUM OF 2" ABOVE FINISH GRADE.
 - STANDPIPES SHALL BE ISOLATED FROM THE CONCRETE PAD VIA EXPANSION JOINT OR OTHER SUITABLE MATERIAL.
 - PAD SHALL BE FIBER REINFORCED CONCRETE OR CONCRETE WITH WIRE MESH OR #4 REBAR 12" OCEW.

	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: DT REVIEWED BY: DT	TYPICAL BACKFLOW ASSEMBLY	02.1		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL PIPE TRENCH	14
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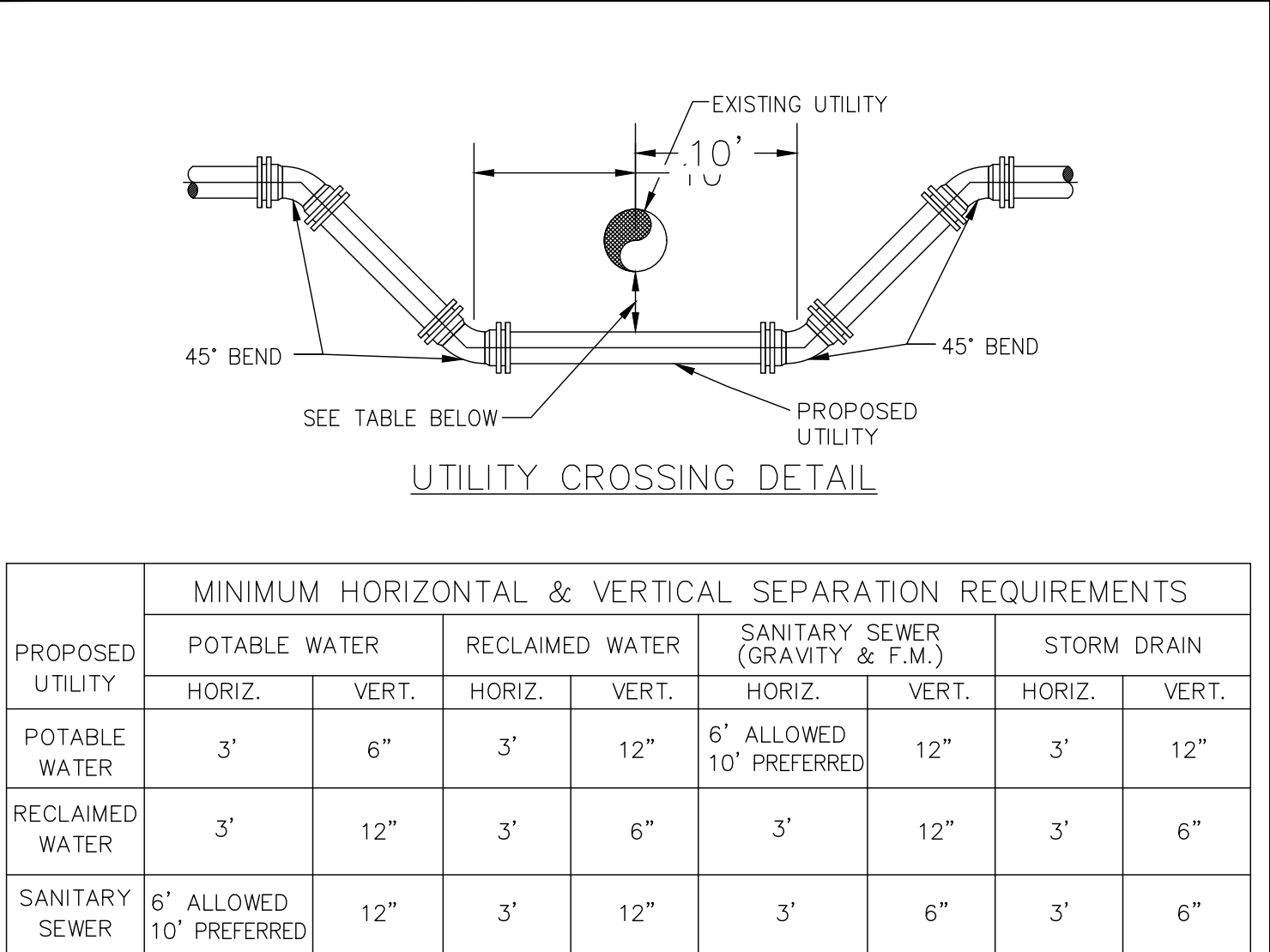
- NOTES:**
- PRIMARY & SECONDARY ZONES SHALL BE INDIVIDUALLY COMPACTED LAYERS OF CLEAN FILL.
 - COMPACTION OF BACKFILL BENEATH PAVEMENT SHALL BE 98% OF AASHTO T-180, ALL OTHER AREAS SHALL BE 95% OF AASHTO T-180 UNLESS OTHERWISE REQUIRED BY ANOTHER AUTHORITY HAVING JURISDICTION.
 - PLACE APPROVED 3M MARKER TAPE OR EQUAL DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
 - TAPE SHALL BE 12"-18" ABOVE THE PIPE.
 - TAPE SHALL NOT EXCEED 4" DEPTH.
 - IF TOP OF PIPE IS GREATER THAN 5' DEEP, AN ADDITIONAL LAYER OF WARNING TAPE SHALL BE PROVIDED 12"-18" OVER THE PIPE AND THE MARKER TAPE SHALL BE PLACED AT A DEPTH NOT TO EXCEED 4'.
 - SLOPES, BENCHING, AND/OR SHORING SHALL BE PER OSHA REQUIREMENTS.

	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	TYPICAL PIPE TRENCH	14
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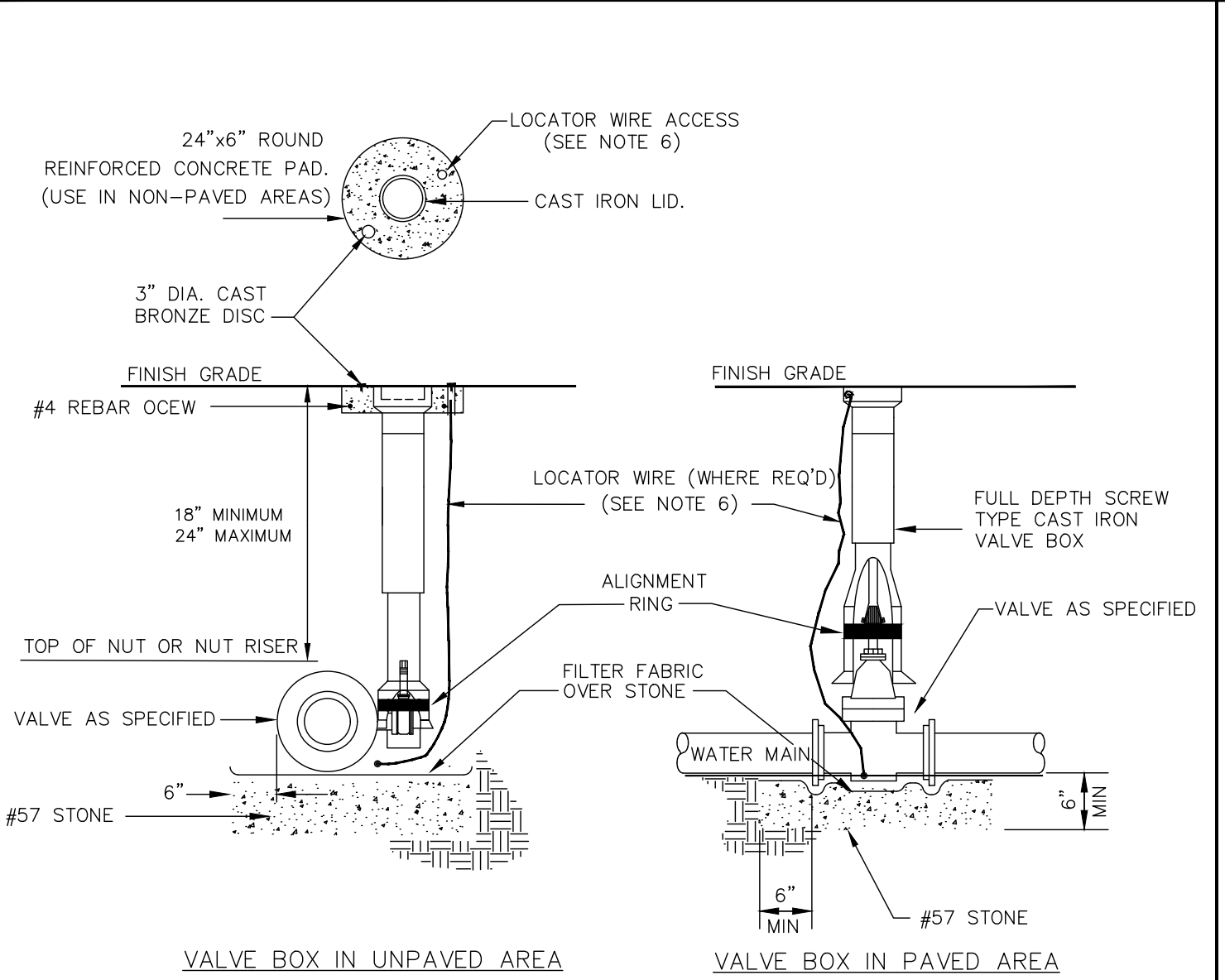
- NOTES:**
- SURFACE AND BASE CUTS SHALL BE SAW CUT.
 - LONGITUDINAL OR DIAGONAL CUTS REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE ROAD.
 - CUTS AT INTERSECTIONS REQUIRE COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN TURNOUTS AND/OR 10' BEYOND THE CUT(S), WHICHEVER IS GREATER.
 - CUTS THRU TURNOUTS AND CUL-DE-SACS REQUIRE COMPLETE OVERLAY/RESURFACING
 - COMPACTION OF BACKFILL SHALL BE 98% OF AASHTO T-180.
 - PLACE APPROVED 3M MARKER TAPE OR EQUAL DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
 - TAPE SHALL BE 12"-18" ABOVE THE PIPE.
 - TAPE SHALL NOT EXCEED 4" DEPTH.
 - IF TOP OF PIPE IS GREATER THAN 5' DEEP, AN ADDITIONAL LAYER OF WARNING TAPE SHALL BE PROVIDED 12"-18" OVER THE PIPE AND THE MARKER TAPE SHALL BE PLACED AT A DEPTH NOT TO EXCEED 4'.
 - SLOPES, BENCHING, AND/OR SHORING SHALL BE PER OSHA REQUIREMENTS.
 - THIS DETAIL APPLIES TO OPEN CUTS NOT LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR OTHERWISE NOT DICTATED BY ANOTHER AUTHORITY HAVING JURISDICTION.

	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	OPEN CUT	15		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: CC REVIEWED BY: DT	PIPE CLEARANCES AND CROSSINGS	16		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	VALVE AND BOX	17.0		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: APC REVIEWED BY: DT	ADJUSTABLE SEALED VALVE BOX	17.1
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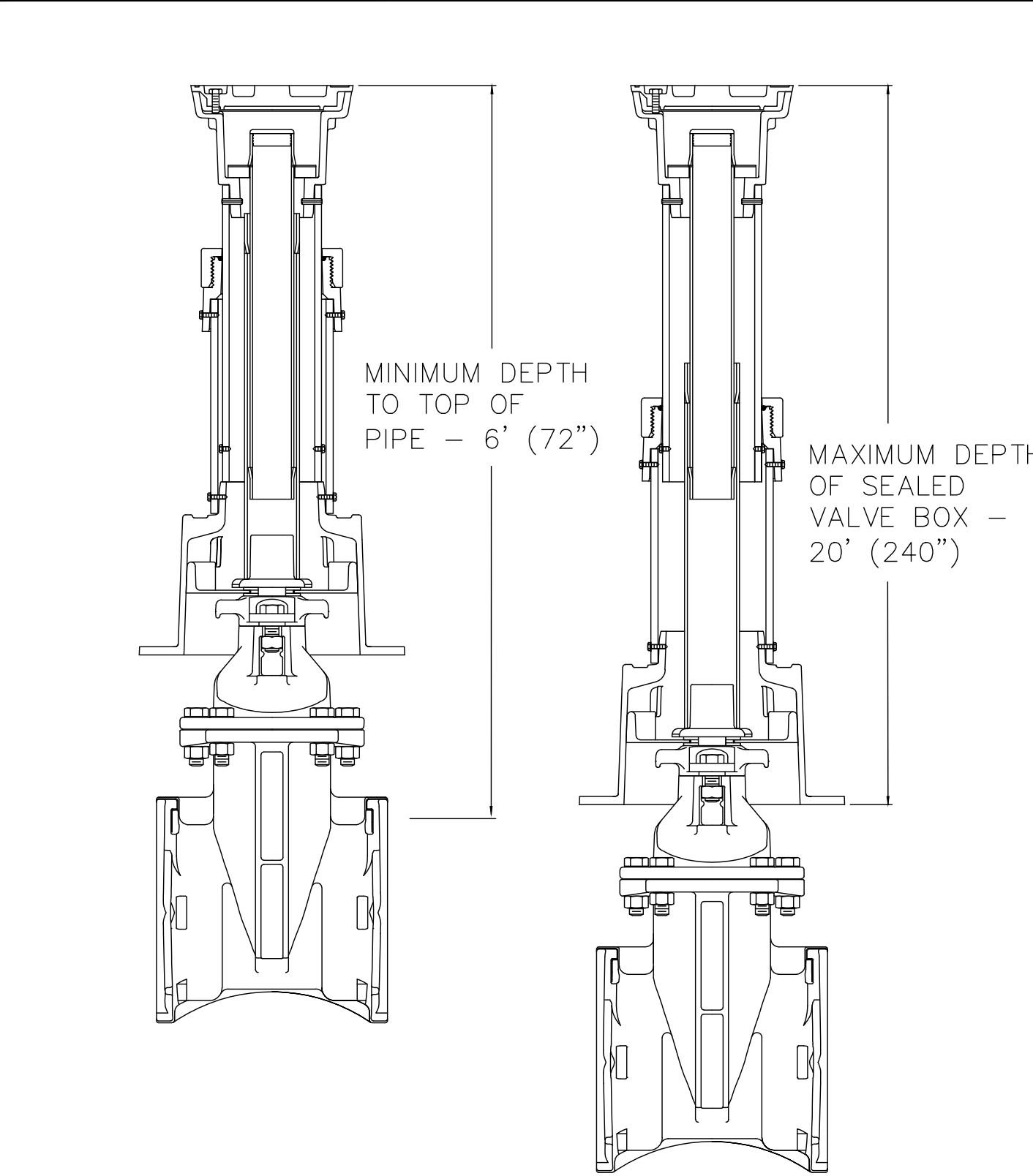
PROPOSED UTILITY	MINIMUM HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS							
	POTABLE WATER	RECLAIMED WATER	SANITARY SEWER (GRAVITY & F.M.)		STORM DRAIN			
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	3'	6"	3'	12"	6' ALLOWED 10' PREFERRED	12"	3'	12"
RECLAIMED WATER	3'	12"	3'	6"	3'	12"	3'	6"
SANITARY SEWER	6' ALLOWED 10' PREFERRED	12"	3'	12"	3'	6"	3'	6"

	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: CC REVIEWED BY: DT	PIPE CLEARANCES AND CROSSINGS	16		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	VALVE AND BOX	17.0		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: APC REVIEWED BY: DT	ADJUSTABLE SEALED VALVE BOX	17.1
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- NOTES:**
- #57 STONE BEDDING SHALL BE REQUIRED A MINIMUM DEPTH OF 6" BELOW ALL VALVES. PLACE FILTER FABRIC OVER STONE PRIOR TO SETTING VALVE.
 - NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF ANY VALVE.
 - OPERATING NUT SHALL BE BOLTED, SHEER PINS ARE NOT PERMITTED.
 - WHERE THE VALVE OPERATING NUT MUST BE SET DEEPER THAN 24", A BOLT ON VALVE NUT RISER SHALL BE REQUIRED.
 - TWO PIECE FULL DEPTH CAST IRON SCREW TYPE ADJUSTABLE VALVE BOXES ARE REQUIRED. PVC, DIP, OR CI VALVE BOX EXTENSIONS ARE NOT PERMITTED.
 - LOCATOR WIRE ACCESS FOR DIRECTIONAL BORE OR JACK AND BORE APPLICATIONS:
 - IN UNPAVED AREAS USE 2" SCH80 PVC, FEMALE ADAPTER COUPLING AND 2" BRASS PLUG W/ RECESSED NUT SET IN THE VALVE PAD.
 - IN PAVED AREAS TERMINATE THE LOCATE WIRE INSIDE THE TOP PORTION OF THE VALVE BOX.
 - PROVIDE A MINIMUM OF 12" OF EXTRA WIRE ABOVE FINISHED GRADE.
 - PRIVATELY MAINTAINED SYSTEMS SHALL HAVE "PRIVATE" STAMPED ON THE BRONZE DISC.
 - DEDICATED FIRE LINES SHALL HAVE "FIRE" STAMPED ON THE BRONZE DISC AND THE VALVE COVER SHALL BE PAINTED RED.

	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: MP REVIEWED BY: DT	VALVE AND BOX	17.0		EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: APC REVIEWED BY: DT	ADJUSTABLE SEALED VALVE BOX	17.1
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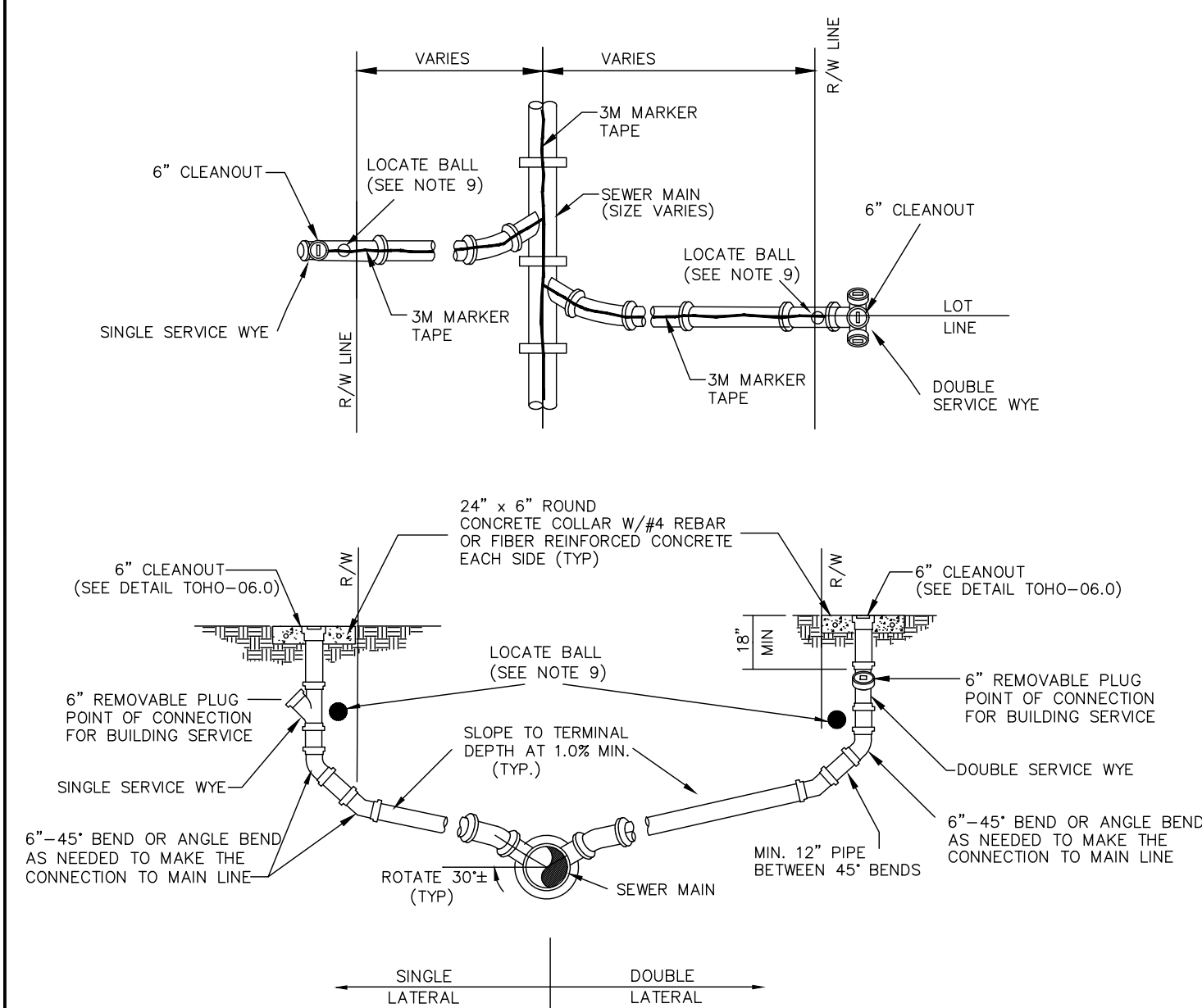


	EFFECTIVE DATE: 04/01/2005 BOARD APPROVED DATE: 01/28/2005 PREVIOUS VERSION: NONE DRAWN BY: APC REVIEWED BY: DT	ADJUSTABLE SEALED VALVE BOX	17.1
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REVISION	Revised per TWA comments dated Feb. 2025				
DATE	Mar. 2025				
	Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clearmont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972				
OLD HICKORY TREE ESTATES	SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONT DR, SUITE 2040, SUNRISE, FL 33326				
TOHO WATER AUTHORITY WATER DETAILS					
	THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614				
DATE	June 2025				
DRAWN BY	TLK/JMK				
PROJECT NUMBER	23-12				
SCALE	NONE				
SHEET NUMBER	29				

VALVE & PAD (SEE DETAIL TOHO-17.0) AS REQ'D. PUMPER NOZZLE FACING PAVEMENT 24"x24"x6" CONCRETE SHEAR PAD W/ 4 - #4 REBAR OR FIBER REINFORCED CONCRETE 18" MIN. 24" MAX. 24" MIN. 6" MECHANICAL JOINT ANCHORING TEE ALIGNMENT RING 12" MIN. 20' MAX. 6" MIN. NO 57 CRUSHED STONE MECHANICAL JOINT ANCHORING PIPE TYPICAL CONDITION		VALVE & PAD (SEE DETAIL TOHO-17.0) ANCHORING COUPLING 24"x24"x6" CONCRETE SHEAR PAD W/ 4 - #4 REBAR OR FIBER REINFORCED CONCRETE 6" GV ANCHORING ELBOW MECHANICAL JOINT TEE (NON-ANCHORING) WATER MAIN PUMPER NOZZLE FACING PAVEMENT LIMITED RIGHT-OF-WAY CONDITION		NOTES: - HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE OR WITH A PERMANENTLY PLUGGED WEEP HOLE. - CLEARANCE BETWEEN BOTTOM OF BOLTS AND FINISH GRADE SHALL BE 6" MINIMUM. - CLEARANCE BETWEEN CENTER OF PUMPER NOZZLE AND FINISH GRADE SHALL BE 18" MINIMUM AND 24" MAXIMUM. - PLANTING CLEAR AREA(S) SHALL BE PER APPLICABLE FIRE CODE(S). - IF HYDRANT IS LOCATED MORE THAN 20 LINEAR FEET FROM THE MAIN OR ON THE OPPOSITE SIDE OF A TRAVELWAY FROM THE MAIN, AN ADDITIONAL GATE VALVE SHALL BE REQUIRED IMMEDIATELY UPSTREAM OF THE HYDRANT. - VALVE, VALVE BOX, & PAD SHALL BE INSTALLED PER THE TOHO VALVE & BOX DETAIL TOHO-17.																																								
PROPERTY LINE DWELLING DRIVE WAY PROPERTY LINE SANITARY CLEANOUT REUSE METER WATER METER		NOTES: - PRIOR TO SETTING METERS, ALL PROPERTY CORNERS AND BACK OF SIDEWALK SHALL BE STAKED. - ALL METER BOXES AND VAULTS SHALL BE SET PER DETAILS TOHO-01.0, TOHO-01.1, TOHO-02.0, AND TOHO-03.0, 03.1, AND 03.2 - ALL CLEANOUTS SHALL BE SET PER DETAIL TOHO-06.0 AND TOHO-06.1. NO CLEANOUTS SHALL BE PLACED IN SIDEWALKS OR WALKWAYS. - THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING NEWLY INSTALLED AND/OR EXISTING HYDRANTS, AUTOMATIC FLUSHING DEVICES, VALVES, MANHOLES, AND SERVICES UNTIL SUCH TIME AS THE CERTIFICATE OF OCCUPANCY IS ISSUED BY THE PERMITTING AUTHORITY. THE HOMEOWNER'S RESPONSIBILITY SHALL EXTEND FROM PROPERTY LINE TO PROPERTY LINE, AND FROM THE MIDDLE OF THE ROAD TO THE EDGE OF THE UTILITY EASEMENT ON THE PROPERTY AS WELL AS ADJACENT/ADJOINING COMMON AREAS. - NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY METER BOX, CLEANOUT, VALVE, OR AUTOMATIC FLUSHING DEVICE																																										
THREADED NIPPLE TEMPORARY JUMPER ASSEMBLY PURCHASED BY DEVELOPER/CONTRACTOR AND SUPPLIED AND INSTALLED BY TOHO THREADED NIPPLE 90° BEND 2"x1" TEE w/1" VALVE FOR TEST AND DISINFECTION CONNECTION FINAL GRADE 2" CORPORATION STOP (TYP.) 2" PIPE (TYP.) 12" MIN. EXISTING MAIN NEW MAIN 2" SERVICE SADDLE (TYP.)		NOTES: - A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING FDEP CLEARED POTABLE AND REUSE WATER MAINS AND PERMITTED WATER AND REUSE MAIN IMPROVEMENTS. - THE DETAIL ABOVE IS TO BE USED FOR PIGGING AND PRESSURE TESTING ALL PRESSURE MAINS AND FILLING, CHLORINATING, AND SAMPLING NEW POTABLE WATER MAINS. - UNTIL SUCH TIME AS FDEP HAS CLEARED THE POTABLE WATER MAIN FOR USE, OR TOHO HAS CLEARED THE POTABLE OR REUSE MAIN FOR USE, IF NO FDEP PERMIT IS REQUIRED, THE JUMPER MUST REMAIN ON AND THE VALVE BETWEEN THE OLD AND NEW SYSTEMS MUST REMAIN CLOSED. - THE DEVELOPER AND/OR CONTRACTOR WILL PURCHASE THE TEMPORARY JUMPER ASSEMBLY FROM TOHO. ONLY JUMPERS PURCHASED AND INSTALLED BY TOHO ARE PERMITTED. - REMOVAL OR RELOCATION OF JUMPERS SHALL ONLY BE PERFORMED BY TOHO PERSONNEL. 2" TAPS AND SERVICES UPSTREAM AND DOWNSTREAM OF THE JUMPER ASSEMBLY SHALL BE PER DETAIL TOHO-01.0, TOHO-01.1, AND TOHO-02.0. - GALVANIZED PIPE AND/OR FITTINGS ARE NOT ALLOWED. - ABANDONED JUMPER CONNECTIONS MUST BE INCLUDED ON THE FINAL RECORD DRAWINGS.																																										
<table><tr><td>EFFECTIVE DATE:</td><td>04/01/2025</td></tr><tr><td>BOARD APPROVED DATE:</td><td>01/29/2025</td></tr><tr><td>PREVIOUS VERSION:</td><td>NONE</td></tr><tr><td>DRAWN BY:</td><td>MP</td></tr><tr><td>REVISED BY:</td><td>DT</td></tr></table>	EFFECTIVE DATE:	04/01/2025	BOARD APPROVED DATE:	01/29/2025	PREVIOUS VERSION:	NONE	DRAWN BY:	MP	REVISED BY:	DT	<table><tr><td>04/01/2025</td></tr></table>	04/01/2025	FIRE HYDRANT	26	<table><tr><td>EFFECTIVE DATE:</td><td>04/01/2025</td></tr><tr><td>BOARD APPROVED DATE:</td><td>01/29/2025</td></tr><tr><td>PREVIOUS VERSION:</td><td>NONE</td></tr><tr><td>DRAWN BY:</td><td>MP</td></tr><tr><td>REVISED BY:</td><td>DT</td></tr></table>	EFFECTIVE DATE:	04/01/2025	BOARD APPROVED DATE:	01/29/2025	PREVIOUS VERSION:	NONE	DRAWN BY:	MP	REVISED BY:	DT	<table><tr><td>04/01/2025</td></tr></table>	04/01/2025	SERVICE LOCATIONS	29	<table><tr><td>EFFECTIVE DATE:</td><td>04/01/2025</td></tr><tr><td>BOARD APPROVED DATE:</td><td>01/29/2025</td></tr><tr><td>PREVIOUS VERSION:</td><td>NONE</td></tr><tr><td>DRAWN BY:</td><td>MP</td></tr><tr><td>REVISED BY:</td><td>DT</td></tr></table>	EFFECTIVE DATE:	04/01/2025	BOARD APPROVED DATE:	01/29/2025	PREVIOUS VERSION:	NONE	DRAWN BY:	MP	REVISED BY:	DT	<table><tr><td>04/01/2025</td></tr></table>	04/01/2025	TEMPORARY JUMPER	30
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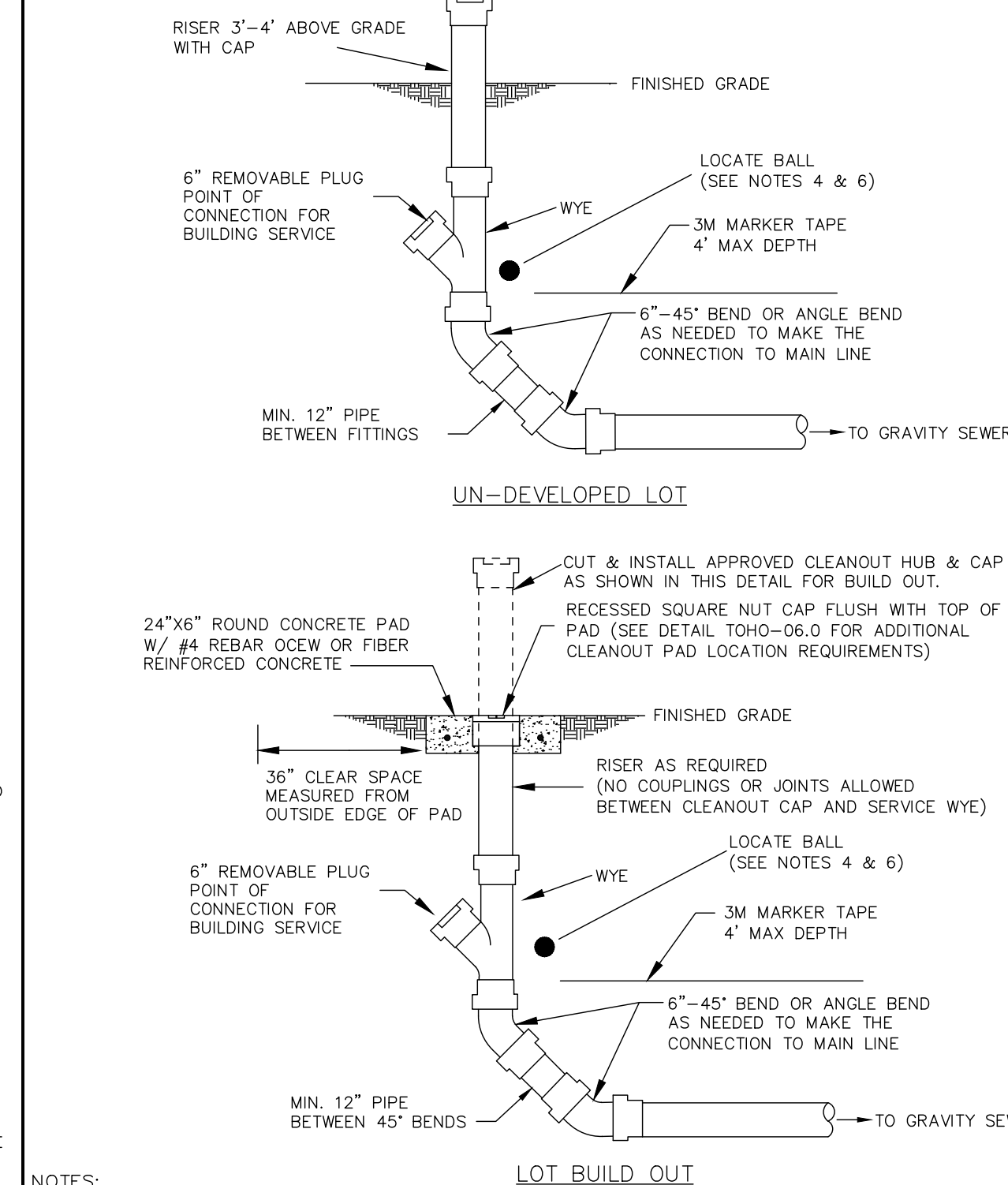
TOHO WATER AUTHORITY WATER DETAILS	OLD HICKORY TREE ESTATES	SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTIE DR, SUITE 2040, SUNRISE, FL 33326	THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614
			DATE June 2025
			DRAWN BY TLK/JMK
			PROJECT NUMBER 23-12
			SCALE NONE
SHEET NUMBER 31			



- ## NOTES

1. ALL RESIDENTIAL AND ALL COMMERCIAL LATERALS SHALL BE 6".
2. THE SINGLE 6" RISER DENOTES THE END OF TQOH'S MAINTENANCE RESPONSIBILITY.
3. THE SINGLE 6" TQOH CLEANOUT SHALL BE PLACED ON THE LOT LINE AND WITHIN 24" OF THE RIGHT-OF-WAY LINE.
4. NO CLEANOUTS SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR IN A SIDEWALK OR WALKWAY.
5. LATERALS SHALL NOT EXCEED 100' FROM THE MAIN TO TQOH'S CLEANOUT.
6. LATERALS SHALL BE MARKED WITH A 3" HIGH "S" IN THE CURB OR SIDEWALK ADJACENT TO A PARKING SPACE WHERE THE LATERAL CROSSES THE CURB OR SIDEWALK. MARK SHALL BE PAINTED GREEN.
7. CONNECTIONS TO THE TQOH CLEANOUT'S VERTICAL STAFF ARE NOT PERMITTED.
8. FITTINGS USED SHALL NOT EXCEED 45 DEGREES. A MINIMUM OF 12" OF PIPE IS REQUIRED BETWEEN ALL FITTINGS.
9. THE SERVICE WYE ON THE 6" VERTICAL STANDPIPE SHALL BE BETWEEN 18" AND 48" FROM FINISHED GRADE.
10. NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, OR OTHER CLEANOUTS USED FOR TESTING PURPOSES SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE TQOH CLEANOUT.
11. TQOH SHALL APPROXIMATE 30% OF THE MAIN FROM THE MAIN TO THE SINGLE OR DOUBLE SERVICE WYE:
 - a.1. TAPE SHALL BE BURIED NO DEEPER THAN 4".
 - a.2. IF MARKER TAPE IS INSTALLED MORE THAN 18" ABOVE A LATERAL DUE TO DEPTH OF THE PIPE, ADDITIONAL TQOH APPROVED WARNING TAPE SHALL BE REQUIRED 12" - 18" ABOVE THE PIPE.
12. PROVIDE TQOH APPROVED 30" DIA. TIE BALLS AT ALL SINGLE AND DOUBLE SERVICE WYES.
13. SEE SANITARY CLEANOUT DETAIL TQOH-06 FOR ADDITIONAL NOTES AND REQUIREMENTS.

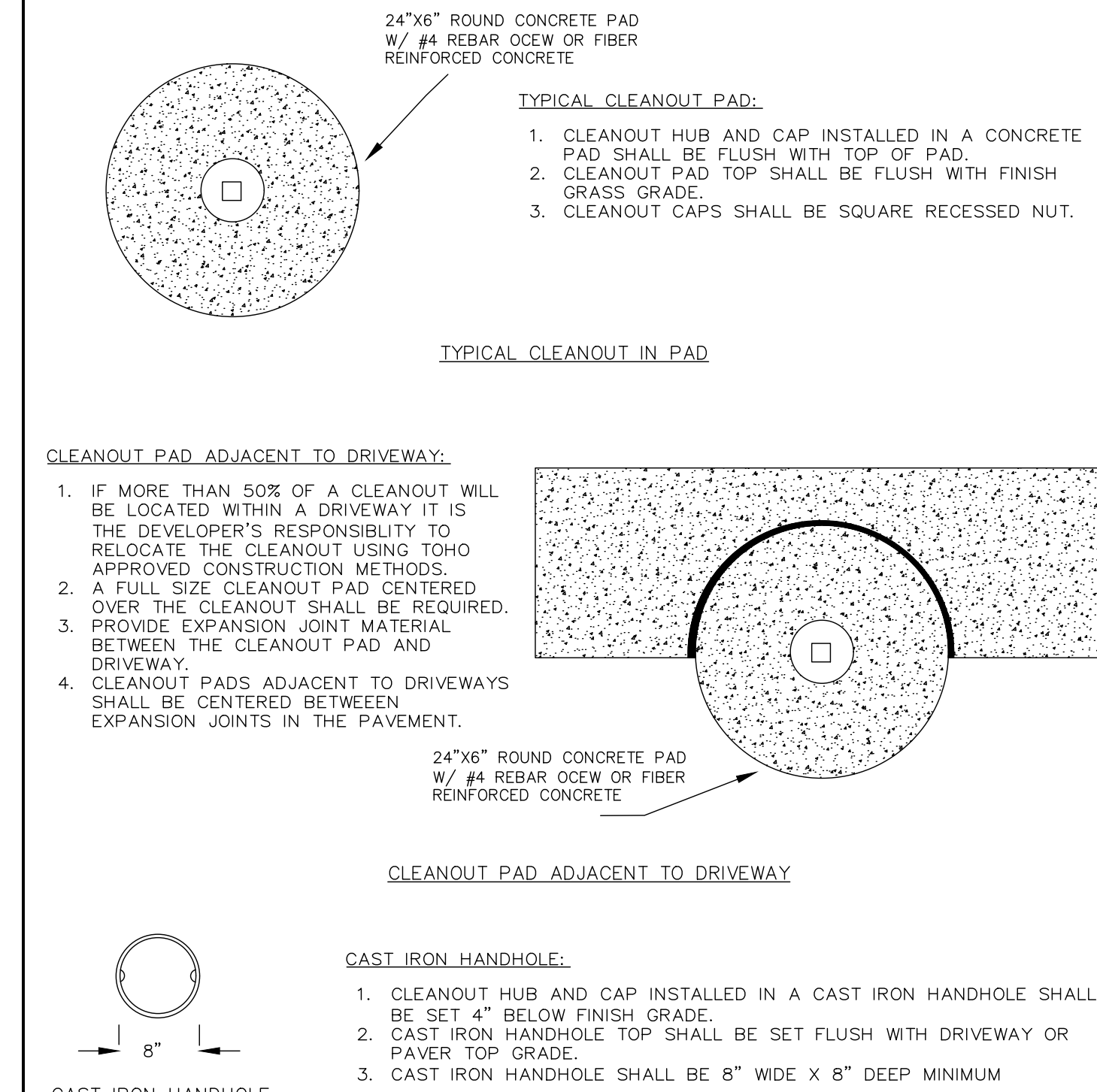
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	BOARD APPROVED DATE:	01/22/2025
	PREVIOUS VERSION:	2022
	DRAWN BY:	MP
	REVISED BY:	PT



- NOTES:

1. SITE CONTRACTOR SHALL LEAVE THE CLEANOUT RISER "3" - 4' ABOVE FINISHED GRADE. AT LOT BUILD OUT THE RISER SHALL BE CUT AND CAPPED WITH A CLEANOUT HUB AND CAP INSTALLED IN A CONCRETE PAD SET FLUSH WITH FINISH GRADE OR IN A CAST IRON HANDHOLE IF IN A DRIVEWAY.
2. CLEANOUT CAPS SHALL HAVE A RECESSED SQUARE NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL ENCLOSURES, OR OTHER UTILITIES. THE RECESSED SQUARE SHALL BE USED FOR TESTING PURPOSES SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE TOWH CLEANOUT.
3. PROVIDE TOWH APPROVED LOCATE BALLS AT ALL SINGLE AND DOUBLE SERVICE WYES.
4. TOWH SHALL PROVIDE TOWH APPROVED TOWH W/5 WITH GASKETED PUSH FITTING ONLY. GUESS OR NON GASKETED FITTINGS SHALL NOT BE PERMITTED.
5. SANITARY SEWER REPAIRS TO TOWH W/5 AND SANITARY SEWER CLEANOUT PAD TOWH-06.1 FOR ADDITIONAL NOTES AND REQUIREMENTS.

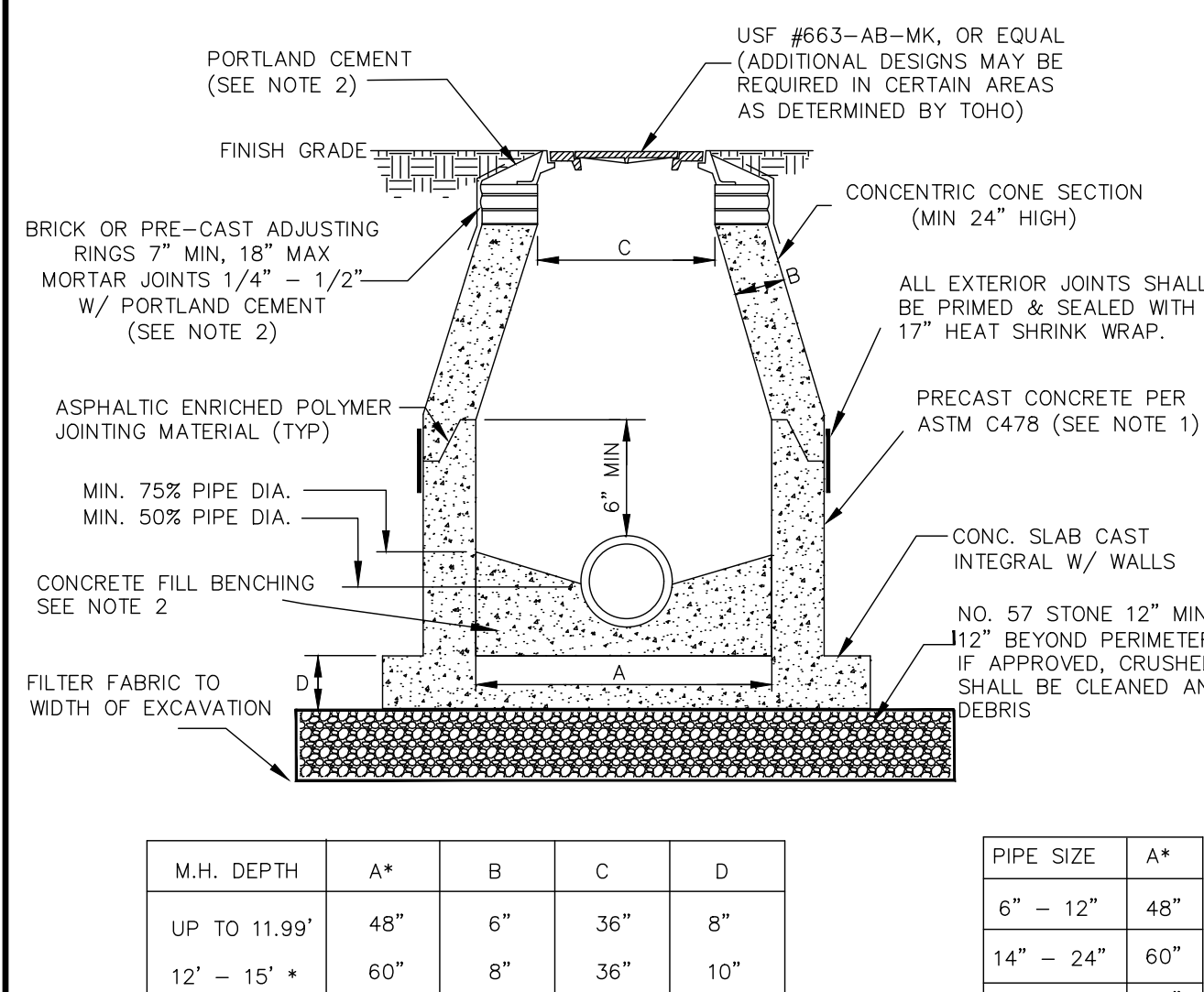
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	PREVIOUS VERSION:	2022
	DRAWN BY:	MP
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- GENERAL NOTES:

1. CLEANOUTS ARE NOT PERMITTED WITHIN SIDEWALKS, ENTRY WALKS, OR ANY OTHER PAVED AREA INTENDED FOR FOOT TRAFFIC ONLY.
2. LATERALS SHALL BE MARKED WITH A 3" HIGH 'S' ON THE CURB OR SIDEWALK ADJACENT TO A PARKING SPACE WHERE THE LATERAL CROSSES THE CURB OR SIDEWALK.
3. NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, METER BOXES, OR OTHER CLEANOUTS USED FOR TESTING PURPOSES SHALL WITHIN 36" OF ANY SIDE OF A Curb CLEANOUT.
4. SEE SANITARY SEWER LATERAL DETAIL THO-05 AND SANITARY CLEANOUT DETAIL THO-06.0 FOR ADDITIONAL NOTES AND REQUIREMENTS.

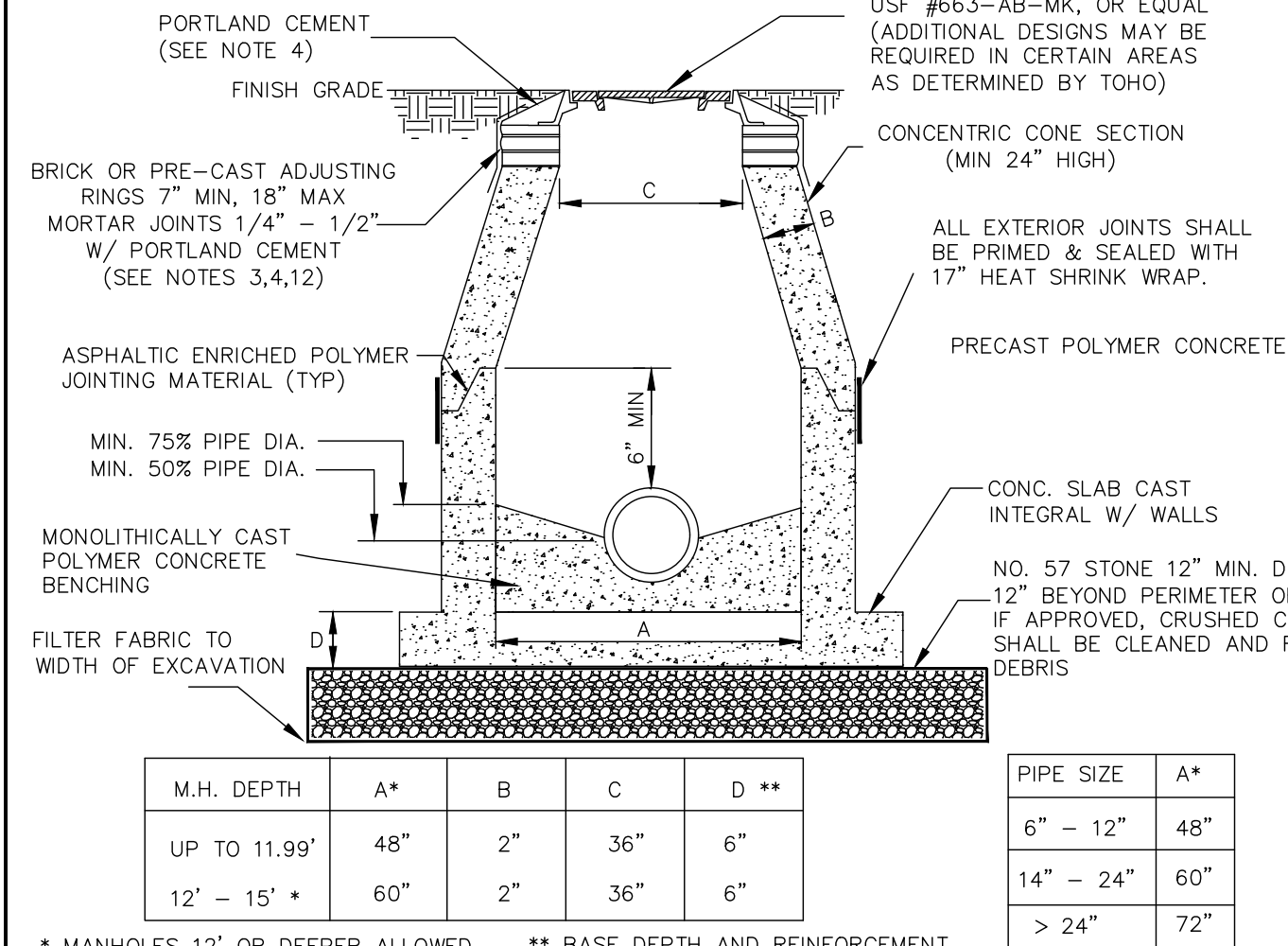
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	PREVIOUS VERSION:	NA
	DRAWN BY:	DT
	REVISED BY:	DT



- NOTES:

1. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT, 4000 PSI WITH XYPEX ADMIX C-1000 RED, XYPEX XYCRYLIC ADMIX OR APPROVED EQUAL.
2. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE OR OUTSIDE OF A NON-POLYMER MANHOLE SHALL REQUIRE XYPEX C-1000 RED, XYPEX XYCRYLIC ADMIX OR APPROVED EQUAL.
3. ALL OPENINGS, CHIPS, LIFT HOLES, ETC. SHALL BE SEALED WITH PORTLAND CEMENT WITH XYPEX ADMIX C-1000 RED, XYPEX XYCRYLIC ADMIX, OR APPROVED EQUAL.
4. LIFT HOLES ARE NOT PERMITTED THROUGH PRECAST CONNECTIONS.
5. REINFORCING STEEL PER ASTM C478 (MOST RECENT EDITION) SHALL BE REQUIRED.
6. MANHOLE DESIGNS MUST MAINTAIN A MINIMUM OF 50% UNINTERRUPTED WALL AREA ON ANY HORIZONTAL PLANE AND A MINIMUM OF 12" BETWEEN PENETRATIONS.
7. CONCENTRIC FLAT TOP MANHOLES SHALL BE ALLOWED WHERE THE DEPTH OF COVER OVER THE PIPE IS LESS THAN 48" OR WHERE OTHERWISE APPROVED BY T.O.H.O.
8. SERVICE LATERALS SHALL BE PERMITTED DIRECTLY INTO MANHOLES MATCHING THE CROWN ELEVATION OF THE OUTFLOW PIPE ONLY. DROPS OR FILLETED FLUMES ARE NOT PERMITTED FOR LATERALS.
9. THIS DETAIL SHALL NOT APPLY TO THE FOLLOWING MANHOLES. REFERENCE THE POLYMER MANHOLE DETAIL T.O.H.O.-071 FOR ADDITIONAL REQUIREMENTS:
 - 9.1. MANHOLES 12' OR DEEPER.
 - 9.2. MANHOLES THAT RECEIVE FLOW MAINS.
 - 9.3. MANHOLES WITH DROP CONNECTIONS.
 - 9.4. MANHOLES WITHIN 40'-0" UPSTREAM OR DOWNSTREAM OF 9.2 OR 9.3 ABOVE.
10. WHERE MANHOLES ARE NOT IN FLOW AREAS OR COMPLETELY PROTECTED FROM VEHICULAR TRAFFIC, A CONCRETE COLLAR PER T.O.H.O.-26 SHALL BE REQUIRED.

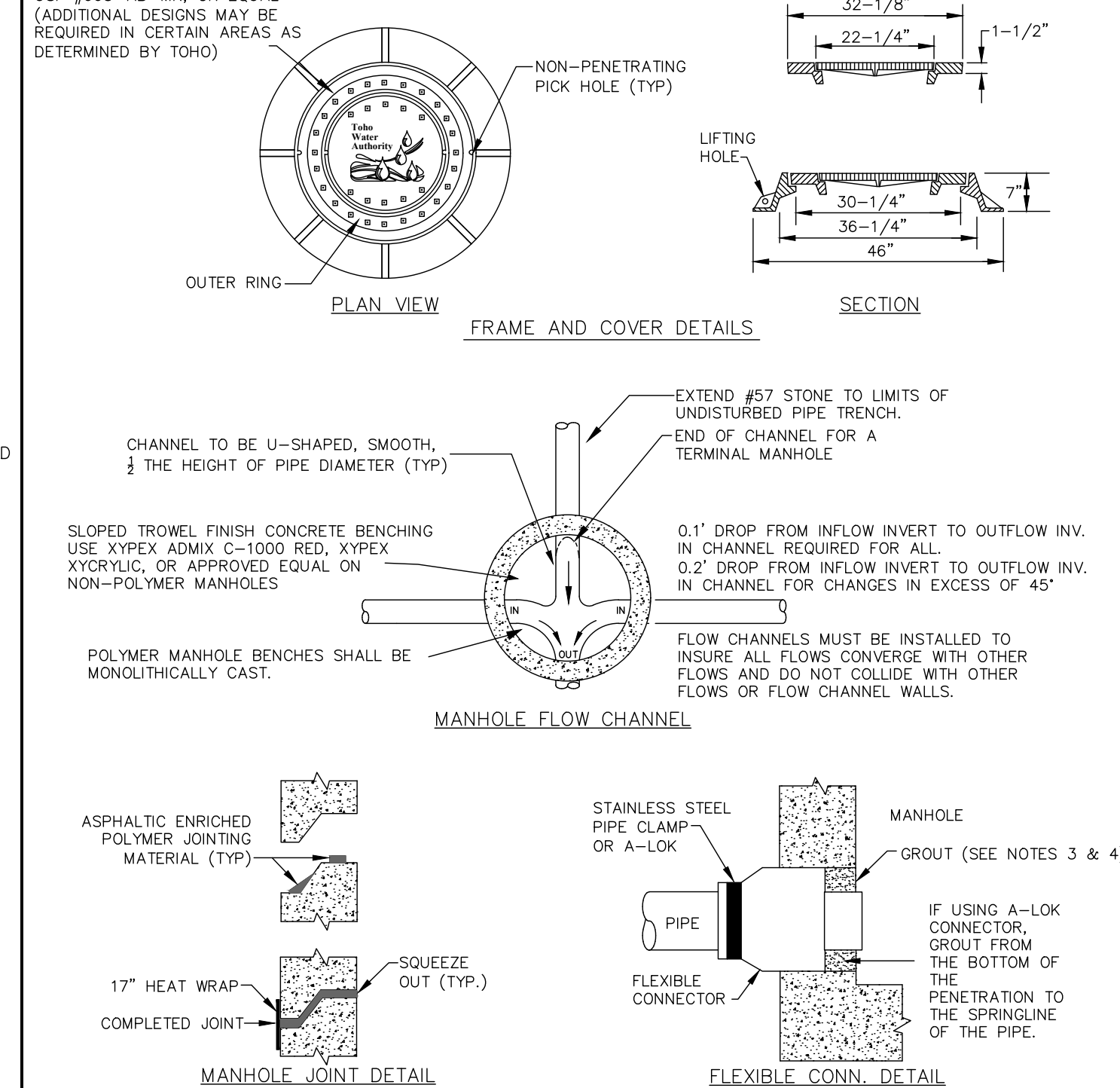
	EFFECTIVE DATE:	04/01/2025
	BOARD APPROVED DATE:	01/23/2025
	PREVIOUS VERSION:	2022
	DRAWN BY:	MP
	REVISED BY:	ST



- NOTES:

1. THIS DETAIL SHALL APPLY TO THE FOLLOWING MANHOLES:
 - 1.1. MANHOLES 12" OR DEEPER.
 - 1.2. MANHOLES THAT RECEIVE FORCE MAINS.
 - 1.3. MANHOLES WITH DROP CONNECTIONS.
 - 1.4. MANHOLES WITHIN 400' UPSTREAM OR DOWNSTREAM OF 10.2 OR 10.3 ABOVE.
2. PRECAST BASE, RISER(S), AND CONE SECTIONS SHALL BE POLYMER CONCRETE.
3. ALL GROUT FILL USED INSIDE A POLYMER MANHOLE SHALL BE POLYMER GROUT AS SPECIFIED BY THE MANHOLE PRECASTER.
4. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILT USED OUTSIDE OF A POLYMER MANHOLE SHALL REQUIRE XYPEX ADMIX C-1000 RED, XYPEX XCRYLIC ADMIX, OR APPROVED EQUAL.
5. ALL INTERIOR OPENINGS, CHIMNEYS, LIFT HOLES, ETC. SHALL BE SEALED WITH POLYMER GROUT AS SPECIFIED BY THE MANHOLE PRECASTER.
6. LIFT HOLES ARE NOT PERMITTED THROUGH PRECAST SECTIONS.
7. REINFORCEMENT OF THE PRECAST BASE, RISER(S), AND CONE SHALL BE DESIGNED BY THE MANHOLE PRECASTER AND APPROVED BY THE TOWNSHIP ENGINEER.
8. MANHOLE DESIGNS MUST MAINTAIN A MINIMUM OF 50% UNINTERRUPTED WALL AREA ON ANY HORIZONTAL PLANE AND A MINIMUM OF 12" BETWEEN WALL PENETRATIONS.
9. CONCENTRIC FLAT TOP SLABS ARE ONLY ALLOWED WHERE THE DEPTH OF COVER OVER THE PIPE IS LESS THAN 40" OR WHERE OTHERWISE SPECIFIED BY TOWNSHIP ENGINEER.
10. SERVICE LATERALS SHALL BE PERMITTED DIRECTLY INTO MANHOLES MATCHING THE CROWN ELEVATION OF THE OUTFLOW PIPE ONLY. DROPS OR FILLETED FLUMES ARE NOT PERMITTED FOR LATERALS.
11. WHERE MANHOLES ARE NOT IN PAVED AREAS OR COMPLETELY PROTECTED FROM VEHICULAR TRAFFIC, A CONCRETE COLLAR SHALL BE REQUIRED TO PROTECT THE TOP OF THE MANHOLE.
12. POLYMER GROUT AS SPECIFIED BY THE MANHOLE PRECASTER SHALL BE USED TO SKIM COAT THE INTERIOR SURFACE OF THE BRICK RISER / ADJUSTMENT RING(S).

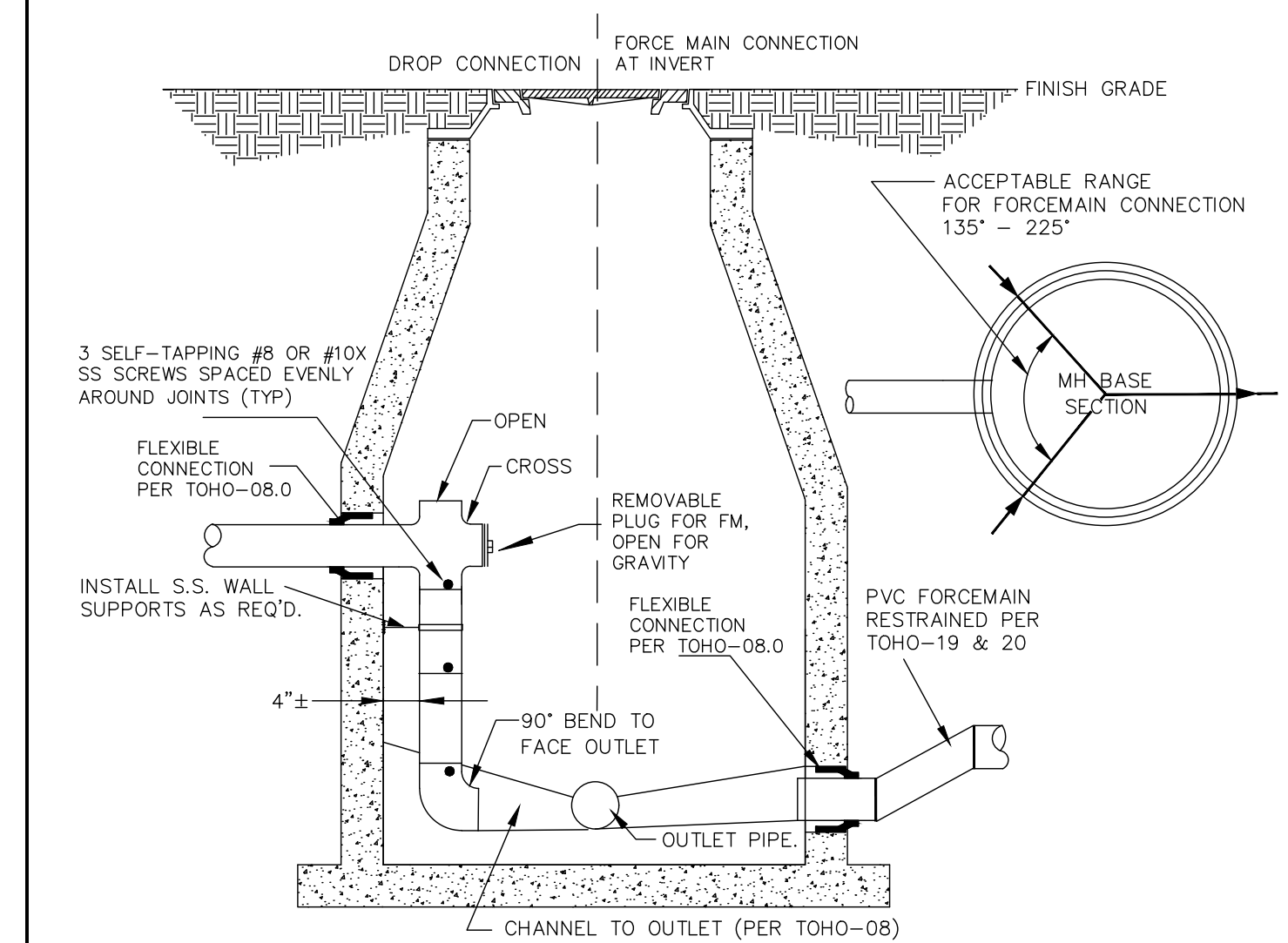
	EFFECTIVE DATE:	04/01/2025
	BOARD APPROVED DATE:	01/22/2025
	PREVIOUS VERSION:	NA
	DRAWN BY:	DT
	REVISED BY:	DT



- NOTES:

1. ALL EXTERIOR JOINTS SHALL BE CLEANED, PRIMED, DRIED, AND SEALED WITH 17" HEAT SHRINK WRAP.
2. EXCESS JOINT COMPOUND SHALL BE TRIMMED FROM INTERIOR WALLS.
3. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE NON-POLYMER MANHOLES OR OUTSIDE NON-POLYMER MANHOLES SHALL REQUIRE XYPEX C-1000 RED, XYPEX XCRYLIC ADMIX OR APPROVED EQUAL.
4. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE POLYMER MANHOLES SHALL REQUIRE XYPEX C-1000 RED, XYPEX XCRYLIC ADMIX OR APPROVED EQUAL.
5. CONCENTRIC FLAT TOP SLABS ARE ONLY ALLOWED WHERE THE DEPTH OF COVER OVER THE PIPE IS LESS THAN 48" OR WHERE OTHERWISE APPROVED BY TOWN.
6. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE COMPLETED UTILIZING SD335 OR SD26 SAN COLLARS(S) AND 4,000PSI CONCRETE WITH XYPEX C-1000 RED, XCRYLIC ADMIX OR APPROVED EQUAL.

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- Notes:

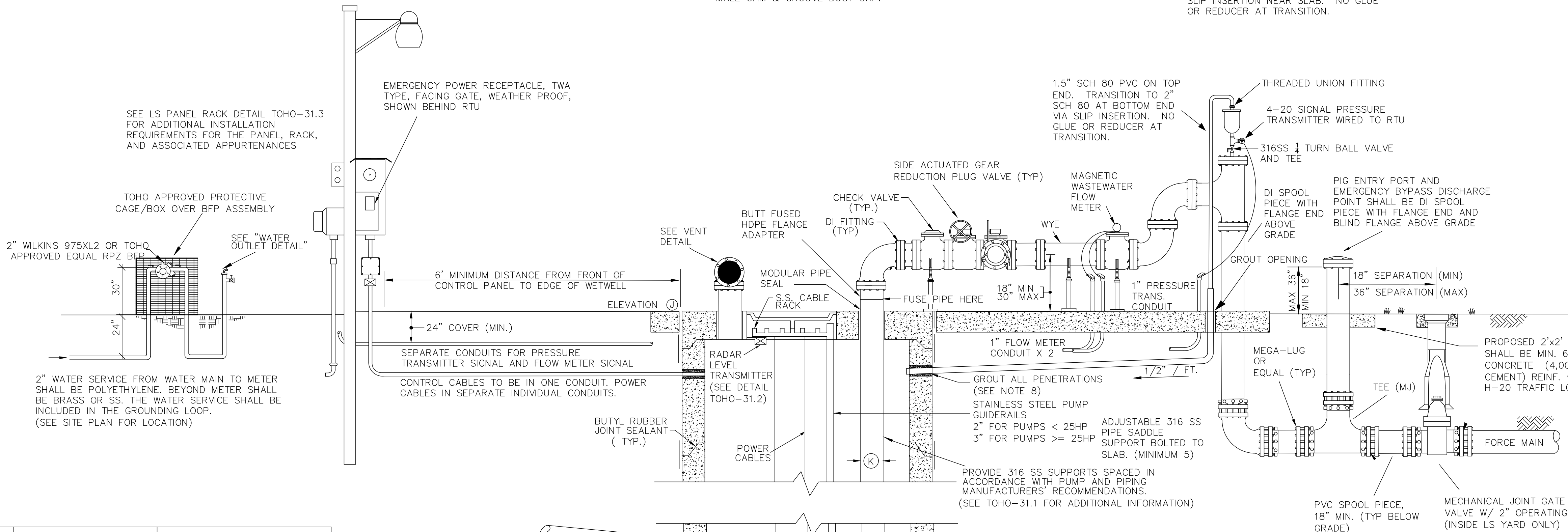
1. WHEN PROVIDING A DROP OR FORCE MAIN CONNECTION TO AN EXISTING MANHOLE, REFER TO STANDARD MANHOLE DETAIL TOHO-07.0 AND MISCELLANEOUS MANHOLE DETAIL TOHO-08.0 FOR ADDITIONAL REQUIREMENTS.
2. WHEN PROVIDING A DROP OR FORCE MAIN CONNECTION TO A NEW MANHOLE, REFER TO POLYMER MANHOLE DETAIL TOHO-07.1, AND MISCELLANEOUS MANHOLE DETAIL TOHO-08.0 FOR ADDITIONAL REQUIREMENTS.
3. MANHOLE SHALL BE 60" DIAMETER MINIMUM.
4. PIPING LARGER THAN 12" SHALL HAVE EXTERIOR DROP CONNECTION DESIGNED BY AN ENGINEER AND APPROVED BY TOHO.
5. EACH SECTION OF INTERIOR DROP PIPING SHALL HAVE NO LESS THAN 2 SUPPORTS SPACED NO FURTHER APART THAN 16'.
6. INTERIOR DROP PIPING SHALL BE GASKETED BELL AND SPIGOT MATCHING THE INCOMING PIPE SIZE AND DIMENSION RATIO.
7. ALL NEW MANHOLES WITH A DROP OR FORCE MAIN CONNECTION AND/OR ALL NEW MANHOLES THAT ARE WITHIN 400' UPSTREAM AND DOWNSTREAM OF A NEW OR EXISTING DROP OR FORCE MAIN CONNECTION SHALL REQUIRE POLYMER MANHOLES PER DETAIL TOHO-07.1.
8. ALL EXISTING MANHOLES THAT RECEIVE A NEW DROP CONNECTION OR FORCE MAIN CONNECTION OR EXISTING MANHOLES WITHIN 400' UPSTREAM AND DOWNSTREAM OF A NEW MANHOLE WITH A DROP OR FORCE MAIN CONNECTION SHALL REQUIRE A TOHO APPROVED SPRAY ON OR TROWEL ON LINER.
9. EXISTING MAIN CONNECTIONS SHALL BE ALLOWED AT EFFLUENT INVERT ELEVATION +0.1' AND FROM 135 TO 225 DEGREES FROM THE EFFLUENT OUTLET.
10. DROP FORCE MAIN CONNECTIONS SHALL BE APPROVED BY TOHO ON A CASE-BY-CASE BASIS.

	EFFECTIVE DATE:	04/01/2022
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THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614		TOHO WATER AUTHORITY SEWER DETAILS	OLD HICKORY TREE ESTATES SECTION 19, TOWNSHIP 28S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	 Knight Engineering Services Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972	DATE	REVISION
DATE June 2025					Revised per TVA comments dated Feb. 2025	
DRAWN BY TLK/JMK						
PROJECT NUMBER 23-12						
SCALE NONE						
SHEET NUMBER 32						

GENERAL NOTES:

1. ALL ITEMS NOT SPECIFIED ON THESE DETAIL SHEETS SHALL MEET CURRENT TOHO STANDARDS AND SPECIFICATIONS.
2. ALL LIFT STATION WET WELLS SHALL BE PRECAST POLYMER CONCRETE.
3. NO LIFTING HOLES ARE PERMITTED THRU WALLS OR TOP SLAB.
4. ALL ABOVE GROUND FORCE MAIN PIPING SHALL BE FLANGED DUCTILE IRON.
5. SPOOL PIECES ABOVE GRADE SHALL BE FLANGED DUCTILE IRON.
 - 5.1. PROVIDE AN 18" SPOOL PIECE UPSTREAM OF EACH CHECK VALVE.
 - 5.2. THE NUMBER AND LENGTH OF SPOOL PIECES DOWNSTREAM OF THE CHECK VALVE SHALL BE KEPT TO A MINIMUM AND USED ONLY AS NECESSARY TO ACHIEVE PROPER ALIGNMENT OF THE ASSEMBLY.
6. ALL CONDUIT SHALL BE RIGID ALUMINUM EXCEPT FOR THE CONDUIT FROM THE TRANSFORMER TO THE 2ND DISCONNECT AFTER THE METER.
7. FINISHED GRADE INSIDE THE FENCED AREA SHALL BE A MINIMUM OF 12" ABOVE THE 100 YEAR FLOOD AND 6" ABOVE THE GROUND ELEVATION OF THE HIGHEST FENCE POST.
8. ALL PENETRATIONS, INTERIOR OPENINGS, CHIPS, LIFT HOLES, ETC. SHALL BE SEALED WITH POLYMER GROUT AS SPECIFIED BY THE MANHOLE PRECASTER.
9. SEE PANEL DRAWING(S) FOR TELEMETRY SYSTEM DETAILS.
10. TELEMETRY SHALL BE PAID FOR BY THE DEVELOPER AND FURNISHED, INSTALLED, AND PROGRAMMED BY TOHO.
11. THE CELLULAR ANTENNA WILL BE PROVIDED AND INSTALLED BY TOHO.
12. ALL ENCLOSURE PENETRATIONS SHALL BE MADE ON THE BOTTOM OF THE ENCLOSURE. TOP AND SIDE PENETRATIONS ARE NOT PERMITTED EXCEPT ON TVSS. USE MYERS HUBS EXCEPT BETWEEN METER AND DISCONNECT AND TVSS.
13. ALL BOXES AND ENCLOSURES SHALL BE NEMA 4X 316 STAINLESS STEEL.
 - 13.1. METER CAN SHALL BE PER UTILITY COMPANY.
14. RACK TO UTILIZE 316 STAINLESS STEEL STRUT CHANNEL AND HARDWARE WITH VINYL ENDCAPS.
15. ALL BOLTS AND WASHERS INSIDE THE WET WELL SHALL BE 316 SS.
16. ALL NUTS INSIDE THE WET WELL SHALL BE 316 SS LOCK NUTS.
17. ABOVE GROUND SHUT-OFF VALVES SHALL BE FLANGE END SIDE ACTUATED GEAR REDUCTION PLUG VALVES.
18. PRESSURE TRANSMITTER AND FLOW TRANSMITTER CABLES SHALL ENTER IN-GROUND CONDUIT VIA WEATHERHEAD SERVICE CAP.
19. IN-GROUND VALVES SHALL BE MECHANICAL JOINT END PLUG VALVES WITH 2" OPERATING NUT.

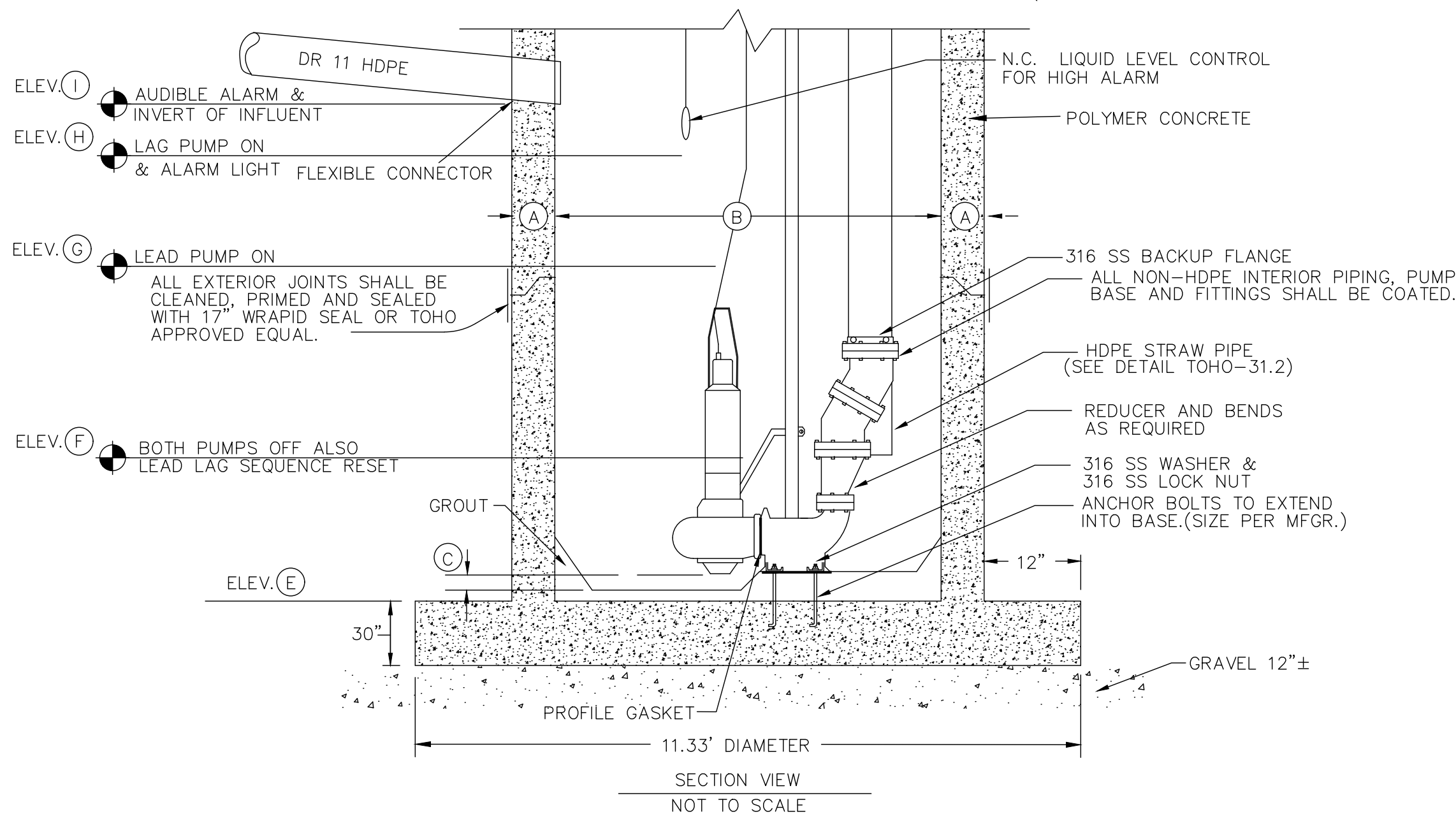


MARK	DIMENSIONS	DESCRIPTION	COMMENTS
DIM. (A)	8"	WETWELL WALL THICKNESS	PER PRECASTER SPECIFICATIONS
DIM. (B)	8"	WETWELL DIAMETER	8' MINIMUM
DIM. (C)	4"	PER PUMP SUBMITTAL DATA	
DIM. (D)	13"	DISTANCE BETWEEN CENTER OF INVERT AND CENTER OF PUMP	INFLOW SHALL NOT LAND ON ANY PORTION OF A PUMP INSIDE THE WELL.
DIM. (E)	62.40	ELEVATION	BOTTOM OF WETWELL
DIM. (F)	64.74	ELEVATION	PUMPS OFF
DIM. (G)	66.74	ELEVATION	LEAD PUMP ON
DIM. (H)	67.24	ELEVATION	LAG PUMP ON
DIM. (I)	67.74	ELEVATION	AUDIBLE ALARM & INVERT
DIM. (J)	80.00	ELEVATION	TOP OF SLAB
DIM. (K)	4"	HDPE DR11 DIAMETER	DISCHARGE
DIM. (L)	17.60'	EQUAL TO DEPTH OF WETWELL.	15' MIN W/ NO ODOR CONTROL 20' MIN W/ ODOR CONTROL REQ'D
FLOOD ZONE DESIGNATION		FLOOD ELEV.	VERT DATUM "NAVD"

PUMP MANUFACTURER: KSB MODEL: ARX D-MAX 100-180/0-36F4YSG2 HP: 5

IMPELLER: 6.625" 115 GPM at 35 ft TDH

SPEED: 1703 RPM ELECTRICAL: 460V, 3 PHASE



THIS DETAIL IS NOT INTENDED TO ENCOMPASS ALL CONSTRUCTION DETAILS FOR LIFT STATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFER TO ALL OF TOHO'S LS DETAILS AS WELL AS THE STANDARDS AND SPECIFICATIONS MANUAL.

DRAWING NUMBER
31.0

STANDARD LIFT STATION DETAIL

EFFECTIVE DATE: 04/01/2025

BOARD APPROVED DATE: 01/22/2025

PREVIOUS VERSION: 2022

DRAWN BY: MP

REVISED BY: DT

REVISION

DATE

Mar. 2025

Revised per TWA comments dated Feb. 2025

Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont, Florida 34711
Phone: (352) 394-8514
Certificate of Authorization No. 00029972

OLD HICKORY TREE ESTATES

SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA
OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC
225 SOUTH WESTMONTIE DR, SUITE 2040, SUNRISE, FL 33326

TOHO WATER AUTHORITY LIFT STATION DETAILS

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

DATE
June 2025

DRAWN BY
TLK/JMK

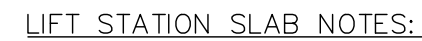
PROJECT NUMBER
23-12

SCALE
NONE

SHEET NUMBER
33



6' HIGH BLACK VINYL COATED CHAIN LINK FENCE
W/3 STRANDS OF BARBED WIRE



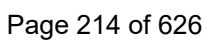
1. SAWCUT 2" DEEP JOINT AS SHOWN. SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND NOT BE TORN OR DAMAGED BY THE BLADE.
2. PROVIDE SAWCUTS EVERY 12' IN LENGTH AND WIDTH OF ACCESS DRIVEWAY AND LIFT STATION SLAB AS SHOWN.
3. SEE CIVIL DRAWINGS FOR SLAB LOCATION AND DIMENSIONS.
4. TOP SLAB SHALL BE POLYMER OR STANDARD CONCRETE, ALL OTHER WET WELL CONCRETE SECTIONS SHALL BE POLYMER ONLY.

HATCH NOTES:

1. ALUMINUM ACCESS HATCH SHALL BE HALLIDAY SERIES W2S OR APPROVED EQUAL WITH ALUMINUM FALL PROTECTION GRATING.
2. HATCH SHALL INCLUDE SLAMLOCK, SPRING ASSIST AND EPDM GASKET CUSHION.
3. LIFT HANDLE SHALL BE LOCATED OPPOSITE OF ABOVE GROUND PIPING AND HATCH SHALL OPEN TOWARDS PIPING.

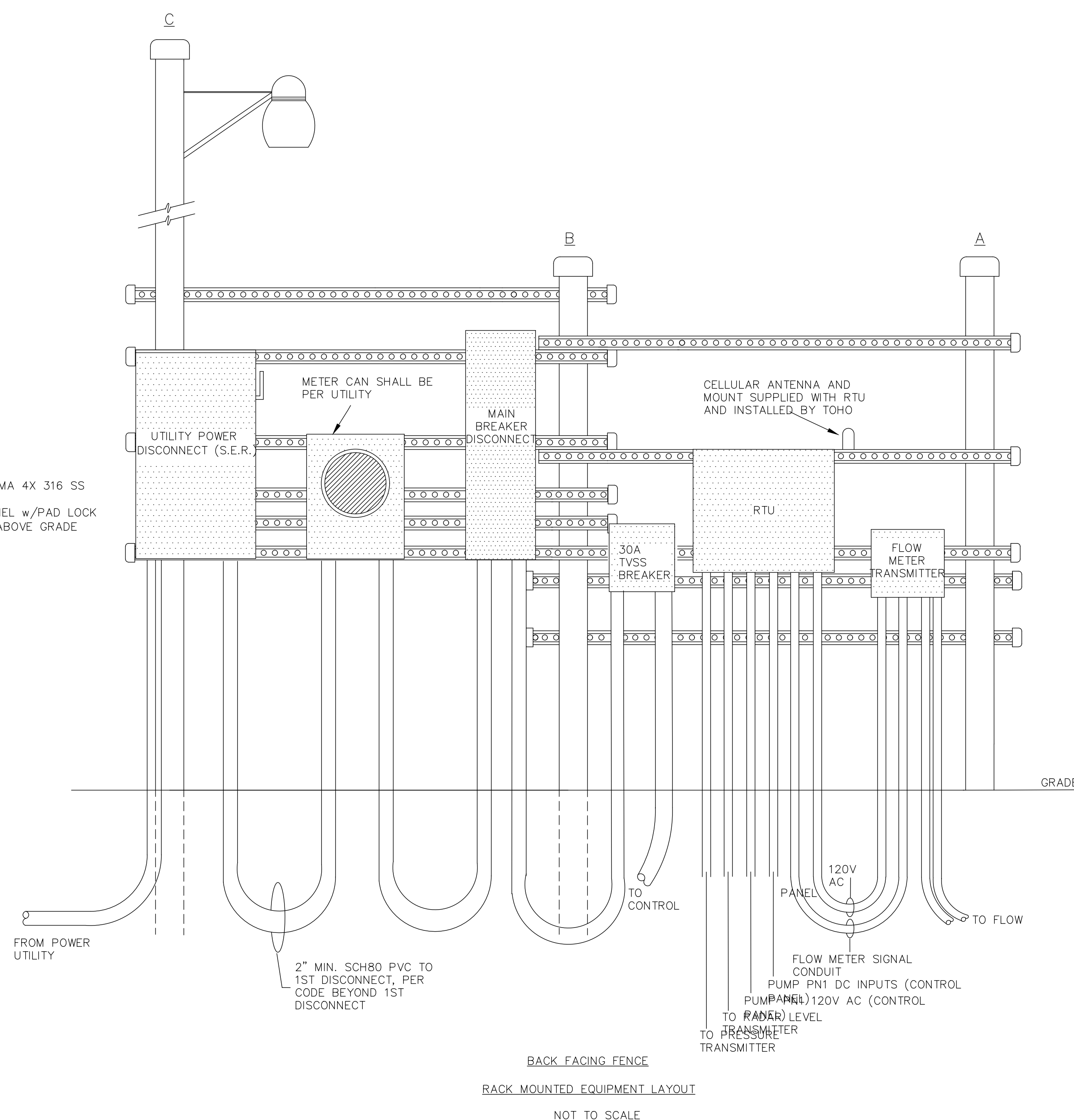
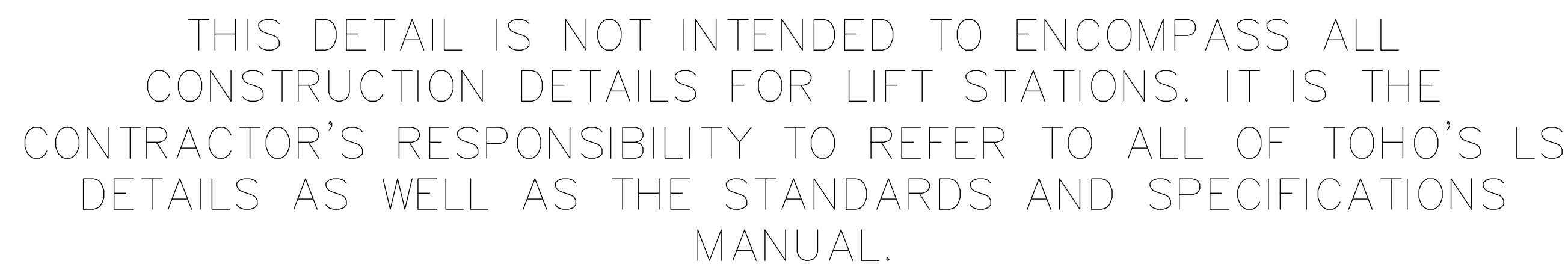
GENERAL SITE NOTES:

1. YARD PIPING PLAN IS A GENERIC PLAN SHOWING REQUIRED PIPING AND MINIMUM CLEARANCES, SEPARATIONS, AND SITE SIZING REQUIREMENTS.
2. A LAYOUT DEVIATING FROM THIS DETAIL SHALL BE DRAWN TO SCALE AND SHOW WETWELL PUMPS AND INFLUENT AND EFFLUENT PIPING TO ENSURE SUFFICIENT SPACE WITHIN THE WETWELL TO ACCOMMODATE ALL MECHANICAL EQUIPMENT AND PIPING
3. ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE OF THE FENCED AREA
4. PROPOSED 14' DRIVEWAY W/ MINIMUM 3' FLARE MUST EXTEND TO A PAVED PUBLIC OR PRIVATE ROADWAY
5. LIFT STATION SITES LOCATED ON ROADS WITH POSTED SPEED LIMITS OF 25MPH OR GREATER REQUIRE DRIVE-THRU OR TURNAROUND ACCESS
6. ENGINEER SHALL PROVIDE A TRANSOFT AUTO-TURN OR AUTODESK VEHICLE TRACKING ANALYSIS FOR A COMBINATION SEWER CLEANING VACTOR TRUCK



1. CONTROL PANEL, RTU ENCLOSURE, AND JUNCTION BOXES SHALL BE 316SS POWDERCOATED WHITE
2. ALL CONDUIT SHALL BE SIZED TO ACCOMMODATE NO MORE THAN 40% CONDUIT FILL.
3. MINIMUM CONDUIT SIZE TO BE 1".
4. ALL SEAL OFFS SHALL BE TYPE EYSR.
5. ALL OPEN CONDUITS SHALL REQUIRE WEATHERHEAD INLETS.
6. ID PLATE ON ELECTRIC METER SHALL INCLUDE THE STATION NAME, TOHO DESIGNATED LS NUMBER, AND ADDRESS PERMANENTLY AFFIXED TO THE FRONT OF THE METER CABINET.
7. ALL HARDWARE INCLUDING BUT NOT LIMITED TO NUTS, BOLTS, WASHERS, STRUTS, ETC. SHALL BE 316 STAINLESS STEEL.
8. ALL PENETRATIONS SHALL BE THRU BOTTOM OF PANEL/ENCLOSURE/BOX

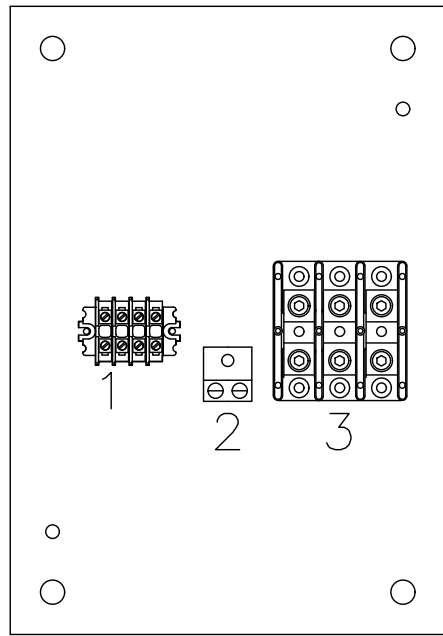
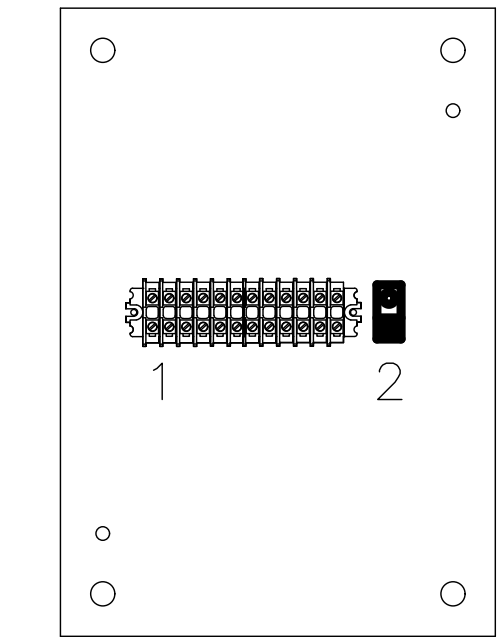
1. 480V POWER SUPPLY SHALL BE UNDERGROUND ON THE LIFT STATION SITE AND SHALL BE 3-PHASE, 4-WIRE (WYE) FROM A 3-PHASE SOURCE ONLY. 100 AMP SERVICE MINIMUM.



31.3

LIFT STATION PANEL RACK

THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614		TOHO WATER AUTHORITY LIFT STATION DETAILS	OLD HICKORY TREE ESTATES	 Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-4514 Certificate of Authorization No. 00029972	DATE	REVISION
DATE June 2025					Mar. 2025	Revised per TWA comments dated Feb. 2025
DRAWN BY TLK/JMK						
PROJECT NUMBER 23-12						
SCALE NONE						
SHEET NUMBER 36						



LIFT STATION JUNCTION BOXES

TOHO WATER AUTHORITY LIFT		OLD HICKORY TREE ESTATES	 Knight Engineering Services	DATE	REVISION
THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614				Mar. 2025	Revised per TWA comments dated Feb. 2025
STATION DETAILS		SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	Planning, Design, Permitting, Inspection 770 Almond Creek, Suite 200, Orlando, Florida 34711 Phone: (407) 350-394-4514 Certificate of Authorization No. 00029972		
DATE					
DRAWN BY					
PROJECT NUMBER					
SCALE					
SHEET NUMBER					
37					

	EFFECTIVE DATE:	04/01/2025
	BOARD APPROVED DATE:	01/22/2025
	PREVIOUS VERSION:	NA
	DRAWN BY:	DT
	REVISED BY:	DT

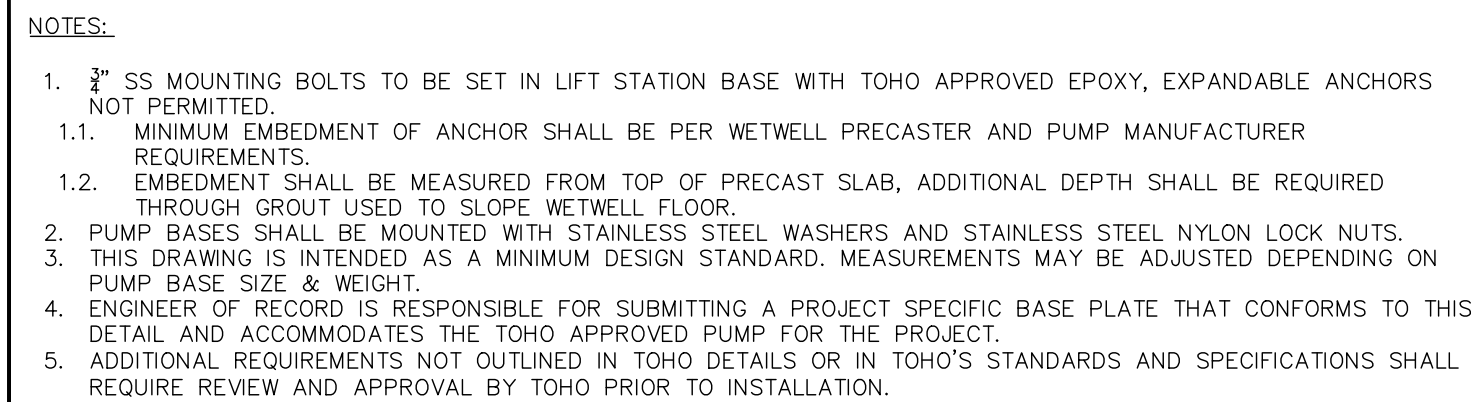
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	EFFECTIVE DATE:	04/01/2025
	BOARD APPROVED DATE:	01/23/2025
	PREVIOUS VERSION:	NA
	DRAWN BY:	DT
	REVISED BY:	DT

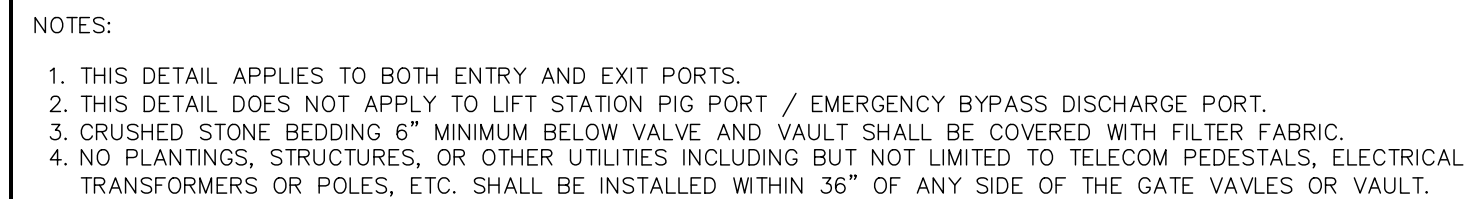
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	EFFECTIVE DATE:	04/01/2025
	BOARD APPROVED DATE:	01/23/2025
	PREVIOUS VERSION:	NA
	DRAWN BY:	DT
	REVISED BY:	DT

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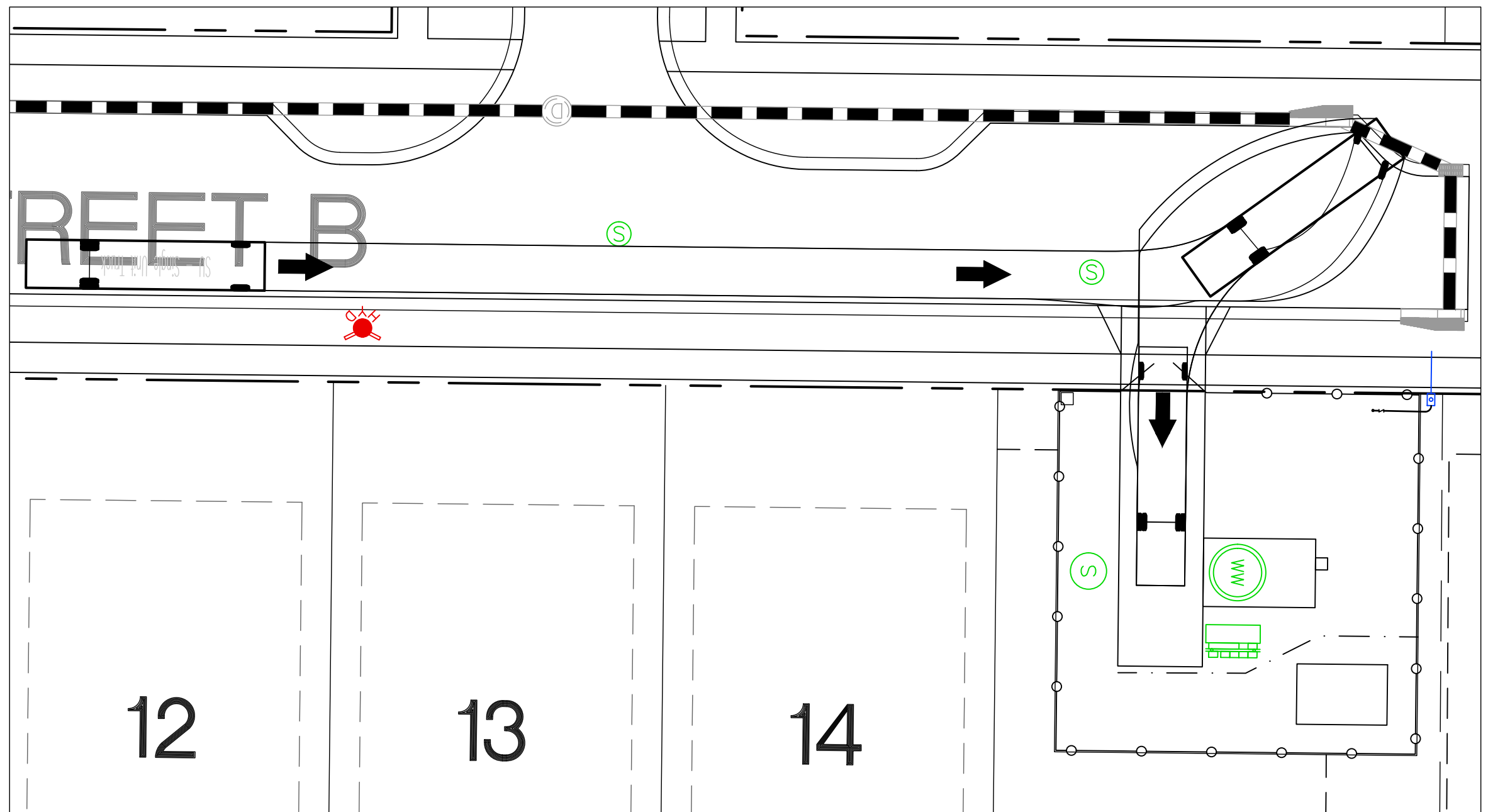


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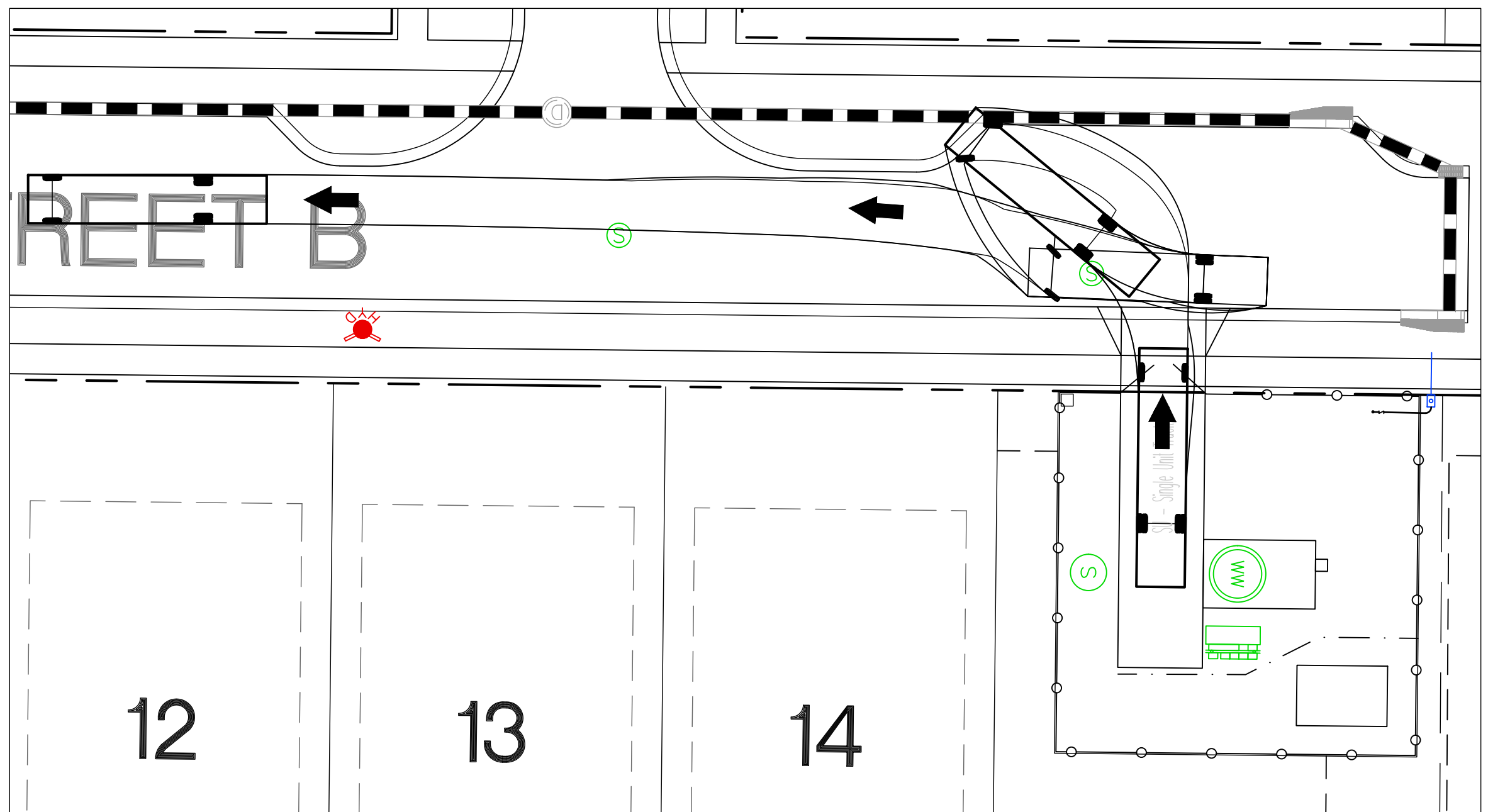


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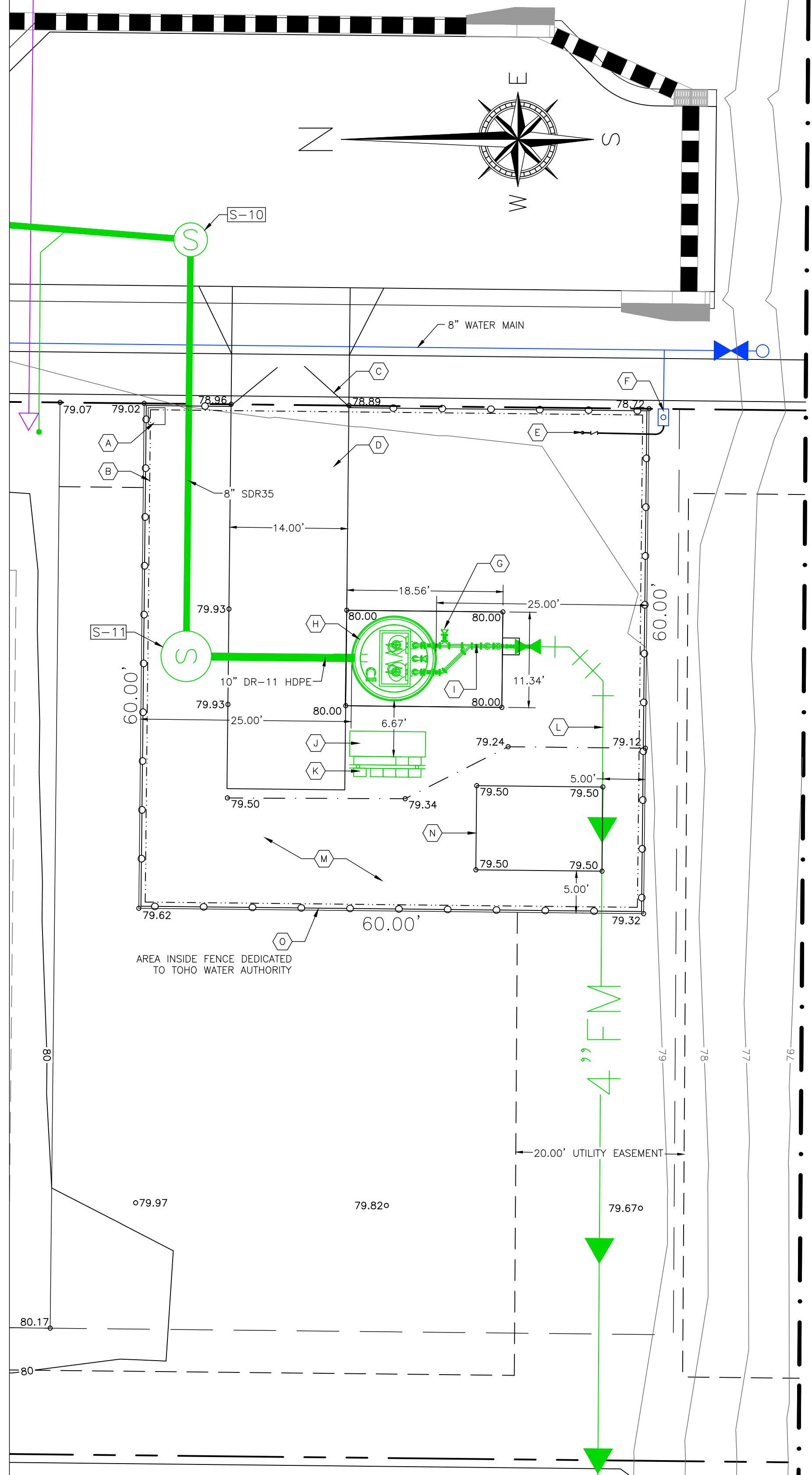
Page 217 of 626



TRACT F - LIFT STATION YARD AUTO-TURN EXHIBIT 1 (ENTRY)
SCALE 1"=20'



TRACT F - LIFT STATION YARD AUTO-TURN EXHIBIT 2 (EXIT)
SCALE 1"=20'



TRACT F - LIFT STATION YARD SITE PLAN
SCALE 1"=10'

- | | |
|---|---|
| (A) GROUND TEST ENCLOSURE | (H) 8" POLYMER CONCRETE WET-WELL |
| (B) 2/0 TINNED COPPER GROUNDING WIRE LOOP, ±12" INSIDE PROPERTY LINE | (I) ENDRESS-HAUSER PROMAG 500 FLOW METER |
| (C) CHAIN LINK DOUBLE 8" SWING GATES | (J) RUBBER MAT TO BE 36" x WIDTH OF THE CONTROL PANEL |
| (D) CONCRETE DRIVEWAY: 6" CONCRETE (3,500 PSI TYPE 2 CEMENT) REINFORCED W/ 6X6 W2.9/2.9 WELDED WIRE FABRIC TO ASSHTO H-20 TRAFFIC LOADING. STABILIZE BASE TO MIN. 12" | (K) CONTROL PANEL/RTU |
| (E) 2" RPZ BACKFLOW PREVENTER AND HOSE BIBB (TYP.) | (L) 4" DR18 PVC SANITARY FORCE MAIN OUT |
| (F) 2" WATER METER | (M) CRUSHED CONCRETE OR 4" NO.57 BEDDING ROCK, GEOTEXTILE FABRIC UNDER ROCK OR CRUSHED CONCRETE TYP. WITHIN FENCE |
| (G) ALL PUMP/OUT DISCHARGE LINES SHALL HAVE A 6" ALUMINUM FEMALE CAM & GROOVE ADAPTER/ASA FLANGE WITH CHAIN-LOCK MALE CAM & GROOVE DUST CAP. | (N) 8' x 12' x 6" THICK CONCRETE SLAB FOR BIOREM SK-200 ODOR CONTROL UNIT |
| | (O) 6' HEIGHT CHAIN LINK FENCE W/ 3 STRANDS OF BARBED WIRE 3" INSIDE PROPERTY LINE |

REVISION	DATE	DATE	REVISION
	Mar. 2025		
	Revised per TWA comments dated Feb. 3, 2025		

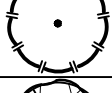
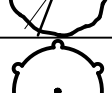
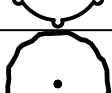
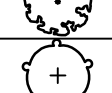
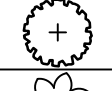
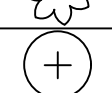
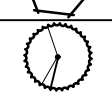
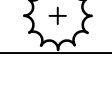
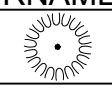
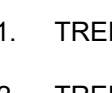
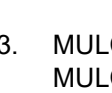
Knight Engineering Services	OLD HICKORY TREE ESTATES	TOHO WATER AUTHORITY LIFT STATION DETAILS
Planning, Design, Permitting, Inspection 770 Almond Street, Suite B, Clermont, Florida 34711 Phone: (352) 394-8514 Certificate of Authorization No. 00029972	SECTION 19, TOWNSHIP 26S, RANGE 31E, OSCEOLA COUNTY, FLORIDA OWNER/DEVELOPER: VISTA GRANDE PROPERTIES, LLC 225 SOUTH WESTMONTE DR, SUITE 2040, SUNRISE, FL 33326	THOMAS L. KNIGHT LICENSE No. 47614 STATE OF FLORIDA PROFESSIONAL ENGINEER
		THOMAS L. KNIGHT, P.E. FLORIDA REGISTRATION #47614
		DATE June 2025
		DRAWN BY TLK/JMK
		PROJECT NUMBER 23-12
		SCALE 1" = 50'
		SHEET NUMBER 39

LANDSCAPE CALCULATIONS & REQUIREMENTS FOR ST. CLOUD

ZONING & USE
SITE PARCEL ID(s): 19-26-31-4950-0001-0020 19-26-31-4950-0001-0150 19-26-31-4950-0001-0155 19-26-31-4950-0001-0180  FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
NOTES:

LANDSCAPE BUFFERS
BUFFERING ADJACENT PROPERTIES (PER P.U.D.)
NORTH BUFFER (±605')
15' WIDE 4 LARGE TREES PER 100 LF 2.5 MEDIUM/SMALL TREES PER 100 LF 23 SHRUBS PER 100 LF = 25 LARGE TREES REQUIRED = 25 LARGE TREES PROVIDED = 16 MED/SM TREES REQUIRED = 16 MED/SM TREES PROVIDED = 140 SHRUBS REQUIRED = 140 SHRUBS PROVIDED
EAST BUFFER (±875')
15' WIDE 4 LARGE TREES PER 100 LF 2.5 MEDIUM/SMALL TREES PER 100 LF 23 SHRUBS PER 100 LF = 35 LARGE TREES REQUIRED = 35 LARGE TREES PROVIDED = 22 MED/SM TREES REQUIRED = 22 MED/SM TREES PROVIDED = 202 SHRUBS REQUIRED = 202 SHRUBS PROVIDED
SOUTH BUFFER (±562')
15' WIDE 4 LARGE TREES PER 100 LF 2.5 MEDIUM/SMALL TREES PER 100 LF 23 SHRUBS PER 100 LF = 23 LARGE TREES REQUIRED = 23 LARGE TREES PROVIDED = 15 MED/SM TREES REQUIRED = 15 MED/SM TREES PROVIDED = 130 SHRUBS REQUIRED = 130 SHRUBS PROVIDED
WEST BUFFER (±837')
15' WIDE 4 LARGE TREES PER 100 LF 2.5 MEDIUM/SMALL TREES PER 100 LF 23 SHRUBS PER 100 LF = 34 LARGE TREES REQUIRED = 35 LARGE TREES PROVIDED = 21 MED/SM TREES REQUIRED = 21 MED/SM TREES PROVIDED = 193 SHRUBS REQUIRED = 194 SHRUBS PROVIDED
NOTES:

MINIMUM CANOPY REQUIREMENTS
NEW DEVELOPMENT (PER SEC. 4.8.10.)
54 LOTS 2 TREES PER LOT = 108 TREES REQUIRED = 108 TREES PROVIDED
MINIMUM CANOPY REQUIREMENTS
NEW DEVELOPMENT (PER SEC. 4.8.10.)
60 CALIPER INCHES / ACRE REQUIRED CALIPER INCHES (60 INCHES x 14.4 ACRES) 307 TREES PROVIDED @ 3 INCH CAL. EACH 116 TREES PROVIDED @ 2.5 INCH CAL. EACH 14 TREES PROVIDED @ 2 INCH CAL. EACH = 864 CALIPER INCHES REQUIRED = 921 CAL. INCHES = 290 CAL. INCHES = 28 CAL. INCHES = 1,239 TOTAL CAL/DBH INCHES PROVIDED > 864 CAL. INCHES REQUIRED
GENERAL PLANTING REQUIREMENT
REQUIRED TREE SIZES (PER SEC. 4.8.11.)
MINIMUM 70% OF REQUIRED TREES TO BE LARGE/MEDIUM SIZE TOTAL REQUIRED TREES LARGE/MEDIUM TREES % OF LARGE/MEDIUM TREES = 437 TREES REQUIRED = 422 LARGE/MED. TREES PROVIDED = 97% > MIN. 70%

PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPECIFICATION
TREES					
	ARF	43	FLORIDA FLAME RED MAPLE ACER RUBRUM 'FLORIDA FLAME'	65 GAL. / 3" CAL.	10-11' HT. X 2-3' SP.
	CF	18	SCRUB WILD OLIVE CARTREMA FLORIDANA	45 GAL. / 2.5" CAL.	8-10' HT. X 4-5' SP.
	CFL	5	SCRUB HICKORY CARYA FLORIDANA	45 GAL. / 2.5" CAL.	8-10' HT. X 4-5' SP.
	CL	34	SUGAR HACKBERRY CELTIS LAEVIGATA	65 GAL. / 3" CAL.	10-11' HT. X 4-5' SP.
	IV	14	YAUPON HOLLY ILEX VOMITORIA	45 GAL. / 2" CAL.	4-5' HT. X 2-3' SP., STANDARD, FEMALE WITH BERRIES
	NS	15	SOUR GUM NYSSA SYLVATICA	65 GAL. / 3" CAL.	8-10' HT. X 4-5' SP.
	PA	31	CHICKASAW PLUM PRUNUS ANGUSTIFOLIA	45 GAL. / 2.5" CAL.	4-5' HT. X 2-3' SP., TREE FORM, DIOECIOUS, PLANT 1 MALE AND 12 FEMALE
	PO	58	AMERICAN SYCAMORE PLATANUS OCCIDENTALIS	65 GAL. / 3" CAL.	10-11' HT. X 4-5' SP.
	PP	55	LONGLEAF PINE PINUS PALUSTRIS	65 GAL. / 3" CAL.	10-11' HT. X 3-4' SP.
	QI	22	BLUEJACK OAK QUERCUS INCANA	65 GAL. / 3" CAL.	10-11' HT. X 3-4' SP.
	QL	40	TURKEY OAK QUERCUS LAEVIS	45 GAL. / 2.5" CAL.	8-10' HT. X 4-5' SP.
	QVC	23	CATHEDRAL™ LIVE OAK QUERCUS VIRGINIANA 'SDLN'	65 GAL. / 3" CAL.	6-7' HT. X 3-4' SP.
	ST	22	TOUGH BUCKTHORN SIDEROXYLON TENAX	45 GAL. / 2.5" CAL.	6-7' HT. X 3-4' SP.
	UA	19	WINGED ELM ULMUS ALATA	65 GAL. / 3" CAL.	11-12' HT. X 4-5 SP. 
SHRUBS					
	AO	71	FLAG PAWPAW ASIMINA OBOVATA	3 GALLON	12" HT. X 12" SP.
	CA	194	AMERICAN BEAUTYBERRY CALLICARPA AMERICANA	3 GALLON	24" HT. X 12" SP.
	HPC	49	CALUSA FIRE BUSH HAMELIA PATENS 'CALUSA'	3 GALLON	42" HT. X 36" SP.
	IVC	121	CAROLINA RUBY YAUPON HOLLY ILEX VOMITORIA 'CAROLINA RUBY'	3 GALLON	18" HT. X 12" SP.
	IVS	12	SCHILLINGS DWARF YAUPON HOLLY ILEX VOMITORIA 'SCHILLINGS DWARF'	3 GALLON	12" HT. X 18" SP.
	PN	102	WILD COFFEE PSYCHOTRIA NERVOSA	3 GALLON	18" HT. X 12" SP.
	RH	69	ROUGE PLANT RIVINA HUMILIS	3 GALLON	12" HT. X 12" SP.
	VOR	59	RAULSTON HARDY WALTER'S VIBURNUM VIBURNUM OBOVATUM 'RAULSTON HARDY'	3 GALLON	12" HT. X 18" SP.
	ZI	38	COONTIE ZAMIA INTEGRIFOLIA	3 GALLON	10" HT. X 12" SP.
ORNAMENTAL GRASSES					
	MC	82	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	1 GALLON	12" HT. X 12" SP.

NOTES:

- TREES TO BE INSTALLED AFTER LOTS ARE BUILT.
- TREES TO BE INSTALLED CLEAR OF UTILITIES.
- MULCH BELOW ALL TREES AND SHRUBS. TREES WITHIN SOD WILL HAVE 6 FT. DIAMETER MULCH RING.
- IN AREAS WITHOUT PROPOSED PLANTS, INSTALL BAHIA SOD, PASPALUM NOTATUM 'ARGENTINE'. CONTRACTOR TO VERIFY SOD QUANTITIES.
- CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT (321) 338-4781. ALL PLANTS MUST BE LAID OUT IN FIELD AND APPROVED PRIOR TO PLANTING.
- IF THERE IS A DISCREPANCY BETWEEN PLANTS ON THE PLAN(S) AND PLANTS IN THE PLANT SCHEDULE, THE PLANT SCHEDULE WILL PREVAIL.
- SELECTIVE PRUNING ONLY FOR PLANT WITH DEAD, DISEASED, OR CROSSING BRANCHES. NEVER SHEAR ANY TREE OR SHRUB.
- TREES PLANTED NEAR PUBLIC SIDEWALKS AND INFRASTRUCTURE WILL HAVE ROOT BARRIER INSTALLED. SEE DETAIL ON SHEET LP201.



ALL PROPOSED PLANT MATERIAL IS NATIVE

PROPOSED TREES.				
Tree	Qty	Cal	Size	Total Cal Inches
ACER	43	3	LARGE	129
CARTREMA	18	2.5	MED	45
CARYA	5	2.5	MED	13
CELTIS	43	3	LARGE	129
ILEX	14	2	SMALL	28
NYSSA	15	3	LARGE	45
PLATANUS	58	3	LARGE	174
PINUS	55	3	LARGE	165
PRUNUS	31	2.5	MED	78
QUERCUS	35	3	LARGE	105
QUERCUS	40	2.5	MED	100
QUERCUS	23	3	LARGE	69
SIDEROXYLON	22	2.5	MED	55
ULMUS	35	3	LARGE	105
TOTAL	437			1239

PROPOSED TREES - GENUS PERCENTAGE			
Tree	Qty	Total Qty	Total %
ACER	43	437	9.8%
CARTREMA	18	437	4.1%
CARYA	5	437	1.1%
CELTIS	43	437	9.8%
ILEX	14	437	3.2%
NYSSA	15	437	3.4%
PLATANUS	58	437	13.3%
PINUS	55	437	12.6%
PRUNUS	31	437	7.1%
QUERCUS	35	437	8.0%
QUERCUS	40	437	9.2%
QUERCUS	23	437	5.3%
SIDEROXYLON	22	437	5.0%
ULMUS	35	437	8.0%
TOTAL	437		100.0%

CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

LOCATION:

OLD HICKORY TREE RD
ST. CLOUD, FL

CONSULTANT:

NFC Landscape
Architects
611 North Mills Avenue #536433
Orlando, FL 32853-6433
(321) 388-4781

SEAL:



This item as been electronically
signed and sealed by
Karina A. Veaudry, RLA,
Registered Landscape Architect
LA6666803, using a Digital
Signature on 06-15-2023. Printed
copies to this document are not
considered signed and sealed
and the signature must be verified
on any electronic copies.

REVISIONS	DATE
 COUNTY COMMENTS	3-28-2025
 COUNTY COMMENTS	4-22-2025

DESIGNED BY: KAV
DRAWN BY: ECP
CHECKED BY: KAV
DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

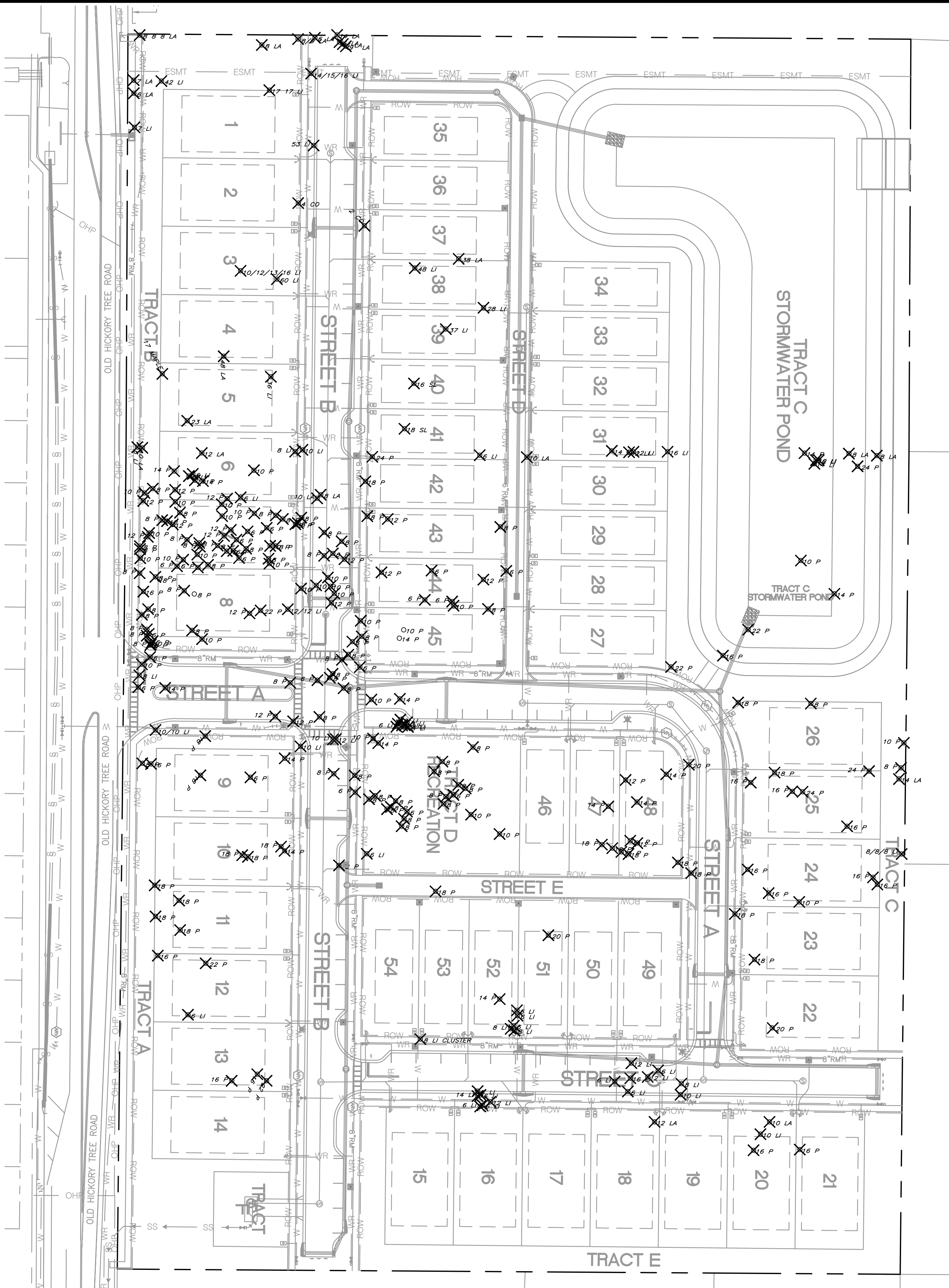
SHEET TITLE:

LANDSCAPE
REQUIREMENTS &
PLANT SCHEDULE

SHEET NUMBER:

LP001





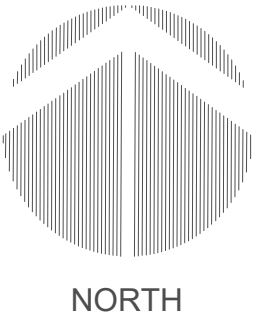
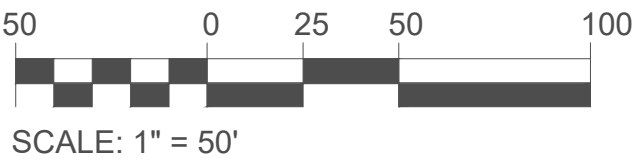
LEGEND:

X EXISTING TREE TO BE REMOVED

Existing Native/Exotic/Invasive Trees		
REMAIN		
Genus	Quantity	DBH
Coconut Palm	0	0
Laurel Oak	0	0
Live Oak	0	0
Longleaf Pine	0	0
Maple	0	0
Slash Pine	0	0
TOTAL	0	0
REMOVE		
Genus	Quantity	DBH
Coconut Palm	2	6
Laurel Oak	23	282
Live Oak	63	826
Longleaf Pine	198	2,102
Maple	1	17
Slash Pine	2	34
TOTAL	289	3,267



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Dial 811
Or Call 800-282-7411



CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

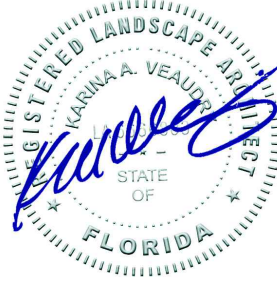
LOCATION:

OLD HICKORY TREE RD
ST. CLOUD, FL

CONSULTANT:

NFC Landscape
Architects
611 North Mills Avenue #536433
Orlando, FL 32853-6433
(321) 388-4781

SEAL:



This item as been electronically
signed and sealed by
Karina A. Veaudry, RLA,
Registered Landscape Architect
LA6666803, using a Digital
Signature on 06-15-2023. Printed
copies to this document are not
considered signed and sealed
and the signature must be verified
on any electronic copies.

REVISIONS DATE

DESIGNED BY: KAV

DRAWN BY: ECP

CHECKED BY: KAV

DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

TREE REMOVAL
PLAN

SHEET NUMBER:

LP002

LANDSCAPE INSTALLATION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.5 TO 7.4. FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, STIFF CLAY, STONES LARGER THAN ONE INCH DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES OR ANY OTHER DELETERIOUS MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

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

11. **BIOCHAR AND BIOSOLIDS** ARE BENEFICIAL SOIL ADDITIVES THAT HELP PROMOTE PLANT GROWTH AND ARE RECOMMENDED FOR USE IN THE LANDSCAPE BEDS AT THE TIME OF PLANT INSTALLATION.

- A. ORDER ONLINE: WWW.BIOCHARNOW.COM
- B. APPLICATION: USE 'SAND SIZE' AT A RATE OF 1 CUBIC FOOT PER 20 SQUARE FEET OF PLANTING AREA.

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

13. **PLANTING**

- A. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- B. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL.
- C. THE CONTRACTOR IS RESPONSIBLE FOR ERADICATING WEEDS AND GRASS WITHIN THE LIMITS OF THE PLANTING AREAS PRIOR TO BEGINNING LANDSCAPE INSTALLATION. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, NUT GRASS, PUNCTURE VINE, MORNING GLORY, TORPEDO GRASS, BERMUDA GRASS, BAHIA GRASS, CRAB GRASS AND OTHER NOXIOUS AND/OR INVASIVE WEEDS. THE SITE IS TO BE MAINTAINED WEED FREE THROUGHOUT PLANTING OPERATIONS. TO PREPARE THE PLANTING AREAS, SPRAY HERBICIDE WITH MANUFACTURER'S RECOMMENDATIONS, WAIT TWO WEEKS, SPRAY A SECOND TIME, WAIT TWO WEEKS, SPRAY A THIRD TIME.
- D. UPON ARRIVAL, PLANTS SHALL BE PROTECTED AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. ALL TREES SHALL BE INSTALLED WITHIN 72 HOURS OF DELIVERY.
- E. LABEL AT LEAST ONE PLANT OF EACH SPECIES WITH A SECURELY ATTACHED WATERPROOF TAG BEARING THE BOTANICAL NAME.
- F. ALL PLANTS THAT DO NOT CONFORM TO SPECIFICATIONS WILL BE REJECTED. ANY PLANTS IN SHOCK (WITH DEAD OR DYING LEAVES), HAVE ROOTS THAT ARE SEVERELY BOUND IN THE CONTAINER OR THAT ARE DEAD WILL BE REJECTED. CONTAINER GROWN PLANTS SHOULD HAVE SUFFICIENT ROOTS TO HOLD THE CONTAINER SOIL TOGETHER AFTER REMOVAL FROM THE CONTAINER.

LANDSCAPE INSTALLATION NOTES CONT'D:

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

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

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

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

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

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

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

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

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

14. **TREES**

A. IRRIGATION MUST BE INSTALLED BEFORE TREES ARE PLANTED.

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

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

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

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

F. BALLED AND BURLAP TREES SHOULD BE DUG AND PREPARED FOR SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT AFTER PLANTING. IN AS MUCH AS POSSIBLE, CONTRACTOR TO ENSURE THAT TREES SHOULD BE ROOT PRUNED A MINIMUM OF 30 DAYS PRIOR TO DIGGING AND HARDENED OFF AT THE NURSERY FOR A MINIMUM OF 30 DAYS PRIOR TO SHIPPING. IN ADDITIONAL TO ROOTBALL IRRIGATION, THE NURSERY SHOULD PROVIDE OVERHEAD MIST IRRIGATION FOR THE DURATION OF THIS PERIOD. THE PRODUCT RECEIVED ON SITE SHOULD HAVE A FIRM BALL WITH NATURAL SOILS. DRIED, CRACKED OR BROKEN ROOTBALLS WILL BE REJECTED. ROOTBALLS SHOULD BE SIZED AT A MINIMUM DIAMETER RATIO OF 12 INCHES OF ROOTBALL FOR EACH 1 INCH OF TREE CALIPER. ALL FIELD GROWN TREES MUST BE FROM A 'ROOTS PLUS' GROWERS NURSERY.

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

H. PALM HEIGHTS ARE INDICATED AT THE PALM LOCATIONS ON THE PLANS. REFER TO CLEAR TRUNK (CT) SPECIFICATIONS ON THE PLANT SCHEDULE.

15. **INSPECTIONS**

- A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS IN ADVANCE OF THE PLANT MATERIAL DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT SHALL INSPECT THE PLANT MATERIAL **BEFORE** THE PLANTS AND TREES HAVE BEEN UNLOADED.
- B. THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND/OR MATERIALS WHICH, IN HER OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- C. TREE CALIPER SIZES NOTED ARE MINIMUM. ALL CONTAINER SIZES NOTED ARE MINIMUM; INCREASE SIZE, IF NECESSARY, TO PROVIDE PLANT HEIGHT AND SPREAD PER SPECIFICATIONS.
- D. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
- E. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL, PLANT MATERIAL AND SPECIMENS TO THE LANDSCAPE ARCHITECT FOR REVIEW. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED MATERIALS OR WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.

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

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

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

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

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

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

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

LANDSCAPE INSTALLATION NOTES CONT'D:

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

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

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

LANDSCAPE MAINTENANCE NOTES:

1. **MAINTENANCE PRIOR TO INITIAL ACCEPTANCE**

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

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

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

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

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

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

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

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

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

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

CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

LOCATION:

OLD HICKORY TREE RD
ST. CLOUD, FL

CONSULTANT:

NFC Landscape
Architects
611 North Mills Avenue #536433
Orlando, FL 32853-6433
(321) 388-4781

SEAL:



This item has been electronically signed and sealed by Karina A. Veaudry, RLA, Registered Landscape Architect # LA6666803, using a Digital Signature on 06-15-2023. Printed copies to this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS DATE

DESIGNED BY: KAV

DRAWN BY: ECP

CHECKED BY: KAV

DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

LANDSCAPE
NOTES

SHEET NUMBER:

LP003



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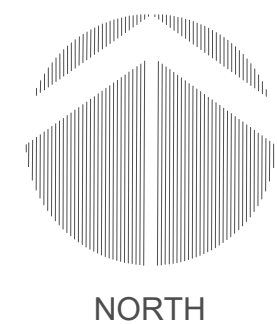
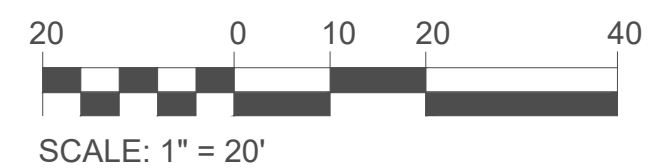
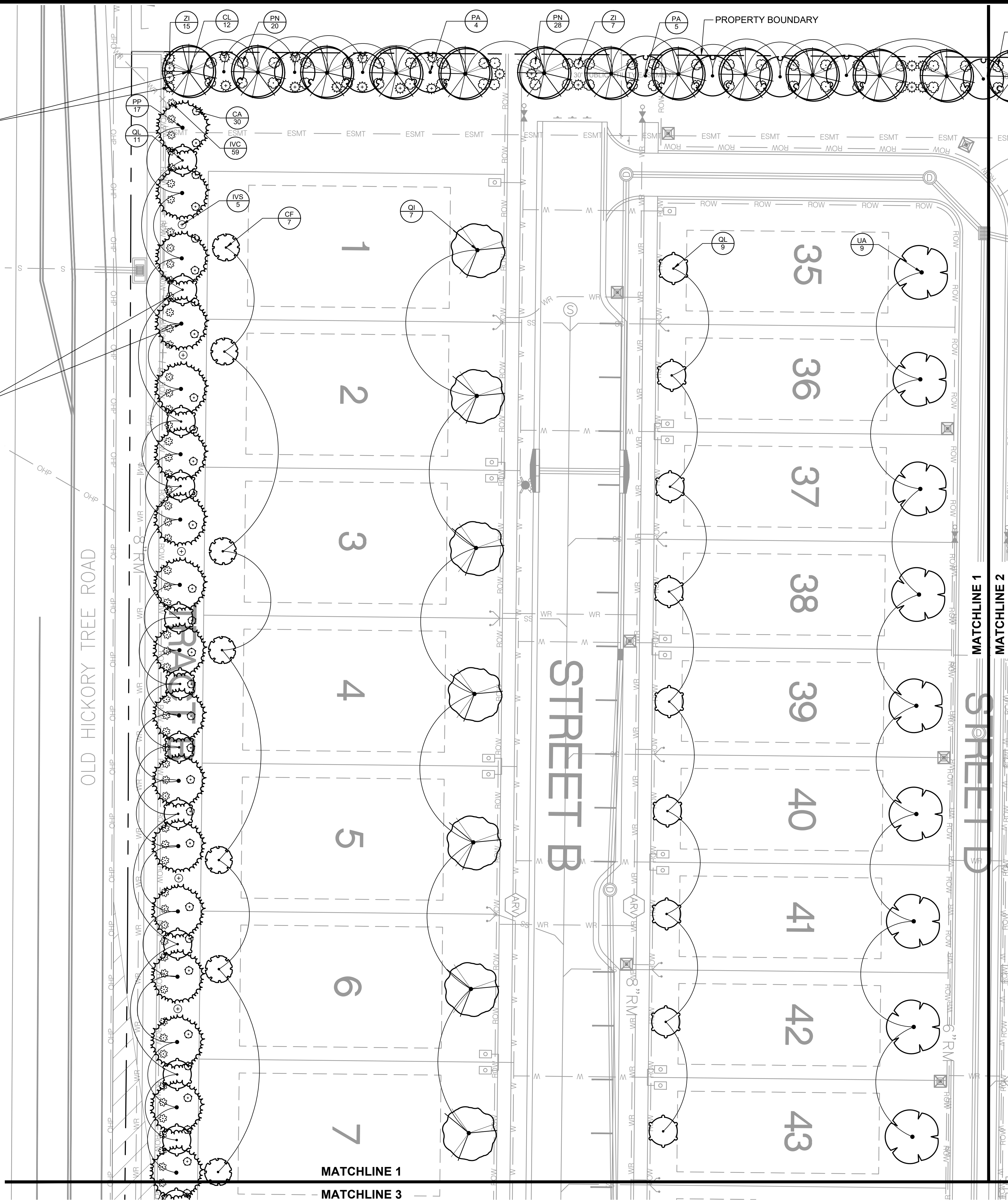
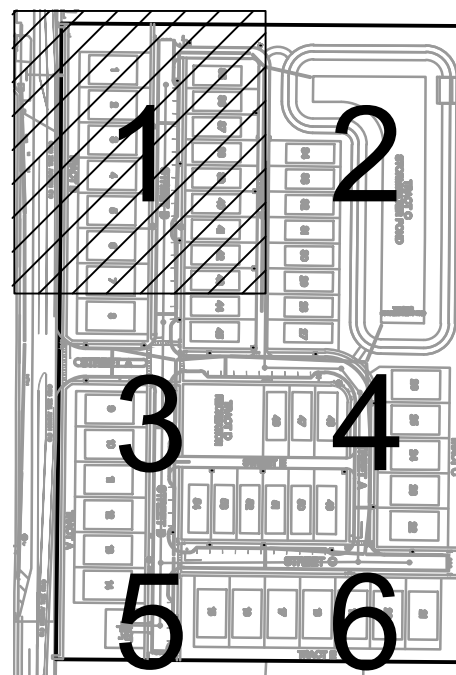
NORTH BUFFER
15' WIDE
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
REFER TO SHEET LP001 LANDSCAPE REQUIREMENTS
AND PLANT SCHEDULE.

WEST BUFFER
15' WIDE
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
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AND PLANT SCHEDULE.

SHEET KEY



CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

LOCATION:

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ST. CLOUD, FL

CONSULTANT:

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△ COUNTY COMMENTS 4-22-2025

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DRAWN BY: ECP

CHECKED BY: KAV

DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

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PLAN

SHEET NUMBER:

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NORTH BUFFER
15' WIDE
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

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EAST BUFFER
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CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

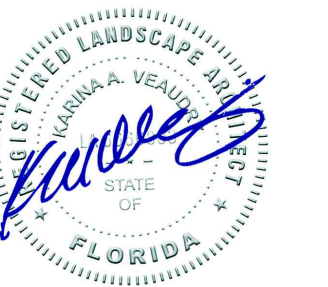
LOCATION:

OLD HICKORY TREE RD
ST. CLOUD, FL

CONSULTANT:

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Architects
611 North Mills Avenue #536433
Orlando, FL 32853-6433
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REVISIONS	DATE
△ COUNTY COMMENTS	3-28-2025
△ COUNTY COMMENTS	4-22-2025

DESIGNED BY: KAV
DRAWN BY: ECP
CHECKED BY: KAV
DATE: 05-09-2025

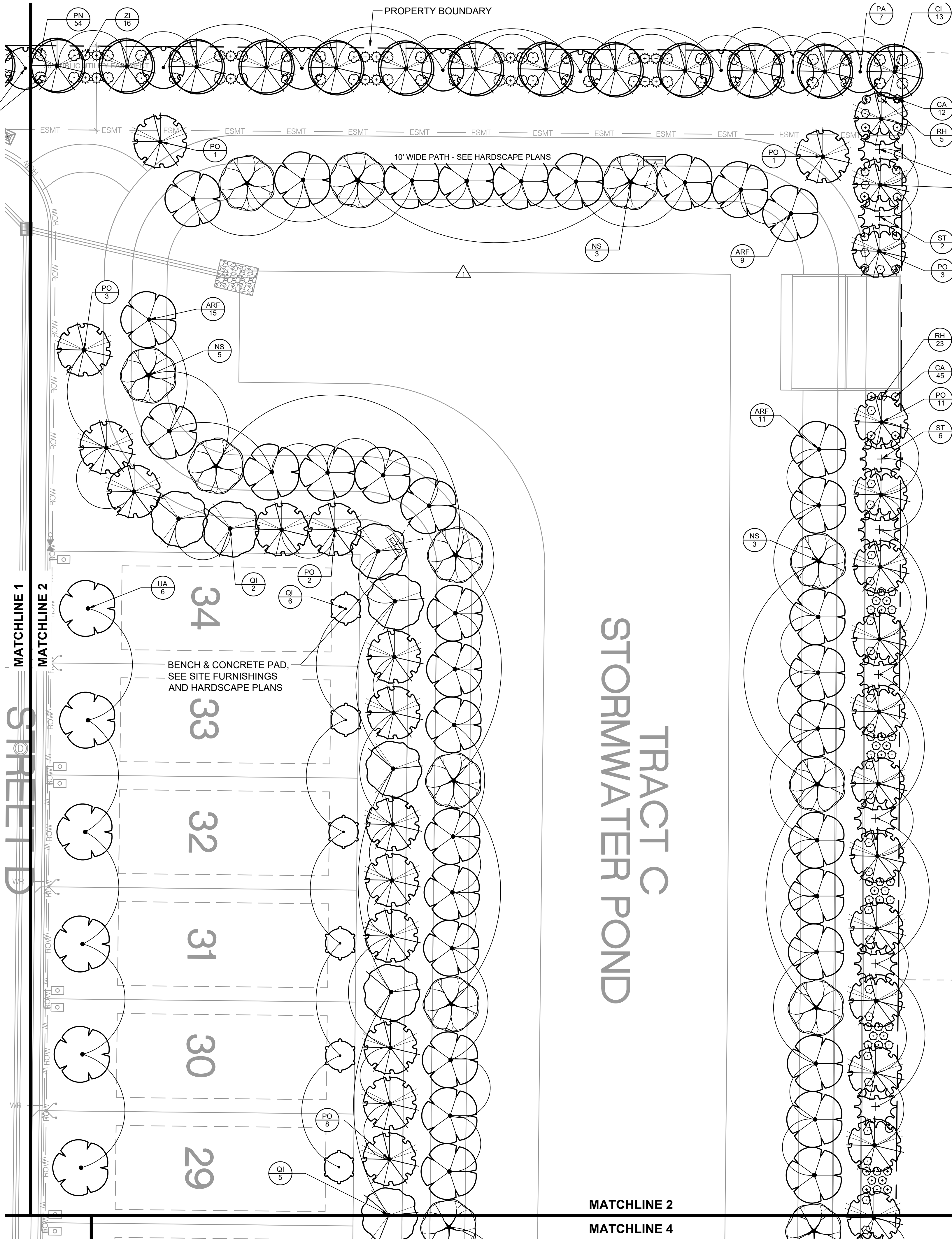
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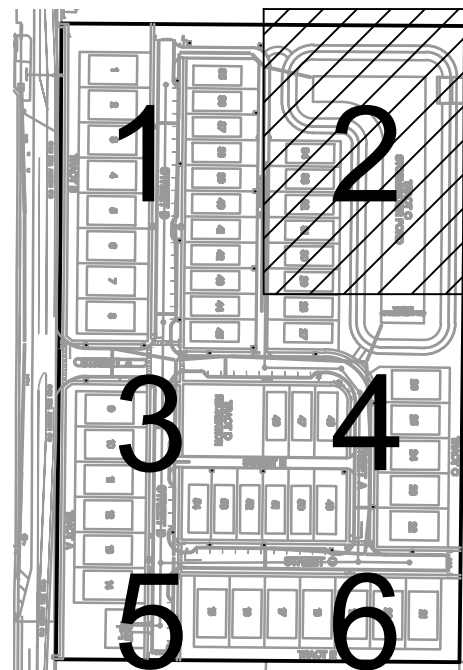
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PLAN

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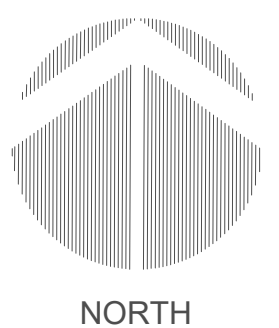
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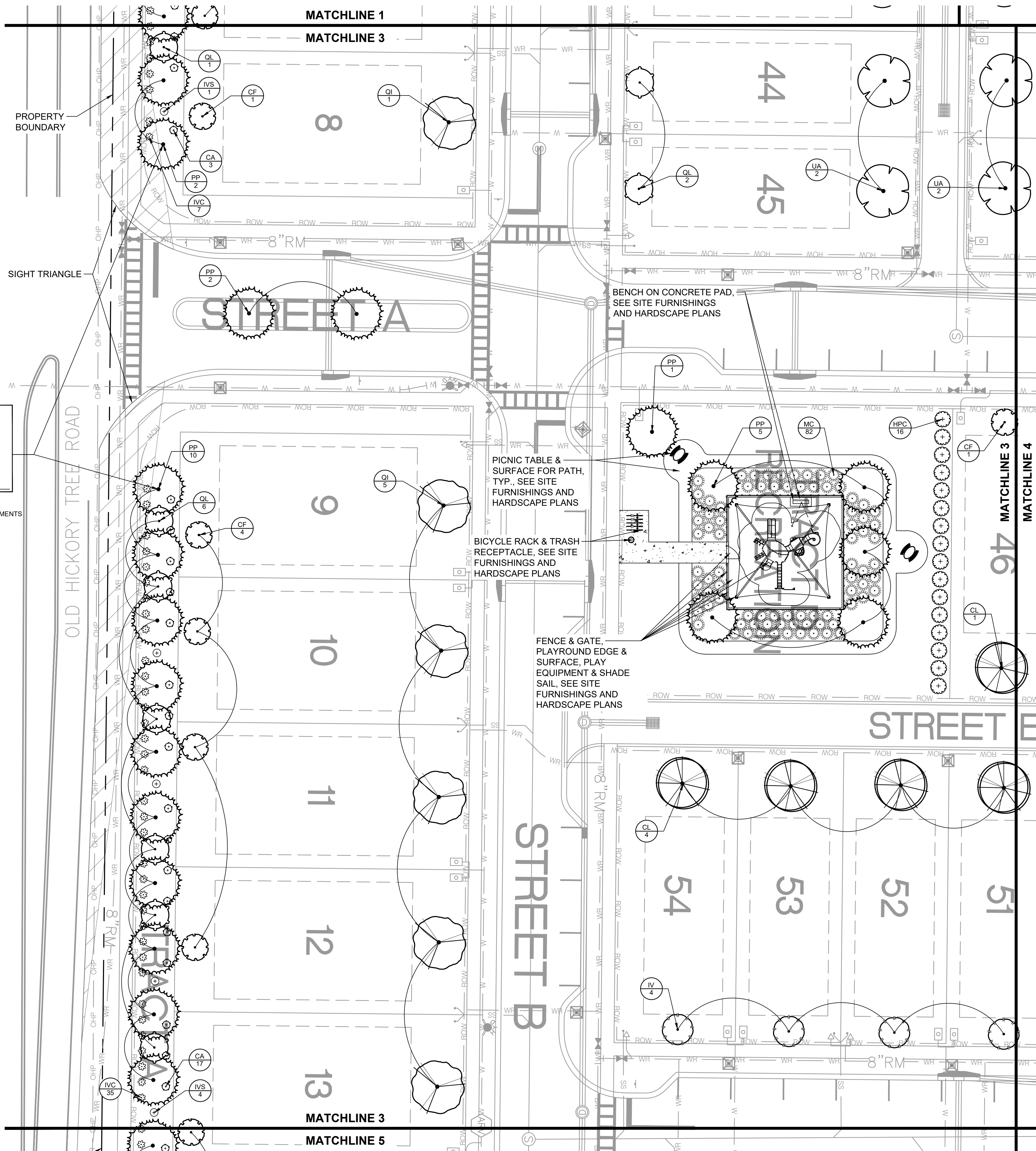


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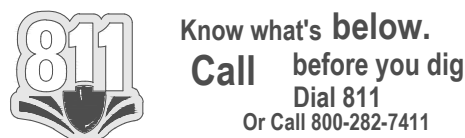
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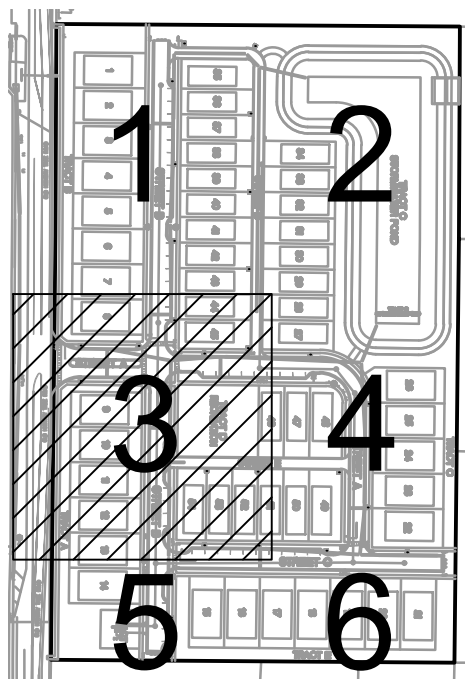


WEST BUFFER
15' WIDE
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
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AND PLANT SCHEDULE.



SHEET KEY

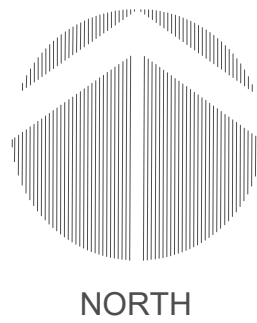
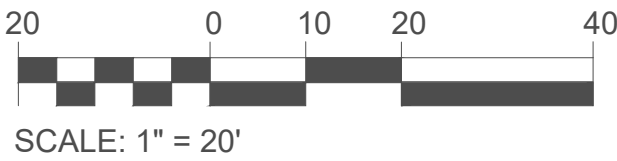


TRACT D:

AMENITIZED OPEN SPACE AREA = 13,750 SF (.32 ACRES)

- PLAYGROUND
- PICNIC AREA
- BICYCLE RACK

SEE CIVIL ENGINEER SHEET 05 GEOMETRY PLAN FROM
THEIR PUD FINAL MASTER PLAN SET FOR OPEN SPACE
AND RECREATION CALCULATIONS AND ACREAGES



CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

LOCATION:

OLD HICKORY TREE RD
ST. CLOUD, FL

CONSULTANT:

NFC Landscape
Architects
611 North Mills Avenue #536433
Orlando, FL 32853-6433
(321) 388-4781

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REVISIONS	DATE
△ COUNTY COMMENTS	3-28-2025
△ COUNTY COMMENTS	4-22-2025

DESIGNED BY:	KAV
DRAWN BY:	ECP
CHECKED BY:	KAV
DATE:	05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

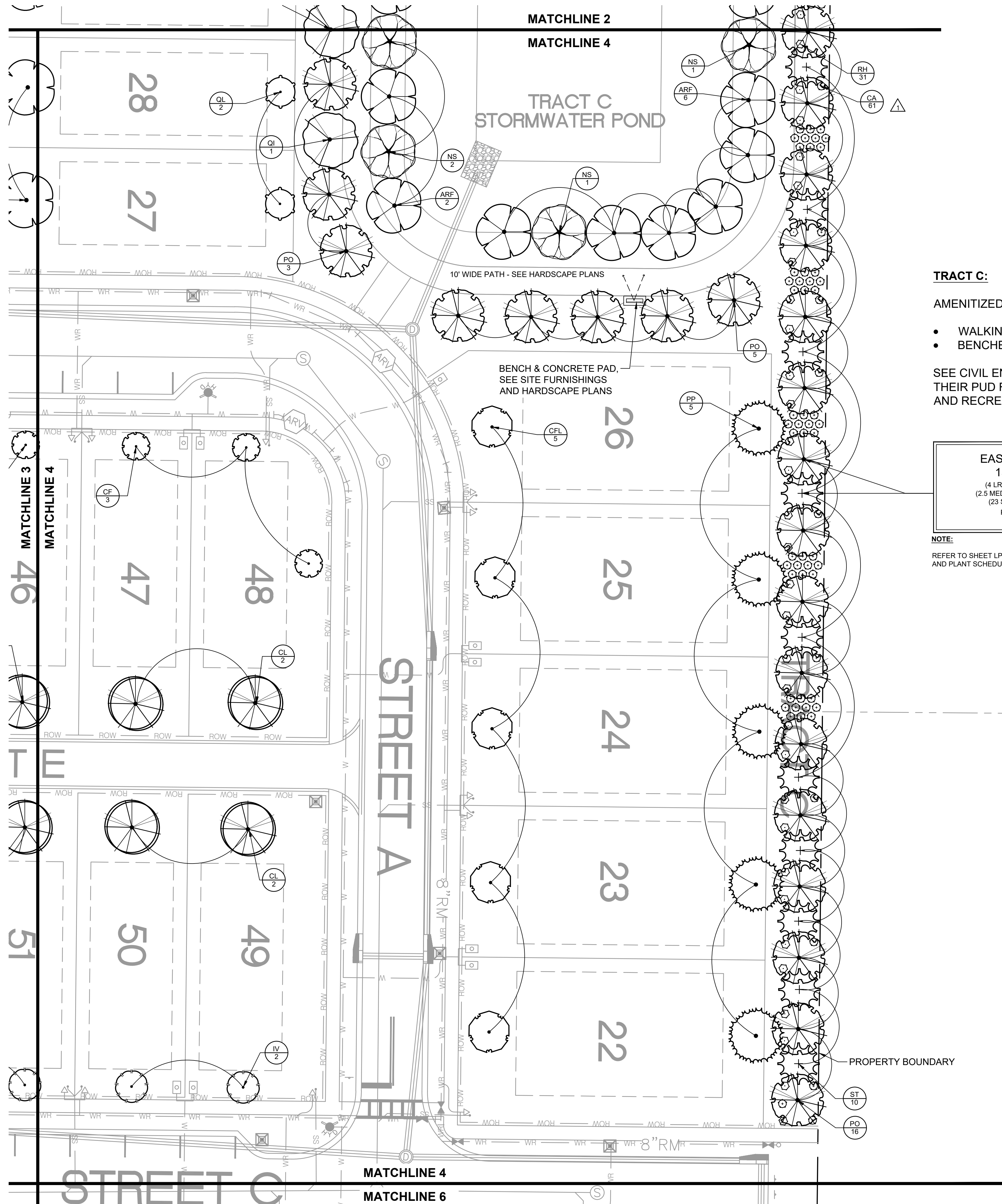
LANDSCAPE
PLAN

SHEET NUMBER:

LP103



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TRACT C:

AMENITIZED OPEN SPACE AREA = 28,781 SF (.66 ACRES)

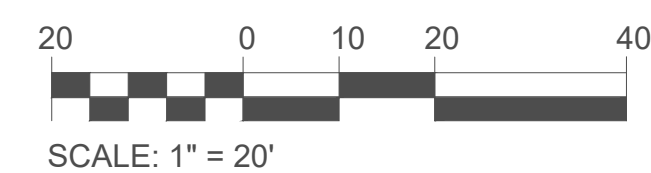
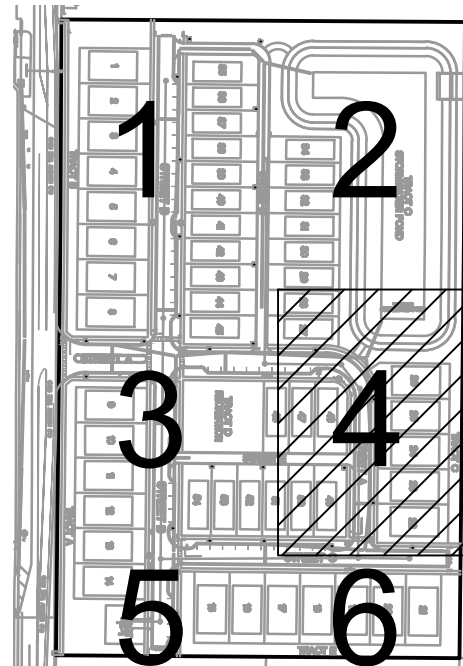
- WALKING PATH
- BENCHES

SEE CIVIL ENGINEER SHEET 05 GEOMETRY PLAN FROM THEIR PUD FINAL MASTER PLAN SET FOR OPEN SPACE AND RECREATION CALCULATIONS AND ACREAGES

EAST BUFFER
15' WIDE
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
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PROPERTIES, LLC

3534 MEDITERRA DRIVE
CLERMONT, FL 34711

PROJECT:

OLD HICKORY
TREE ESTATES

LOCATION:

OLD HICKORY TREE RD
ST. CLOUD, FL

CONSULTANT:

NFC Landscape
Architects
611 North Mills Avenue #536433
Orlando, FL 32853-6433
(321) 388-4781

SEAL:



This item as been electronically
signed and sealed by
Karina A. Veaudry, RLA,
Registered Landscape Architect
LA6666803, using a Digital
Signature on 06-15-2023. Printed
copies to this document are not
considered signed and sealed
and the signature must be verified
on any electronic copies.

REVISIONS	DATE
△ COUNTY COMMENTS	3-28-2025
△ COUNTY COMMENTS	4-22-2025

DESIGNED BY: KAV
DRAWN BY: ECP
CHECKED BY: KAV
DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP104



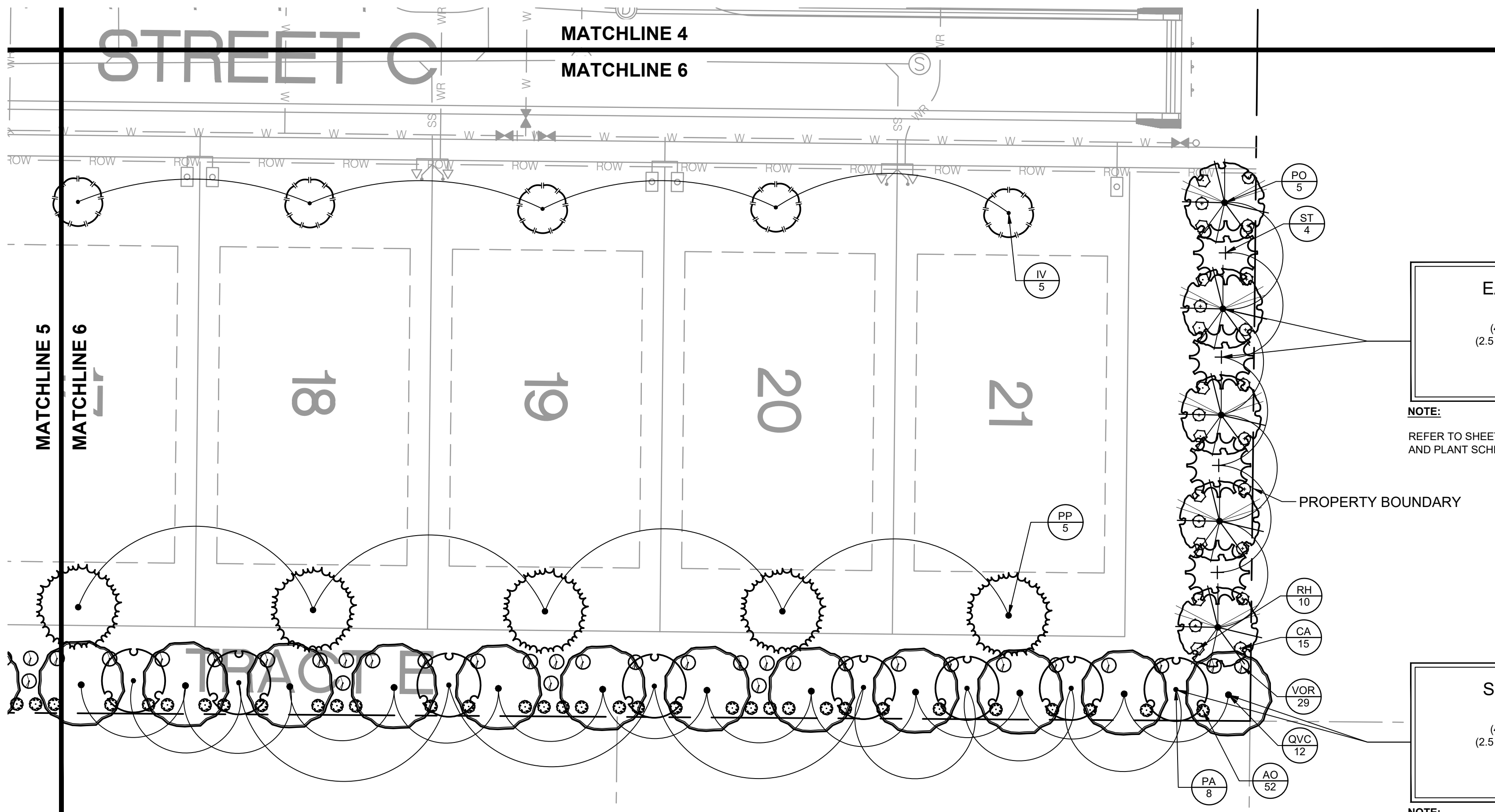
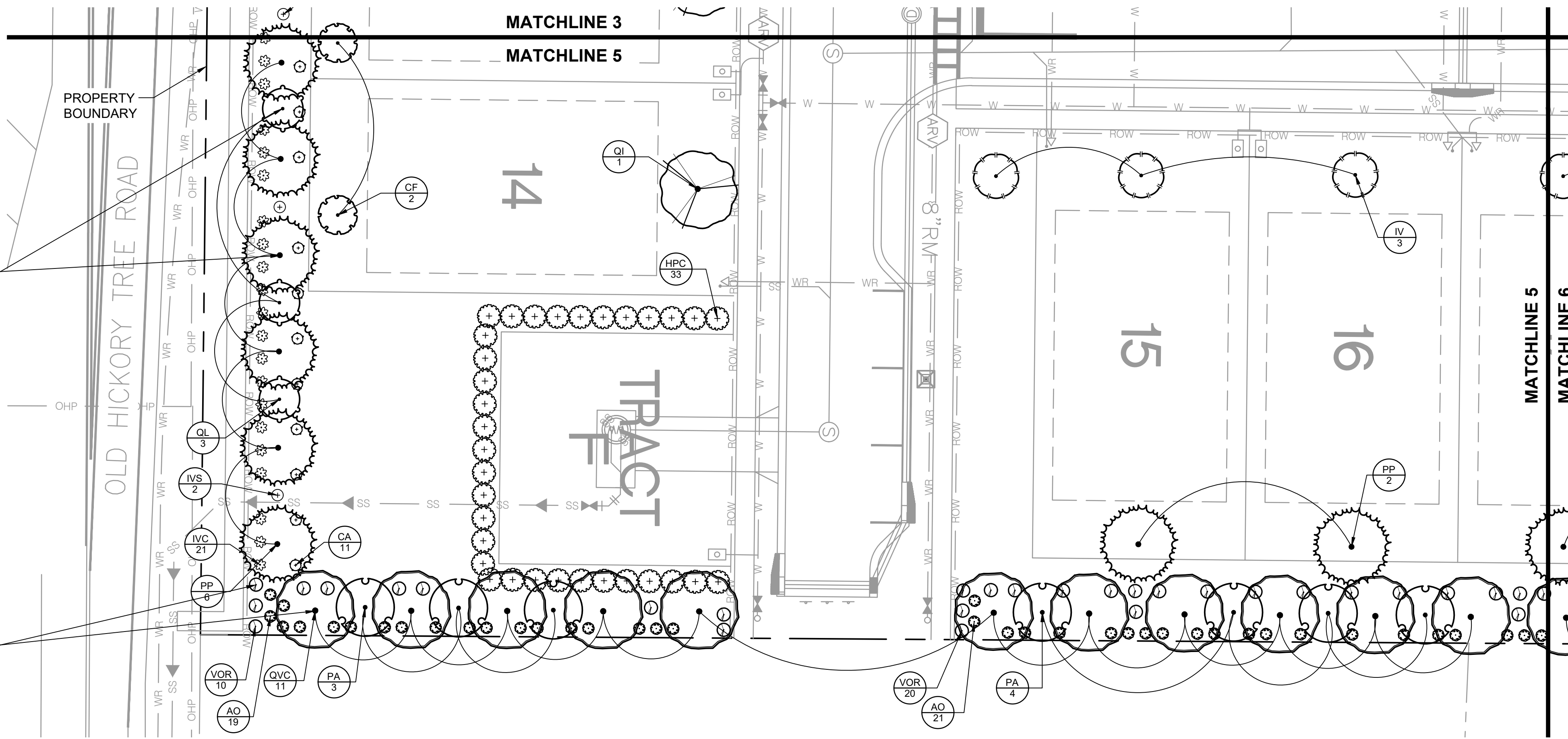
Know what's below.
Call before you dig.
Dial 811
Or Call 888-282-7411

**WEST BUFFER
15' WIDE**
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
REFER TO SHEET LP001 LANDSCAPE REQUIREMENTS
AND PLANT SCHEDULE.

**SOUTH BUFFER
15' WIDE**
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
REFER TO SHEET LP001 LANDSCAPE REQUIREMENTS
AND PLANT SCHEDULE.



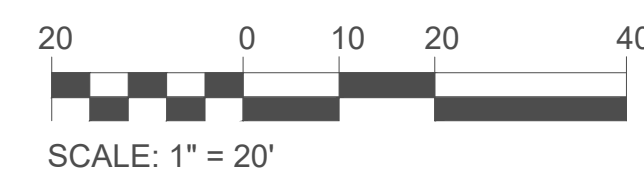
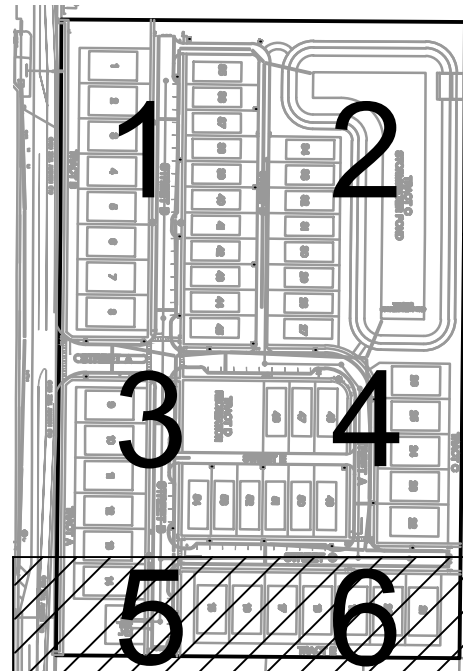
**EAST BUFFER
15' WIDE**
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
REFER TO SHEET LP001 LANDSCAPE REQUIREMENTS
AND PLANT SCHEDULE.

**SOUTH BUFFER
15' WIDE**
(4 LRG TREE/100 LF)
(2.5 MED/SM TREE/100 LF)
(23 SHRUB/100 LF)
PER P.U.D.

NOTE:
REFER TO SHEET LP001 LANDSCAPE REQUIREMENTS
AND PLANT SCHEDULE.

SHEET KEY



CLIENT:

VISTA GRANDE
PROPERTIES, LLC

3534 MEDITERRA DRIVE
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Signature on 06-15-2023. Printed
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REVISIONS DATE

△ COUNTY COMMENTS 4-22-2025

DESIGNED BY: KAV

DRAWN BY: ECP

CHECKED BY: KAV

DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

LP105



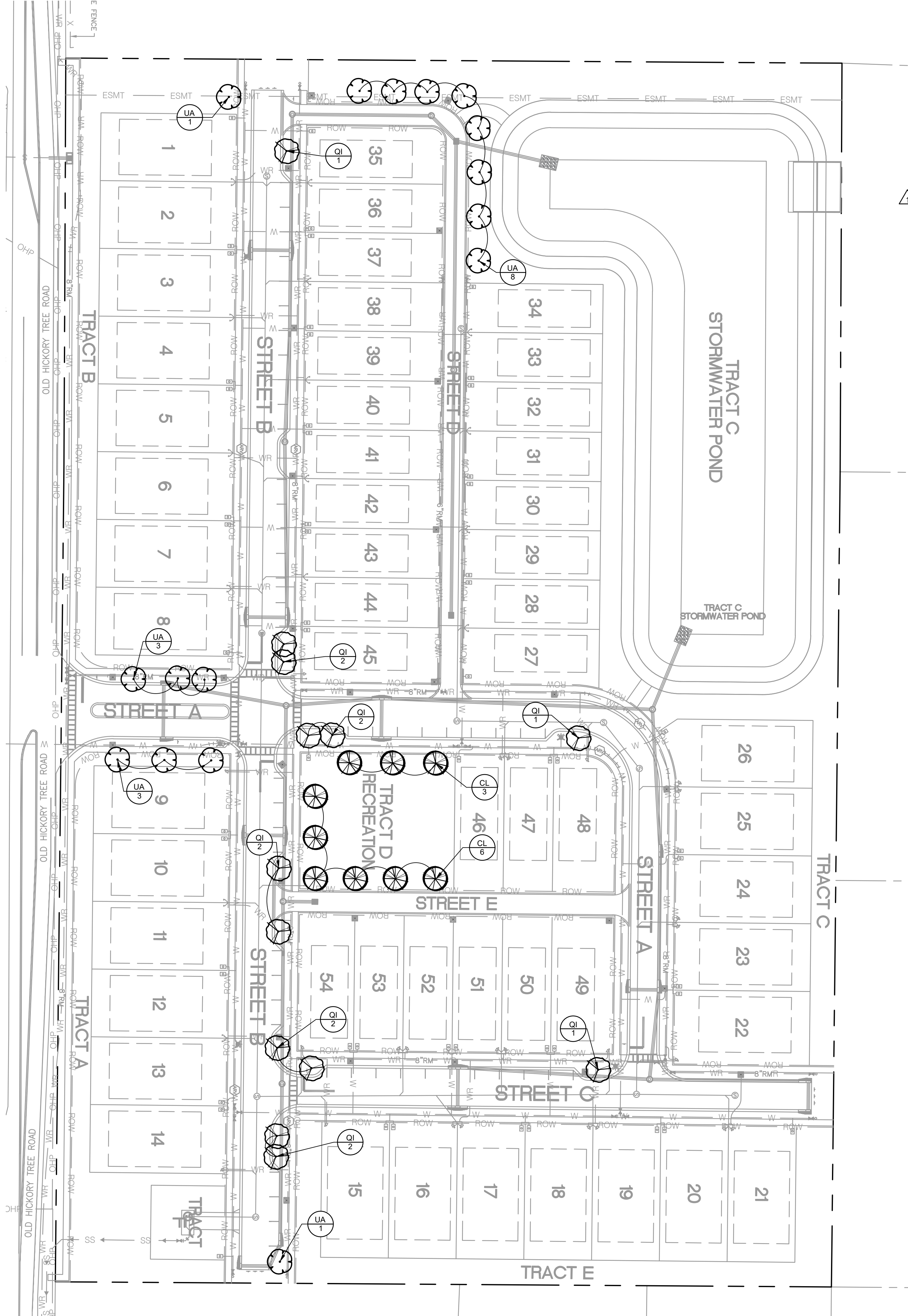
1. ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE LANDSCAPE NOTES ON SEPARATE SHEET.
2. WATERING REQUIREMENTS ARE DIFFERENT FOR EACH TREE SPECIES AND SOIL CONDITION. CONSULT AN ARBORIST AS TO THE APPROPRIATE WATER REGIMEN.
3. DISCARD SUBGRADE REMOVED FROM PLANTING PIT AND REPLACE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



LP201



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

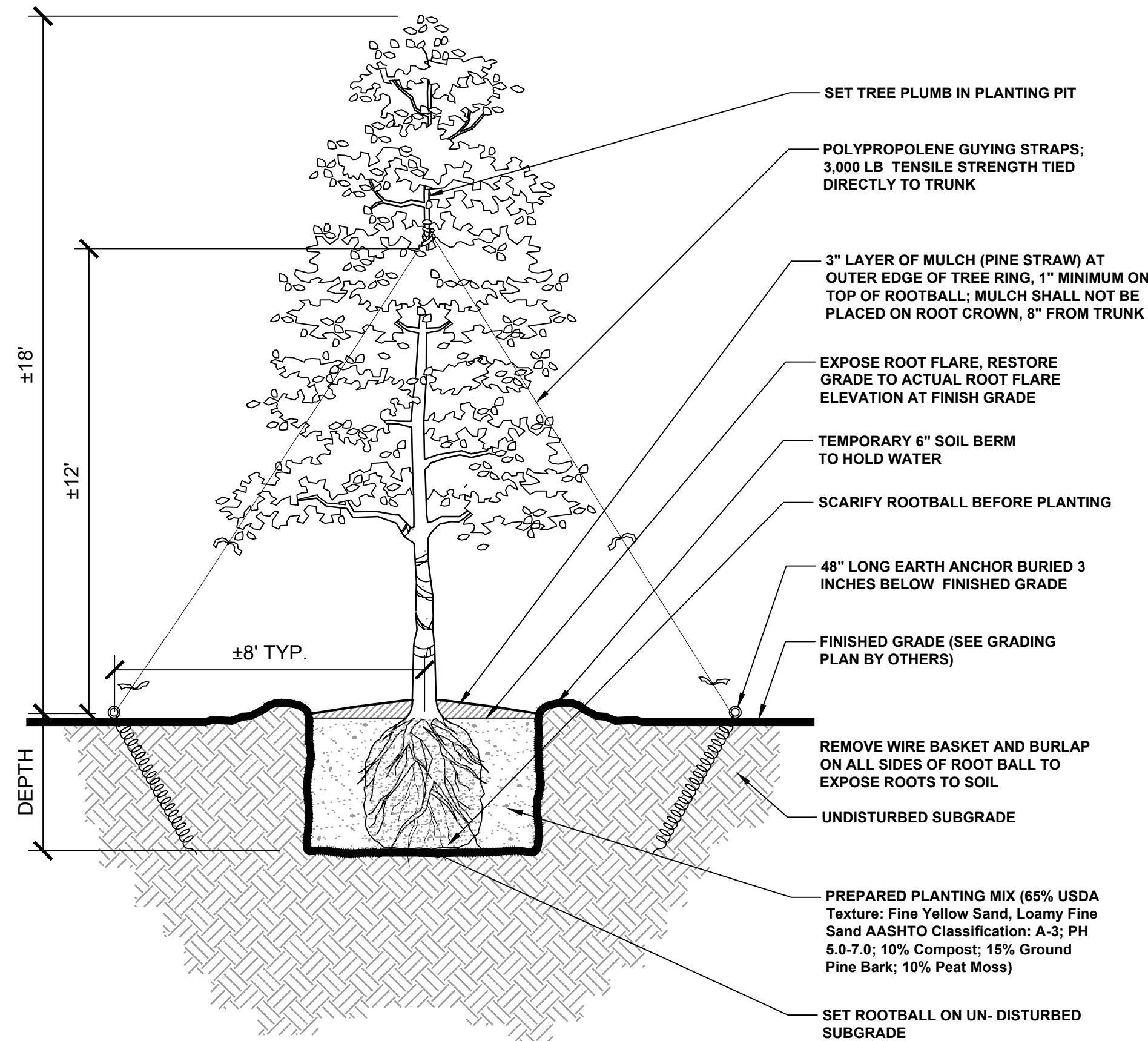


PLANT SCHEDULE					
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPECIFICATION
TREES					
	CL	9	SUGAR HACKBERRY CELTIS LAEVIGATA	65 GAL. / 3" CAL.	10-11' HT. X 4-5" SP.
	QI	13	BLUEJACK OAK QUERCUS INCANA	65 GAL. / 3" CAL.	10-11' HT. X 3-4" SP.
	UA	16	WINGED ELM ULMUS ALATA	65 GAL. / 3" CAL.	11-12' HT. X 4-5 SP.

LANDSCAPE CALC. & REQ. FOR ST. CLOUD

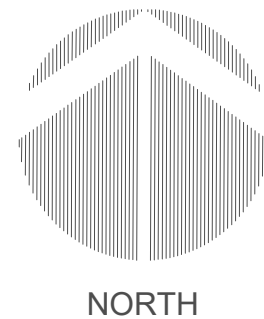
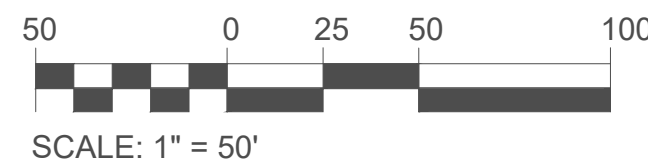
STREET TREES	
INTERNAL ROADWAY PLANTING (PER SEC. 4.8.5.)	
2,830 x 2 = 5,660 LF 1 LARGE TREE MAX EVERY 40 LF (56 LF WITH CURB CUTS, FIRE HYDRANTS AND OTHER INFRASTRUCTURE ELEMENTS)	
* DUE TO UNDERGROUND WATER PIPE, UTILITY SERVICE LINES, STORM PIPE, & REUSE PIPE WITHIN THE AREA BETWEEN BACK OF CURB AND SIDEWALK WHERE INTERNAL STREET TREES WOULD BE PLANTED, AND A % OF THE STREETS VOID OF AREA BETWEEN BACK OF CURB AND SIDEWALK.	

- NOTES:
- TREES TO BE INSTALLED AFTER LOTS ARE BUILT.
 - TREES TO BE INSTALLED CLEAR OF UTILITIES.
 - MULCH BELOW ALL TREES. TREES WITHIN SOD WILL HAVE 6 FT. DIAMETER MULCH RING.
 - IN AREAS WITHOUT PROPOSED PLANTS, INSTALL BAHIA SOD, PASPALUM NOTATUM 'ARGENTINE'. CONTRACTOR TO VERIFY SOD QUANTITIES.
 - CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT (321) 338-4781. ALL PLANTS MUST BE LAID OUT IN FIELD AND APPROVED PRIOR TO PLANTING.
 - IF THERE IS A DISCREPANCY BETWEEN PLANTS ON THE PLAN(S) AND PLANTS IN THE PLANT SCHEDULE, THE PLANT SCHEDULE WILL PREVAIL.
 - SELECTIVE PRUNING ONLY FOR PLANT WITH DEAD, DISEASED, OR CROSSING BRANCHES. NEVER SHEAR OR TOP ANY TREE.



LARGE TREE PLANTING & GUYING DETAIL

N.T.S.



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REVISIONS	DATE
△ COUNTY COMMENTS	3-28-2025
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DESIGNED BY: KAV

DRAWN BY: ECP

CHECKED BY: KAV

DATE: 05-09-2025

PROJECT NUMBER: 20240913OHE

SHEET TITLE:

INTERNAL
STREET
TREE PLAN

SHEET NUMBER:

LS101



Meeting: September 11, 2025

Agenda Item Type: Consent Agenda Minutes

City Clerk Agenda Item:

Minutes: May 8, 2025 / Regular Meeting and May 27, 2025 / Special Meeting

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

1. 5-8-2025 Minutes Final
2. 5-27-2025 Minutes Final

ST. CLOUD CITY COUNCIL REGULAR MEETING

Thursday, May 8, 2025

City Hall - Council Chambers

1300 9th Street

Minutes

- I. Mayor Robertson called the meeting to order at 6:30 p.m.
- II. Invocation given by Pastor Nathan Blackwell from Cornerstone Family Church
- III. Pledge of Allegiance
- IV. Roll Call

- | | |
|-----------------------------------|--|
| ◆ Mayor Chris Robertson | Veronica Miller, City Manager |
| ◆ Deputy Mayor Shawn Fletcher | Daniel Mantzaris, City Attorney |
| ◆ Council Member Jennifer A. Paul | Ivy Llauro, City Clerk |
| ◆ Council Member Kolby Urban | Abismael Abreu, Strategic Initiative Admin |
| ◆ Council Member Ken Gilbert | Members of the Press |

All members were present.

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

City Manager, Veronica Miller, asked to change the order of the presentations requesting to have the National Police Week proclamation be read first followed by the Employee of the Month. She would like to add two presentations Theatre in the Cloud and the Golden Brush Award and the have the final presentation be the City Auditors. She stated she would like to move item C on the Consent Agenda to be voted on with Public Hearings 2-4, pull item M for a separate vote, remove item Q off the agenda and finally she would like to continue Public Hearings 14,15 & 16 to the June 12, 2025, Council meeting.

VI. Presentations

- Presentation for Employee of the Month to Deborah Carson

Maryemma Bachelder, Communications Director presented Deborah Carson with the Employee of the Month Award.

- Presentation by Theatre in the Cloud

Joshua Stencamp, Artistic Director for Theatre in the Cloud provided a brief presentation regarding their program and the struggles they have been going through asking the Council for assistance.

- Presentation of the Golden Brush Award

Nate Fancher, Principal of St. Cloud High School recognized the incredibly talented students from St. Cloud High School who have received the prestigious Golden Brush Award.

- Proclamation in recognition of National Police Week

Deputy Mayor Fletcher made a motion to approve the National Police Week proclamation. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

Deputy Mayor Fletcher presented Chief Goerke with the National Police Week proclamation.

- Presentation by Purvis Gray & Company, LLC. Independent Auditors and request approval of Council Action item one, for the City's Annual Comprehensive Financial Report (ACFR) for FY 2023-2024.

Matthew Ganoë, Audit Director, provided a brief presentation regarding the Annual Comprehensive Financial Report (ACFR) for the City of St. Cloud for FY 2023-2024.

Council Member Gilbert wanted suggestions on how to get the 12-year-old Steven's Plantation issue resolved.

Matthew Ganoë responded they needed to make sure there was no contingent liability that the City had any liability or anything else that may be related to this. He said the City did sell all of the property.

Council Action item #1 was heard at this time.

City Clerk, Ivy Llauro read Council Action No. 1 into the record by title.

Mayor Robertson announced Council Action No. 1 for public comment, with no response from the audience.

Council Member Gilbert made a motion to approve Council Action No. 1. Deputy Mayor Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

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

Council Member Urban requested to pull item M for discussion.

Council Member Gilbert requested to pull item A and D for discussion.

Mayor Robertson requested to pull items J and K for discussion.

- A. Resolution 2025-030R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation fee schedule; rescinding Resolution No. 2023-037R relating to special facility rental rates and Resolution 2017-057R relating to pavilion rental rates; establishing a master Parks and Recreation fee schedule; providing

for conflicts; providing for severability; and providing an effective date.

COST: No cost associated with this item.

This item is to combine three (3) separate Parks and Recreation fee schedules into one master fee schedule incorporating events, programs, facility rentals, and pavilion rentals.

Council Member Gilbert stated this resolution was to inform the City Residents that the fee would be less for them.

Council Member Paul requested the Deputy City Manager to speak publicly about the cost of the repairs for each boat ramp location.

Scott Davidoff, Deputy City Manager went through all the repair costs for the Marina, Lakefront, and the Chisolm Park boat ramp.

- B. Resolution No. 2025-037R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, for property from the School Board to build an extension to Massachusetts Avenue and property to build Bluebird Groves Parkway. The City of St. Cloud and Osceola County agree to design, permit, and construct Bluebird Grove Parkway through a future Tri-Party Mobility Fee Credit Agreement and for the potential use of City of St. Cloud stormwater infrastructure, authorizing the Mayor to execute the agreement and providing an effective date.

COST: Entering into a future Mobility Fee Credit Agreement for Bluebird Groves Parkway for an estimated \$1,721,195.63 in mobility fee credits.

This item is to authorize the Mayor to enter into a Memorandum of Understanding between the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, to obtain property to build both the Massachusetts Avenue Extension and Bluebird Groves Parkway for entering into a future Tri-Party Mobility Fee Credit Agreement for the design, permitting, and construction of Bluebird Groves Parkway.

- C. Resolution No. 2025-061R, a resolution of the City Council of the City of St. Cloud, Florida, approving an annexation agreement between the City of St. Cloud, EW Property Holdings, LLC, and W1 Property Holdings, LLC for a development known as Edgewater West on approximately +/- 1378.5 acres, generally located north of Kissimmee Park Road, east of Cherokee Road, and west of the Florida Turnpike as described in the body of this resolution; authorizing the Mayor to execute the agreement and providing an effective date.

COST: No cost associated with this item.

This item is to enter into an agreement between the City of St. Cloud, EW Property Holdings, LLC, and W1 Property Holdings, LLC for the annexation of approximately +/- 1,378.5 acres of land, known as Edgewater West via Ordinance No. 2025-04.

This item was heard during the Public Hearing Section of the Meeting and public comment taken at that time.

Council Member Urban made a motion to approve Resolution No. 2025-061R with the amendments including the administrative approval for any commercial additions. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Gilbert voted nay.

- D. Resolution 2025-65R, a resolution of the City Council of the City of St. Cloud, Florida amending the Special Event Fee schedule for events held on City-regulated property in the City of St. Cloud.

COST: No cost associated with this item.

This item is to establish revised fees associated with Fire Rescue personnel and vehicles. The new rates reflect current market conditions and operational costs.

Council Member Gilbert stated they were going in the right direction to cushion the costs of maintaining the City's facilities.

- E. Resolution No. 2025-064R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.

COST: No cost associated with this item.

This item is to dispose of obsolete property.

- F. Resolution No. 2025-069R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and WS-GIR, LLC for the funding of a PD&E study and roadway improvements to Canoe Creek Road; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees to provide \$4,207,854.33 in mobility fee credits, or the remaining balance of such credits if the property is annexed into the City in the future, to fund the PD&E study and roadway improvements to Canoe Creek Road.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, WS-GIR, LLC, and the City of St. Cloud. The agreement ensures the provision of the remaining mobility fee credits in the event the subject property is annexed into the City during the term of the agreement. Although the property is currently outside City limits and non-contiguous, it lies within the Joint Planning Area (JPA) with Osceola County. As such, the City's participation in the agreement is intended to support a seamless transition of responsibilities and mobility fee credits in the event of annexation. The City Council of the City of St. Cloud approved on March 28, 2024 an agreement (Resolution No. 2024-048R) between WS-GIR LLC and Osceola County for the design, engineering fees, actual construction costs, and conveyance of right-of-way for Framework Roads within the Waterlin property. This agreement (Resolution No. 2025-069R) is for off-site improvements. Notice of Encumbrance (NOE24-00007) for Waterlin Phase 1 was approved on September 10, 2024. The associated improvements include shifting the existing Canoe Creek Road to the western right-of-way line, constructing turn lanes, and funding a Project Development and Environment (PD&E) study extending from the Urban Growth Boundary to Deer Run Road.

- G. Resolution No. 2025-060R, a resolution of the City Council of the City of St. Cloud, Florida, adopting a Bad/Uncollectable debt write-off policy; providing that the City Manager may write-off certain debts owed to the city over two years-old and after reasonable and appropriate collection measures have been unsuccessful; providing for conflict and an effective date.

COST: No cost associated with this item.

This item is to adopt a Bad/Uncollectable debt write-off policy.

- H. Resolution No. 2025-071R, approving the Local Housing Assistance Plan (LHAP) for fiscal years 2025/2026, 2026/2027, and 2027/2028, as required by the State Housing Initiatives Partnership (SHIP) Program pursuant to Florida Statutes Sections 420.907-420.9079 and Rule Chapter 67-37, Florida Administrative Code; authorizing submittal to the Florida Housing Finance Corporation; affirming participation in the interlocal agreement with Osceola County dated April 2022; and providing for an effective date.

COST: No cost associated with this item.

This item is to approve the SHIP LHAP.

- I. Resolution No. 2025-074R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects less than \$4 Million in value with H. J. High Construction Company, dated July 6, 2022, for City of St. Cloud Michigan Avenue Pedestrian and Bicyclist Safety Action Plan, and any amendments thereto, and providing an effective date.

COST: up to \$650,258.00

This item is to approve a task authorization with H. J. High Construction Company for construction improvements on Michigan Avenue as a result of the Michigan Avenue Pedestrian and Bicyclist Safety Action Plan.

- J. Resolution No. 2025-076R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Project Management Services with Skanska SIS Group dba Skanska USA Building, Inc., dated July 31, 2024, for the Public Safety Complex - Project Management Services During Design, Permitting, Preconstruction, Construction and Closeout, and any amendments thereto, and providing an effective date.

COST: up to \$775,187.00

This item is to approve a task authorization with Skanska SIS Group dba Skanska USA Building, Inc. for project management services for the Public Safety Complex Project.

Mayor Robertson stated he was happy to see this item finally moving forward.

- K. Resolution No. 2025-077R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Professional Architectural and Engineering Services for Public Safety Complex with Architects Design Group, Inc., dated February 1, 2024, for Public Safety Complex Phase II, and any amendments thereto, and providing an effective date.

COST: up to \$2,406,234.00

This item is to approve a task authorization with Architects Design Group, Inc. for the design, design development and construction documents for the Public Safety Complex project.

Mayor Robertson stated he was happy to see this item finally moving forward.

- L. Resolution No. 2025-080R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Voluntary Billboard Relocation Agreement in accordance with Section 70.20 Florida Statutes with OutFront Media, LLC, for the replacement and

relocation of its billboard located on 13th Street in the City of St. Cloud authorizing the Mayor to execute the agreement and providing an effective date.

COST: No cost associated with this item.

This item is to authorize the Mayor to execute a Voluntary Billboard Relocation Agreement between OutFront Media, LLC. and the City of St. Cloud.

- M. Resolution No. 2025-081R, a resolution of the City Council of the City of St. Cloud, Florida approving a franchise agreement with Vintage Voyages, LLC D/B/A Old Florida Riverboat Company for the mooring and operation of a tour boat at the City's lakefront, authorizing the Mayor to execute the Agreement and providing an effective date.

COST: No cost associated with this item.

This item is to permit the City to enter into an agreement with Vintage Voyages, LLC for the operation of a commercial tour boat service and related amenities from a designated location at St. Cloud Lakefront Park.

Council Member Gilbert recused himself from this item.

Council Member Urban stated he met with the applicant and asked if the Council would entertain an exclusivity clause for this vendor and a boat slip for their service to be able to get the boat in and out of the water for the first five years to help them move forward and keep them operating in our City.

Terry Torrens, Vintage Voyages owner, stated they just purchased the Riverboat and would be reviving the boat and taking a different direction providing some history of how the lakes and lands were altered over time. The new business name was the Old Florida Riverboat Company. She requested an exclusivity clause as well to help covering some costs and assistance with driving more people to this business and the boat slip.

City Attorney, Dan Mantzaris stated they would need more information on what the exclusivity clause would be before Council votes on it.

Terry Torrens responded that she would like to be the only franchise to be able to operate this type of boat on the lake.

Council consensus was to allow the boat to dock at the marina for a 5-year term at no cost and a 5-year exclusivity right for the paddle boat. And the 90 days to start operations.

Deputy Mayor Fletcher made a motion to approve Resolution No. 2025-081R with the added conditions of the 5-year exclusivity for the paddle boat, a 5-year boat slip for the tugboat and the 90-days to start operations. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-0-1) Council Member Gilbert abstained.

- N. Resolution No. 2025-082R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into an agreement with Quality Plus Reconstruction, per Invitation to Bid (ITB) No. 2025-014 Window Replacement at City Hall Buildings A & B, and providing an effective date.

COST: up to \$208,550.40

This item is to authorize the City Manager to enter into an agreement for window replacement at City Hall Buildings A & B.

- O. Proclamation in recognition of Arbor Day
- P. Proclamation in recognition of Building Safety Month
- Q. Resolution No. 2025-075R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by St. Cloud Fire Department under the Florida Division of Emergency Management (FDEM) Hazard Mitigation Grant Program (HMGP) Hurricane Debby DR-4806 funds for the purpose of the purchase and installation of storm shutters at the Fire Headquarters and Logistics Building, and authorizing the City Manager or designee to submit the grant application, and the City Manager to execute the application and all other documents associated with the execution and implementation of the grant on behalf of the Fire Department, and providing an effective date.
COST: up to \$400,000.00 (Project Cost: \$400,000.00 estimated / State Share: 75% of project / City Match: 25% of project)
This item is to authorize submission of the grant application for the Hazard Mitigation Grant Program (HMGP) - DR-4806 (Hurricane Debby) for the purchase and installation of storm shutters at the Fire Headquarters and Logistics Building.

This item was pulled.

Mayor Robertson announced the Consent agenda for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to approve the Consent Agenda minus items C, M and Q. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

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

Keith Czermerys, 207 Flagler Court, stated he had concerns with the Savannah Park property the City was looking to buy. He said the concern with opening the whole pond for the trail would now open up everyone's backyard to the public, issues of a fence, safety, and the condition of the pond.

Deputy Mayor Fletcher stated he did speak with the residents and there were two separate issues going on the issues with the property and the issue with the barrier. He said he was in favor of some sort of barrier for that area.

City Attorney, Dan Mantzaris stated it would not be a simple fix to put up a fence, there were engineering design issues related to the pond.

City Manager, Veronica Miller stated they had not moved in any direction with this plan and asked Council for direction as to how they would like to proceed.

Discussion followed to include having the Homeowners Association pay for the fence, the grant money, engineering design costs, safety.

Mark Cantley, 207 Memphis Place, stated he was concerned about the liability and felt that the City should have the liability as well.

Teresa O'Doherty, 2 Macon Way, stated what the City was proposing to do was open up their security and their sound barrier. She said that this was disgusting, and the City should be responsible to put up a barricade.

Darryl Dierickx, 8 Macon Way, stated he would like a fence put up and wanted to know who would be responsible if anyone was to get hurt by the pond, the City or Savannah Park.

City Attorney, Dan Mantzaris stated if there was consensus to have staff continue to work on a barrier then they would move forward.

Council consensus was to move forward with a new proposal for Savannah Park.

Robert Williams, 1000 Pennsylvania Avenue, stated when the City did the renovations downtown they put a parking spot and a tree that was blocking his driveway. He requested the City to fix the issue. He also stated that he used to have a 10-foot walkway that was cut down to a 5-foot walkway so when people were parking on 10th Street they were right up against his building and electric bikes were flying by.

Council consensus was to eliminate the parking space in front of the driveway on Pennsylvania Avenue.

Don Gray, 409 Florida Avenue, stated he was concerned with the Gay Pride Event at the Ranch. He did not feel that taxpayers' dollars should support what had been considered a perverted lifestyle.

Steven Barber, 920 Indiana Avenue, stated that the City was irresponsible for spending over a million dollars on a skatepark while the City streets and sidewalks were in disrepair. The City was failing to protect its human residents by allowing lawless drivers to hit him twice while he was on his bicycle because they habitually run the stop signs. He also stated the City supports and promotes the public display of abominable satanic perversion and depravity with the Proud in the Cloud event.

IX. Public Hearings

1. **PUBLIC HEARING FOR RESOLUTION NO. 2025-057R**, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution Number 2024-120R which adopted the fiscal year 2024/2025 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget to be increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2025-057R**

City Clerk, Ivy Llauro read the Public Hearing for Resolution No. 2025-057R into the record by title.

Jeff Cooper, Finance Director, reviewed the proposed Resolution.

Mayor Robertson announced the Public Hearing for Resolution No. 2025-057R for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to approve Resolution No. 2025-057R. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-04**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 1,378 acres identified as Edgewater West, located east of Cherokee Road, north of Kissimmee Park Road, south of Clay Whaley Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-04**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-04 into the record by title.

City Attorney Dan Mantzaris requested to have Resolution No. 2025-061R be read and voted on before voting on this Ordinance.

Resolution No. 2025-061R was read into the record at this time.

Melissa Dunklin, Community Development Director reviewed the proposed Ordinances and Resolution.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-04 and Resolution No. 2025-061R for public comment, with no response from the audience.

City Attorney, Dan Mantzaris stated there were minor changes and they were related to the approvals in the county that would carry over into the city, it was conditioned upon the transmittal of the Comprehensive Plan Amendment and the final approval.

Discussion followed to include having staff add more commercial without it having to come back to Council for approval and having the concept plan be revised by staff instead of the City Council,

Kevin Kramer, 4798 New Broad Street, stated the concept plan, and the preliminary site plan has already been approved in the County, and he would be willing to add more commercial.

Dennis Vives, 2900 Carriage Court, asked if this was to be approved how it would affect his property.

City Manager, Veronica Miller, stated this application would not affect him, his rights would remain the same.

Council Member Urban made a motion to adopt Ordinance No. 2025-04. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Gilbert voted nay.

3. **PUBLIC HEARING AND TRANSMITTAL OF ORDINANCE NO. 2025-05**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation “Mixed Use” to approximately +/- 1,378 acres identified as Edgewater West, located east of Cherokee Road, northwest of Kissimmee Park Road, south of Clay Whaley Road; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 10, 2025) **ACTION ON ORDINANCE NO. 2025-05**

City Clerk, Ivy Llauro read the Public Hearing and Transmittal for Ordinance No. 2025-05 into the record by title.

Discussion for this item took place under Ordinance No. 2025-04.

Mayor Robertson announced the Public Hearing and Transmittal for Ordinance No. 2025-05 for public comment, with no response from the audience.

Council Member Urban made a motion to adopt Ordinance No. 2025-05. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Gilbert voted nay.

4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-06**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/- 1,378 acres identified as Edgewater West from “MXD ” Mixed- Use (County) Zoning Designation to “MIX” Mixed-Use (City) Zoning Designation with a Mixed-Use Future Land Use Designation, located east of Cherokee Road, northwest of Kissimmee Park Road, south of Clay Whaley Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-06**. (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-06 into the record by title.

Discussion for this item took place under Ordinance No. 2025-04.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-06 for public comment, with no response from the audience.

Council Member Urban made a motion to adopt Ordinance No. 2025-06 with an amendment to allow the administrative approval of any commercial additions to the plan. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Gilbert voted nay.

5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-07**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation “Medium Density Residential” to approximately +/- 1.15 acres identified as McKay Street located east of Brown Chapel Road, north of 10th Street, south of 5th Street, west of McKay Street; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-07**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-07 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinances.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-07 for public comment.

Jeremy Kibler, 2017 13th Street, the applicant, stated this property was involuntarily annexed and this property was very distant to a collector or arterial roadway. He asked Council to consider this request with the comprehensive plan.

Mayor Robertson stated he would be in favor of a R3 Zoning.

Mayor Robertson made a motion to adopt Ordinance No. 2025-07. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 3-2) Deputy Mayor Fletcher and Council Member Gilbert voted nay.

6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-08**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/- 1.15 acres identified as McKay Street from “NB” Neighborhood Business Zoning Designation to “R-3” Multi-Family Dwelling Zoning Designation with a Medium Density Residential Future Land Use Designation, located east of Brown Chapel Road, north of 10th Street, south of 5th Street, west of McKay Street; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-08** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-08 into the record by title.

Discussion for this item took place under Ordinance No. 2025-07.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-08 for public comment, with no response from the audience.

Mayor Robertson made a motion to adopt Ordinance No. 2025-07. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 3-2) Deputy Mayor Fletcher and Council Member Gilbert voted nay.

7. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-14**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation “MDR” Medium Density Residential to approximately +/- 17.18 acres identified as Eastside Park PUD, located north of E 10th Street, south of Lake Runnymede; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-14**

City Clerk Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-14 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinances.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-14 for public comment.

Pearson Sanchez, 4700 Millenia Boulevard, the applicant, provided a brief presentation of the Eastside Park Development.

Bruce Taylor, 131 East 13th Street, engineer for Eastside Park explained the installation of the sidewalk.

Council Member Gilbert stated 10th Street was a 2-lane road and wanted to know if there would be improvements to the road. He said this would be an issue in the future.

Bruce Taylor responded that there was a traffic study put together for this project and the City was supposed to be working on the changes needed for the 10th Street widening.

City Manager, Veronica Miller stated that they had lost the grant for the 10th Street project.

Discussion followed to include traffic on 10th Street, adding a turn lane, moving the sidewalk, and the Department of Transportation property.

Council consensus was to eliminate the southern sidewalk and put a public access easement or track over the northern 5-foot sidewalk south of the residential lots.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-14 with the condition of eliminating the southern sidewalk and putting in a public access easement or track over the northern 5-foot sidewalk south of the residential lots. Mayor Robertson seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1). Council Member Gilbert voted nay.

8. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-15**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Zoning District of “PUD” Planned Unit Development for approximately +/-17.18 acres identified as “Eastside Park PUD”, located north of E 10th Street, south of Lake Runnymede; providing for entering the designation on the official Zoning Map, providing for approval of the Preliminary Master Plan, filing of the Planning Commission recommendation and proof of

publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-15** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-15 into the record by title.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-15 for public comment, with no response from the audience.

Discussion for this item took place under Ordinance No. 2025-14.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-15 with the condition of eliminating the southern sidewalk and putting in a public access easement or track over the northern 5-foot sidewalk south of the residential lots. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Gilbert voted nay.

9. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-16**, an ordinance of the City Council of the City of St. Cloud, Osceola County, Florida; amending Chapter 48 “Waterways” of the Code of Ordinances to establish Article II; creating Section 48-4 “Definitions”; creating section 48-5 “requirements for Operating Personal Watercrafts”; Section 48-6 “Regulations for Watercraft Rental Businesses”; Section 48-7 “Permits for Watercraft Rental Businesses”; Section 48-8 “Enforcement”; and providing for conflict, severability, codification, administrative correction of scriveners errors, publication, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-16**.

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-16 into the record by title.

Scott Davidoff, Deputy City Manager, reviewed the proposed Ordinance.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-16 for public comment, with no response from the audience.

Deputy Mayor Fletcher thanked staff for bringing this forward and stated this would help the residents in the future.

Scott Sever, 2510 Zuni Road, asked if the City was proposing a fee to use the ramp for the citizens.

Scott Davidoff, Deputy City Manager, stated as directed by Council, a proposal was brought back and was voted on during the Consent Agenda item A. All the information would be going out to the public in the morning. This was not for using the boat ramp it was for parking trailers at the boat ramps.

Discussion followed to include the costs to maintain the ramps/parks, taking over the parks from Osceola County, exploring a discount for Osceola County residents, and having a workshop to discuss the annual passes.

Council Member Urban made a motion to adopt Ordinance No. 2025-16. Deputy Mayor Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

10. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-17**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 30 “Parks and Recreation”; Article II, “Special Events”, Section 30-16 "Purpose and Intent", Section 30-19 “Application for Permit” by requiring Council approval for the use of fireworks, redefining safety and security plan, to include road and parking closure plans and requirements, if applicable, adding solid waste provisions, requiring an event layout plan, establishing a cancellation authority and establishing an event decision and appeal process providing for conflict, severability, administrative correction, codification and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-17.**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-17 into the record by title.

Scott Davidoff, Deputy City Manager, reviewed the proposed Ordinance.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-17 for public comment, with no response from the audience.

Council Member Gilbert wanted to know how many departments this went through before they were approved.

Council Member Paul wanted the reason they were amending this Ordinance for the record.

Scott Davidoff stated they had been looking at this for a long time and this would help when there had been major issues during some large special events and this Ordinance it would prevent issues from occurring.

Discussion followed to include adding more events during the month.

Mayor Robertson made a motion to adopt Ordinance No. 2025-17 with the condition of allowing 3 events per month. Council Member Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

11. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-21**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 13.32 acres identified as Puffin Road Commercial, located east of Tay Wes Drive, north of Branched Oak Road, south of East Irlo Bronson Memorial Highway and west of Bur Oak Boulevard; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-21**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-21 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinances.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-21 for public comment, with no response from the audience.

John Adams, 8 Broadway Avenue, the applicant, stated they agreed to the condition of no self-storage and was available for any questions.

Council Member Gilbert thanked Mr. Adams for working with the City to bring commercial to the area.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-21. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 12. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-22**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of “Commercial” to approximately +/- 13.32 acres identified as Puffin Road Commercial, located east of Tay Wes Drive, north of Branched Oak Road, south of East Irlo Bronson Memorial Highway and west of Bur Oak Boulevard; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date (Above is full title) **ACTION ON ORDINANCE NO. 2025-22**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-22 into the record by title.

Discussion for this item took place under Ordinance No. 2025-21.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-22 for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-22. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 13. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-23**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/- 13.32 acres identified as Puffin Road Commercial from “AC” Agricultural Development and Conservation (County) to “HB” Highway Business Zoning Designation with a Commercial Future Land Use designation, generally located east of Tay Wes Drive, north of Branched Oak Road, south of East Irlo Bronson Memorial Highway and west of Bur Oak Boulevard; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-23** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-23 into the record by title.

Discussion for this item took place under Ordinance No. 2025-21.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-23 for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-23. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 14. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-24**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 2.5 acres identified as Anthemnet Ralph Miller Road, located east of South Narcoossee Road, north of Ralph Miller Road, south of Disston Drive, and west of Hackney Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-24**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-24 into the record by title.

Council Member Urban made a motion to continue Ordinance No. 2025-24 to the June 6, 2025, Council meeting. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 15. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-25**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of “Public/Institutional” to approximately +/- 2.5 acres identified as Anthemnet Ralph Miller Road, located east of South Narcoossee Road, north of Ralph Miller Rd, south of Disston Drive, and west of Hackney Road; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date (Above is full title) **ACTION ON ORDINANCE NO. 2025-25**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-25 into the record by title.

Council Member Urban made a motion to continue Ordinance No. 2025-25 to the June 6, 2025, Council meeting. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 16. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-26**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/- 2.5 acres identified as Anthemnet Ralph Miller Road from “LDR” Low Density Residential (County) to “OR” Open Space and Recreation Zoning Designation with a Public/Institutional Future Land Use designation, generally located east of South Narcoossee Road, north of Ralph Miller Road, south of Disston Drive, and west of Hackney Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission

recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-26** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-26 into the record by title.

Council Member Urban made a motion to continue Ordinance No. 2025-26 to the June 6, 2025, Council meeting. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 17. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-38**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 2.00 acres identified as Primrose Schools St Cloud, located east of South Narcoossee Road, north of Ralph Miller Road, south of Disston Drive and west of Hackney Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-38**.

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-38 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinances.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-38 for public comment.

Mike, 400 North Ashley Drive, the applicant, stated they agreed with the staff report and requested approval.

Council Member Urban made a motion to adopt Ordinance No. 2025-38. Deputy Mayor Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 18. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-39**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of "Commercial" to approximately +/- 2.00 acres identified as Primrose Schools St. Cloud, located east of South Narcoossee Road, north of Ralph Miller Road, south of Disston Drive and west of Hackney Road; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-39**.

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-39 into the record by title.

Discussion for this item took place under Ordinance No. 2025-38.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-39 for public comment, with no response from the audience.

Council Member Gilbert made a motion to adopt Ordinance No. 2025-39. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

19. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-40**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/- 2.00 acres identified as Primrose Schools St. Cloud from “US-M” Urban Settlement Manufactured Product (County) to “HB” Highway Business Zoning Designation with a Commercial Future Land Use Designation, generally located east of South Narcoossee Road, north of Ralph Miller Road, south of Disston Drive and west of Hackney Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-40.** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-40 into the record by title.

Discussion for this item took place under Ordinance No. 2025-38.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-40 for public comment, with no response from the audience.

Council Member Urban made a motion to adopt Ordinance No. 2025-40. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

20. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-41**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation “Medium Density Residential” to approximately +/- 1.64 acres identified as Palm Properties, located east of Narcoossee Road, north of East Irlo Bronson Memorial Highway, south of Lillian Lee Road, and west of Puffin Road; providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-41**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-41 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinances.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-41 for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-41. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

21. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-42**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/-1.64 acres identified as Palm Properties from “AC” Agriculture to “R-2” Single-Family Dwelling Zoning Designation with a Medium Density Residential Future Land Use Designation, generally located east of Narcoossee Road, north of East Irlo Bronson Memorial Highway, south of Lillian Lee Road, and west of Puffin Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-42** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-42 into the record by title.

Discussion for this item took place under Ordinance No. 2025-41.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-42 for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-42. Council Member Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

22. **PUBLIC HEARING FOR ORDINANCE NO. 2025-50**, an emergency ordinance of the City of St. Cloud, Florida, imposing a ban on open burning within the corporate limits of the City of St. Cloud; providing for severability, conflicts and an effective date. **ACTION ON ORDINANCE NO. 2025-50**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-50 into the record by title.

Jason Miller, Fire Chief, reviewed the proposed Ordinance.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-50 for public comment, with no response from the audience.

Council Member Gilbert made a motion to adopt Ordinance No. 2025-50. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

X. Council Action

1. Request City Council's acceptance of the City's Annual Comprehensive Financial Report (ACFR) for FY 2023-2024 as presented by Purvis Gray & Company, LLC. Independent Auditors.

This item was heard under presentation portion of the meeting.

2. Resolution No. 2025-073R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Construction Manager at Risk Services for Fire Stations (Rebid) with Arnco Construction, Inc. dated March 5, 2025, for Fire Station 32, and any amendments thereto, and providing an effective date.

COST: up to \$12,494,453.87

This item is to approve a task authorization with Arnco Construction, Inc. for the construction of Fire Station 32.

City Clerk, Ivy Llauro read Resolution No. 2025-073R into the record by title.

Jason Miller, Fire Chief, reviewed the proposed Resolution.

Mayor Robertson announced Resolution No. 2025-073R for public comment, with no response from the audience.

Council Member Urban made a motion to approve Resolution No. 2025-073R. Deputy Mayor Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

3. Discussion and possible action regarding appointments to boards and committees with vacancies for the Historic Preservation Board and Planning Commission.

City Clerk, Ivy Llauro read Council Action No. 3 into the record by title.

The following appointments were made by the City Council:

Historic Preservation Board

Alt 1 - Elizabeth Lamug

Alt 2 - Carmen Hernandez

Mayor Robertson announced Council Action No. 3 for public comment, with no response from the audience.

Council Member Urban made a motion to approve the Historic Preservation Board Members. Council Member Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

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

There are no First Readings and Introductions at this time.

- XII.** City Attorney

City Attorney, Dan Mantzaris stated he had nothing at the time.

XIII. City Manager

City Manager, Veronica Miller stated Senator Arrington had requested to hold remote office hours, providing assistance and information to residents at the Community Center for events for 2-3 hours and requested to have the fees waived for 4 events.

Council consensus was to wave the fees for the 4 events.

She also stated the speed zones were fully operational at this time in the school zones.

XIV. Mayor and Council Members

Council Member Paul stated for the month of May was acknowledged by teachers, nurses and law enforcement and thanked everyone in the community who worked in these fields.

Council Member Urban stated he had expressed his frustration to staff with the low-quality businesses within the highway business zoning district. He asked the Council if they would be interested in directing staff to look at the highway business uses and possibly removing some of the uses.

City Attorney, Dan Mantzaris stated there was a way to implement overlay districts. However, they would have to specifically identify in separate categories, they could not say no specific kind of retail.

Council consensus was to look into removing some uses and make them a conditional use.

Deputy Mayor Fletcher stated he had nothing at the time.

Council Member Gilbert stated public commenting went beyond the time. He wanted to know how to address it.

Mayor Robertson stated there were frustrated citizens here tonight and he allowed them more time due to the multiple situations. He said we could work through these situations, and he apologized and said he would tighten things up in the future.

Mayor Robertson stated he had nothing at this time.

XV. Information Section and Report Section

- Tuesday, May 13, 2025, Community Redevelopment Agency Meeting - 3:30 p.m. @ City Hall
- Tuesday, May 20, 2025, City Council Workshop - 9:00 a.m. @ City Hall
- Monday, May 26, 2025 - City Offices Closed in observance of the Memorial Day Holiday
- Tuesday, May 27, 2025, Special City Council Meeting - 6:30 p.m. @ City Hall
- Tuesday, June 5, 2025, Community Redevelopment Agency Meeting - 3:30 p.m. @ City Hall
- Thursday, June 12, 2025, City Council Meeting - 6:30 p.m. @ City Hall

Reports:

- FY2024-2025 Citywide Business Plan Report: Quarter 2
- Warrant List#7

XVI. Adjournment at 11:06 p.m.

Mayor Christian B. Robertson

ATTEST:

City Clerk, Ivy Llauro

Minute Approved: _____

St. Cloud Special City Council Meeting
Tuesday, May 27, 2025
City Hall - Council Chambers
1300 9th Street
6:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 6:30 p.m.

II. Mayor Robertson asked for a moment of silence

III. Pledge of Allegiance

IV. Roll Call

• Mayor Chris Robertson	Veronica Miller, City Manager
• Deputy Mayor Shawn Fletcher	Daniel Mantzaris, City Attorney
• Council Member Jennifer A. Paul	Ivy Llauro, City Clerk
• Council Member Kolby Urban	Abismael Abreu, Strategic Initiatives Admin
• Council Member Ken Gilbert	Members of the Press

All members were present.

V. Agenda Update

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

VI. Presentations

There were no Presentations at this time.

VII. Consent Agenda

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

There were no Consent Items at this time.

VIII. Citizens Forum

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

No one came forward at this time.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-43**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # ANX25-00013, located north of Irlo Bronson Memorial Highway, west of Nova Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-43**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinances No. 2025-43, 2025-44 and 2025-45 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinances.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-43 for public comment.

Curtis Arrington, CM Arington & Associates, the applicant stated he was available for any questions.

Mindy Schaham, 5016 East Fountainwood Drive, **asked** what Osceola County was going to provide that St. Cloud could not provide.

Mayor Robertson clarified that what she was talking about was item #4 and not Ordinance No. 2025-43/44 which they had not discussed yet.

Council Member Urban made a motion to adopt Ordinance No. 2025-43. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-44**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # CPA25-00005, located north of Irlo Bronson Memorial Highway, west of Nova Road from "LDR" Low

Density Residential, Community Center(County) to "C" Commercial (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2025-44**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-44 into the record by title.

Discussion for this item took place under Ordinance No. 2025-43.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-44 for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-44. Council Member Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 3. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-45**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 28.6 acres identified as Nova & 192 PUD, Project # PUD25-00001, located north of Irlo Bronson Memorial Highway, west of Nova Road from "CG" Commercial General "CR" Commercial General "PD" Planned Development (County) to "PUD" Planned Unit Development (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-45**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-45 into the record by title.

Discussion for this item took place under Ordinance No. 2025-43.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-45 for public comment, with no response from the audience.

Deputy Mayor Fletcher made a motion to adopt Ordinance No. 2025-45. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

- 4. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-28**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 997.034 acres identified as Encumbrance Annexations (Zones 1, 2 & 4), Project # ANX25-00003, located south of Neptune Road and west of Cross Prairie Parkway, Hickory Tree Road and Nolte Road, and east of the Turnpike between Clay Whaley Road and Kissimmee Park Road; within the Joint Planning Area Interlocal Agreement (JPA); in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes.(Above is full title) **ACTION ON ORDINANCE NO. 2025-28**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-28 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinance.

Jason Miller, Fire Chief, reviewed statistical information regarding the emergency calls.

Council Member Gilbert asked what 1 minute to 2-minute response times mean in saving lives.

Chief Miller responded that time is an issue, it could mean the life of a heart attack/stroke patient and a fire could double in size in a minute or two.

Mayor Robertson announced the Final Public hearing for Ordinance No. 2025-28 for public comment.

Phil DiVino, 5008 East Fountainwood Drive, stated his concern was none of the tax increases were shared with them by the City and was not disclosed by the builders when they purchased the properties. He said he and his wife were retired and would now have to go back to work to cover higher tax bills. He asked why this information was not disclosed and if they were obligated to tell the property owners. He also asked about the potential home insurance savings and wanted to know if it would be for homeowners' insurance savings or just flood insurance savings. He felt the information regarding the fees was misleading.

City Manager, Veronica Miller stated the Fire Chief spoke about this and that the City's insurance rating was lower in the City limits compared to the County. She recommended he call his insurance company and let them know that they were now in City limits and had a lower fire rating but could not guarantee the company would lower their rates. She said that currently they were paying in bulk on the fees and when annexed they would be paying monthly, overall, the City had a lower sanitation rate than the County. She thanked him for the feedback.

William Fisher, 2373 Kings Crest Road stated St. Cloud had not contributed one dime to the 40-year-old Kings Crest community and now the City wanted the residents to pay for the City's taxes for parks. He said he was against that. He wanted to see the encumbrance paperwork and asked where he could find the recorded copy. He said the Planning Commission requested denial of this annexation and he requested to have Council deny it as well.

City Manager, Veronica Miller stated the encumbrance information was in the agenda packet.

City Attorney, Dan Mantzaris stated there were a lot of pages submitted but they should have received the documents when they closed on their property from the title company.

Isaely Echavarria, 3108 Wauseon Drive, stated she had questions on the annexations for Zone 4. She wanted to know what the process was in determining fair market value, she received a letter for eminent domain and wanted to know why.

City Attorney, Dan Mantzaris stated that the County was doing an expansion on Hickory Tree Road and there would be eminent domain on some properties for this expansion and letters were sent out, this was the letter she was referring to.

Raymond Lackey, 2210 Jessica Lane, stated his concerns with the Zone 1 annexations were with the construction on Neptune Road, access to his community would be very limited. He recommended postponing the annexation of Zone 1 until the safety services were in place and the construction to be further along. He expressed his concerns with Michigan Avenue and Nolte Road traffic as well as the Turnpike expansion.

Norman Terry, 5031 Vantage Court, stated he lived in Twin Lakes, and he was not aware of this encumbrance when he bought his house, if he had known about this he may not have purchased a house in that community. He also stated Twin Lakes was completely encircled by non-city except for a small piece of land to the north. He said it seems like this was a way for the City to increase their tax base. He said the parks were really in bad shape and it was not a benefit.

Mayor Robertson asked for the amount of money that the City put into the 17th Street ballfields.

Jeff Cooper, Finance Director stated the 17th Street ballfield project was over \$17 million.

Mayor Robertson stated that this Joint Planning Agreement was made in 2014 and none of the members here now were on the Council. He said that the County did not want to be in the parks business and the City was assuming these parks from the County and it did not come without cost. The impact fees they receive did not cover these upgrades. He said the County did not want to service this area anymore.

Council Member Urban stated that some of the anger here tonight was misdirected towards the Council, he said he wished he could change the disclosures and have the builders be responsible for telling new residents of all of this. He made an oath to this office to be fiscally responsible for the City and that was what they were trying to do.

Greg Pikus, 2660 Redblush Terrace, stated he lived in the Twin Lakes community, and he requested for the Council to not approve this annexation. He said a lot of people were blindsided with this and very unhappy, there was no value or benefit added with it, this would adversely impact peoples' finances as they were on a fixed income. This was very confusing for people

and there were lawsuits about all of this. He tried to install a pool and was told he had to go to the City. He stated he had called several times to get answers and still had not received any. He again requested that this be denied or delayed.

City Manager, Veronica Miller stated that he could now come to the City and apply for the permits and gave him her card so they could discuss the process.

Wanda Penny Patterson, 2343 Kings Crest Road, stated she was a proud homeowner in Kings Crest, and she chose to live in Kissimmee not St. Cloud. She said this would be a higher rate and was on a fixed income and this would impact her family. She said why would she move to St. Cloud to pay higher taxes. This was a very stressful move, and she did not want to do it, this was not voluntary, it was being forced. She asked the Council to not do this.

McGregor Love, 215 North Eola Drive, stated he was here on behalf of Narcoossee Land Adventures. He said his client had been doing road work in the County and that road work was subject to certain impact/ mobility fee agreements. He wanted to know when they needed to execute a mobility fee interlocal agreement.

City Attorney, Dan Mantzaris stated that they were working on an agreement and anticipated it would be ready in July.

Isho Eskandar, 2087 Brillante Drive, stated he wanted to talk about the actual documentation that was signed by the builders. He said the encumbrance with the City of St. Cloud was with a Limited Liability Company but was signed by the owner of the property without a title for the Limited Liability Company. How do they know if this person was acting in the full capacity of the Limited Liability Company. He wanted to know if there was an article of corporation registered with the City so they could view and make sure this person had the power to sign on behalf of the Limited Liability Company. He also wanted to know about a document that was signed by a different person in 2018 representing the same Limited Liability Company as the title member. He said in the same article section 3.1 it stated the City had received an encumbrance that had been executed by all owners of the property and wanted to know what the capacity would be and if there would be a legal ramification for not having a title for signing on behalf of a Limited Liability Company. He wanted to know what documentation was received by the City when these documents were signed.

Mayor Robertson stated they could not give him legal advice and that he was not here 11 years ago when this went through the Joint Planning Agreement with the County.

City Manager, Veronica Miller stated the property directly north was just annexed earlier this year.

Ricardo Watson, 2371 Kings Crest Road, stated this ordinance was being advanced as a voluntary annexation and he did not consent to this. He submitted an objection on March 28, 2025, to the City Clerk's office and was turned around by the City Clerk and had a copy of it, to this day he still had not received a response. He also filed a legal challenge to the courts which would be enforced. He also received over 50 signatures for a petition to stop this.

Mayor Robertson asked for everyone to be respectful of other people's times, they were there for Council to hear them he also asked for point of order.

Steve Moore, 2320 Emperor Drive, stated he was in Zone 4 and at the present time there was no Fire Station built yet, and construction was going to begin soon, they would still have to rely on the County for services until it was built. If it were the City responding the closest station was on 900 Minnesota Avenue which was far for an emergency response. He requested for Council to wait on the annexation until the Fire Station was built, and Neptune Road was completed.

Jason Miller, Fire Chief, stated the units would not be responding out of Station 31, they had a temporary station on 17th Street. He said that if they needed the County to respond because they were closer they would respond. They anticipate the station to be built by August/September of 2026.

City Manager, Veronica Miller, stated the Police Station was on Neptune Road, and they would also be responding to calls they were closer than the Sheriff's Office.

Doug Goerke, Police Chief, stated that the Police Department responds to medical calls alongside the Fire Department. They do not do that in the County.

Mayor Robertson said that public safety was number one for them. They were trying to make it right.

Jade Biskaduros, 2333 Kings Crest Road, stated she had questions for the Fire Chief. She wanted to know when it would be built and having calls come from the new station, the ISO ratings, and how many fire stations was the City going to approve with all the annexations. She requested Council not to approve these annexations.

Jason Miller, Fire Chief, stated the station was to be built in September 2025, the ISO was a 2 for the City and a 3 for the County, and they were going to be building 9 additional stations over the next few years, and they had the design templates, location lots and trucks on order for the future stations.

Adam Bailey, 2369 Kings Crest Road, asked the audience to raise their hand if they wanted to be annexed into the City, he said that a public park was a benefit but it was a public park and it was for the public so that was not a benefit. He stated he had not seen one St. Cloud emergency vehicle in Kings Crest. He said that Council had the opportunity to not move forward with these annexations. He requested Council to not approve the encumbrances and annexations.

Jessica King, 1408 Kingston Way, stated she had the original title from her mother-in law and her current title it was very hard to look this information up and she worked in the industry, she had to have this information emailed to her due to the difficulty. She said it seemed like everything had been done backwards all the developments going in and roads not being expanded in preparation for this. She did not agree with all of this.

Oren Schaham, 5016 East Fountainwood Drive, asked the Police Chief if they were all trained as Emergency Medical Technicians/Paramedics.

Doug Goerke, Police Chief, stated no they were trained with basic first aid, Cardiopulmonary Resuscitation, Automated External Defibrillator and can use Narcan. He said that they did have Paramedics on their Swat Team.

Darrin Davis, Hickory Tree Road, stated the service thing was good and bad. He said a cow was loose for 3 days because nobody- the County, City or Animal Control wanted to deal with it, he had to open his fence up just to get it off the road. He wanted to know how many police and fire vehicles they would have to add if this was to be approved. He also wanted to know where the money would come from to build and staff the safety services.

Jerome Wagner, 2656 Redblush Terrace, stated he was never notified about this annexation, and he was on a fixed income. He asked them to transition the increase or grandfather them in.

Council Member Paul asked if there was something the residents could do legally about not being notified about this agreement when they purchased their homes.

City Attorney, Dan Mantzaris, stated there was a lot of confusion because they were not given the information when they purchased their homes. He said the issue lies with the developer and the people who sold them the property. He could not give legal advise to the citizens but said this could be problematic because these encumbrances were in place because the developer of the property came to the City requesting water and sewer.

Council Member Urban thanked the residents for speaking and he understood the financial hardship, but he had to be fiscally responsible for the City.

Council member Urban made a motion to adopt Ordinance No. 2025-28. Council Member Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Deputy Mayor Fletcher voted nay.

5. FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-37, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 26.38 acres identified as Marlowe Apartments at Nova Road, Project # ANX25-00012, north of East Irlo Bronson Memorial Highway, west of Bradley Drive, east of Nova Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-37**

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2025-37 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinance.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-37 for public comment, with no response from the audience.

Council Member Gilbert made a motion to adopt Ordinance No. 2025-37. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

X. Council Action

There were no Council Action items at this time

XI. First Readings and Introduction

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

There were no First Reading and Introduction items at this time

XII. City Attorney

City Attorney, Dan Mantzaris stated he had nothing at the time.

XIII. City Manager

City Manager, Veronica Miller requested Council consensus to send a grant support letter to Main Street.

Council consensus was to send the letter to Main Street.

XIV. Mayor and Council Members

Council Member Paul thanked the Council for going out into the community.

Council Member Urban stated he went to the Memorial Day service at Mount Peace Cemetery, and it was incredible.

Deputy Mayor Fletcher stated he echoed the same comments. The staff did an amazing job representing the City. He said he had not attended the last Council Workshop and there was

discussion on the Proclamation Policy, it appeared that the majority of Council would like these to be voted on before the meeting. He had a Proclamation scheduled for tonight and asked Council if they could take a vote on it tonight.

Council denied the request.

Council Member Gilbert thanked the Council for making these difficult decisions.

Mayor Robertson stated it was difficult to watch the City grow. He said he would like to go out and talk to every citizen who would be affected by this. He was also at the Memorial Day service and it was a great day.

XV. Information Section and Report Section

Thursday, June 12, 2025, City Council Meeting - 6:30 p.m. @ City Hall

XVI. Adjournment: 8:17 p.m.

Mayor Christian B. Robertson

ATTEST:

City Clerk, Ivy Llauro

Minute Approved: _____



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-097R Ad Valorem Tax
Millage

Finance Agenda Item:

FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R, 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 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) (Final Public Hearing will be heard September 18, 2025) **ACTION ON RESOLUTION NO. 2025-097R**

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 6.27 percent above the rolled-back rate of 4.8110. This is the 13th 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:

09/11/2025 Final Action

Attachments:

1. 2025-097R Final Millage Resolution.Final
2. 2025-097R Final Millage and 2025-098R Final Budget

RESOLUTION NO. 2025-097R

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 2025/2026 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 11, 2025 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: 6.27 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 2025/2026 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 2025/2026 is 4.8110 mills.

SECTION 3. The final millage rate is more than the "rolled-back rate" by 6.27 percent, and the same is here characterized as the percentage increased in property taxes adopted for the fiscal year 2025/2026.

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 11TH day of September 2025

SECOND READING PASSED AND ADOPTED by the City Council of St. Cloud on this 18th day of September, 2025.

ATTEST

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

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

Daniel F. Mantzaris, City Attorney

Final Ad Valorem Tax Millage

**Resolution
No.**
2025-097R

Request:
Final millage
rate for fiscal
year 25/26

**Recommend
APPROVAL**

BACKGROUND

- 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 6.27 percent above the rolled-back rate of 4.8110**
- Rolled-Back rate: The same tax dollars assessed as the previous tax year (not including new construction.) The increase in taxable values for existing properties is not considered for ad valorem tax.

Final Ad Valorem Tax Millage

KEY TAKEAWAYS

- 1 mill = \$1 in tax per \$1,000 of assessed value
- Property taxes are calculated by multiplying the assessed taxable property value by the millage rate and dividing by 1,000.

Ex.: Millage rate 5.1128. Property taxable value is \$100,000. Tax bill = \$511.28.

Final Ad Valorem Tax Millage

Proposed Millage Rate (13th consecutive year with no increase)

5.1128

Taxable Value

\$250,000

Annual City Ad Valorem Taxes

\$1,278

Final Ad Valorem Tax Millage

General Fund Budget Highlights

- 1% COLA, 3% pay adjustment \$ 1,144,374
- Public Safety Union contracts \$ 834,925
- 13 (8 Public Safety) new positions \$ 1,259,392
- Increase in Police & Fire operating costs \$ 1,224,740
- Increase in Public Safety pension contribution costs \$ 1,494,393
- Increase in health benefit costs \$ 474,805

Final Ad Valorem Tax Millage

- General fund new/newly funded positions:
 - Police Officers – SRO (2) – newly funded
 - Police Officers (4)
 - Public Educator/Inspector (1)
 - Planner – Associate (1)
 - Maintenance Workers – Streets (2)
 - Senior Tradesworker – Bricks (1)
 - Park Ranger – part-time (1)
 - Grants Assistant – part-time (1)

Final Ad Valorem Tax Millage

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-097R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-097R

Final Fiscal Year 2025/26 Budget

**Resolution
No.**
2025-098R

Request:
Final
2025-2026
Budget

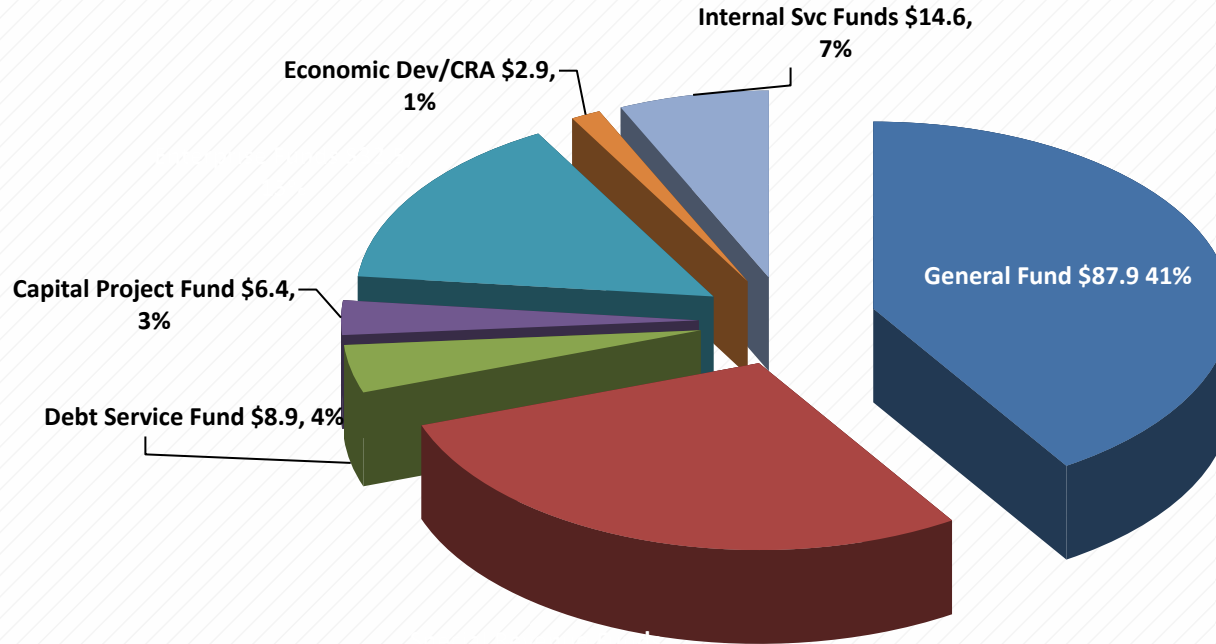
**Recommend
APPROVAL**

BACKGROUND

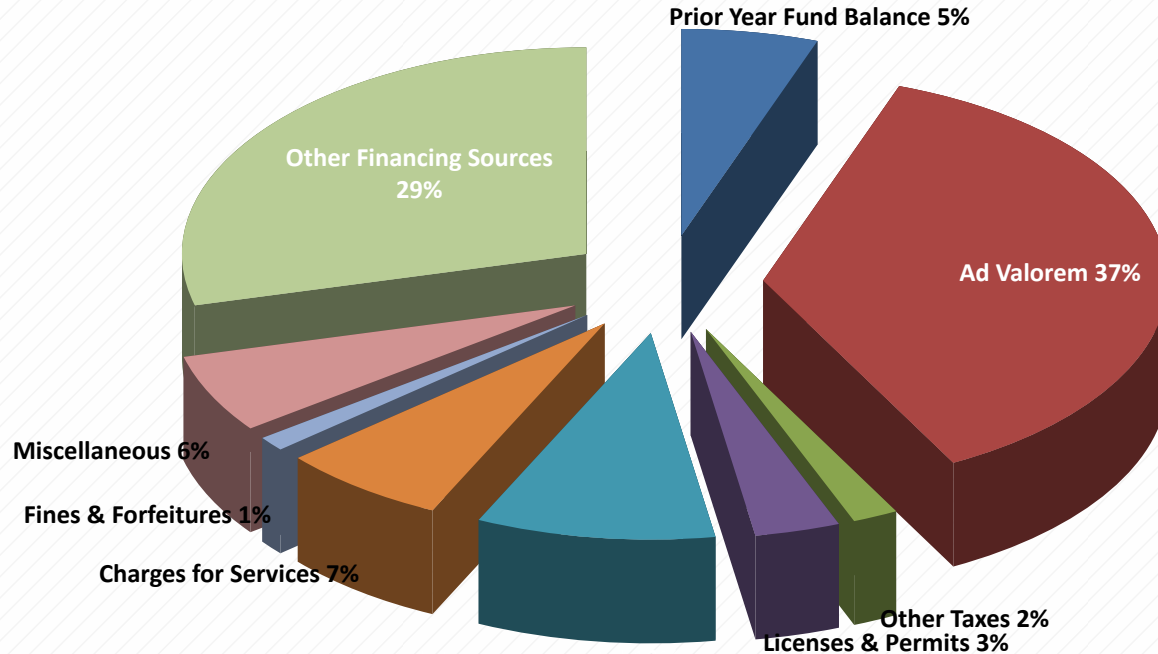
- As per Florida Statute 166.241, the City is required to adopt a budget each fiscal year by ordinance or resolution.
- The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriation for expenditures and reserves. In other word, the adopted budget must balance.

Final Fiscal Year 2025/26 Budget

Expenditure in millions = \$214.8

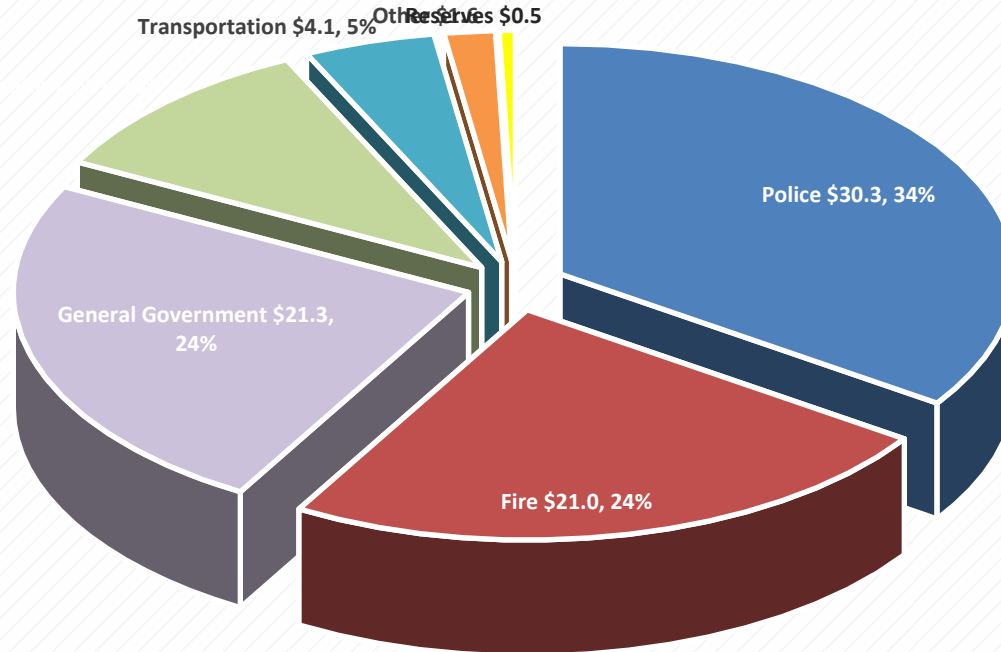


General Fund Revenues



General Fund Expenditures

Expenditures in millions = \$87.9



Strategic Projects

Key Focus Area: Diverse & Magnetic Economic Development

Funded projects:

- Downtown Public-Private-Partnership Mixed Use Project
- Centennial Park Improvements Phase 1
- Downtown Signage Project

Strategic Projects

Key Focus Area: Effective Community Safety

Funded projects:

- 8 new/newly funded Public Safety positions (4 police officers, 2 School Resource Officers, 1 Public Educator/Inspector, and 1 Part-time Park Ranger)
- Construction of Public Safety Complex Ph.1 (funded in FY 24/25)
- Construction of Fire Station #35 (funded in FY 24/25)
- Construction of Fire Station #36 (funded in FY 24/25)
- Purchase of new fire engine
- Purchase of new ambulance
- Replacement of 17 Public Safety vehicles
- Tennessee Ave. & 17th Street stormwater improvements (funded in FY 24/25)

Strategic Projects

Key Focus Area: High Performing Government

Funded projects:

- 16 total new positions
- City-wide 1% COLA and 3% pay adjustment
- Security Services for City Hall
- Backup appliances for data protection
- Enterprise Resource Planning (ERP) – Initial funding for future implementation

Strategic Projects

Key Focus Area: Effective Transportation Network

Funded projects:

- LaSalle Avenue Extension
- Rummell Road Roundabout
- Lakeshore additional parking
- Master Plan paving
- Additional paving (Franchise fees funded)

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-098R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-098R



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-098R FY 2025/2026 Final Budget

Finance Agenda Item:

FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R, 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 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) (Final Public Hearing will be heard on September 18, 2025) The total proposed fiscal year 2025/2026 budget is \$214,796,974 of which \$87,933,451 is attributed to the General Fund. Ad Valorem revenues \$32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**

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. This budget includes 13 newly funded positions, 8 of which are for Public Safety.

Legal Authority:

Request City Council to approve the budget for FY2025/2026

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:

09/11/2025 - Final Action

Attachments:

1. 2025-098R Final Budget Resolution.Final
2. CC Budget Workshop Book - DRAFT 7-11-25
3. 2025-097R Final Millage and 2025-098R Final Budget

RESOLUTION NO. 2025-098R

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 2025/2026; 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 11, 2025 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 18, 2025 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: 6.27 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 #2025-097R will raise THIRTY THREE MILLION, FIVE HUNDRED FORTY NINE THOUSAND, AND EIGHT HUNDRED SIXTY EIGHT DOLLARS (\$33,549,868) from ad Valorem taxes for the fiscal year 2025/2026.

SECTION 2. The total expenditures for the City of St. Cloud, Florida for the budget year 2025/2026 are determined to be as follows:

Fund	Amount
General Fund	\$ 87,933,451
Gas Tax Fund	1,682,000
Utility Tax Fund	4,443,497
One Percent Fund	9,343,245
Community Dev Block Grant Fund	807,467
St Cloud/OUC Inter-local Fund	12,257,652
St Cloud/TOHO Inter-local Fund	6,098,898
Debt Service Fund	8,877,404

Capital Project Fund	6,399,220
Recreation Impact Fee Fund	4,288,000
Police Impact Fee Fund	2,016,128
Fire Impact Fee Fund	1,370,311
Mobility Fee Fund	19,335,628
Sanitation Fund	19,995,873
Stormwater Fund	6,148,314
Building Permit Fund	5,407,817
Sanitation Impact Fee Fund	920,000
Motor Pool Fund	3,665,238
Medical Insurance Fund	9,848,770
Workers' Compensation Fund	1,053,605
Economic Development Fund	599,153
Community Redevelopment Agency	2,305,303

Grand Total	\$ 214,796,974
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(a) Effective October 1, 2025, the budget includes a 1 percent cost of living adjustment (COLA) and a 3 percent salary adjustment for all active general employees (excludes 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
Police Officers (SRO)	General Fund	Police	2 *
Police Officers	General Fund	Police	4
Park Ranger (part-time)	General Fund	Police	1
Public Educator/Inspector	General Fund	Fire	1
Planner-Associate	General Fund	Community Dev	1
Maintenance Workers	General Fund	Public Works	2
Senior Tradesworker (bricks)	General Fund	Public Works	1
Grants Assistant (part-time)	General Fund	Procurement	1
Driver/Collectors	Sanitation Fund	Sanitation	3

*Newly funded, no new FTE's

(c) The budget includes a one-time holiday payment to full-time and part-time employees who has been employed as of December 1, 2025 in the amount of \$100 for employees who have been employed full-time for 12 consecutive months prior to December 1, 2025; \$50 for employees who have been employed full-time for less than 12 consecutive months prior to December 1, 2025; \$50 for employees that have been employed part-time for 12 consecutive months prior to December 1, 2025; and \$25 for employees that have been employed part-time for less than 12 consecutive months prior to December 1, 2025. 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 2025/2026 fiscal year for the unexpended/unencumbered balances:

<u>Project</u>	<u>Description</u>
CM2101	CITY HALL B-A 3 RD FL REMODEL
CR2401	CRA ALLEYWAY IMPROVEMENTS
CR2402	CENTENNIAL PARK RENOVATIONS
IT2200	NETWORK SECURITY/SOFTWARE
PR1906	TRAIL EXT LAKE TO CHISHOLM
PR2106	17 TH STREET BALLFIELDS
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
PR2505	EDGEWATER EAST PARK LAND
PS2002	FIRE STATION UPGRADES
PS2103	FIRE STATION 35 NEW BUILD
PS2104	FIRE STATION 32 NEW BUILD
PS2105	FIRE TRAINING FACILITY
PS2110	TEMPORARY FIRE STATION
PS2401	PD COMMUNICATIONS CENTER
PS2402	FIRE STATION 36
PS2409	FD HEADQUARTERS RENOVATION
PS2501	STORAGE GARAGE/RESTROOMS
PW2000	DOWNTOWN REVITALIZ PH II
PW2301	TRANSFER STATION MONITORING WELLS
PW2402	DOWNTOWN MIXED-USE DEVELOPMENT
PW2501	MINNESOTA AVE PARKING LOT
PW2502	PROGRESS LANE OFFICE RENOVATIONS
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
ST2402	ADA IMPROVEMENTS
ST2403	DE, VT, & COLUMBIA SIDEWALK
ST2501	MASTER PLAN PAVING
ST2604	RUMMELL ROAD ROUNDABOUT
SW2005	ESPIRIT STORMWATER POND IMPROVEMENTS
SW2401	ALABAMA & 11 TH STORMWATER
SW2501	TENN AVE & 17 TH STORMWATER
SW2502	CLAY DRIVE DRAINAGE IMPROVEMENTS

SECTION 4. The prior year fund balances in various funds will increase to provide funding for the Outstanding Encumbrances as of September 30, 2025.

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 11th day of September, 2025.

SECOND READING PASSED AND ADOPTED by the City Council of St Cloud on this 18th day of September, 2025.

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

CITY OF ST. CLOUD PRELIMINARY PROPOSED ANNUAL BUDGET FISCAL YEAR 2025-2026





GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of St. Cloud
Florida**

For the Fiscal Year Beginning

October 01, 2024

Christopher P. Morrell

Executive Director



Mission:

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



Vision:

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

CITY OF ST. CLOUD

ELECTED AND APPOINTED OFFICIALS



Veronica Miller
City Manager



Christian B. Robertson
Mayor



Ken Gilbert
Deputy Mayor



Jennifer Paul
Council Member



Kolby Urban
Council Member



Shawn Fletcher
Council Member

CITY OF ST. CLOUD ELECTED AND APPOINTED OFFICIALS



DEPARTMENTAL OFFICIALS

City Manager

Veronica Miller

Deputy City Manager

Scott Davidoff

Strategic Initiatives Administrator

Abismael Abreu

Sr Direct Human Resources & Admin Services

Justin Kluesner

City Clerk

Ivy Llauro

Director of Community Development

Melissa Dunklin

Director of Economic Development

Vacant

Director of Information Technology

Roberto Smith

Director of Building

Bob Deatherage

Public Safety Administrator

Douglas Goerke

Fire Chief

Jason Miller

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

Jeff Cooper

City Manager's Message

City of St. Cloud Memorandum

TO: CITY COUNCIL
FROM: VERONICA MILLER, CITY MANAGER
DATE: JULY 14, 2025
SUBJECT: **2025-26 BUDGET MESSAGE**



Introduction

It is my pleasure to present the City of St. Cloud's \$213,393,619 Operating Budget for fiscal year 2025-26. This budget allows the City to continue providing the high levels of service and quality programs that make St. Cloud the Centerplace for Life, while addressing long-term plans and increasing the General Fund reserve balance.

The budget is balanced and 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 11 and September 18.

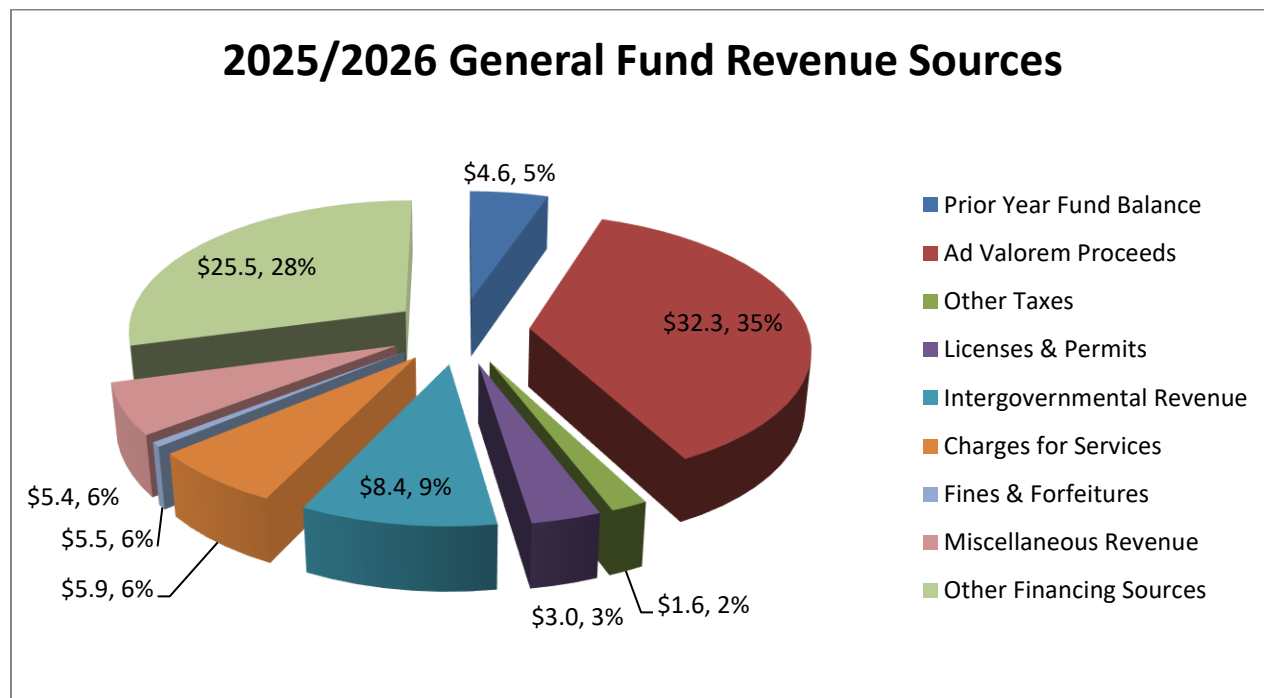
Every annual budget comes with difficult decisions and limited resources; this budget is no different, but it demonstrates a commitment to both the community we serve and to our dedicated employees.

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 13th consecutive year.

Overview

The **City-Wide Budget** total for FY 25-26 is \$213,393,619, a decrease of \$60.0 (or 22.0%) from the current year initial 24-25 budget, of which \$87,687,941 is applicable to the General Fund. The General Fund is balanced, maintaining a flat millage of 5.1128. The decrease in overall budget is primarily due to several major capital projects funded in the current fiscal year including: Public Safety Complex – Phase I, Fire Station 35 (Tohoqua), Fire Station 36 (Center Lake), Hopkins Park – Phase I, and the 17th Street Ballfields. These projects were funded by a \$78M+ bond issue which will be repaid with a combination of the One Percent Surcharge Fund, Parks Impact Fees, Police Impact Fees, and Fire Impact Fees.

The **General Fund Budget** total is \$87,687,941, which is \$6,906,188 (or 8.5%) more than the current year initial budget. This increase is related to a city-wide cost-of-living increase (COLA), salary adjustments, 12 new/newly funded positions (8 of the 12 are Public Safety positions), increased pension contribution rates, health benefit rate increases, and Public Safety union contract terms/associated costs.



In FY 2025-26, ad valorem taxes represent about 35 percent of projected revenues. In addition, 28 percent is from other financing sources, 9 percent from intragovernmental revenue, 6 percent from charges for services, 6 percent from fines & forfeitures, 6 percent from miscellaneous, 5 percent from fund balance (a reduction of 4 percent from FY 2024-25), 3 percent from Licenses and permits, and 2 percent from other taxes.

Revenues

Budgeted revenues for 2025-26 total \$213,393,619 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 \$6.9 million over 2024-25 levels, totaling \$87,687,941 in 2025-26. There are two major sources for the increased General Fund revenues: Increase in ad valorem revenue of approximately \$6.4 million due to new construction, increased property valuations, and annexations. The other major increase is in TOHO revenue sharing of \$1.7 million due to an increased customer base and a one-time \$1 million transfer from accumulated revenue not previously budgeted.

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 \$6,561,362,315, or 25 percent higher than the current year. This includes an increase from new construction of \$497,364,638 taxable value, or an additional \$2,441,208 in ad valorem revenues.

Staff is recommending the City Council approve the same millage rate of 5.1128, which will generate total ad valorem tax revenues of \$32,205,055. The rolled back rate is 4.7930 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 \$2,014,567 less than staff's recommendation for ad valorem revenue.

TOHO Interlocal Revenue is expected to increase. The number of TOHO customers has continued to grow as well as a one-time transfer to the General Fund of \$1 million. The City receives 12 percent of TOHO sales on a monthly basis.

Sales tax revenues have declined by approximately 5 percent from the previous year so 2025-26 estimates continue to reflect that decrease. Other General Fund revenues are expected to see moderate growth next year. In developing estimates for revenues, staff has taken into account current economic conditions in making projections for 2025-26.

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 costs. 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 \$62,581,606 which is \$5,695,896 or 10.0 percent, higher than the current year amended budget. The increase is due to a proposed 1 percent COLA and a 3 percent wage increase for City General employees as well as the same for Police and Fire Union members, whose wages are covered under Union contracts. In addition, 15 new positions with 8 of them being for Public Safety. A total of 12 of those positions are in the General Fund and 3 for Sanitation. 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 25-26 [Oct 2025] if adopted, a 1 percent COLA and a 3 percent wage increase would be implemented for all City General employees, excluding Police and Fire Union members, whose wages are covered under Union contracts.

Medical benefits this fiscal year have a projected annual cost of \$8,705,736 equating to an annual increase from last year of \$911,471 (or 11.7%). This is due to the 15 newly funded positions as well as an approximate 8.7% rate increase. The City is sharing this increase with staff this fiscal year.

City-Wide Operating Expenses total \$213,393,619 which is \$60,046,222 (or 22.0%) less than the amended prior year budget. This increase is primarily due to 3 major Public Safety projects which were funded in the current fiscal year: Public Safety Complex -Phase I, Fire Station 35, and Fire Station 36. Due to ongoing efforts by City leadership and staff, the Operating Expenditures (excluding salaries, benefits, utilities, insurance, and vehicle costs) have only increased by 5.7% in the General fund.

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 Operating and Enterprise Fund Reserve. The City's Reserve Policy requires that this reserve maintain a balance of 12.5 percent of General Fund operating expenditures and transfers out.

General Fund Reserves at the end of FY 2024-25 are projected to be approximately \$14.5M (or 21.0%) of prior year operating expenditures. This places projected reserves at 8.5 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). Note that \$4,576,248 is being allocated in Prior Year Fund Balance in this budget. These computations are estimates based on fiscal year 24-25 activity and are not audited results.

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 current 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

In FY 2025, the City is advancing a more inclusive and resilient local economy by removing barriers to business success and laying the foundation for sustainable growth. This year's economic development strategy focuses on expanding opportunities for business incubation, enhancing commercial corridors, and strengthening the infrastructure that supports long-term investment. Guided by smart land use planning and collaborative public-private partnerships, we are creating a business environment that drives innovation, attracts talent, and positions St. Cloud as a hub of opportunity and connection.

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:

- New Commercial Zoning District
- Industry Specific Recruitment
- Airbnb Citywide Monitoring Process
- Minnesota Avenue Parking
- 17th Street Masterplan

Effective Community Safety

Ensuring the well-being of our community begins with strong public safety and smart planning. This Fiscal year, the City is directing key investments toward enhancing emergency response, improving neighborhood safety, and building long-term community resilience. These initiatives reinforce our commitment to protecting residents and creating a secure, thriving St. Cloud.

Strategic Goals:

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

Funded Items:

- Vulnerability Assessment and Adaptation Action Plan
- Online Interactive Floodplain Map
- Special Event Pedestrian Safety Equipment
- Public Safety Complex Phase 1
- Tennessee Avenue & 17th Street Stormwater

High-Performing Government

In FY 25-26, the City continues its commitment to being a responsive, transparent, and forward-thinking organization. By investing in staff development, operational improvements, and enhanced public services, we are strengthening our ability to meet the evolving needs of the community with professionalism and care.

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:

- Impact Fee Updates (Fire, Parks, Police)
- Strategic Annexations
- Electronic Procurement Marketplace
- City-wide Watershed Master Plan
- 5-year Staffing Plan
- Annual "Big Red Chair" Triathlon Event
- Partin Triangle Park Integration

Reliable Transportation Network

Through thoughtful design, strategic planning, and collaboration with transportation partners at every level, we are creating a more resilient and user-friendly system that supports both daily needs and long-term

growth. These investments ensure our streets, sidewalks, and pathways contribute to a more livable and inclusive St. Cloud.

Strategic Goals:

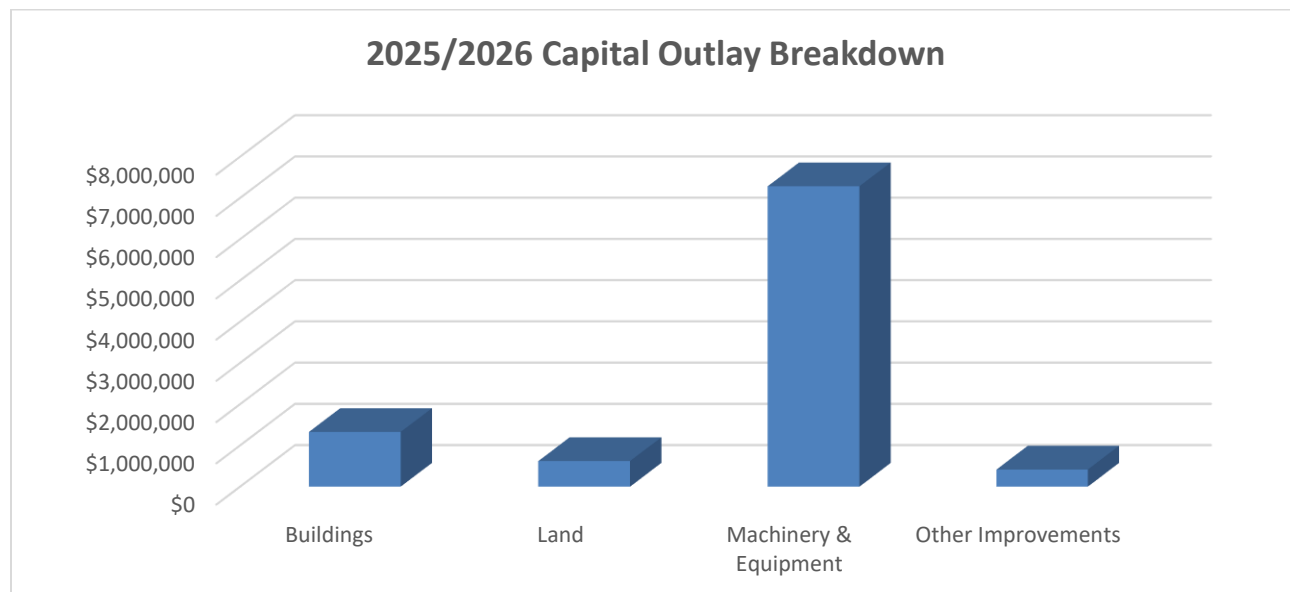
1. Ease traffic congestion, reduce commute times, and improve safety
2. Plan, prioritize, and find innovative ways to fund transportation infrastructure
3. Engage and educate the community about transportation initiatives, issues, safety, and needs within the city

Funded Items:

- Partner with Florida 511
- 10th Street Complete Streets
- DE, VT, & Columbia Avenue Sidewalks
- Michigan Avenue Extension
- Zuni/Twelve Oaks Development Agreement

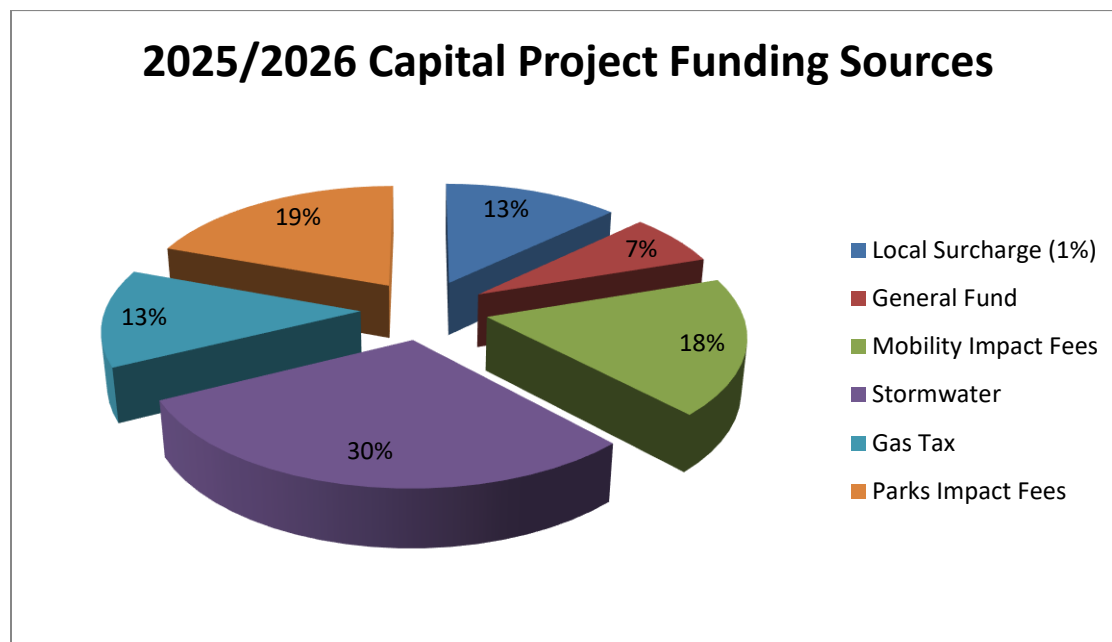
Capital

City-Wide Capital Outlay totals \$9,644,251 which is \$5,164,520 less than the current year initial budget. The major items funded are a replacement fire engine, city-wide facilities maintenance, fleet replacements, and other capital improvements. The highlights of some significant departmental capital outlay in the upcoming budget are as follows: Buildings \$1,326,089; Land \$620,000; Equipment & Machinery \$7,283,162; Other Improvements \$415,000.



City-Wide Capital Projects total \$7,736,375, which is \$68,401,625 (or 90%) less than the current adjusted year budget. Fiscal Year 25-26 is funding 8 Capital projects: 2 paving projects, 3 parking/road projects, 2 stormwater projects, and the initial contribution to a future Enterprise Resource Planning (ERP)

implementation. Funding for these projects is from the following sources: General Fund \$536,375, Local Surcharge Fund \$1,000,000; Mobility Impact Fees \$1,400,000; Stormwater Fees \$2,300,000; Gas Tax \$1,000,000 and Parks Impact Fees \$1,500,000.



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 with 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

FY24-29 Strategic Plan

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.

Key Focus Areas

Diverse,
Innovative, and
Magnetic
Economic
Development

Make the city a desirable business location

Increase the commercial tax base

Invest in infrastructure to recruit industries

Effective
Community
Safety

Readiness for any emergency

State-of-the-art infrastructure and resources

Strong collaborations and partnerships
with the community

Focus on the continuity and sustainability
of core public services

Become an employer of choice

Be on the cutting edge of technology

Ease traffic congestion, reduce
commute times, and improve safety

Plan, prioritize, and find innovative ways
to fund transportation infrastructure

Engage and educate the community about
transportation initiatives, issues, safety
and needs within the city

Alignment of the Strategic Plan and Budget

The City's new five-year Strategic Plan connects the dots between the community's long-term vision and its day-to-day operations. It is the main vehicle for accomplishing the vision and is organized into four Focus Areas: Diverse & Magnetic Economic Development, Effective Community Safety, High-Performing Government, and Effective Transportation Network. Each Focus Area contains goals that outline what the City aims to accomplish as well as performance measures to objectively define the City's progress and success.



St. Cloud
FLORIDA
Your Centerplace for Life

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.

Key Focus Areas & Strategic Goals:

- Diverse, Innovative, and Magnetic Economic Development**
 - 1 Make the City a desirable business location
 - 2 Increase the commercial tax base
 - 3 Invest in infrastructure to recruit industries
- Effective Community Safety**
 - 1 Readiness for any emergency
 - 2 State-of-the-art infrastructure and resources
 - 3 Strong collaborations and partnerships with the community
- High-Performing Government**
 - 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
- Reliable Transportation Network**
 - 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

 For More Information on the City's Strategic Plan, Scan the QR code.

In executing the 2024-2029 Strategic Plan, the City Council develops its priorities which are one-year work plans with initiatives and actions that align with the City's Vision and Strategic Plans. Council Priorities are a product of collaboration and prioritization by the City Council, the City Manager's Office, and Department Directors. These priorities highlight initiatives of significant importance to the City Council for the upcoming year, ensuring that the organization is agile and prompt in its response to an ever-changing environment.



The Annual Operating Budget is the City's fiscal roadmap to prioritizing resources. Funding should be allocated in alignment with the Vision Plan, Strategic Plan, and Council Priorities. While it may not be possible to fund all priorities in the upcoming fiscal year, strategic investments can be made for the City's future. Leveraging the resources of community partners and seizing grant opportunities will assist the City in stretching its dollars to maximize results. The budget process also integrates department business plans which identify strategic initiatives and performance targets, guiding decision makers to allocate resources for specific service level results.

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

In FY 2025, the City is advancing a more inclusive and resilient local economy by removing barriers to business success and laying the foundation for sustainable growth. This year's economic development strategy focuses on expanding opportunities for business incubation, enhancing commercial corridors, and strengthening the infrastructure that supports long-term investment. Guided by smart land use planning and collaborative public-private partnerships, we are creating a business environment that drives innovation, attracts talent, and positions St. Cloud as a hub of opportunity and connection.

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:

- New Commercial Zoning District
- Industry Specific Recruitment
- Airbnb Citywide Monitoring Process
- Minnesota Avenue Parking
- 17th Street Masterplan

Effective Community Safety

Ensuring the well-being of our community begins with strong public safety and smart planning. This Fiscal year, the City is directing key investments toward enhancing emergency response, improving neighborhood safety, and building long-term community resilience. These initiatives reinforce our commitment to protecting residents and creating a secure, thriving St. Cloud.

Strategic Goals:

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

Funded Items:

- Vulnerability Assessment and Adaptation Action Plan
- Online Interactive Floodplain Map
- Special Event Pedestrian Safety Equipment
- Public Safety Complex Phase 1
- Tennessee Avenue & 17th Street Stormwater

High-Performing Government

In FY 25-26, the City continues its commitment to being a responsive, transparent, and forward-thinking organization. By investing in staff development, operational improvements, and enhanced public services, we are strengthening our ability to meet the evolving needs of the community with professionalism and care.

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:

- Impact Fee Updates (Fire, Parks, Police)
- Strategic Annexations
- Electronic Procurement Marketplace
- City-wide Watershed Master Plan
- 5-year Staffing Plan
- Annual “Big Red Chair” Triathlon Event
- Partin Triangle Park Integration

Reliable Transportation Network

Through thoughtful design, strategic planning, and collaboration with transportation partners at every level, we are creating a more resilient and user-friendly system that supports both daily needs and long-term growth. These investments ensure our streets, sidewalks, and pathways contribute to a more livable and inclusive St. Cloud.

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:

- Partner with Florida 511
- 10th Street Complete Streets

- DE, VT, & Columbia Avenue Sidewalks
- Michigan Avenue Extension
 - Zuni/Twelve Oaks Development Agreement

Reporting & Evaluation

Evaluating and reporting are essential parts of the Strategic Planning Process. They are the medium in which accountability and review of City performance allows for strategizing and resources allocation. The City proposes the use of Key Performance Indicators and Business Plan Reporting as evaluation and reporting tools.

Key Performance Indicators (KPIs)

Key Performance Indicators (KPIs) will be used to identify how well the City is accomplishing its Strategic Goals and Objectives. The KPIs are to serve as a transparency and accountability tool on City performance. The data shown in the KPIs is to be considered as the basis for decision-making on city operations and allocation of resources.

KPIs are to be reported online and accessible for public consumption. The data provided is to be updated routinely based on the time of the report being displayed.

Business Plan Reporting

City Council's Priority Items

The City Manager's Office is to provide the City Council a quarterly update on the City Council Priority Updates of the City's Business Plan.

Departmental Work Plans

City Departments are to provide quarterly updates on the Departmental Work Plan Initiatives to the City Manager's Office.

Capital Improvement Plan Projects

Quarterly updates provided to the City Manager's Office on the status of the projects.

FY2024-2029 Strategic Plan KPIs

Business Plan	Key Performance Indicators
Diverse, Innovative, and Magnetic Economic Development	 Number of Businesses Issued Financial Incentives per FY
	 Commercial Building Permits Average Review Days in Business Days
	 Amount of Financial Incentives Issued per FY
	 Number of City Sponsored Economic Development Events per FY
	 Taxable Values of Properties in CRA
	 New Commercial Construction Valuations
	 Employment Housing Ratio
	 Home-Based Businesses BTRs per FY
	 Certified Business Enterprises
	 Number of Commercial Business Tax Receipts
	 Increase % of Non-Residential Tax Base Growth from Previous Year
	 Commercial Redevelopment Projects

Effective Community Safety		Percent of 911 Calls Answered within 10 Seconds
		Call Volume Upload
		Fire Suppression Average Response Time by Station
		EMS Average Response Time by Station
		Open 3 New Fire Stations
		Open New EOC & Communications Building
		Percentage of Code Enforcement Cases Resolved before Reaching Magistrate
		Police Community Engagement Events per FY
		CPTED Assessments Administered

High-Performing Government		Average City's Social Media Pages Interactions per Quarter
		Percentage of Public Records Requests Satisfied within 3 Days of Request
		City Bond Rating
		Turnover Rate (Categorized by Reason for Termination)
		Solid Waste Pick up Rates (Minimized Call back)
		Recreation Program Participation
		Acreage of Enclaves
		Average City Event Participation per Year (Placer ai)
		Workplace Experience Score

Reliable Transportation Network	 Miles of Trails per 50,000-99,999 Residents (per NRPA)
	 Pavement Condition Index
	 Miles of repaved streets
	 Square Yards of Sidewalk Repaired
	 Transportation Tuesdays Content Produced
	 Street Safety Campaign Events per FY
	 Number of City Website Hits to Transportation Related Pages
	 Amount of Transportation Infrastructure Investment (Projects)

PERSONNEL

Proposed Funded Positions by Department/Division
2025-2026

DEPARTMENT & DIVISIONS	<u>Prior FY</u>			<u>Current FY</u>			<u>Proposed FY</u>		
	<u>FT</u>	<u>PT</u>	<u>Total 2024</u>	<u>FT</u>	<u>PT</u>	<u>Total 2025</u>	<u>FT</u>	<u>PT</u>	<u>Total 2026</u>
CITY COUNCIL									
1000-511 City Council	0	5	5	1	5	6	1	5	6
LEGAL DEPT.									
2010-514 Legal	0	0	0	1	0	1	1	0	1
CITY MANAGER DEPT.									
3010-512 City Manager	8	0	8	9	0	9	9	0	9
3015-512 Communications	4	1	5	5	0	5	5	0	5
3016-512 City Clerk	6	1	7	7	1	8	7	1	8
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	3	0	3
3515-513 Procurement	8	0	8	8	0	8	8	0	8
3520-513 Warehouse	0	0	0	0	0	0	0	0	0
3535-513 Grants	1	0	1	1	0	1	1	1	2
HUMAN RESOURCES DEPT.									
3020-513 Human Resources	9	0	9	10	0	10	10	0	10
FINANCE DEPT.									
4010-513 Finance Administration	8	0	8	8	0	8	8	0	8
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	2	0	2	2	0	2
COMMUNITY DEVELOPMENT									
5410-515 Community Development	17	1	18	19	1	20	19	1	20
5415-515 Community Compliance	6	0	6	6	0	6	6	0	6
BLDG/CODES & LICENSING DEPT.									
5510-515 Licensing/Permitting	27	0	27	27	0	27	27	0	27

Proposed Funded Positions by Department/Division
2025-2026

DEPARTMENT & DIVISIONS		<u>Prior FY</u>			<u>Current FY</u>			<u>Proposed FY</u>		
		<u>FT</u>	<u>PT</u>	<u>Total 2024</u>	<u>FT</u>	<u>PT</u>	<u>Total 2025</u>	<u>FT</u>	<u>PT</u>	<u>Total 2026</u>
POLICE DEPARTMENT										
6010-521	Police Sworn	116	9	125	120	9	129	124	9	133
6010-521	Police Non-Sworn	22	29	51	23	29	52	23	30	53
6012-529	Communications	29	10	39	32	10	42	32	10	42
FIRE DEPARTMENT										
6510-522	Fire Control	76	0	76	76	0	76	76	0	76
6515-525	Emergency Management	0	0	0	1	0	1	1	0	1
6520-526	EMS	26	0	26	26	0	26	26	0	26
6525-529	Fire Inspection	3	0	3	3	0	3	4	0	4
PUBLIC WORKS DEPARTMENT										
7010-541	Civil Engineering	8	0	8	9	0	9	9	0	9
7020-541	Streets & Drainage	23	0	23	26	0	26	29	0	29
7030-541	Traffic Control	4	0	4	5	0	5	5	0	5
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	14	0	14	15	0	15	15	0	15
7540-572	Landscape Maintenance	5	0	5	5	0	5	5	0	5
SANITATION/PUBLIC SERVICE										
7071-534	Refuse Collection	28	0	28	29	0	29	32	0	32
7072- 534	Transfer Station	16	0	16	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		551	143	694	576	142	718	587	144	731

Personnel Changes by Department 2025-2026 Proposed Budget

The following table reflects funded position changes during the current year and additions/changes for consideration of the 2025-2026 budget:

Fund	Position Title	Department	Add/Delete/Change	
	Beginning Positions:			718
	Proposed Additions 2025-2026:			
001	Police Officers (SRO)	Police	Existing Positions, not previously funded.	2
001	Police Officers	Police	Add	4
001	Park Ranger (Part-time)	Police	Add	1
001	Public Educator/Inspector	Fire	Add	1
001	Maintenance Workers	Public Works	Add	2
001	Senior Tradesworker (bricks)	Public Works	Add	1
001	Grants Assistant (Part-time)	Procurement	Add	1
440	Driver/Collectors	Sanitation	Add	3
	Ending Number of funded positions			731

CAPITAL PROJECTS

Capital Projects Budget

Fiscal Year 2025-2026

GENERAL GOVERNMENT PROJECTS AND FUNDING SOURCES:

<u>Description</u>	Project Total	FUNDING SOURCE					
		General Fund	One Percent Fund	Parks Impact Fees	Mobility Impact Fees	Gas Tax	Stormwater
CM2601 New ERP Implementation	1,000,000		1,000,000				
PR2602 Lakeshore Park - Additional Parking	1,500,000			1,500,000			
ST2601 Master Plan Paving	1,000,000					1,000,000	
ST2602 Paving (Franchise Fees)	536,375	536,375					
ST2603 Lasalle Avenue Extension	400,000				400,000		
ST2604 Rummell Road Roundabout	1,000,000				1,000,000		
SW2501 Tenn Ave & 17th St Stormwater	1,800,000						1,800,000
SW2601 Stormwater Pipe Lining	500,000						500,000
	<u>7,736,375</u>	<u>536,375</u>	<u>1,000,000</u>	<u>1,500,000</u>	<u>1,400,000</u>	<u>1,000,000</u>	<u>2,300,000</u>
Proposed Budget	<u><u>7,736,375</u></u>						

CURRENT PROJECTS WITH FUTURE FUNDING REQUIREMENTS:

<u>Description</u>	Project Total	Fiscal Year	FUNDING SOURCE				
			General Fund	One Percent Fund	Parks Impact Fees	Mobility Fees	Gas Tax
CM2601 New ERP Implementation	1,000,000	26-27		1,000,000			
ST2303 10th Street Complete Streets	9,020,000	26-27				9,020,000	
ST2305 Massachusetts Ave Extension	4,020,000	26-27				4,020,000	
ST2603 Lasalle Avenue Extension	7,750,000	26-27				7,750,000	
CM2601 New ERP Implementation	1,000,000	27-28		1,000,000			
ST2603 Lasalle Avenue Extension	3,750,000	27-28				3,750,000	
	<u>26,540,000</u>		<u>-</u>	<u>2,000,000</u>	<u>-</u>	<u>24,540,000</u>	<u>-</u>
Proposed Future Budgets	<u><u>26,540,000</u></u>						

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

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:	\$0.00
FY 25/26 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 2025-2026

as of 09/30/2025

Parks & Recreation

Project number/name: PR2602 Lakeshore Park - Additional Parking

Project Description: Paving the overflow lots at Lakeshore Avenue/Indiana Avenue and Lakeshore Avenue/New York Avenue to meet the growing needs of the Lakeshore Park area.

Funding Source: Fund 320 Parks Impact Fees



Photo

Current project budget:	\$0.00
FY 25/26 budget	\$1,500,000.00
New total project budget:	\$1,500,000.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$1,500,000.00

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Public Works

Project number/name: ST2601 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 25/26 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 2025-2026

as of 09/30/2025

Public Works

Project number/name: ST2602 Master Plan Paving

Project Description: Paving roadways utilizing funding collected from Franchise Fees.

Funding Source: Fund 001 General Fund (Franchise Fees)



Current project budget:	\$0.00
FY 25/26 budget	\$536,375.00
New total project budget:	\$536,375.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$536,375.00

Paving to be completed in FY25 (ST2501)

ROAD NAME	SECTION	FROM	TO	AREA (SQFT)	CONDITION
PINEWOOD GARDENS BLVD	01EB	KINCAID ST	WADEVIEW LOOP	4,209	FAIR
PINEWOOD GARDENS BLVD	01WB	KINCAID ST	WADEVIEW LOOP	4,186	FAIR
PINEWOOD GARDENS BLVD	02	WADEVIEW LOOP	BITTLE WAY	14,712	FAILED
KINCAID ST	01	PRIVATE DR	PINEWOOD GARDENS BLVD	3,872	FAIR
KINCAID ST	02	PINEWOOD GARDENS BLVD	NILES WAY	7,018	POOR
KINCAID ST	03	NILES WAY	MUTTER RD	10,890	POOR
MUTTER RD	01	OLD CANOE CREEK RD	NATCHEZ TRACE DR	21,348	POOR
MUTTER RD	02	NATCHEZ TRACE DR	KINCAID ST	3,300	POOR
MUTTER RD	03	KINCAID ST	CHERRYWOOD CT	2,860	FAIR
MUTTER RD	04	CHERRYWOOD CT	OAK VIEW CIR	2,380	FAIR
WADEVIEW LOOP	01	PINEWOOD GARDENS BLVD	BITTLE WAY	23,672	POOR
WADEVIEW LOOP	02	BITTLE WAY	BITTLE WAY	67,254	POOR
JACKS MEMORIAL RD	01	5TH ST	HOME TOWN LN	2,880	FAILED
JACKS MEMORIAL RD	02	HOME TOWN LN	JACKS MEMORIAL RD	10,272	FAILED
JACKS MEMORIAL RD	03	DEAD END W	JACKS MEMORIAL RD	2,985	POOR
JACKS MEMORIAL RD	04	JACKS MEMORIAL RD	DEAD END E	3,510	FAILED
BUDINGER AVE	01	NOLTE RD	PROGRESS LN	29,865	GOOD
BUDINGER AVE	02	PROGRESS LN	WORTHING DR	13,362	FAIR
BUDINGER AVE	03	WORTHING DR	PEGHORN WAY	122,652	GOOD
BRISTOL COVE LN	05	DROVERS CT	HOLDEN DR	22,682	FAILED
BRISTOL COVE LN	06	HOLDEN DR	DEER CREEK BLVD	15,065	FAIR
DEER CREEK BLVD	01	RICKY LN	RICKY LN	35,244	FAIR
DEER CREEK BLVD	02	BOBBY LEE LN	HOLDEN DR	28,490	POOR
DEER CREEK BLVD	03	HOLDEN DR	BRISTOL COVE LN	6,762	FAIR
DEER CREEK BLVD	04	BRISTOL COVE LN	FAWN MEADOW CIR	15,180	FAIR
HOLDEN DR	01	DEER CREEK BLVD	BRISTOL COVE LN	11,615	POOR
DROVERS CT	01	CUL-DE-SAC S	BRISTOL COVE LN	5,654	POOR
PRESERVE BLVD	01NB	SNAIL KITE AVE	MICHIGAN AVE	8,260	POOR
PRESERVE BLVD	01SB	SNAIL KITE AVE	MICHIGAN AVE	8,140	POOR
PRESERVE BLVD	02	SNAIL KITE AVE	MICHIGAN AVE	44,694	POOR
PRESERVE BLVD	03	SILVER THISTLE LN	SNAIL KITE AVE	18,304	FAIR
PRESERVE BLVD	04	SALAMANDER ST	SILVER THISTLE LN	6,812	POOR
PRESERVE BLVD	05	BROWN BEAR WAY	SALAMANDER ST	10,894	FAILED
BROWN BEAR CT	01	CUL DE SAC	BROWN BEAR WAY	10,010	POOR
BROWN BEAR WAY	01	BROWN BEAR CT	PRESERVE BLVD	16,390	FAIR
PLYMOUTH TURTLE CIR	01	PLYMOUTH TURTLE WAY	PLYMOUTH TURTLE WAY	21,888	POOR
PLYMOUTH TURTLE WAY	01	MICHIGAN AVE	PLYMOUTH TURTLE CIR	5,724	FAIR
PLYMOUTH TURTLE WAY	02	PLYMOUTH TURTLE CIR	PLYMOUTH TURTLE CIR	12,690	FAIR
PLYMOUTH TURTLE WAY	03	PLYMOUTH TURTLE CIR	SILVER THISTLE LN	8,397	FAIR

Paving to be completed in FY26 (ST2601 and ST2602)

ROAD NAME	SECTION	FROM	TO	AREA (SQFT)	CONDITION
MARYLAND AVE	01	END	18TH ST	5,088	FAIR
MARYLAND AVE	02	18TH ST	17TH ST	5,600	GOOD
ROSEDALE AVE	01	E 10TH ST	E 5TH ST	22,644	POOR
E 10TH ST	03	GRAPE AVE	ORANGE AVE	12,502	POOR
E 10TH ST	04	ORANGE AVE	ROSEDALE AVE	12,654	FAILED
E 10TH ST	05	ROSEDALE AVE	WHISTLER CT	9,101	POOR
E 10TH ST	06	WHISTLER CT	CRAWFORD AVE	3,591	FAIR

19TH ST	01	CITY LINE	MICHIGAN AVE	12,200	POOR
EASTERN AVE	01	DEAD END	17TH ST	24,340	POOR
EASTERN AVE	02	DEAD END	17TH ST	17,540	GOOD
EASTERN AVE	03	DEAD END	17TH ST	17,600	FAIR
PENNSYLVANIA AVE	01	17TH ST	16TH ST	8,877	POOR
PENNSYLVANIA AVE	02	16TH ST	15TH ST	10,530	FAILED
PENNSYLVANIA AVE	03	15TH ST	14TH ST	10,500	POOR
PENNSYLVANIA AVE	04	14TH ST	13TH ST	9,000	POOR
MOON DANCER PL	01	CUL-DE-SAC W	MOON DANCER PL	6,952	FAIR
MOON DANCER PL	02	MOON DANCER PL	MOON DANCER PL	41,561	POOR
MOON DANCER PL	03	MOON DANCER PL	MOON DANCER PL	12,738	POOR
MOON DANCER PL	04	MOON DANCER PL	ESPRIT LN	4,577	FAIR
PIXIE LN	01	MYSTIC PL	RHAPSODY ST	23,584	POOR
PIXIE LN	02	RHAPSODY ST	MYSTIC PL	20,240	POOR
ENCHANTMENT LN	01	MYSTIC PL	RHAPSODY ST	19,550	POOR
ENCHANTMENT LN	02	RHAPSODY ST	BLITHE CT	20,328	POOR
ENCHANTMENT LN	03	BLITHE CT	MYSTIC PL	5,456	FAIR
RHAPSODY ST	01	ENCHANTMENT LN	MYSTIC PL	17,710	FAIR
RHAPSODY ST	02	MYSTIC PL	PIXIE LN	16,031	FAIR
FANCIFUL CT	01	DAYDREAM PL	CUL-DE-SAC N	8,188	POOR
DAYDREAM PL	01	CUL-DE-SAC SW	DAYDREAM PL	7,812	FAIR
DAYDREAM PL	02	DAYDREAM PL	FANCIFUL CT	8,228	FAIR
DAYDREAM PL	03	FANCIFUL CT	DAYDREAM PL	24,090	FAIR
DAYDREAM PL	04	DAYDREAM PL	DAYDREAM PL	10,362	FAIR
DAYDREAM PL	05	ESPRIT LN	DAYDREAM PL	4,512	FAIR

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

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:	\$0.00
FY 25/26 budget	\$400,000.00
New total project budget:	\$400,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$400,000.00

Capital Projects Budget

Fiscal Year 2025-2026

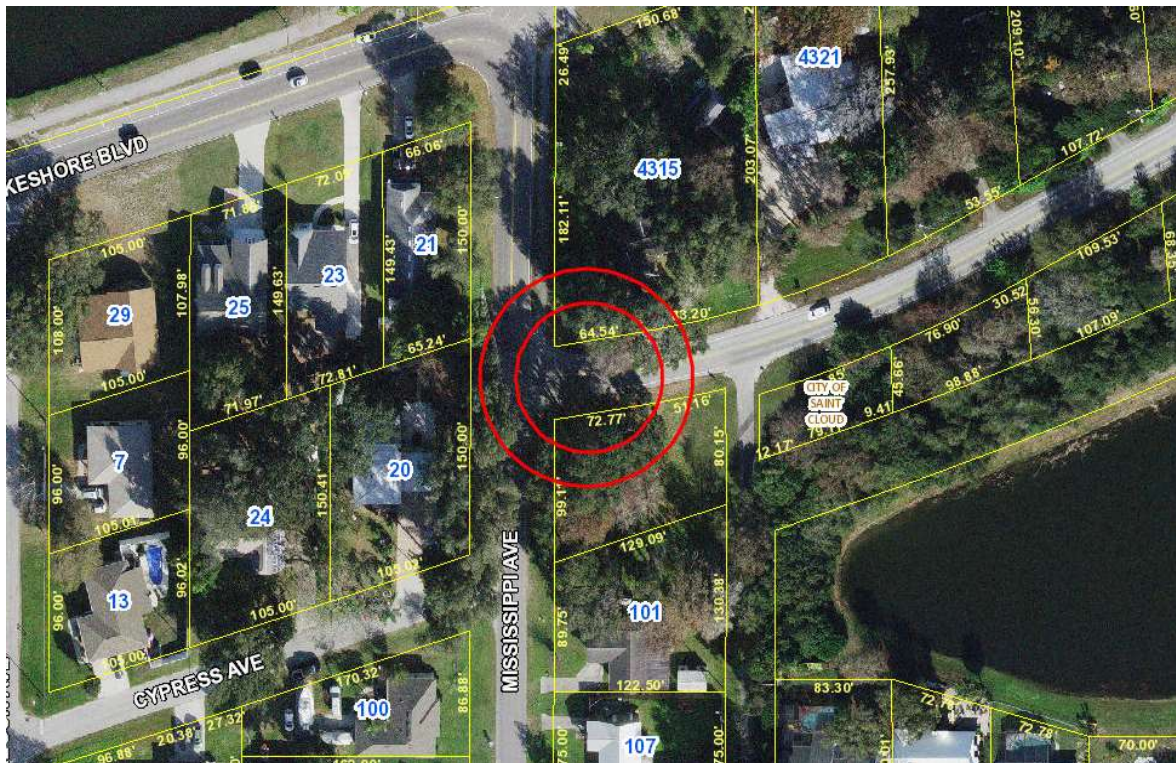
as of 09/30/2025

Public Works

Project number/name: ST2604 Rummel Road Roundabout

Project Description: The design and construction of a roundabout at the intersection of Rummel Road and Mississippi Avenue for operational, capacity, and safety improvements.

Funding Source: Fund 350 Mobility Impact Fees



Current project budget:	\$0.00
FY 25/26 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 2025-2026

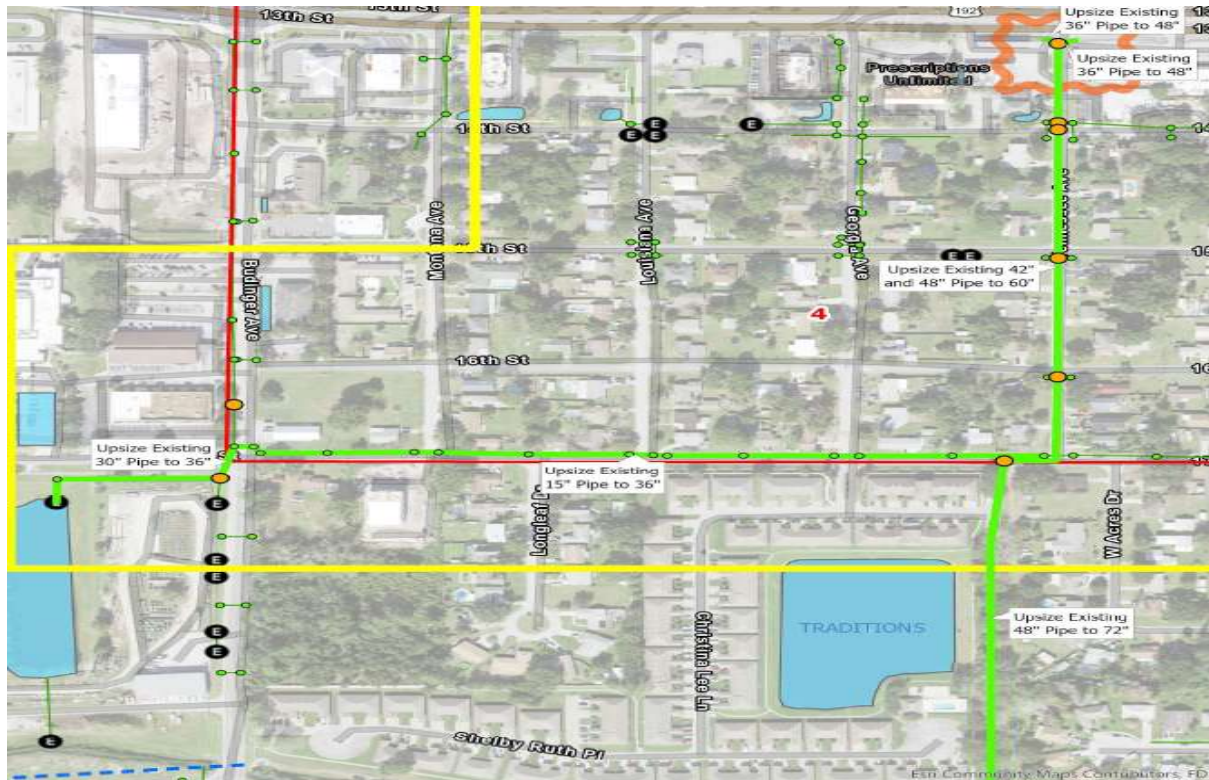
as of 09/30/2025

Public Works

Project number/name: SW2501 Tennessee Ave & 17th Street Stormwater Improvements

Project Description: Project area 4 from the historic downtown area stormwater master plan. This project is to upsized and install new stormwater pipes along Tennessee Avenue and 17th Street in the grid area of the City.

Funding Source: Fund 450 Stormwater Utility



Current project budget:	\$300,000.00
FY 25/26 budget	\$1,800,000.00
New total project budget:	\$2,100,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$2,100,000.00

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Project number/name: SW2601 Stormwater Pipe Lining

Project Description: Project is to line failing stormwater pipes along Massachusetts Avenue, Crawford Avenue, and 6th Street.

Funding Source: Fund 450 Stormwater Utility



Current project budget:	\$0.00
FY 25/26 budget	\$500,000.00
New total project budget:	\$500,000.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$500,000.00

DEBT



SCHEDULE OF OUTSTANDING DEBT 2025/2026 BUDGET

<u>PLEDGED REVENUE & DESCRIPTION OF DEBT</u>	<u>ISSUE DATE</u>	<u>ISSUE/DRAWN AMOUNT</u>	<u>PRINCIPAL OUTSTANDING AT 9/30/2025</u>	<u>FY 2025-2026 BUDGETED DEBT SERVICE</u>	<u>FY Ending FINAL MATURITY</u>
<u>Stormwater Utility</u>					
Florida DEP Revolving Fund Note (SRF)	2002	281,223	18,178	18,578	2026
Florida DEP Revolving Fund Note (SRF)	2005	1,770,791	108,982	111,037	2026
Florida DEP Revolving Fund Note (SRF) <i>(initially funded with Local Option Gas Tax)</i>	2006	2,312,478	147,668	150,464	2026
<u>One Percent Infrastructure Surtax</u>					
Capital Imprv Revenue Bonds, 2019 Refunded Series <i>(funded 9.5431%)</i>	2019	3,558,500	2,800,000	217,697	2040
<u>Mobility Impact Fees</u>					
Capital Imprv Revenue Bonds, 2019 Refunded Series <i>(funded 90.4569%)</i>	2019	32,026,500	25,200,000	2,063,503	2040
<u>Covenant to Budget and Appropriate (Non-Ad Valorem Revenues)</u>					
Florida Local Government Finance Commission Pooled Commerical Paper Notes, Series A	2024	18,112,000	0	0	2025
Capital Imprv Revenue Bonds, 2025 Series	2025	78,390,000	78,390,000	6,316,125	2045
Stevens Plantation Imprvm Project Dependent Special District Bonds	2003	5,890,000	3,583,849	0	2013
TOTAL DEBT SERVICE		\$ 142,341,492	\$ 110,248,677	\$ 8,877,404	

Note:

- FDEP (SRF) Loans includes the loan amount issued plus capitalized interest.

- Pooled Commercial Paper Notes, Series A is scheduled to be fully paid-off from the proceeds of the new issue--Capital Imprv Revenue Bonds, 2025 Series, by 09/30/2025.

FUND DESCRIPTIONS

CITY FUND DESCRIPTIONS

- Fund 001 General Fund – Primary sources include ad valorem taxes, sales/use taxes, transfers from other revenue funds (Utility tax, OUC/Interlocal, and TOHO/Interlocal), and Parks & Recreation Fees. Primary uses are salary/benefits for City staff not paid from one of our enterprise or internal service funds (Sanitation, Stormwater, Motor Pool, or CRA), operating expenses for Public Safety, Parks & Recreation, Public Works, and all Administrative areas.
- Fund 100 Gas Tax – Local option gas taxes which can only be used for road improvements. The City historically uses it for paving projects throughout the City.
- Fund 110 Utility Tax – Utility taxes on electric, natural gas, and communications. These funds are transferred to the General Fund on an annual basis.
- Fund 120 One Percent Surcharge – Sales tax revenues approved by the voters extended through 2045. They can be used for city capital items such as vehicles and buildings. The City has been funding our vehicle replacements from here and will be funding the majority of the debt service for the 2025 Bonds for the Public Safety Complex, two Fire Stations, Hopkins Park – Phase I, and the 17th Street Ballfields.
- Fund 140 Community Development Block Grant Fund – accounts for revenue and expenditures for the community development block grant fund.
- Fund 150 OUC/Interlocal Fund – Revenue sharing from the OUC/Interlocal agreement (9.5% of sales, 9.75% after 2026 and 10.00% after 2032) which in turn is transferred to the General Fund on an annual basis.
- Fund 160 TOHO/Interlocal Fund – Revenue sharing from the TOHO/Interlocal agreement (12% of sales) which in turn is transferred to the General Fund on an annual basis.
- Fund 200 Debt Service Fund – Revenue comes from other funds to account for debt payments. Our main debt is the 2019 Revenue Bonds (Nolte Road) which are repaid from Mobility Impact Fees (approx. \$2M/year) and Fund 120 (approx. \$200K/year) through 2040.
- Fund 300 Capital Fund – this fund accounts for all capital expenditures not directly funded by an enterprise fund. Other funds transfer funding for various projects (Parks Impact Fees, Mobility Impact Fees, One Percent Surcharge Fund, etc.)
- Fund 320 Parks Impact Fees – Parks Impact fees collected for new residential and commercial construction. Can fund growth related projects.
- Fund 330 Police Impact Fees – Police impact fees collected for new residential and commercial construction. Funds vehicles for new Police Officers (new positions needed to support growth) and currently the design work for the Public Safety Complex – Phase I.
- Fund 340 Fire Impact Fees – Fire Impact fees collected for new residential and commercial construction. Provides funding for new fire stations and fire engines needed due to new growth.
- Fund 350 Mobility Impact Fees – Mobility Impact fees collected for new residential and commercial constructions. Provides funding for new roads and road improvements. Currently supports a \$2M annual debt payment as well.
- Fund 440 Sanitation – Revenues come from monthly residential and commercial Fees which support the ongoing collection and transfer station activities. Rates are increased on October 1st of each year.
- Fund 450 Stormwater – Revenues come from monthly residential and commercial fees which support the ongoing stormwater management activities in the City. Rates are increased on October 1st of each year.

CITY FUND DESCRIPTIONS

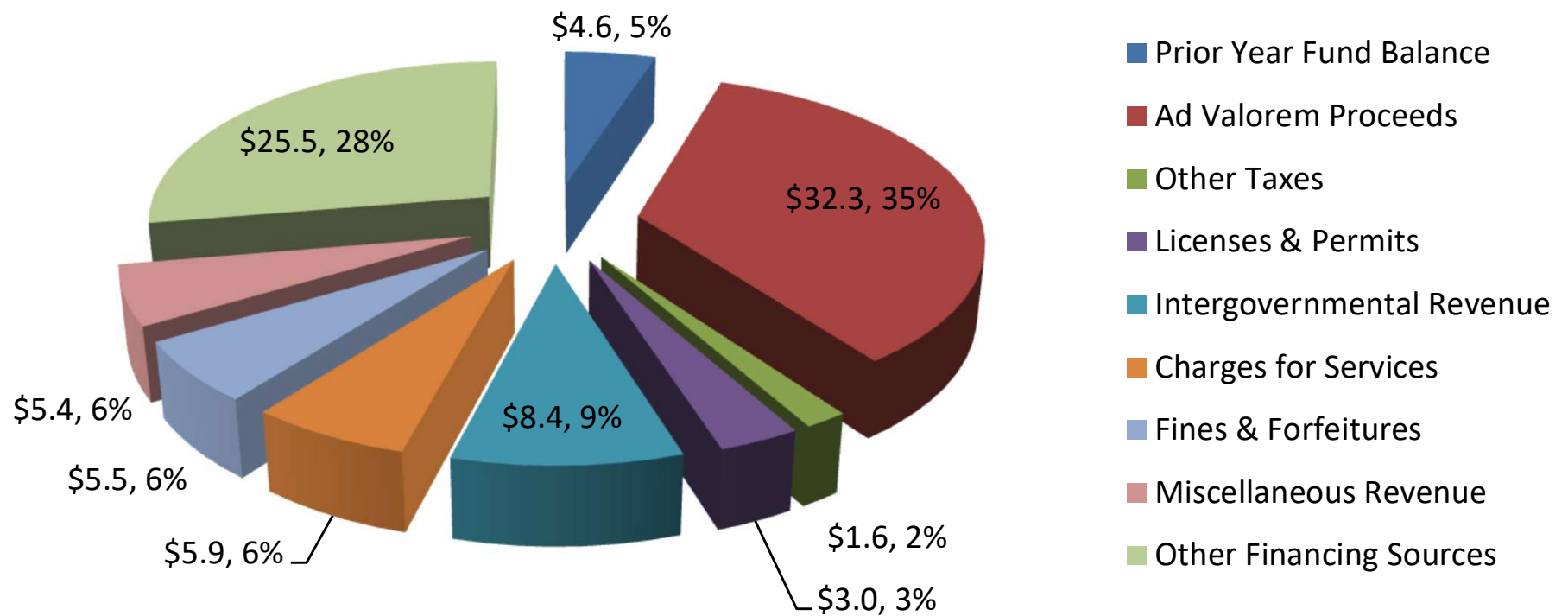
- Fund 460 Building Permit Fund – Enterprise fund used to account for building permit fees/other permit fees which support the building department operations to enforce the Florida building code.
- Fund 490 Sanitation Impact Fees – Sanitation impact fees collected for new residential and commercial construction. Revenues are used to fund new vehicles needed for new routes due to growth.
- Fund 510 Motor Pool – This is an internal service fund. Revenues comes from billing other funds/departments for vehicle maintenance costs (parts and labor).
- Fund 520 Self Insurance – Health – this is an internal service fund which accounts for the health insurance contributions (employer and employee) and in turn pays monthly claim costs and other management costs.
- Fund 525 Self Insurance – Workers Comp – this is an internal service fund which account for the workers comp employer contributions and in turn pays workers comp claims and other management costs.
- Fund 630 – Economic Development – the primary revenue source is the rent received from the TECO building. Expenditures pertaining to attracting/maintaining businesses is tracked within this fund.
- Fund 645 – Community Redevelopment Agency – The revenue comes from Osceola County for the CRA TIF (tax increment financing) district (downtown area). Expenditures are in support of improving the CRA area.

REVENUE REPORTS

FY 25/26 PROPOSED REVENUE BUDGETS - ALL FUNDS

Fund Number - Name	FY 24/25	FY 25/26		
	Original Budget	Proposed Budget	(Increase)/ Decrease	% Change
001 - General Fund	(\$80,781,753)	(\$87,687,941)	(\$6,906,188)	8.5%
100 - Gas Tax Fund	(\$1,663,000)	(\$1,682,000)	(\$19,000)	1.1%
110 - Utility Tax Fund	(\$4,292,193)	(\$4,443,497)	(\$151,304)	3.5%
120 - One Percent Surcharge Fund	(\$9,013,851)	(\$9,343,245)	(\$329,394)	3.7%
140 - Community Development Block Grant Fund	(\$955,791)	(\$807,467)	\$148,324	-15.5%
150 - St. Cloud/OUC Interlocal Fund	(\$12,969,854)	(\$12,257,652)	\$712,202	-5.5%
160 - St. Cloud/TOHO Interlocal Fund	(\$4,434,604)	(\$6,098,898)	(\$1,664,294)	37.5%
200 - Debt Service Fund	(\$13,060,143)	(\$8,877,404)	\$4,182,739	-32.0%
300 - Capital Projects Fund	(\$86,538,000)	(\$5,436,375)	\$81,101,625	-93.7%
320 - Parks Impact Fee Fund	(\$3,532,977)	(\$4,288,000)	(\$755,023)	21.4%
330 - Police Impact Fee Fund	(\$2,847,402)	(\$2,016,128)	\$831,274	-29.2%
340 - Fire Impact Fee Fund	(\$1,296,175)	(\$1,370,311)	(\$74,136)	5.7%
350 - Mobility Impact Fee Fund	(\$8,091,773)	(\$19,335,628)	(\$11,243,855)	139.0%
440 - Sanitation Fund	(\$18,560,155)	(\$19,950,873)	(\$1,390,718)	7.5%
450 - Stormwater Fund	(\$5,027,746)	(\$6,148,314)	(\$1,120,568)	22.3%
460 - Building Permits Fund	(\$4,267,410)	(\$5,407,817)	(\$1,140,407)	26.7%
490 - Sanitation Impact Fee Fund	(\$634,946)	(\$920,000)	(\$285,054)	44.9%
510 - Motor Pool Fund	(\$3,619,020)	(\$3,665,238)	(\$46,218)	1.3%
520 - Self Insurance Health Fund	(\$8,583,481)	(\$9,848,770)	(\$1,265,289)	14.7%
525 - Self Insurance Workers Comp Fund	(\$882,021)	(\$1,053,605)	(\$171,584)	19.5%
630 - Economic Development Fund	(\$271,406)	(\$449,153)	(\$177,747)	65.5%
645 - Community Redevelopment Agency Fund	(\$2,116,140)	(\$2,305,303)	(\$189,163)	8.9%
	(\$273,439,841)	(\$213,393,619)	\$60,046,222	-22.0%

2025/2026 General Fund Revenue Sources



FY 25/26 GENERAL FUND REVENUE RECAP

Account	Account Name	FY 24/25 Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% of Total
001-0000-311.10-00	CURRENT AD VALOREM	(\$25,760,718)	(\$32,205,055)	(\$6,444,337)	36.7%
001-0000-381.15-00	ST.CLOUD/OUNTERLOCAL	(\$12,909,854)	(\$12,197,652)	\$712,202	13.9%
001-0000-381.16-00	ST CLOUD/TOHO INTERLOCAL	(\$4,425,972)	(\$6,098,898)	(\$1,672,926)	7.0%
001-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$7,171,573)	(\$4,576,248)	\$2,595,325	5.2%
001-0000-335.18-00	HALF-CENT SALES TAX	(\$5,562,848)	(\$5,055,496)	\$507,352	5.8%
001-0000-381.11-00	UTILITY TAX	(\$4,292,193)	(\$4,443,497)	(\$151,304)	5.1%
001-0000-342.60-10	TRANSPORT CHARGE	(\$2,202,266)	(\$2,751,780)	(\$549,514)	3.1%
001-0000-325.00-00	PW INSPECTION FEES	(\$2,243,387)	(\$2,606,000)	(\$362,613)	3.0%
001-0000-335.12-00	SALES TAX PROCEEDS	(\$2,624,478)	(\$2,280,144)	\$344,334	2.6%
001-0000-382.04-00	REFUSE/WASTE DISPOSAL	(\$1,457,466)	(\$1,540,087)	(\$82,621)	1.8%
TOP 10 REVENUES TOTAL		(\$68,650,755)	(\$73,754,857)	(\$5,104,102)	84.1%
001-0000-369.95-40	ADMIN COST-REFUSE UTIL	(\$1,391,582)	(\$1,207,631)	\$183,951	
001-0000-361.10-00	GENERAL OPERATING INTERST	(\$787,064)	(\$1,096,356)	(\$309,292)	
001-0000-369.95-46	ADMIN COST-BUILDING FUND	(\$861,848)	(\$1,000,128)	(\$138,280)	
001-0000-359.20-00	SCHOOL ZONE CITATIONS	\$0	(\$788,000)	(\$788,000)	
001-0000-312.52-00	CASUALTY INS PREM TAX-POL	(\$650,000)	(\$750,000)	(\$100,000)	
001-0000-342.10-00	POLICE SERVICES	(\$941,748)	(\$716,306)	\$225,442	
001-0000-312.51-00	FIRE INS PREM TAX-PENSION	(\$550,000)	(\$600,000)	(\$50,000)	
001-0000-335.12-20	MUNICIPAL GAS TAX	(\$601,255)	(\$517,592)	\$83,663	
001-0000-366.92-00	PARKS & RECREATION	(\$355,464)	(\$480,132)	(\$124,668)	
001-0000-382.05-00	STORM WATER UTILITY	(\$222,291)	(\$418,023)	(\$195,732)	
001-0000-323.41-00	FRANCHISE FEES	(\$500,000)	(\$400,000)	\$100,000	
001-0000-381.35-00	MOBILITY FEE FUND	(\$247,956)	(\$366,638)	(\$118,682)	
001-0000-369.95-55	ADMIN COST-VEHICLE MAINT	(\$332,567)	(\$350,317)	(\$17,750)	
001-0000-331.20-00	PUBLIC SAFETY	(\$258,000)	(\$318,850)	(\$60,850)	
001-0000-369.95-50	ADMIN COST-STORMWATER	(\$401,325)	(\$291,938)	\$109,387	
001-0000-362.50-00	SERVICES TO TOHO	(\$253,090)	(\$291,650)	(\$38,560)	
001-0000-347.21-20	YOUTH PROGRAMS (CAMP)	(\$192,147)	(\$281,000)	(\$88,853)	
001-0000-381.32-00	RECREATION IMPACT FUND	(\$139,758)	(\$225,237)	(\$85,479)	
001-0000-362.10-00	BANK AND OTHER AREAS	(\$223,603)	(\$223,603)	\$0	
001-0000-316.00-00	LOCAL BUSINESS TAX	(\$230,000)	(\$215,000)	\$15,000	
001-0000-341.15-00	SUBDIVISION FEES	(\$176,220)	(\$180,440)	(\$4,220)	
001-0000-341.46-00	MISC/PLANNING & ZONING	(\$153,225)	(\$176,175)	(\$22,950)	
001-0000-347.21-50	PRIVATE USE RENTAL	(\$177,975)	(\$170,000)	\$7,975	
001-0000-341.30-00	SALE OF MAPS,PUBS,DOCMNTS	(\$120,000)	(\$137,140)	(\$17,140)	
001-0000-354.10-00	CODE ENFORCEMENT	(\$60,756)	(\$136,000)	(\$75,244)	

Account	Account Name	FY 25/26		
		FY 24/25 Budget	Proposed Budget	Increase/ (Decrease)
001-0000-369.95-64	ADMIN COST-CRA	(\$119,054)	(\$122,784)	(\$3,730)
001-0000-343.80-00	CEMETERY FEES	(\$114,000)	(\$114,000)	\$0
001-0000-340.20-00	BILLING & OTHER TO TOHO	(\$116,930)	(\$112,601)	\$4,329
001-0000-342.93-00	FIRE PLAN REVIEW FEES	(\$137,246)	(\$99,319)	\$37,927
001-0000-347.21-10	CLASSES & PROGRAMS	(\$85,037)	(\$95,250)	(\$10,213)
001-0000-347.50-02	LAKEFRONT RESTAURANT	(\$84,517)	(\$91,657)	(\$7,140)
001-0000-381.33-00	POLICE IMPACT FEES	(\$60,702)	(\$89,728)	(\$29,026)
001-0000-316.10-00	CERTIFICATE OF USE	(\$86,000)	(\$83,000)	\$3,000
001-0000-347.70-00	CONT. INSTRUCTOR CLASS	(\$11,900)	(\$80,000)	(\$68,100)
001-0000-335.41-00	MOTOR FUEL TAX REBATE	(\$71,715)	(\$76,094)	(\$4,379)
001-0000-381.34-00	FIRE IMPACT FEES	(\$46,175)	(\$75,735)	(\$29,560)
001-0000-364.00-00	SALES-DISP.OF FIXED ASSET	(\$35,000)	(\$75,000)	(\$40,000)
001-0000-341.90-02	STATE HWY LIGHTING-MAINT.	(\$69,197)	(\$71,273)	(\$2,076)
001-0000-362.20-00	GOLF COURSE	(\$70,235)	(\$70,235)	\$0
001-0000-369.90-00	OTHER MISCELLANEOUS REV.	(\$100,000)	(\$70,000)	\$30,000
001-0000-341.16-00	SITE PLAN FEES	(\$92,387)	(\$67,525)	\$24,862
001-0000-347.50-03	LAKEFRONT BANQUET FAC	(\$66,000)	(\$66,000)	\$0
001-0000-347.50-01	MARINA BOAT SLIP	(\$90,660)	(\$60,000)	\$30,660
001-0000-369.95-00	REIMBURSEMENTS	(\$52,032)	(\$52,032)	\$0
001-0000-341.90-01	ADMINISTRATIVE FEES	(\$36,861)	(\$50,203)	(\$13,342)
001-0000-341.90-00	CHARGES AND FEES	(\$100,000)	(\$50,000)	\$50,000
001-0000-364.42-00	INSURANCE PROCEEDS	(\$25,000)	(\$50,000)	(\$25,000)
001-0000-347.24-20	MEMBERSHIPS	(\$33,500)	(\$47,000)	(\$13,500)
001-0000-311.20-00	DELINQUENT	(\$33,000)	(\$46,500)	(\$13,500)
001-0000-347.25-00	SPONSORSHIPS	\$0	(\$46,000)	(\$46,000)
001-0000-347.21-30	SENIOR ORGANIZATION RENT	(\$8,325)	(\$45,000)	(\$36,675)
001-0000-347.24-10	CLASSES & LESSONS	(\$43,650)	(\$43,650)	\$0
001-0000-341.14-00	AGREEMENT FEES	(\$20,500)	(\$41,700)	(\$21,200)
001-0000-342.94-00	FIRE INSPECTION FEES	(\$82,490)	(\$40,197)	\$42,293
001-0000-335.14-00	MOBILE HOME LICENSES	(\$34,236)	(\$35,261)	(\$1,025)
001-0000-347.24-30	OPEN SWIM	(\$25,000)	(\$35,000)	(\$10,000)
001-0000-351.10-00	COUNTY COURT CRIMINAL	(\$35,000)	(\$35,000)	\$0
001-0000-342.95-00	FALSE ALARM REDC UNIT FEE	(\$13,248)	(\$32,870)	(\$19,622)
001-0000-369.90.30	REFUND PRIOR YEAR EXPENSE	\$0	(\$30,000)	(\$30,000)
001-0000-335.21-00	FIRE SUPPLEMENTAL COMP	(\$25,444)	(\$26,285)	(\$841)
001-0000-341.10-00	ZONING/REZONING FEES	(\$30,200)	(\$25,666)	\$4,534
001-0000-337.90-00	GRANTS OTHER LOCAL UNITS	\$0	(\$25,000)	(\$25,000)

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)
		Budget	Proposed Budget	
001-0000-341.40-00	MISCELLANEOUS	(\$15,000)	(\$24,819)	(\$9,819)
001-0000-341.11-00	LAND USE FEES	(\$30,000)	(\$24,233)	\$5,767
001-0000-359.21-00	SCH ZONE CIT - CROSS GUARD	\$0	(\$24,000)	(\$24,000)
001-0000-329.50-20	BUILDING MISC FEES	(\$18,500)	(\$18,965)	(\$465)
001-0000-342.20-50	PRIVATE USE RENTAL	(\$10,000)	(\$18,507)	(\$8,507)
001-0000-335.15-00	ALCOHOLIC BEVERAGE LICSE	(\$17,228)	(\$15,102)	\$2,126
001-0000-362.70-00	OSC CTY CLERK OF COURT	(\$15,000)	(\$15,000)	\$0
001-0000-341.10-10	CONCURRENCY REVIEW	(\$19,250)	(\$14,750)	\$4,500
001-0000-347.40-00	SPECIAL EVENTS	(\$13,000)	(\$13,000)	\$0
001-0000-329.06-00	LICENSE APPLICATION FEE	(\$12,000)	(\$12,000)	\$0
001-0000-362.75-00	REP STARK OFFICE SPACE	\$0	(\$12,000)	(\$12,000)
001-0000-347.24-40	SWIM TEAMS	(\$8,000)	(\$10,000)	(\$2,000)
001-0000-342.10-10	PARKING FINES	(\$4,000)	(\$10,000)	(\$6,000)
001-0000-347.50-04	RANCH AT ST CLOUD	(\$10,000)	(\$10,000)	\$0
001-0000-323.90-20	RIVERBOAT TOUR OPERATION	(\$9,000)	(\$9,000)	\$0
001-0000-347.24-50	PRIVATE USE RENTAL	(\$3,000)	(\$9,000)	(\$6,000)
001-0000-347.90-00	MISCELLANEOUS	(\$8,000)	(\$8,000)	\$0
001-0000-347.90-01	ADMIN FEES	(\$8,000)	(\$8,000)	\$0
001-0000-362.80-00	AIR METHODS LAND LEASE	\$0	(\$7,200)	(\$7,200)
001-0000-341.13-00	ANNEXATION FEES	(\$6,250)	(\$6,766)	(\$516)
001-0000-341.24-00	AGREEMENT FEES	(\$4,500)	(\$6,000)	(\$1,500)
001-0000-351.30-00	CTY COURT CIVIL-TRAINING	(\$5,000)	(\$6,000)	(\$1,000)
001-0000-338.20-00	COUNTY OCCUPATIONAL LICSE	(\$8,187)	(\$5,541)	\$2,646
001-0000-347.59-02	TAXABLE SALES	(\$2,500)	(\$5,000)	(\$2,500)
001-0000-341.27-00	DRIVEWAY RIGHT OF WAY	\$0	(\$4,360)	(\$4,360)
001-0000-341.10-11	LOT SPLIT/RECONFIGURATION	(\$4,400)	(\$3,960)	\$440
001-0000-341.45-00	ABANDONMENTS	(\$6,000)	(\$3,495)	\$2,505
001-0000-347.26-00	ANNUAL MEMBERSHIP FEES	(\$100)	(\$3,300)	(\$3,200)
001-0000-347.90-02	DAMAGE FEES	(\$2,000)	(\$2,000)	\$0
001-0000-348.13-10	INVESTIGATIVE COST	(\$2,000)	(\$2,000)	\$0
001-0000-329.25-00	GOLF CARTS REGISTRATION	(\$1,200)	(\$1,724)	(\$524)
001-0000-342.10-15	WORTHLESS CHECK FEES	(\$600)	(\$862)	(\$262)
001-0000-341.21-00	LAND USE FEES	\$0	(\$833)	(\$833)
001-0000-341.20-00	INTERNAL SERVICE FUND	(\$1,818)	(\$606)	\$1,212
001-0000-369.60-00	RESTITUTION	\$0	(\$500)	(\$500)
001-0000-349.00-00	OTHER CHARGES FOR SERVICE	(\$600)	(\$300)	\$300
001-0000-347.28-00	TREE REMOVAL FEES	(\$100)	(\$275)	(\$175)
001-0000-329.32-00	BACKYARD CHICKEN PERMIT	(\$250)	(\$265)	(\$15)
001-0000-323.90-10	PONTOON BOAT OPERATION	(\$2,400)	\$0	\$2,400
GRAND TOTAL REVENUES		(\$80,781,753)	(\$87,687,941)	(\$6,906,188)

SIGNIFICANT VARIANCES FOR REVENUES

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

General Fund (001)

Account	Increase	Explanation of variance
Ad Valorem	(\$6,444,337)	New construction, annexations and increase in valuations.
St Cloud OUC/Interlocal	\$712,202	Decrease due to overall OUC gross sales decrease. St. Cloud receives 9.5% of gross sales from the previous year.
Prior Year Fund Balance	\$2,595,325	Decreased prior year fund balance utilized to balance our annual budget. This is a continued positive trend.
St Cloud/TOHO Interlocal	(\$1,672,926)	This is due to increased TOHO gross sales. St. Cloud receives 12% of gross sales. However, \$1,000,000 of this total is a one-time transfer due to higher than expected sales in the two previous years.
Half Cent Sales Tax	\$507,352	Sales tax revenues were projected to increase in FY 24/25, but have not. In addition, they have decreased approximately 5% from FY 23/24 levels.
School Zone Citations	(\$788,000)	Approximately \$500,000 of this revenue is the cost of the contract and provided to the vendor.
Transport Charge	(\$549,514)	Increased collection rate for EMS billings.
Police Services	\$225,442	The CRA is no longer funding any Police Officers. The General fund is absorbing the \$318,345 cost in FY 25/26

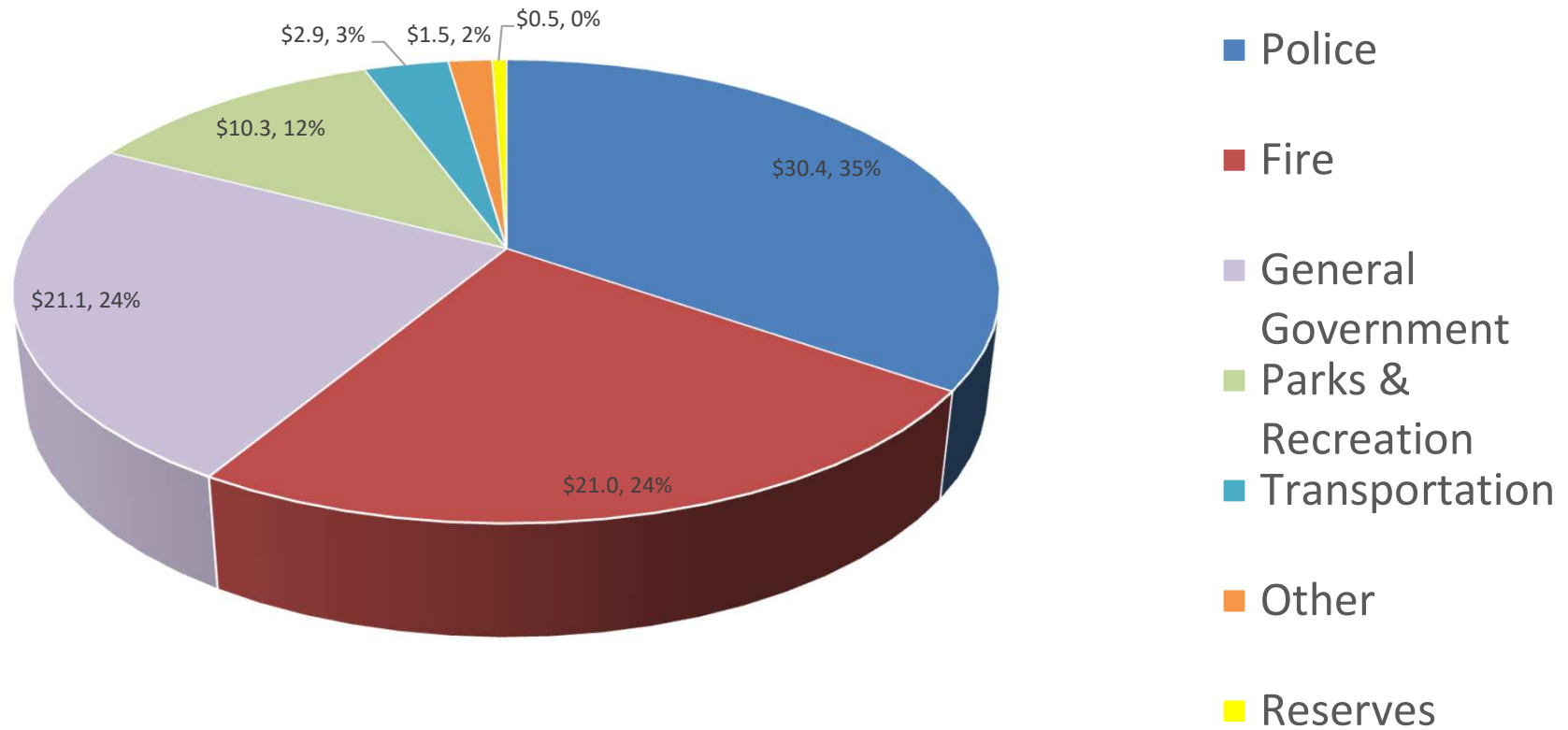
EXPENDITURE REPORTS

FY 25/26 PROPOSED EXPENDITURE BUDGETS - ALL FUNDS

Fund Number - Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001 - General Fund	\$80,781,753	\$87,687,941	\$6,906,188	8.5%
100 - Gas Tax Fund	\$1,663,000	\$1,682,000	\$19,000	1.1%
110 - Utility Tax Fund	\$4,292,193	\$4,443,497	\$151,304	3.5%
120 - One Percent Surcharge Fund	\$9,013,851	\$9,343,245	\$329,394	3.7%
140 - Community Development Block Grant Fund	\$955,791	\$807,467	(\$148,324)	-15.5%
150 - St. Cloud/OUC Interlocal Fund	\$12,969,854	\$12,257,652	(\$712,202)	-5.5%
160 - St. Cloud/TOHO Interlocal Fund	\$4,434,604	\$6,098,898	\$1,664,294	37.5%
200 - Debt Service Fund	\$13,060,143	\$8,877,404	(\$4,182,739)	-32.0%
300 - Capital Projects Fund	\$86,538,000	\$5,436,375	(\$81,101,625)	-93.7%
320 - Parks Impact Fee Fund	\$3,532,977	\$4,288,000	\$755,023	21.4%
330 - Police Impact Fee Fund	\$2,847,402	\$2,016,128	(\$831,274)	-29.2%
340 - Fire Impact Fee Fund	\$1,296,175	\$1,370,311	\$74,136	5.7%
350 - Mobility Impact Fee Fund	\$8,091,773	\$19,335,628	\$11,243,855	139.0%
440 - Sanitation Fund	\$18,560,155	\$19,950,873	\$1,390,718	7.5%
450 - Stormwater Fund	\$5,027,746	\$6,148,314	\$1,120,568	22.3%
460 - Building Permits Fund	\$4,267,410	\$5,407,817	\$1,140,407	26.7%
490 - Sanitation Impact Fee Fund	\$634,946	\$920,000	\$285,054	44.9%
510 - Motor Pool Fund	\$3,619,020	\$3,665,238	\$46,218	1.3%
520 - Self Insurance Health Fund	\$8,583,481	\$9,848,770	\$1,265,289	14.7%
525 - Self Insurance Workers Comp Fund	\$882,021	\$1,053,605	\$171,584	19.5%
630 - Economic Development Fund	\$271,406	\$449,153	\$177,747	65.5%
645 - Community Redevelopment Agency Fund	\$2,116,140	\$2,305,303	\$189,163	8.9%
	\$273,439,841	\$213,393,619	(\$60,046,222)	-22.0%

GENERAL FUND EXPENDITURES BY TYPE OF SERVICE

IN MILLIONS = \$87.7



GENERAL FUND TOTALS (EXCLUDING DEPARTMENTAL OPERATIONS BUDGETS)

Expenditure Type	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
SALARIES	\$35,788,168	\$39,013,960	\$3,225,792	9.0%
BENEFITS	\$20,259,706	\$22,653,496	\$2,393,790	11.8%
UTILITIES	\$914,147	\$1,070,700	\$156,553	17.1%
INSURANCE	\$1,233,032	\$1,294,825	\$61,793	5.0%
VEHICLE MAINTENANCE	\$1,063,900	\$1,123,600	\$59,700	5.6%
VEHICLE FUEL	\$600,000	\$554,300	(\$45,700)	-7.6%
CONTINGENCY	\$500,000	\$500,000	\$0	0.0%

GENERAL FUND DEPARTMENTAL OPERATIONS BUDGET BREAKDOWN

Department	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
10 - City Council	\$751,919	\$786,934	\$35,015	4.7%
20 - Legal	\$310,859	\$310,859	\$0	0.0%
3010 - City Manager	\$413,205	\$254,725	(\$158,480)	-38.4%
3015 - Communications	\$302,950	\$300,950	(\$2,000)	-0.7%
3016 - City Clerk	\$252,744	\$205,485	(\$47,259)	-18.7%
3020 - Human Resources	\$399,203	\$398,083	(\$1,120)	-0.3%
40 - Finance	\$508,109	\$477,774	(\$30,335)	-6.0%
45 - Information Technology	\$2,577,074	\$2,684,583	\$107,509	4.2%
54 - Community Development	\$873,143	\$780,575	(\$92,568)	-10.6%
60 - Police	\$3,917,268	\$4,624,238	\$706,970	18.0%
65 - Fire	\$3,359,538	\$3,877,308	\$517,770	15.4%
70 - Public Works	\$2,301,262	\$1,772,625	(\$528,637)	-23.0%
75 - Parks & Recreation	\$3,272,341	\$3,211,183	(\$61,158)	-1.9%
90 - Administrative	\$728,166	\$1,957,480	\$1,229,314	168.8%
Departmental Totals (excluding project ST2602)	\$19,967,781	\$21,106,427	\$1,138,646	5.7%

GENERAL FUND SIGNIFICANT BUDGETARY INCREASES

Additional Police Officers - 4 new plus 2 newly funded	\$647,403
Additional Park Ranger (part-time) - 1	\$27,244
Additional Fire Public Educator/Inspector - 1	\$106,625
Additional Grants Assistant (part-time) - 1	\$23,983
Additional Senior Tradesworker - Bricks - 1	\$79,734
Additional Maintenance Workers - Streets - 2	\$126,684
Subtotal	\$1,011,673
1% COLA/3% pay adjustment - General Employees	\$1,144,374
1% COLA/3% pay adjustment - Public Safety Union Contracts	\$834,925
Subtotal	\$1,979,299
Increase in required pension contributions (Public Safety excludes new pos)	\$1,494,393
Increase in required health benefit contributions (excludes new positions)	\$474,805
Subtotal	\$1,969,198
Increase in Public Safety operating expenses	\$1,224,740
Increase in required General Fund contribution to CRA	\$192,939
Funding (franchise fees) for project ST2602 Paving - Franchise Fees)	\$536,375
Grand Total	\$6,721,285

General Fund Expenditure Budget Breakdown

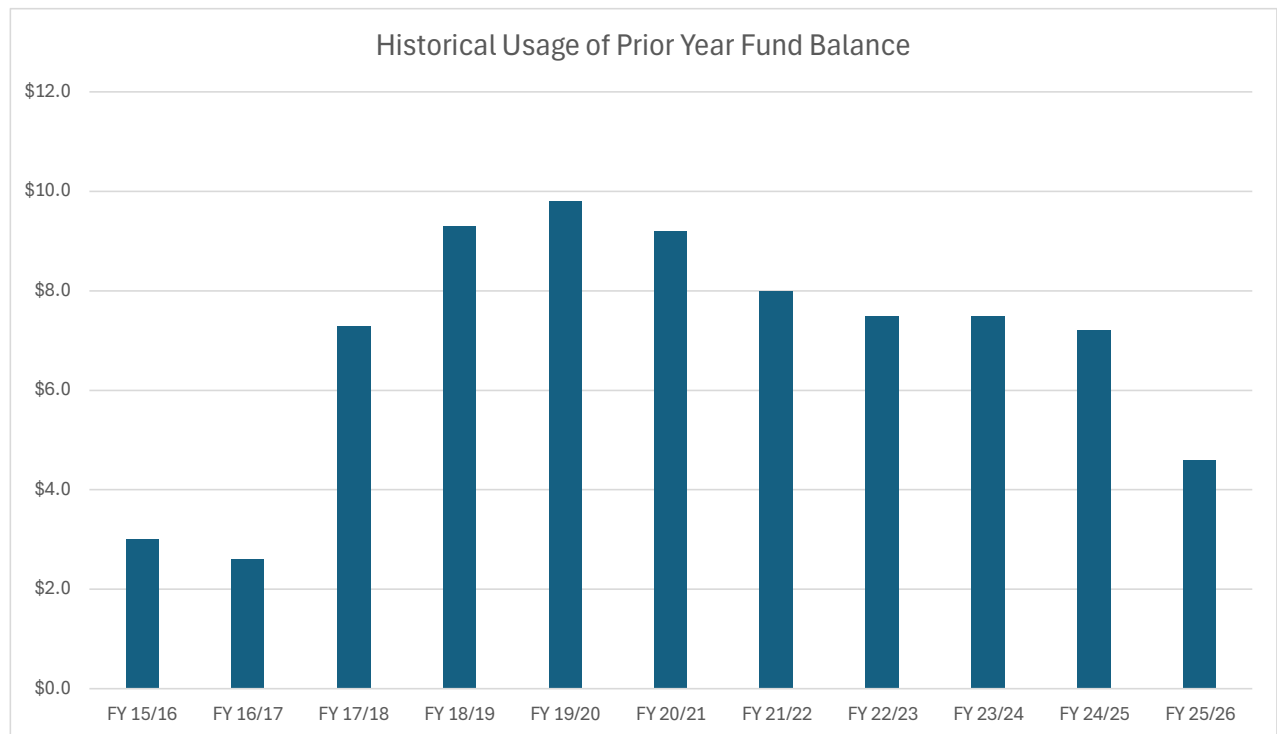
FY 25-26

	Budget	% of Budget
Total Expenditure Budget	\$87,687,941	100%
Salaries & Wages	\$37,858,259	43.2%
Pension Contributions	\$11,504,152	13.1%
Health Insurance	\$7,063,028	8.1%
Employer FICA	\$2,827,946	3.2%
Dental/Life/Disability/Workers Comp	\$1,258,370	1.4%
Special Pay/Employee Incentives	\$1,218,648	1.4%
Overtime	\$914,150	1.0%
Total Salaries & Benefits		71.4%
Maintenance Contracts	\$4,433,212	5.1%
Professional/Contractual Services	\$4,098,860	4.7%
Operating/Office Supplies	\$3,381,513	3.9%
Vehicle Fuel/Maintenance	\$1,677,900	1.9%
Repairs/Maintenance	\$1,129,347	1.3%
Insurance	\$1,294,825	1.5%
Training/Travel/Tuition Reimbursements	\$1,296,796	1.5%
Utilities	\$1,070,700	1.2%
CRA TIF Contribution	\$821,105	0.9%

Capital Improvements	\$724,314	0.8%
Communication Services/Accessories	\$683,611	0.8%
Transfer to Capital Projects Fund	\$536,375	0.6%
General Fund Contingency	\$500,000	0.6%
Rental/Leases	\$442,912	0.5%
Uniforms	\$428,385	0.5%
Other Current Charges	\$339,071	0.4%
Books,Subscriptions,&Memberships	\$327,902	0.4%
Legal Services	\$311,984	0.4%
Community Support	\$290,900	0.3%
Promotional Activities	\$247,400	0.3%
Medical Care-Physical	\$218,663	0.2%
Field Trips/Instructor Commissions	\$187,000	0.2%
Audit Fees	\$120,000	0.1%
Printing & Binding	\$101,825	0.1%
Mail & Freight	\$100,505	0.1%
Interfund Transfer - Economic Dev	\$100,000	0.1%
Grant Funded - PD Ballistic Vests	\$68,850	0.1%
Investigations/Background Checks	\$53,433	0.1%
Election cost	\$50,000	0.1%
Victims Advocate	\$5,000	0.0%
Benefit Adjustments	\$1,000	0.0%

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/ under GFOA recommendation
2015/2016	\$7,281,247	24.2%	12.5%	16.7%	7.5%
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 (est)	\$14,500,000	21.0%	12.5%	16.7%	4.3%



CITY COUNCIL

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-1000-511.14-00	OVERTIME	\$0	\$7,200	\$7,200	
001-1000-511.31-00	PROFESSIONAL SERVICES	\$202,400	\$202,445	\$45	
001-1000-511.40-00	TRAVEL & PER DIEM	\$35,700	\$35,700	\$0	
001-1000-511.41-00	COM.SERV/DEV/ACCESSORIES	\$500	\$500	\$0	
001-1000-511.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-1000-511.47-00	PRINTING & BINDING	\$2,100	\$2,100	\$0	
001-1000-511.48-00	PROMOTIONAL ACTIVITIES	\$9,200	\$9,200	\$0	
001-1000-511.49-00	OTHER CURRENT CHARGES	\$22,850	\$22,850	\$0	
001-1000-511.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-1000-511.52-00	OPERATING SUPPLIES	\$300	\$300	\$0	
001-1000-511.52-15	TAXABLE CLOTHING	\$1,500	\$1,700	\$200	
001-1000-511.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$76,719	\$201,039	\$124,320	
001-1000-511.55-00	TRAINING	\$11,750	\$12,300	\$550	
001-1000-511.82-00	COMMUNITY SUPPORT	\$388,200	\$290,900	(\$97,300)	
	TOTAL CITY COUNCIL	\$751,919	\$786,934	\$35,015	4.7%
	SALARIES	\$132,744	\$182,521	\$49,777	
	BENEFITS	\$109,131	\$146,363	\$37,232	
	INSURANCE	\$4,238	\$4,110	(\$128)	
	CONTINGENCY	\$500,000	\$0	(\$500,000)	
	GRAND TOTAL CITY COUNCIL	\$1,498,032	\$1,119,928	(\$378,104)	-25.2%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: City Council

001-1000-511 City Council

Element	Account	Increase \$	Explanation of Variance
54-00	Memberships	\$124,320	Main Street and Chamber agreement transferred from 82-00.
82-00	Community Support	(\$97,300)	Moved Main Street and Chamber agreements to 54-00.
99-00	Contingency	(\$500,000)	General Fund contingency has been moved to Department 90.

CITY MANAGER

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-3010-512.14-00	OVERTIME	\$1,000	\$1,000	\$0	
001-3010-512.31-00	PROFESSIONAL SERVICES	\$300,000	\$130,000	(\$170,000)	
001-3010-512.31-01	MEDICAL CARE	\$500	\$0	(\$500)	
001-3010-512.34-00	OTHER CONTRACTUAL SERVICE	\$0	\$0	\$0	
001-3010-512.40-00	TRAVEL & PER DIEM	\$19,250	\$24,450	\$5,200	
001-3010-512.41-00	COM.SERV/DEV/ACCESSORIES	\$0	\$700	\$700	
001-3010-512.42-00	MAIL & FREIGHT	\$100	\$100	\$0	
001-3010-512.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-3010-512.46-01	MAINTENANCE CONTRACTS	\$30,000	\$31,000	\$1,000	
001-3010-512.47-00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
001-3010-512.48-00	PROMOTIONAL ACTIVITIES	\$2,000	\$0	(\$2,000)	
001-3010-512.49-00	OTHER CURRENT CHARGES	\$8,450	\$12,200	\$3,750	
001-3010-512.52-00	OPERATING SUPPLIES	\$13,000	\$10,750	(\$2,250)	
001-3010-512.52-15	TAXABLE UNIFORM	\$2,000	\$2,500	\$500	
001-3010-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$17,330	\$16,550	(\$780)	
001-3010-512.55-00	TRAINING	\$17,575	\$23,475	\$5,900	
001-3010-512.62-00	BUILDINGS	\$0	\$0	\$0	
	TOTAL CITY MANAGER	\$413,205	\$254,725	(\$158,480)	-38.4%
	SALARIES	\$985,484	\$841,168	(\$144,316)	
	BENEFITS	\$350,443	\$303,445	(\$46,998)	
	UTILITIES	\$25,000	\$25,000	\$0	
	INSURANCE	\$29,429	\$31,075	\$1,646	
	VEHICLE MAINTENANCE	\$3,000	\$1,000	(\$2,000)	
	VEHICLE FUEL	\$800	\$500	(\$300)	
	GRAND TOTAL CITY MANAGER	\$1,807,361	\$1,456,913	(\$350,448)	-19.4%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: City Manager

001-3010-512 City Manager

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$170,000)	ERP System Consulting needs will now be paid from project CM2601 New ERP Implementation.

LEGAL DEPARTMENT

Account	Account Name	FY 24/25 Original Budget	FY 25/26 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	
001-2010-514.51-00	OFFICE SUPPLIES	\$50	\$50	\$0	
	TOTAL LEGAL SERVICES	\$310,859	\$310,859	\$0	0%
	SALARIES	\$140,000	\$139,287	(\$713)	
	BENEFITS	\$55,660	\$52,129	(\$3,531)	
	INSURANCE	\$1,991	\$3,950	\$1,959	
	GRAND TOTAL LEGAL SERVICES	\$508,510	\$506,225	(\$2,285)	-0.4%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Legal

001-2010-514 Legal Services

Element	Account	Increase \$	Explanation of Variance
None			

CITY CLERK

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-3016-512.14-00	OVERTIME	\$4,500	\$0	(\$4,500)	
001-3016-512.31-00	PROFESSIONAL SERVICES	\$25,200	\$5,750	(\$19,450)	
001-3016-512.34-00	OTHER CONTRACTUAL SERVICE	\$5,000	\$5,000	\$0	
001-3016-512.40-00	TRAVEL & PER DIEM	\$10,420	\$10,420	\$0	
001-3016-512.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$1,000	\$0	
001-3016-512.42-00	MAIL & FREIGHT	\$1,500	\$1,700	\$200	
001-3016-512.44-00	RENTALS & LEASES	\$8,800	\$8,800	\$0	
001-3016-512.46-00	REPAIRS & MAINTENANCE	\$3,300	\$3,300	\$0	
001-3016-512.46-01	MAINTENANCE CONTRACTS	\$90,293	\$64,088	(\$26,205)	
001-3016-512.47-00	PRINTING & BINDING	\$800	\$1,000	\$200	
001-3016-512.48-00	PROMOTIONAL ACTIVITIES	\$1,600	\$2,000	\$400	
001-3016-512.49-00	OTHER CURRENT CHARGES	\$12,980	\$15,336	\$2,356	
001-3016-512.49-10	ELECTION COST	\$50,000	\$50,000	\$0	
001-3016-512.51-00	OFFICE SUPPLIES	\$16,471	\$16,471	\$0	
001-3016-512.52-00	OPERATING SUPPLIES	\$7,250	\$7,250	\$0	
001-3016-512.52-15	TAXABLE UNIFORM	\$1,080	\$1,080	\$0	
001-3016-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,250	\$2,990	(\$260)	
001-3016-512.55-00	TRAINING	\$9,300	\$9,300	\$0	
	TOTAL CITY CLERK	\$252,744	\$205,485	(\$47,259)	-18.7%
	SALARIES	\$368,187	\$359,065	(\$9,122)	
	BENEFITS	\$177,332	\$168,022	(\$9,310)	
	UTILITIES	\$20,000	\$12,000	(\$8,000)	
	INSURANCE	\$9,837	\$8,668	(\$1,169)	
	VEHICLE FUEL	\$0	\$300	\$300	
	GRAND TOTAL CITY CLERK	\$828,100	\$753,540	(\$74,560)	-9.0%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: City Clerk

001-3016-512 City Clerk

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$19,450)	This was transferred to Communications to have a central point of payment for all Civic Plus services.
46-01	Maintenance Contracts	(\$26,205)	This was transferred to Communications to have a central point of payment for all Civic Plus services.

COMMUNICATIONS DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-3015-512.14-00	OVERTIME	\$5,000	\$10,000	\$5,000	
001-3015-512.31-00	PROFESSIONAL SERVICES	\$82,250	\$50,000	(\$32,250)	
001-3015-512.40-00	TRAVEL & PER DIEM	\$4,000	\$5,000	\$1,000	
001-3015-512.41-00	COM.SERV/DEV/ACCESSORIES	\$15,500	\$0	(\$15,500)	
001-3015-512.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-3015-512.44-00	RENTALS & LEASES	\$10,000	\$8,000	(\$2,000)	
001-3015-512.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-3015-512.46-01	MAINTENANCE CONTRACTS	\$52,000	\$120,000	\$68,000	
001-3015-512.47-00	PRINTING & BINDING	\$2,000	\$2,000	\$0	
001-3015-512.48-00	PROMOTIONAL ACTIVITIES	\$53,000	\$45,000	(\$8,000)	
001-3015-512.49-00	OTHER CURRENT CHARGES	\$3,500	\$3,500	\$0	
001-3015-512.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-3015-512.52-00	OPERATING SUPPLIES	\$30,000	\$25,000	(\$5,000)	
001-3015-512.52-15	TAXABLE UNIFORM	\$1,000	\$1,000	\$0	
001-3015-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$4,700	\$4,500	(\$200)	
001-3015-512.55-00	TRAINING	\$8,000	\$10,000	\$2,000	
001-3015-512.64-00	C/O EQUIPMENT & MACHINERY	\$30,000	\$14,950	(\$15,050)	
	TOTAL COMMUNICATIONS	\$302,950	\$300,950	(\$2,000)	-0.7%
	SALARIES	\$379,785	\$418,455	\$38,670	
	BENEFITS	\$183,289	\$179,292	(\$3,997)	
	INSURANCE	\$7,376	\$7,049	(\$327)	
	VEHICLE MAINTENANCE	\$2,000	\$500	(\$1,500)	
	VEHICLE FUEL	\$1,000	\$500	(\$500)	
	GRAND TOTAL COMMUNICATIONS	\$876,400	\$906,746	\$30,346	3.5%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Communications

001-3015-512 Communications

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$32,250)	CivicPlus moved to 46-01
41-00	Com Svc/Dev/Accessories	(\$15,500)	Constant Contact moved to 46-01
46-01	Maintenance Contracts	\$68,000	CivicPlus and Constant Contact moved here and consolidated
64-00	Machinery & Equipment	(\$15,050)	Funded some chamber AV upgrades current FY.

HUMAN RESOURCES DEPARTMENT

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-3020-513.14-00	OVERTIME	\$650	\$650	\$0	
001-3020-513.31-00	PROFESSIONAL SERVICES	\$2,500	\$0	(\$2,500)	
001-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$11,058	\$13,548	\$2,490	
001-3020-513.31-02	BACKGROUND CHECK	\$9,450	\$11,700	\$2,250	
001-3020-513.34-00	OTHER CONTRACTUAL SERVICE	\$20,000	\$0	(\$20,000)	
001-3020-513.40-00	TRAVEL & PER DIEM	\$5,750	\$6,250	\$500	
001-3020-513.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$1,000	\$0	
001-3020-513.42-00	MAIL & FREIGHT	\$1,530	\$1,530	\$0	
001-3020-513.44-00	RENTALS & LEASES	\$5,540	\$5,600	\$60	
001-3020-513.46-00	REPAIRS & MAINTENANCE	\$500	\$500	\$0	
001-3020-513.46-01	MAINTENANCE CONTRACTS	\$151,925	\$138,805	(\$13,120)	
001-3020-513.47-00	PRINTING & BINDING	\$500	\$500	\$0	
001-3020-513.48-00	PROMOTIONAL ACTIVITIES	\$1,250	\$1,250	\$0	
001-3020-513.49-00	OTHER CURRENT CHARGES	\$1,750	\$1,750	\$0	
001-3020-513.49-23	BENEFIT ADJUSTMENTS	\$1,000	\$1,000	\$0	
001-3020-513.49-30	TUITION REIMBURSEMENT	\$60,000	\$70,000	\$10,000	
001-3020-513.49-40	ADVERTISING	\$7,000	\$7,000	\$0	
001-3020-513.49-50	EMPLOYEE INCENTIVE	\$54,380	\$63,047	\$8,667	
001-3020-513.51-00	OFFICE SUPPLIES	\$5,500	\$5,650	\$150	
001-3020-513.52-00	OPERATING SUPPLIES	\$1,500	\$9,500	\$8,000	
001-3020-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$5,500	\$5,603	\$103	
001-3020-513.55-00	TRAINING	\$50,920	\$53,200	\$2,280	
	TOTAL HUMAN RESOURCES	\$399,203	\$398,083	(\$1,120)	-0.3%
	SALARIES	\$830,885	\$892,790	\$61,905	
	BENEFITS	\$400,177	\$406,816	\$6,639	
	UTILITIES	\$16,000	\$20,000	\$4,000	
	INSURANCE	\$13,450	\$18,107	\$4,657	
	GRAND TOTAL HUMAN RESOURCES	\$1,659,715	\$1,735,796	\$76,081	4.6%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Human Resources

001-3020-513 Human Resources

Element	Account	Increase \$	Explanation of Variance
34-00	Other Contractual Service	(\$20,000)	This line item reflects the cost of the City's biennial Employee Engagement Survey. The survey was conducted in FY24–25, and the next scheduled participation will be in FY26–27. As such, no expenses are budgeted for FY25–26.
46-01	Maintenance Contracts	(\$13,120)	This reflects cost savings achieved by bundling services within our NEOGOV platform – an electronic human resources system used for recruiting, onboarding, performance evaluations, training, and forms management.
49-30	Tuition Reimbursement	\$10,000	Increased utilization and higher costs for Fire certifications in FY24–25 resulted in all allocated funds being fully encumbered by March 2025. To ensure sufficient funding for FY25–26, this line item has been increased by \$10,000.

PROCUREMENT DEPARTMENT

Account	Account Name	FY 24/25 Original Budget	FY 25/26		% Change
			Proposed Budget	Increase/ (Decrease)	
001-3510-513.14-00	OVERTIME	\$500	\$0	(\$500)	
001-3510-513.34-00	OTHER CONTRACTUAL SERVICE	\$78,602	\$63,602	(\$15,000)	
001-3510-513.40-00	TRAVEL & PER DIEM	\$5,950	\$5,950	\$0	
001-3510-513.41-00	COM.SERV/DEV/ACCESSORIES	\$300	\$300	\$0	
001-3510-513.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-3510-513.47-00	PRINTING & BINDING	\$725	\$725	\$0	
001-3510-513.51-00	OFFICE SUPPLIES	\$500	\$0	(\$500)	
001-3510-513.52-00	OPERATING SUPPLIES	\$200	\$200	\$0	
001-3510-513.52-15	TAXABLE UNIFORM	\$600	\$600	\$0	
001-3510-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$200	\$200	\$0	
001-3510-513.55-00	TRAINING	\$4,800	\$4,800	\$0	
001-3515-513.14-00	OVERTIME	\$3,000	\$0	(\$3,000)	
001-3515-513.31-00	PROFESSIONAL SERVICES	\$5,000	\$5,000	\$0	
001-3515-513.34-00	OTHER CONTRACTUAL SERVICE	\$19,900	\$55,900	\$36,000	
001-3515-513.40-00	TRAVEL & PER DIEM	\$6,570	\$6,570	\$0	
001-3515-513.41-00	COM.SERV/DEV/ACCESSORIES	\$3,200	\$0	(\$3,200)	
001-3515-513.42-00	MAIL & FREIGHT	\$300	\$300	\$0	
001-3515-513.44-00	RENTALS & LEASES	\$5,800	\$5,800	\$0	
001-3515-513.46-00	REPAIRS & MAINTENANCE	\$800	\$800	\$0	
001-3515-513.46-01	MAINTENANCE CONTRACTS	\$10,360	\$10,299	(\$61)	
001-3515-513.47-00	PRINTING & BINDING	\$5,025	\$5,025	\$0	
001-3515-513.48-00	PROMOTIONAL ACTIVITIES	\$1,250	\$1,250	\$0	
001-3515-513.49-00	OTHER CURRENT CHARGES	\$5,600	\$5,600	\$0	
001-3515-513.51-00	OFFICE SUPPLIES	\$3,000	\$3,000	\$0	
001-3515-513.52-00	OPERATING SUPPLIES	\$5,000	\$5,000	\$0	
001-3515-513.52-15	TAXABLE UNIFORM	\$1,800	\$1,600	(\$200)	
001-3515-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$8,200	\$8,200	\$0	
001-3515-513.55-00	TRAINING	\$19,032	\$19,032	\$0	
001-3520-513.41-00	COM.SERV/DEV/ACCESSORIES	\$1,800	\$1,800	\$0	
001-3520-513.46-00	REPAIRS & MAINTENANCE	\$39,500	\$20,000	(\$19,500)	
001-3520-513.46-01	MAINTENANCE CONTRACTS	\$16,000	\$11,000	(\$5,000)	
001-3520-513.51-00	OFFICE SUPPLIES	\$200	\$200	\$0	
001-3520-513.52-00	OPERATING SUPPLIES	\$500	\$700	\$200	
001-3535-513.34-00	OTHER CONTRACTUAL SERVICE	\$185,000	\$75,000	(\$110,000)	
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	\$3,000	\$0	
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		\$455,019	\$334,258	-\$120,761	-26.5%
SALARIES		\$923,014	\$977,251	\$54,237	
BENEFITS		\$426,489	\$431,484	\$4,995	
UTILITIES		\$22,000	\$24,000	\$2,000	
INSURANCE		\$25,522	\$23,522	(\$2,000)	
GRAND TOTAL PROCUREMENT		\$1,852,044	\$1,790,515	(\$61,529)	-3.3%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Procurement

001-3510-513 Administration

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$15,000)	This reduction is due to completion of federal review of OMB procurement requirements in FY2425.

001-3515-513 Procurement Services

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$36,000	Renewal of Marketplace services.

001-3520-513 Warehouse

Element	Account	Change \$	Explanation of Variance
46-00	Repairs & Maintenance	(\$19,500)	This reduction is due to the installation of new fuel pumps at JUF that are under warranty and do not require maintenance agreements.

001-3535-513 Grants

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$110,000)	Additional grants consulting needs will be requested new grants are awarded.

FINANCE DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-4010-513.14-00	OVERTIME	\$300	\$0	(\$300)	
001-4010-513.31-00	PROFESSIONAL SERVICES	\$145,000	\$125,000	(\$20,000)	
001-4010-513.31-03	LEGAL SERVICES	\$1,400	\$1,200	(\$200)	
001-4010-513.32-00	AUDIT FEES	\$115,640	\$120,000	\$4,360	
001-4010-513.34-00	OTHER CONTRACTUAL SERVICE	\$103,000	\$103,000	\$0	
001-4010-513.40-00	TRAVEL & PER DIEM	\$11,500	\$11,500	\$0	
001-4010-513.42-00	MAIL & FREIGHT	\$300	\$300	\$0	
001-4010-513.46-00	REPAIRS & MAINTENANCE	\$500	\$300	(\$200)	
001-4010-513.46-01	MAINTENANCE CONTRACTS	\$17,500	\$17,500	\$0	
001-4010-513.47-00	PRINTING & BINDING	\$6,200	\$4,200	(\$2,000)	
001-4010-513.49-00	OTHER CURRENT CHARGES	\$29,300	\$29,300	\$0	
001-4010-513.51-00	OFFICE SUPPLIES	\$750	\$750	\$0	
001-4010-513.52-00	OPERATING SUPPLIES	\$4,000	\$4,000	\$0	
001-4010-513.52-15	TAXABLE UNIFORM	\$300	\$300	\$0	
001-4010-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,000	\$2,000	\$0	
001-4010-513.55-00	TRAINING	\$9,500	\$6,500	(\$3,000)	
001-4020-513.14-00	OVERTIME	\$3,000	\$1,500	(\$1,500)	
001-4020-513.34-00	OTHER CONTRACTUAL SERVICE	\$500	\$500	\$0	
001-4020-513.40-00	TRAVEL & PER DIEM	\$14,370	\$12,000	(\$2,370)	
001-4020-513.42-00	MAIL & FREIGHT	\$2,330	\$2,000	(\$330)	
001-4020-513.44-00	RENTALS & LEASES	\$9,555	\$9,555	\$0	
001-4020-513.46-00	REPAIRS & MAINTENANCE	\$500	\$200	(\$300)	
001-4020-513.46-01	MAINTENANCE CONTRACTS	\$3,154	\$3,154	\$0	
001-4020-513.47-00	PRINTING & BINDING	\$3,750	\$2,000	(\$1,750)	
001-4020-513.48-00	PROMOTIONAL ACTIVITIES	\$2,000	\$1,500	(\$500)	
001-4020-513.49-00	OTHER CURRENT CHARGES	\$750	\$500	(\$250)	
001-4020-513.51-00	OFFICE SUPPLIES	\$3,300	\$3,000	(\$300)	
001-4020-513.52-00	OPERATING SUPPLIES	\$10,025	\$10,450	\$425	
001-4020-513.52-15	TAXABLE UNIFORM	\$400	\$400	\$0	
001-4020-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,485	\$1,565	(\$920)	
001-4020-513.55-00	TRAINING	\$4,800	\$3,600	(\$1,200)	
	TOTAL FINANCE	\$508,109	\$477,774	(\$30,335)	-6.0%
	SALARIES	\$1,164,470	\$1,232,195	\$67,725	
	BENEFITS	\$464,263	\$492,477	\$28,214	
	UTILITIES	\$10,000	\$12,000	\$2,000	
	INSURANCE	\$20,299	\$19,066	(\$1,233)	
	GRAND TOTAL FINANCE DEPARTMENT	\$2,167,141	\$2,233,512	\$66,371	3.1%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/(under) current budget

Department: Finance

001-4010-513 Administration

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$20,000)	Other Post Employment Benefits (OPEB) full actuarial valuation is only required every other year. This charge will return to the budget in FY 26/27.

001-4020-513 Accounting

Element	Account	Increase \$	Explanation of Variance
			NONE

INFORMATION TECHNOLOGY DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-4510-516.14-00	OVERTIME	\$10,000	\$10,000	\$0	
001-4510-516.31-00	PROFESSIONAL SERVICES	\$149,500	\$155,000	\$5,500	
001-4510-516.34-00	OTHER CONTRACTUAL SERVICE	\$97,450	\$95,000	(\$2,450)	
001-4510-516.40-00	TRAVEL & PER DIEM	\$21,150	\$22,150	\$1,000	
001-4510-516.41-00	COM.SERV/DEV/ACCESSORIES	\$353,000	\$339,820	(\$13,180)	
001-4510-516.42-00	MAIL & FREIGHT	\$986	\$1,000	\$14	
001-4510-516.44-00	RENTALS & LEASES	\$15,020	\$15,520	\$500	
001-4510-516.46-00	REPAIRS & MAINTENANCE	\$105,000	\$105,000	\$0	
001-4510-516.46-01	MAINTENANCE CONTRACTS	\$1,065,022	\$1,109,333	\$44,311	
001-4510-516.48-00	PROMOTIONAL ACTIVITIES	\$3,800	\$3,800	\$0	
001-4510-516.49-00	OTHER CURRENT CHARGES	\$4,500	\$4,500	\$0	
001-4510-516.51-00	OFFICE SUPPLIES	\$2,500	\$2,500	\$0	
001-4510-516.52-00	OPERATING SUPPLIES	\$72,000	\$433,300	\$361,300	
001-4510-516.52-15	TAXABLE UNIFORM	\$3,500	\$3,500	\$0	
001-4510-516.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,075	\$500	(\$1,575)	
001-4510-516.55-00	TRAINING	\$33,180	\$36,550	\$3,370	
001-4510-516.64-00	C/O EQUIPMENT & MACHINERY	\$366,500	\$169,000	(\$197,500)	
001-4512-516.14-00	OVERTIME	\$5,200	\$5,200	\$0	
001-4512-516.31-00	PROFESSIONAL SERVICES	\$135,000	\$50,000	(\$85,000)	
001-4512-516.40-00	TRAVEL & PER DIEM	\$16,400	\$12,450	(\$3,950)	
001-4512-516.46-00	REPAIRS & MAINTENANCE	\$2,500	\$2,500	\$0	
001-4512-516.46-01	MAINTENANCE CONTRACTS	\$58,841	\$58,960	\$119	
001-4512-516.48-00	PROMOTIONAL ACTIVITIES	\$1,100	\$500	(\$600)	
001-4512-516.49-00	OTHER CURRENT CHARGES	\$3,000	\$3,000	\$0	
001-4512-516.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-4512-516.52-00	OPERATING SUPPLIES	\$5,000	\$5,000	\$0	
001-4512-516.52-15	TAXABLE UNIFORM	\$450	\$450	\$0	
001-4512-516.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,000	\$1,000	\$0	
001-4512-516.55-00	TRAINING	\$42,900	\$38,550	(\$4,350)	
TOTAL INFORMATION TECH		\$2,577,074	\$2,684,583	\$107,509	4.2%
	SALARIES	\$1,161,505	\$1,207,651	\$46,146	
	BENEFITS	\$504,294	\$472,013	(\$32,281)	
	UTILITIES	\$23,000	\$24,000	\$1,000	
	INSURANCE	\$28,865	\$26,280	(\$2,585)	
	VEHICLE MAINTENANCE	\$800	\$600	\$0	
	VEHICLE FUEL	\$1,200	\$600	\$0	
GRAND TOTAL INFORMATION TECHNOLOGY		\$4,296,738	\$4,415,727	\$118,989	2.8%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Information Technology

001-4510-516 Information Technology

Element	Account	Change \$	Explanation of Variance
41-00	Comm Svc/ Accessories	(\$13,180)	Removal of services, analog phone services, zoom subscriptions, spectrum circuits.
46-01	Maintenance Contracts	\$44,311	Vendor merger in 2023/24, vendor/supplier increases license cost by 181%.
52-00	Operating Supplies	\$361,300	Citywide desktop and laptop replacement moved to this account.
64-00	Machinery & Equipment	(\$197,500)	Laptops and desktops are no longer considered capitalized equipment. Moved to 52-00

001-4512-516 GIS

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$85,000)	Decreased reliance on 3 rd Party vendor as / major initiatives completed this FY.

COMMUNITY DEVELOPMENT DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-5410-515.14-00	OVERTIME	\$3,000	\$3,000	\$0	
001-5410-515.31-00	PROFESSIONAL SERVICES	\$465,000	\$420,000	(\$45,000)	
001-5410-515.40-00	TRAVEL & PER DIEM	\$21,361	\$18,597	(\$2,764)	
001-5410-515.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$1,000	\$0	
001-5410-515.42-00	MAIL & FREIGHT	\$12,200	\$19,700	\$7,500	
001-5410-515.44-00	RENTALS & LEASES	\$4,934	\$7,874	\$2,940	
001-5410-515.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-5410-515.46-01	MAINTENANCE CONTRACTS	\$96,702	\$95,252	(\$1,450)	
001-5410-515.47-00	PRINTING & BINDING	\$12,360	\$17,750	\$5,390	
001-5410-515.48-00	PROMOTIONAL ACTIVITIES	\$3,500	\$3,500	\$0	
001-5410-515.49-00	OTHER CURRENT CHARGES	\$40,800	\$45,800	\$5,000	
001-5410-515.51-00	OFFICE SUPPLIES	\$7,000	\$8,500	\$1,500	
001-5410-515.52-00	OPERATING SUPPLIES	\$17,000	\$7,500	(\$9,500)	
001-5410-515.52-15	TAXABLE UNIFORM	\$2,160	\$2,600	\$440	
001-5410-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,878	\$8,111	(\$2,767)	
001-5410-515.55-00	TRAINING	\$20,683	\$16,660	(\$4,023)	
001-5415-515.14-00	OVERTIME	\$6,000	\$2,500	(\$3,500)	
001-5415-515.31-00	PROFESSIONAL SERVICES	\$0	\$15,500	\$15,500	
001-5415-515.34-00	OTHER CONTRACTUAL SERVICE	\$500	\$300	(\$200)	
001-5415-515.40-00	TRAVEL & PER DIEM	\$33,818	\$12,172	(\$21,646)	
001-5415-515.41-00	COM.SERV/DEV/ACCESSORIES	\$1,200	\$250	(\$950)	
001-5415-515.42-00	MAIL & FREIGHT	\$18,781	\$13,500	(\$5,281)	
001-5415-515.44-00	RENTALS & LEASES	\$3,200	\$2,280	(\$920)	
001-5415-515.46-00	REPAIRS & MAINTENANCE	\$1,000	\$300	(\$700)	
001-5415-515.46-01	MAINTENANCE CONTRACTS	\$18,000	\$18,000	\$0	
001-5415-515.47-00	PRINTING & BINDING	\$7,000	\$4,500	(\$2,500)	
001-5415-515.48-00	PROMOTIONAL ACTIVITIES	\$1,500	\$1,500	\$0	
001-5415-515.49-00	OTHER CURRENT CHARGES	\$16,844	\$13,050	(\$3,794)	
001-5415-515.51-00	OFFICE SUPPLIES	\$5,000	\$3,000	(\$2,000)	
001-5415-515.52-00	OPERATING SUPPLIES	\$13,000	\$3,500	(\$9,500)	
001-5415-515.52-15	TAXABLE UNIFORM	\$9,460	\$5,400	(\$4,060)	
001-5415-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$4,852	\$2,929	(\$1,923)	
001-5415-515.55-00	TRAINING	\$13,410	\$5,050	(\$8,360)	
	TOTAL COMMUNITY DEVELOPMENT	\$873,143	\$780,575	(\$92,568)	-10.6%
	SALARIES	\$1,771,337	\$1,874,443	\$103,106	
	BENEFITS	\$840,924	\$906,899	\$65,975	
	UTILITIES	\$6,000	\$27,000	\$21,000	
	INSURANCE	\$37,044	\$35,104	(\$1,940)	
	VEHICLE MAINTENANCE	\$8,000	\$8,000	\$0	
	VEHICLE FUEL	\$2,000	\$3,000	\$0	
	GRAND TOTAL COMMUNITY DEVELOPMENT	\$3,538,448	\$3,635,021	\$96,573	2.7%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Community Development

001-5410-515 Community Development

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$45,000)	Historic preservation consultant costs were reduced, and completion of planning special projects (i.e. HPB Design Guidelines, FLU Element and Transportation Element)

001-5415-515 Comm Compliance

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	\$15,500	IAS Accreditation and lot clearing costs.
40-00	Travel & Per Diem	(\$21,646)	Reduced number of staff members needing training each fiscal year.

POLICE DEPARTMENT

Account	Account Name	FY 24/25 Original	FY 25/26	Increase/ (Decrease)	% Change
		Budget	Proposed Budget		
001-6010-521.14-00	OVERTIME	\$270,432	\$274,400	\$3,968	
001-6010-521.31-00	PROFESSIONAL SERVICES	\$17,500	\$535,500	\$518,000	
001-6010-521.31-01	MEDICAL CARE	\$4,900	\$4,900	\$0	
001-6010-521.34-00	OTHER CONTRACTUAL SERVICE	\$27,515	\$18,375	(\$9,140)	
001-6010-521.35-00	INVESTIGATIONS	\$21,800	\$22,000	\$200	
001-6010-521.40-00	TRAVEL & PER DIEM	\$46,100	\$65,000	\$18,900	
001-6010-521.41-00	COM.SERV/DEV/ACCESSORIES	\$237,082	\$249,400	\$12,318	
001-6010-521.42-00	MAIL & FREIGHT	\$26,000	\$26,000	\$0	
001-6010-521.44-00	RENTALS & LEASES	\$118,700	\$122,028	\$3,328	
001-6010-521.46-00	REPAIRS & MAINTENANCE	\$96,000	\$74,900	(\$21,100)	
001-6010-521.46-01	MAINTENANCE CONTRACTS	\$1,275,373	\$1,385,785	\$110,412	
001-6010-521.47-00	PRINTING & BINDING	\$13,000	\$13,000	\$0	
001-6010-521.48-00	PROMOTIONAL ACTIVITIES	\$20,400	\$20,400	\$0	
001-6010-521.49-00	OTHER CURRENT CHARGES	\$12,000	\$12,000	\$0	
001-6010-521.49-35	TUITION-SPONSORSHIP	\$34,400	\$34,400	\$0	
001-6010-521.49-60	VICTIMS ADVOCATE	\$8,000	\$5,000	(\$3,000)	
001-6010-521.51-00	OFFICE SUPPLIES	\$29,000	\$29,000	\$0	
001-6010-521.52-00	OPERATING SUPPLIES	\$737,715	\$679,499	(\$58,216)	
001-6010-521.52-07	TASK FORCE	\$14,000	\$14,000	\$0	
001-6010-521.52-10	GRANT FUNDED	\$37,950	\$68,850	\$30,900	
001-6010-521.52-15	TAXABLE UNIFORM	\$59,830	\$54,830	(\$5,000)	
001-6010-521.52-16	UNIFORM EXEMPT FROM WAGES	\$130,600	\$125,720	(\$4,880)	
001-6010-521.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,685	\$10,685	\$0	
001-6010-521.55-00	TRAINING	\$115,011	\$122,800	\$7,789	
001-6010-521.55-39	SECOND DOLLAR TRAINING	\$31,625	\$30,000	(\$1,625)	
001-6010-521.62-00	BUILDINGS	\$55,000	\$55,000	\$0	
001-6010-521.63-00	C/O OTHER IMPROVEMENTS	\$22,900	\$0	(\$22,900)	
001-6010-521.64-00	MACHINERY & EQUIPMENT	\$196,720	\$142,464	(\$54,256)	
001-6010-521.64-10	GRANT FUNDED	\$0	\$0	\$0	
001-6012-529.14-00	OVERTIME	\$79,300	\$84,000	\$4,700	
001-6012-529.31-00	PROFESSIONAL SERVICES	\$650	\$650	\$0	
001-6012-529.40-00	TRAVEL & PER DIEM	\$6,500	\$7,500	\$1,000	
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	\$2,500	\$0	
001-6012-529.46-01	MAINTENANCE CONTRACTS	\$60,590	\$271,651	\$211,061	
001-6012-529.47-00	PRINTING & BINDING	\$200	\$200	\$0	
001-6012-529.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$2,500	\$0	
001-6012-529.49-00	OTHER CURRENT CHARGES	\$500	\$500	\$0	
001-6012-529.51-00	OFFICE SUPPLIES	\$4,700	\$4,500	(\$200)	
001-6012-529.52-00	OPERATING SUPPLIES	\$20,000	\$19,001	(\$999)	
001-6012-529.52-15	TAXABLE UNIFORM	\$3,500	\$5,000	\$1,500	
001-6012-529.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,065	\$3,100	\$35	
001-6012-529.55-00	TRAINING	\$25,825	\$25,000	(\$825)	
001-6012-529.64-00	C/O MACHINERY & EQUIPMENT	\$35,000	\$0	(\$35,000)	
TOTAL POLICE DEPARTMENT		\$3,917,268	\$4,624,238	\$706,970	18.0%
SALARIES		\$13,291,506	\$15,017,700	\$1,726,194	
BENEFITS		\$8,078,968	\$9,395,989	\$1,317,021	
UTILITIES		\$78,000	\$96,000	\$18,000	
INSURANCE		\$427,978	\$451,663	\$23,685	
VEHICLE MAINTENANCE		\$447,000	\$501,000	\$54,000	
VEHICLE FUEL		\$320,000	\$300,000	(\$20,000)	
GRAND TOTAL POLICE DEPARTMENT		\$26,560,720	\$30,386,590	\$3,825,870	14.4%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Police

001-6010-521 Police

Element	Account	Change \$	Explanation of Variance
31-00	Professional Service	\$518,000	Added two additional K9s (Vet cost) and Impact Fee analysis projected cost. A total of \$500,000 for school zone camera contract.
40-00	Travel & Per Diem	\$18,900	Projected cost based upon historical information and increased cost of out-of-County travel expenses.
41-00	Comm Service/ Accessories	\$12,318	Added additional officers to payroll this FY and two additional next year. Increase LPR camaras/data cost.
46-00	Repairs & Maintenance	(\$21,100)	Reduction in repair cost for bicycles (grant for new bikes), firearms and gates (newer items) and removed line items for electrical work (garage, dispatch). Already completed this FY.
46-01	Maintenance Contracts	\$110,412	2 nd year of AXON agreement at \$475,064, UAV maintenance (pods) at \$61,668 (new item), Virtra Simulator cost at \$24,000 (new item not budgeted), yearly increases in maintenance contracts, 2 new positions.
52-00	Operating Supplies	(\$58,216)	Reduction in SWAT equipment costs.
52-10	Grant Funded	\$30,900	Increase in projected number of expired ballistic vests (35) and replacement vests (15).
63-00	Other Improvements	(\$22,900)	Resurfacing of parking lot will occur this FY.
64-00	Machinery & Equipment	(\$54,256)	APX/NEXT radios moved to 120

001-6012-529 Police Communications

Element	Account	Change \$	Explanation of Variance
46-01	Maintenance Contracts	\$211,061	(3) additional ProQA licenses for dispatchers (EMS, Fire, Police), English/Spanish 18 total. \$75K increase for Mach Alert radio repair and maintenance.
64-00	Machinery & Equipment	(\$35,000)	Additional viper system funded in FY 24/25.

FIRE DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/	% Change
		Original Budget	Proposed Budget	(Decrease)	
001-6510-522.14-00	OVERTIME	\$249,240	\$305,000	\$55,760	
001-6510-522.31-00	PROFESSIONAL SERVICES	\$47,000	\$47,000	\$0	
001-6510-522.31-01	MEDICAL CARE	\$117,352	\$118,085	\$733	
001-6510-522.34-00	OTHER CONTRACTUAL SERVICE	\$91,730	\$97,580	\$5,850	
001-6510-522.40-00	TRAVEL & PER DIEM	\$57,953	\$46,675	(\$11,278)	
001-6510-522.41-00	COM.SERV/DEV/ACCESSORIES	\$47,700	\$47,700	\$0	
001-6510-522.42-00	MAIL & FREIGHT	\$6,000	\$6,000	\$0	
001-6510-522.44-00	RENTALS & LEASES	\$83,760	\$52,176	(\$31,584)	
001-6510-522.46-00	REPAIRS & MAINTENANCE	\$88,132	\$90,232	\$2,100	
001-6510-522.46-01	MAINTENANCE CONTRACTS	\$94,780	\$80,165	(\$14,615)	
001-6510-522.47-00	PRINTING & BINDING	\$4,900	\$5,150	\$250	
001-6510-522.48-00	PROMOTIONAL ACTIVITIES	\$10,000	\$10,000	\$0	
001-6510-522.49-00	OTHER CURRENT CHARGES	\$16,335	\$47,335	\$31,000	
001-6510-522.51-00	OFFICE SUPPLIES	\$9,500	\$9,500	\$0	
001-6510-522.52-00	OPERATING SUPPLIES	\$393,258	\$754,575	\$361,317	
001-6510-522.52-15	TAXABLE UNIFORM	\$23,175	\$23,400	\$225	
001-6510-522.52-16	UNIFORM EXEMPT FROM WAGES	\$108,400	\$116,900	\$8,500	
001-6510-522.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$12,790	\$13,280	\$490	
001-6510-522.55-00	TRAINING	\$106,750	\$117,545	\$10,795	
001-6510-522.64-00	C/O EQUIPMENT & MACHINERY	\$80,800	\$51,900	(\$28,900)	
001-6515-525.34-00	OTHER CONTRACTUAL SERVICE	\$173,000	\$90,000	(\$83,000)	
001-6515-525.40-00	TRAVEL & PER DIEM	\$10,956	\$10,956	\$0	
001-6515-525.41-00	COM.SERV/DEV/ACCESSORIES	\$10,750	\$10,750	\$0	
001-6515-525.42-00	MAIL & FREIGHT	\$500	\$1,200	\$700	
001-6515-525.44-00	RENTALS & LEASES	\$2,736	\$2,809	\$73	
001-6515-525.46-00	REPAIRS & MAINTENANCE	\$0	\$1,000	\$1,000	
001-6515-525.46-01	MAINTENANCE CONTRACTS	\$21,100	\$21,100	\$0	
001-6515-525.47-00	PRINTING & BINDING	\$4,750	\$4,750	\$0	
001-6515-525.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$2,500	\$0	
001-6515-525.49-00	OTHER CURRENT CHARGES	\$1,000	\$1,000	\$0	
001-6515-525.51-00	OFFICE SUPPLIES	\$2,200	\$2,200	\$0	
001-6515-525.52-00	OPERATING SUPPLIES	\$12,650	\$15,500	\$2,850	
001-6515-525.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$0	\$300	\$300	
001-6515-525.55-00	TRAINING	\$4,200	\$4,500	\$300	
001-6520-526.14-00	OVERTIME	\$78,000	\$80,000	\$2,000	
001-6520-526.31-00	PROFESSIONAL SERVICES	\$11,194	\$8,007	(\$3,187)	
001-6520-526.31-01	MEDICAL CARE	\$88,240	\$82,000	(\$6,240)	
001-6520-526.34-00	OTHER CONTRACTUAL SERVICE	\$123,760	\$144,500	\$20,740	
001-6520-526.40-00	TRAVEL & PER DIEM	\$24,270	\$20,068	(\$4,202)	
001-6520-526.41-00	COM.SERV/DEV/ACCESSORIES	\$2,500	\$2,000	(\$500)	
001-6520-526.42-00	MAIL & FREIGHT	\$5,850	\$3,350	(\$2,500)	
001-6520-526.44-00	RENTALS & LEASES	\$3,000	\$6,000	\$3,000	
001-6520-526.46-00	REPAIRS & MAINTENANCE	\$10,200	\$10,700	\$500	
001-6520-526.46-01	MAINTENANCE CONTRACTS	\$515,758	\$590,200	\$74,442	
001-6520-526.47-00	PRINTING & BINDING	\$3,295	\$3,100	(\$195)	
001-6520-526.48-00	PROMOTIONAL ACTIVITIES	\$13,000	\$10,500	(\$2,500)	
001-6520-526.49-00	OTHER CURRENT CHARGES	\$33,800	\$13,800	(\$20,000)	
001-6520-526.51-00	OFFICE SUPPLIES	\$3,500	\$4,500	\$1,000	
001-6520-526.52-00	OPERATING SUPPLIES	\$313,102	\$415,459	\$102,357	
001-6520-526.52-10	GRANT FUNDED	\$15,000	\$0	(\$15,000)	
001-6520-526.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,495	\$2,495	\$0	

Account	Account Name	FY 24/25	FY 25/26	Increase/	% Change
		Original Budget	Proposed Budget	(Decrease)	
001-6520-526.55-00	TRAINING	\$106,850	\$150,125	\$43,275	
001-6525-529.14-00	OVERTIME	\$6,396	\$6,396	\$0	
001-6525-529.31-01	MEDICAL CARE	\$2,040	\$130	(\$1,910)	
001-6525-529.40-00	TRAVEL & PER DIEM	\$9,460	\$18,090	\$8,630	
001-6525-529.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-6525-529.46-00	REPAIRS & MAINTENANCE	\$6,000	\$6,500	\$500	
001-6525-529.46-01	MAINTENANCE CONTRACTS	\$34,320	\$32,720	(\$1,600)	
001-6525-529.47-00	PRINTING & BINDING	\$1,200	\$1,200	\$0	
001-6525-529.48-00	PROMOTIONAL ACTIVITIES	\$18,500	\$21,000	\$2,500	
001-6525-529.49-00	OTHER CURRENT CHARGES	\$800	\$2,400	\$1,600	
001-6525-529.51-00	OFFICE SUPPLIES	\$750	\$500	(\$250)	
001-6525-529.52-00	OPERATING SUPPLIES	\$13,856	\$12,800	(\$1,056)	
001-6525-529.52-16	UNIFORM EXEMPT FROM WAGES	\$6,000	\$10,775	\$4,775	
001-6525-529.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$4,015	\$3,770	(\$245)	
001-6525-529.55-00	TRAINING	\$5,990	\$4,960	(\$1,030)	
001-6525-529.64-00	C/O EQUIPMENT & MACHINERY	\$0	\$0	\$0	
	TOTAL FIRE DEPARTMENT	\$3,359,538	\$3,877,308	\$517,770	15.4%
	SALARIES	\$8,420,727	\$9,359,438	\$938,711	
	BENEFITS	\$5,776,643	\$6,788,990	\$1,012,347	
	UTILITIES	\$84,747	\$96,000	\$11,253	
	INSURANCE	\$282,130	\$337,143	\$55,013	
	VEHICLE MAINTENANCE	\$360,500	\$420,500	\$60,000	
	VEHICLE FUEL	\$121,000	\$105,600	(\$15,400)	
	GRAND TOTAL FIRE DEPARTMENT	\$18,405,285	\$20,984,979	\$2,579,694	14.0%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Fire Department

001-6510-522 Fire Control

Element	Account	Change \$	Explanation of Variance
14-00	Overtime	\$55,760	Based on current overtime data
40-00	Travel & Per Diem	(\$11,278)	The Fire Dept. will not be attending HROC or St. Augustine Fire Expo in FY26.
44-00	Rentals & Leases	(\$31,584)	When Fire Logistics moves to the new headquarters, we will no longer need rental units causing a reduction in Rentals and Leases.
46-01	Maintenance Contracts	(\$14,615)	Reduction is due to Emergency Reporting no longer needs to be budgeted because we now use ESO
49-00	Other Current Charges	\$31,000	Increase is due to the Stevens Plantation Community Development debt from the property on Progress Lane.
52-00	Operating Supplies	\$361,317	Increase is due to the need for replacement bunker gear (end of life) and the purchase of Hen Nozzles
55-00	Training	\$10,795	This increase is due to the need to send more staff to Vehicle Machinery Rescue Ops and the CPM course for Chief Irving + 1 additional Chief
64-00	Machinery & Equipment	(\$28,900)	Reduction is due to less mobile radios and graphics needed on new vehicles.

001-6515-525 Emergency Management

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$83,000)	Reduced the budget for FEMA consulting fees based on actual costs and reduction of NIMS training for staff – some training can be done by Emergency Manager

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

001-6520-526 Emergency Medical Services

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$20,740	% increase for the PEMT consulting fees and filing
46-01	Maintenance Contracts	\$74,442	Annual cost increase for the managed care program (PEMT)
49-00	Other Current Charges	(\$20,000)	The bad debt expense has been removed.
52-00	Operating Supplies	\$102,357	Increase is due to the need for City Wide AED replacements and the cost increase of daily medical operating supplies
52-10	Grant Funded	(\$15,000)	No longer budget for these funds
55-00	Training	\$43,275	Increase is due to the need for more Paramedics

001-6525-529 Fire Prevention

Element	Account	Change \$	Explanation of Variance
			NONE

PUBLIC WORKS

Account	Account Name	FY 24/25	FY 25/26	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	\$206,000	\$28,000	(\$178,000)	
001-7010-541.40-00	TRAVEL & PER DIEM	\$800	\$800	\$0	
001-7010-541.41-00	COM.SERV/DEV/ACCESSORIES	\$600	\$600	\$0	
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	\$34,700	\$0	
001-7010-541.48-00	PROMOTIONAL ACTIVITIES	\$1,000	\$0	(\$1,000)	
001-7010-541.49-00	OTHER CURRENT CHARGES	\$5,000	\$5,000	\$0	
001-7010-541.51-00	OFFICE SUPPLIES	\$1,200	\$1,200	\$0	
001-7010-541.52-00	OPERATING SUPPLIES	\$2,150	\$2,100	(\$50)	
001-7010-541.52-15	TAXABLE UNIFORM	\$1,650	\$2,000	\$350	
001-7010-541.52-16	UNIFORM EXEMPT FROM WAGES	\$1,400	\$2,000	\$600	
001-7010-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,625	\$900	(\$1,725)	
001-7010-541.55-00	TRAINING	\$3,200	\$2,200	(\$1,000)	
001-7020-541.14-00	OVERTIME	\$10,494	\$10,494	\$0	
001-7020-541.31-00	PROFESSIONAL SERVICES	\$500	\$0	(\$500)	
001-7020-541.31-01	MEDICAL CARE	\$500	\$0	(\$500)	
001-7020-541.40-00	TRAVEL & PER DIEM	\$1,636	\$338	(\$1,298)	
001-7020-541.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$200	\$0	
001-7020-541.42-00	MAIL & FREIGHT	\$1,000	\$1,000	\$0	
001-7020-541.44-00	RENTALS & LEASES	\$2,000	\$2,000	\$0	
001-7020-541.46-01	MAINTENANCE CONTRACTS	\$10,000	\$21,000	\$11,000	
001-7020-541.47-00	PRINTING & BINDING	\$100	\$0	(\$100)	
001-7020-541.49-00	OTHER CURRENT CHARGES	\$1,800	\$1,800	\$0	
001-7020-541.51-00	OFFICE SUPPLIES	\$600	\$600	\$0	
001-7020-541.52-00	OPERATING SUPPLIES	\$14,050	\$16,050	\$2,000	
001-7020-541.52-15	TAXABLE UNIFORM	\$4,510	\$5,030	\$520	
001-7020-541.52-16	UNIFORM EXEMPT FROM WAGES	\$2,200	\$2,600	\$400	
001-7020-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$400	\$400	\$0	
001-7020-541.55-00	TRAINING	\$18,515	\$18,310	(\$205)	
001-7020-541.62-00	BUILDINGS	\$30,000	\$15,000	(\$15,000)	
001-7020-541.64-00	C/O MACHINERY & EQUIPMENT	\$5,000	\$0	(\$5,000)	
001-7030-541.14-00	OVERTIME	\$7,503	\$8,753	\$1,250	
001-7030-541.31-01	MEDICAL CARE	\$40	\$0	(\$40)	
001-7030-541.34-00	OTHER CONTRACTUAL SERVICE	\$72,500	\$77,500	\$5,000	
001-7030-541.40-00	TRAVEL & PER DIEM	\$2,625	\$1,625	(\$1,000)	
001-7030-541.41-00	COM.SERV/DEV/ACCESSORIES	\$100	\$100	\$0	
001-7030-541.42-00	MAIL & FREIGHT	\$2,000	\$2,000	\$0	
001-7030-541.49-00	OTHER CURRENT CHARGES	\$1,800	\$1,800	\$0	
001-7030-541.51-00	OFFICE SUPPLIES	\$1,100	\$600	(\$500)	
001-7030-541.52-00	OPERATING SUPPLIES	\$116,700	\$100,000	(\$16,700)	
001-7030-541.52-15	TAXABLE UNIFORM	\$2,050	\$2,050	\$0	
001-7030-541.52-16	UNIFORM EXEMPT FROM WAGES	\$1,000	\$1,000	\$0	
001-7030-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$500	\$3,200	\$2,700	

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7030-541.55-00	TRAINING	\$925	\$1,200	\$275	
001-7030-541.62-00	BUILDINGS	\$0	\$15,000	\$15,000	
001-7030-541.64-00	C/O MACHINERY & EQUIPMENT	\$7,500	\$35,000	\$27,500	
001-7080-519.14-00	OVERTIME	\$23,136	\$31,872	\$8,736	
001-7080-519.31-00	PROFESSIONAL SERVICES	\$35,000	\$25,000	(\$10,000)	
001-7080-519.34-00	OTHER CONTRACTUAL SERVICE	\$700,000	\$585,000	(\$115,000)	
001-7080-519.40-00	TRAVEL & PER DIEM	\$5,000	\$4,500	(\$500)	
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	\$12,320	\$10,320	(\$2,000)	
001-7080-519.46-00	REPAIRS & MAINTENANCE	\$520,000	\$420,000	(\$100,000)	
001-7080-519.46-01	MAINTENANCE CONTRACTS	\$179,553	\$179,553	\$0	
001-7080-519.47-00	PRINTING & BINDING	\$1,300	\$500	(\$800)	
001-7080-519.49-00	OTHER CURRENT CHARGES	\$4,850	\$5,200	\$350	
001-7080-519.51-00	OFFICE SUPPLIES	\$800	\$800	\$0	
001-7080-519.52-00	OPERATING SUPPLIES	\$90,000	\$60,000	(\$30,000)	
001-7080-519.52-15	TAXABLE UNIFORM	\$4,200	\$4,200	\$0	
001-7080-519.52-16	UNIFORM EXEMPT FROM WAGES	\$3,000	\$3,000	\$0	
001-7080-519.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,050	\$450	(\$600)	
001-7080-519.55-00	TRAINING	\$12,630	\$9,830	(\$2,800)	
001-7080-519.62-00	CAPITAL OUTLAY/BUILDINGS	\$0	\$0	\$0	
001-7080-519.64-00	MACHINERY & EQUIPMENT	\$120,000	\$0	(\$120,000)	
	TOTAL PUBLIC WORKS	\$2,301,262	\$1,772,625	(\$528,637)	-23.0%
	SALARIES	\$2,071,828	\$2,184,725	\$112,897	
	BENEFITS	\$1,177,104	\$1,211,986	\$34,882	
	UTILITIES	\$49,400	\$58,000	\$8,600	
	INSURANCE	\$89,555	\$77,871	(\$11,684)	
	VEHICLE MAINTENANCE	\$122,000	\$91,000	(\$31,000)	
	VEHICLE FUEL	\$69,000	\$69,000	\$0	
	GRAND TOTAL PUBLIC WORKS	\$5,880,149	\$5,465,207	(\$414,942)	-7.1%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Public Works

001-7010-541 Civil Engineering

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$178,000)	Reduction of costs were attribute to the removal of one-time cost for PCI report, continuing engineering services, and the Bike Walk Program.

001-7020-541 Streets

Element	Account	Change \$	Explanation of Variance
46-01	Maintenance Contracts	\$11,000	Addition of a long-term maintenance contract for a new piece of equipment.
62-00	Buildings	(\$15,000)	Requesting a new pole barn to store equipment.

001-7030-541 Traffic

Element	Account	Change \$	Explanation of Variance
52-00	Operating Supplies	(\$16,700)	Reduced due to current year spending level.
62-00	Buildings	\$15,000	Requesting a new pole barn to store equipment.
64-00	Machinery & Equipment	\$27,500	Requesting new thermoplastic hand liner (road striping) and plotter (for signs). Both items are over 20 years old.

001-7080-519 Building Maintenance

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$10,000)	Reduced due to current year spending level.
34-00	Other Contractual Service	(\$115,000)	The line item for City Hall security guards was removed from this budget.
46-00	Repairs & Maintenance	(\$100,000)	Reduced due to current year spending level.
52-00	Operating Supplies	(\$30,000)	Reduced due to current year spending level.
64-00	Machinery & Equipment	(\$120,000)	The line item for City Hall metal detectors and Misc. HVAC replacements were removed from this budget.

PARKS & RECREATION

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7510-572.14-00	OVERTIME	\$14,318	\$14,318	\$0	
001-7510-572.31-00	PROFESSIONAL SERVICES	\$150,000	\$37,000	(\$113,000)	
001-7510-572.34-00	OTHER CONTRACTUAL SERVICE	\$60,400	\$90,400	\$30,000	
001-7510-572.40-00	TRAVEL & PER DIEM	\$1,304	\$1,304	\$0	
001-7510-572.41-00	COM.SERV/DEV/ACCESSORIES	\$4,260	\$4,260	\$0	
001-7510-572.42-00	MAIL & FREIGHT	\$6,000	\$6,000	\$0	
001-7510-572.44-00	RENTALS & LEASES	\$35,750	\$37,350	\$1,600	
001-7510-572.46-00	REPAIRS & MAINTENANCE	\$89,600	\$82,600	(\$7,000)	
001-7510-572.46-01	MAINTENANCE CONTRACTS	\$53,375	\$57,000	\$3,625	
001-7510-572.47-00	PRINTING & BINDING	\$825	\$825	\$0	
001-7510-572.48-00	PROMOTIONAL ACTIVITIES	\$1,000	\$1,000	\$0	
001-7510-572.49-00	OTHER CURRENT CHARGES	\$1,000	\$1,000	\$0	
001-7510-572.51-00	OFFICE SUPPLIES	\$3,000	\$3,000	\$0	
001-7510-572.52-00	OPERATING SUPPLIES	\$136,225	\$168,138	\$31,913	
001-7510-572.52-15	TAXABLE UNIFORM	\$6,000	\$7,700	\$1,700	
001-7510-572.52-16	UNIFORM EXEMPT FROM WAGES	\$3,400	\$3,400	\$0	
001-7510-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,185	\$2,025	(\$160)	
001-7510-572.55-00	TRAINING	\$3,100	\$8,266	\$5,166	
001-7510-572.62-00	BUILDINGS	\$0	\$0	\$0	
001-7510-572.63-00	C/O OTHER IMPROVEMENTS	\$82,500	\$105,000	\$22,500	
001-7510-572.64-00	EQUIPMENT & MACHINERY	\$0	\$68,000	\$68,000	
001-7520-572.14-00	OVERTIME	\$37,617	\$37,617	\$0	
001-7520-572.31-00	PROFESSIONAL SERVICES	\$50,025	\$50,025	\$0	
001-7520-572.31-02	BACKGROUND CHECK	\$5,733	\$5,733	\$0	
001-7520-572.34-00	OTHER CONTRACTUAL SERVICE	\$332,900	\$338,900	\$6,000	
001-7520-572.34-01	INSTRUCTOR'S COMMISSION	\$97,000	\$97,000	\$0	
001-7520-572.40-00	TRAVEL & PER DIEM	\$19,006	\$19,206	\$200	
001-7520-572.41-00	COM.SERV/DEV/ACCESSORIES	\$16,801	\$16,801	\$0	
001-7520-572.42-00	MAIL & FREIGHT	\$4,000	\$4,000	\$0	
001-7520-572.44-00	RENTALS & LEASES	\$65,500	\$66,000	\$500	
001-7520-572.46-00	REPAIRS & MAINTENANCE	\$83,055	\$83,055	\$0	
001-7520-572.46-01	MAINTENANCE CONTRACTS	\$33,675	\$72,000	\$38,325	
001-7520-572.47-00	PRINTING & BINDING	\$22,700	\$22,700	\$0	
001-7520-572.48-00	PROMOTIONAL ACTIVITIES	\$91,800	\$91,800	\$0	
001-7520-572.49-00	OTHER CURRENT CHARGES	\$50,100	\$52,700	\$2,600	
001-7520-572.51-00	OFFICE SUPPLIES	\$13,100	\$13,100	\$0	
001-7520-572.52-00	OPERATING SUPPLIES	\$223,270	\$223,970	\$700	
001-7520-572.52-04	FIELD TRIPS	\$71,000	\$71,000	\$0	
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	\$15,655	\$0	
001-7520-572.55-00	TRAINING	\$23,505	\$24,930	\$1,425	
001-7520-572.62-00	BUILDINGS	\$15,000	\$0	(\$15,000)	
001-7520-572.64-00	EQUIPMENT & MACHINERY	\$0	\$0	\$0	

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7530-572.14-00	OVERTIME	\$3,000	\$3,000	\$0	
001-7530-572.31-00	PROFESSIONAL SERVICES	\$25,000	\$0	(\$25,000)	
001-7530-572.34-00	OTHER CONTRACTUAL SERVICE	\$2,000	\$10,000	\$8,000	
001-7530-572.34-01	INSTRUCTOR'S COMMISSION	\$19,000	\$19,000	\$0	
001-7530-572.40-00	TRAVEL & PER DIEM	\$6,512	\$6,620	\$108	
001-7530-572.41-00	COM.SERV/DEV/ACCESSORIES	\$2,580	\$2,580	\$0	
001-7530-572.42-00	MAIL & FREIGHT	\$4,000	\$4,000	\$0	
001-7530-572.44-00	RENTALS & LEASES	\$6,550	\$6,550	\$0	
001-7530-572.46-00	REPAIRS & MAINTENANCE	\$55,850	\$55,850	\$0	
001-7530-572.46-01	MAINTENANCE CONTRACTS	\$13,672	\$13,672	\$0	
001-7530-572.47-00	PRINTING & BINDING	\$3,500	\$3,500	\$0	
001-7530-572.48-00	PROMOTIONAL ACTIVITIES	\$2,900	\$2,900	\$0	
001-7530-572.49-00	OTHER CURRENT CHARGES	\$3,750	\$3,750	\$0	
001-7530-572.51-00	OFFICE SUPPLIES	\$2,100	\$2,100	\$0	
001-7530-572.52-00	OPERATING SUPPLIES	\$107,350	\$111,950	\$4,600	
001-7530-572.52-15	TAXABLE UNIFORM	\$4,000	\$4,000	\$0	
001-7530-572.52-16	UNIFORM EXEMPT FROM WAGES	\$5,300	\$5,300	\$0	
001-7530-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,500	\$3,500	\$0	
001-7530-572.55-00	TRAINING	\$19,085	\$18,535	(\$550)	
001-7530-572.63-00	C/O OTHER IMPROVEMENTS	\$53,000	\$0	(\$53,000)	
001-7530-572.64-00	EQUIPMENT & MACHINERY	\$18,850	\$0	(\$18,850)	
001-7535-572.14-00	OVERTIME	\$5,000	\$1,000	(\$4,000)	
001-7535-572.34-00	OTHER CONTRACTUAL SERVICE	\$322,265	\$185,000	(\$137,265)	
001-7535-572.40-00	TRAVEL & PER DIEM	\$285	\$100	(\$185)	
001-7535-572.41-00	COM.SERV/DEV/ACCESSORIES	\$300	\$100	(\$200)	
001-7535-572.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-7535-572.44-00	RENTALS & LEASES	\$52,900	\$1,000	(\$51,900)	
001-7535-572.46-00	REPAIRS & MAINTENANCE	\$23,500	\$2,000	(\$21,500)	
001-7535-572.51-00	OFFICE SUPPLIES	\$500	\$100	(\$400)	
001-7535-572.52-00	OPERATING SUPPLIES	\$36,800	\$9,000	(\$27,800)	
001-7535-572.52-15	TAXABLE UNIFORM	\$4,200	\$600	(\$3,600)	
001-7535-572.52-16	UNIFORM EXEMPT FROM WAGES	\$3,200	\$400	(\$2,800)	
001-7535-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$300	\$200	(\$100)	
001-7535-572.55-00	TRAINING	\$2,300	\$750	(\$1,550)	
001-7535-572.64-00	EQUIPMENT & MACHINERY	\$28,000	\$0	(\$28,000)	
001-7540-572.14-00	OVERTIME	\$9,500	\$14,500	\$5,000	
001-7540-572.31-00	PROFESSIONAL SERVICES	\$10,000	\$10,000	\$0	
001-7540-572.34-00	OTHER CONTRACTUAL SERVICE	\$77,736	\$123,726	\$45,990	
001-7540-572.40-00	TRAVEL & PER DIEM	\$2,327	\$2,752	\$425	
001-7540-572.41-00	COM.SERV/DEV/ACCESSORIES	\$250	\$550	\$300	
001-7540-572.42-00	MAIL & FREIGHT	\$1,500	\$2,000	\$500	
001-7540-572.44-00	RENTALS & LEASES	\$12,350	\$68,250	\$55,900	
001-7540-572.46-00	REPAIRS & MAINTENANCE	\$45,500	\$65,000	\$19,500	
001-7540-572.46-01	MAINTENANCE CONTRACTS	\$0	\$2,275	\$2,275	
001-7540-572.47-00	PRINTING & BINDING	\$4,100	\$4,100	\$0	
001-7540-572.48-00	PROMOTIONAL ACTIVITIES	\$5,000	\$5,000	\$0	
001-7540-572.49-00	OTHER CURRENT CHARGES	\$1,200	\$1,200	\$0	

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7540-572.51-00	OFFICE SUPPLIES	\$2,600	\$3,100	\$500	
001-7540-572.52-00	OPERATING SUPPLIES	\$86,500	\$124,800	\$38,300	
001-7540-572.52-15	TAXABLE UNIFORM	\$2,000	\$7,650	\$5,650	
001-7540-572.52-16	UNIFORM EXEMPT FROM WAGES	\$2,000	\$4,600	\$2,600	
001-7540-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$955	\$1,255	\$300	
001-7540-572.55-00	TRAINING	\$2,780	\$16,280	\$13,500	
001-7540-572-63-00	C/O OTHER IMPROVEMENTS	\$0	\$0	\$0	
001-7540-572.64-00	EQUIPMENT & MACHINERY	\$16,000	\$41,000	\$25,000	
001-7550-575.34-00	OTHER CONTRACTUAL SERVICE	\$17,700	\$20,200	\$2,500	
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	\$12,000	\$4,000	(\$8,000)	
001-7550-575.52-00	OPERATING SUPPLIES	\$2,000	\$2,000	\$0	
001-7560-572.34-00	OTHER CONTRACTUAL SERVICE	\$17,000	\$19,500	\$2,500	
001-7560-572.42-00	MAIL & FREIGHT	\$1,000	\$1,000	\$0	
001-7560-572.46-00	REPAIRS & MAINTENANCE	\$70,100	\$70,100	\$0	
001-7560-572.47-00	PRINTING & BINDING	\$2,000	\$2,000	\$0	
001-7560-572.48-00	PROMOTIONAL ACTIVITIES	\$10,300	\$10,300	\$0	
001-7560-572.49-00	OTHER CURRENT CHARGES	\$11,200	\$22,200	\$11,000	
001-7560-572.52-00	OPERATING SUPPLIES	\$23,300	\$23,300	\$0	
001-7560-572.64-00	EQUIPMENT & MACHINERY	\$12,000	\$12,000	\$0	
	TOTAL PARKS & RECREATION	\$3,272,341	\$3,211,183	(\$61,158)	-1.9%
	SALARIES	\$4,146,696	\$4,327,271	\$180,575	
	BENEFITS	\$1,714,989	\$1,697,591	(\$17,398)	
	UTILITIES	\$580,000	\$676,700	\$96,700	
	INSURANCE	\$255,318	\$251,217	(\$4,101)	
	VEHICLE MAINTENANCE	\$120,600	\$101,000	(\$19,600)	
	VEHICLE FUEL	\$85,000	\$74,800	(\$10,200)	
	GRAND TOTAL PARKS & RECREATION	\$10,174,944	\$10,339,762	\$164,818	1.6%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Parks and Recreation

001-7510-572 – Parks Division

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$113,000)	Parks and Recreation update was completed.
34-00	Contractual Services	\$30,000	Lowering of vaults in Section L of Mt. Peace Cemetery.
52-00	Operating Supplies	\$31,913	Repairs and remediation of Mt. Peace Cemetery Section L.
63-00	Other Improvements	\$22,500	Replacement of soccer field fencing Phase II of II
64-00	Machinery & Equipment	\$68,000	Two 60" Dixie Choppers for sports fields. Two door personal columbarium units with concrete pads.

001-7520-572 – Recreation Division

Element	Account	Increase \$	Explanation of Variance
46-01	Maintenance Contracts	\$38,325	Open Gov for Special Event permitting and an increase in Recreation's software.
62-00	Buildings	(\$15,000)	Gym A Safety upgrades were completed.

001-7530-572 – Swimming Pool Division

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$25,000)	Chris Lyle Aquatics Master Plan was completed.
63-00	Other Improvements	(\$53,000)	Lakefront splash pad safety surfacing was completed.
64-00	Machinery & Equip	(\$18,850)	Power reel mower for pool tarps was purchased.

001-7535-572 - Turf and Landscape Division

Element	Account	Increase \$	Explanation of Variance
34-00	Other Contractual Service	(\$137,265)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
44-00	Rentals & Leases	(\$51,900)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
46-00	Repairs & Maintenance	(\$21,500)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
52-00	Operating Supplies	(\$27,800)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

64-00	Machinery & Equipment	(\$28,000)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
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001-7540-572 – Landscape Maintenance/Beautification Division

Element	Account	Increase \$	Explanation of Variance
34-00	Other Contractual Service	\$45,900	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
44-00	Rentals & Leases	\$55,900	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
46-00	Repairs & Maintenance	\$19,500	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
52-00	Operating Supplies	\$38,300	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
55-00	Training	\$13,500	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
64-00	Machinery & Equipment	\$25,000	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.

001-7550-575 – Marina Division

Element	Account	Increase \$	Explanation of Variance
			NONE

001-7560-575 – Special Facilities Division

Element	Account	Increase \$	Explanation of Variance
49-00	Other Current Charges	\$11,000	Increase in property taxes based on 2024 taxes paid.

Parks & Recreation Total

Element	Account	Increase \$	Explanation of Variance
43-00	Utilities	\$96,700	An estimated \$60,000 of the increase is due to the pending acquisition of Hickory Tree from Osceola County and \$7,000 is due to Partin Triangle.

Parks and Recreation Budget FY 2025-26 By Project

FY 24/25 Attendance or Prior Year	Estimated Attendance	Project Code	FY 25/26 Proposed Budget	2023-24 Amount Spent
185	200	PRE001 Community Day of Love	\$ 5,600.00	\$ 2,039.79
Avg. 208/week		PRE002 Summer Camp	\$ 92,351.20	\$ 91,735.49
875	1,000	PRE004 Earth Day	\$ 10,154.10	\$ 11,701.50
Avg. 43/week		PRE006 Hopkins Park Summer Camp	\$ 6,668.75	\$ 2,218.51
12,500	15,000	PRE007 4th on the Lake	\$ 111,572.00	\$ 86,500.00
200	300	PRE008 Community Thanksgiving	\$ 8,000.00	\$ 6,717.95
4,500	5,500	PRE009 Christmas Tree Lighting	\$ 35,465.20	\$ 15,520.53
240 players		PRE010 Fall Youth Basketball	\$ 20,600.00	\$ 18,025.79
250 players		PRE011 Summer Youth Basketball	\$ 20,600.00	\$ 20,875.88
162 players		PRE012 Adult Basketball	\$ 15,987.25	\$ 14,134.36
821	1200	PRE013 Spring Festival	\$ 12,983.00	\$ 10,331.32
170	200	PRE014 Don't Curb it Swap it		
various		PRE015 Senior Programs	\$ 49,853.35	\$ 20,836.54
100	100	PRE019 MLK Celebration	\$ 1,400.00	\$ 1,677.28
18 students		PRE020 Hopkins After School Program	\$ 7,000.00	\$ 7,913.69
2,252	3000	PRE022 Trail of Terror	\$ 34,402.50	\$ 36,726.72
151	200	PRE023 Father Daughter Dance	\$ 5,800.00	\$ 6,403.68
58	100	PRE024 Youth Fishing Tournament	\$ 2,200.00	\$ 2,893.86
450	2000	PRE026 Sami's Birthday Celebration	\$ 8,700.00	\$ 12,995.20
Oct-May 433		PRE027 Toddler Time Programs	\$ 2,400.00	\$ 2,161.41
74		PRE028 Teen Programs	\$ 4,300.00	New Program
75	75	PRE029 Wreaths Across America	\$ 500.00	
849	900	PRE030 Trunk or Treat	\$ 2,500.00	\$ 501.41
6,000	10,000	PRE032 Rockin' The Cloud	\$ 139,677.60	\$ 124,678.93
125	125	PRE033 Memorial Day @ Mt. Peace	\$ 2,224.10	
150	150	PRE035 Customer Service Week	\$ 1,500.00	
75	150	PRE036 Nerf Battle	\$ 2,000.00	\$ 1,133.35
19 / per week		PRE037 Specialty Camp	\$ 8,500.00	\$ 9,385.84
Oct -May 2356		PRE038 Home School Programs	\$ 13,100.00	\$ 8,112.93
47	125	PRE039 Mom's Day in the Park	\$ 7,400.00	\$ 7,493.56
75 per event	100 per event	PRE040 Movie in the Park	\$ 1,200.00	\$ 146.19
427	500	PRE042 Back to School Bash	\$ 3,000.00	
258	300	PRE043 Adult Egg Hunt	\$ 10,962.88	\$ 8,577.18
4200	5000	PRE045 Paint the Cloud Green	\$ 32,139.80	\$ 33,942.41
	N/A	PRE048 Christmas Parade	\$ 2,000.00	
	N/A	PRE050 Silver Spurs Parade	\$ 1,500.00	
	N/A	PRE052 Veterans Parade	\$ 1,200.00	
	1500	PRE059 Fall Festival	\$ 29,896.80	canc last 2 yrs
school year 697		PRE060 Day Camps	\$ 5,950.00	\$ 5,697.57
21	50	PRE063 Women's Empowerment	\$ 1,600.00	\$ 1,153.39
			\$ 722,888.53	\$ 572,232.26

ADMINISTRATIVE & GENERAL

		FY 24/25	FY 25/26		
		Original	Proposed	Increase/	
Account	Account Name	Budget	Budget	(Decrease)	% Change
001-9020-581-91-00	INTRAGOVERNMENT TRANSFERS	\$728,166	\$921,105	\$192,939	
001-9020-581-91-30	CAPITAL PROJECTS	\$0	\$536,375	\$536,375	
001-9000-511-99-00	CONTINGENCY	\$0	\$500,000	\$500,000	
GRAND TOTAL ADMINISTRATIVE & GENERAL		\$728,166	\$1,957,480	\$1,229,314	168.8%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/(under) current budget

Department: Administrative & General

001-9020-581 Administrative & General

Element	Account	Increase \$	Explanation of Variance
91-00	Interfund Transfer	\$192,939	The General Fund contribution to the CRA increases as the taxable value of the CRA increases.
91-30	Interfund Transfer – Capital Projects	\$536,375	Transfer of franchise fees collected in the prior fiscal year to project ST2602 Paving (Franchise Fees)

001-9000-511 Administrative & General

Element	Account	Increase \$	Explanation of Variance
99-00	Contingency	\$500,000	General Fund contingency is now in a separate Department (90).

GENERAL FUND TOTALS (EXCLUDING DEPARTMENTAL OPERATIONS BUDGETS)

Expenditure Type	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
SALARIES	\$35,788,168	\$39,013,960	\$3,225,792	9.0%
BENEFITS	\$20,259,706	\$22,653,496	\$2,393,790	11.8%
UTILITIES	\$914,147	\$1,070,700	\$156,553	17.1%
INSURANCE	\$1,233,032	\$1,294,825	\$61,793	5.0%
VEHICLE MAINTENANCE	\$1,063,900	\$1,123,600	\$59,700	5.6%
VEHICLE FUEL	\$600,000	\$554,300	(\$45,700)	-7.6%
CONTINGENCY	\$500,000	\$500,000	\$0	0.0%

GENERAL FUND DEPARTMENTAL OPERATIONS BUDGET BREAKDOWN

Department	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
10 - City Council	\$751,919	\$786,934	\$35,015	4.7%
20 - Legal	\$310,859	\$310,859	\$0	0.0%
3010 - City Manager	\$413,205	\$254,725	(\$158,480)	-38.4%
3015 - Communications	\$302,950	\$300,950	(\$2,000)	-0.7%
3016 - City Clerk	\$252,744	\$205,485	(\$47,259)	-18.7%
3020 - Human Resources	\$399,203	\$398,083	(\$1,120)	-0.3%
40 - Finance	\$508,109	\$477,774	(\$30,335)	-6.0%
45 - Information Technology	\$2,577,074	\$2,684,583	\$107,509	4.2%
54 - Community Development	\$873,143	\$780,575	(\$92,568)	-10.6%
60 - Police	\$3,917,268	\$4,624,238	\$706,970	18.0%
65 - Fire	\$3,359,538	\$3,877,308	\$517,770	15.4%
70 - Public Works	\$2,301,262	\$1,772,625	(\$528,637)	-23.0%
75 - Parks & Recreation	\$3,272,341	\$3,211,183	(\$61,158)	-1.9%
90 - Administrative	\$728,166	\$1,957,480	\$1,229,314	168.8%
Departmental Totals (excluding project ST2602)	\$19,967,781	\$21,106,427	\$1,138,646	5.7%

GENERAL FUND SIGNIFICANT BUDGETARY INCREASES

Additional Police Officers - 4 new plus 2 newly funded	\$647,403
Additional Park Ranger (part-time) - 1	\$27,244
Additional Fire Public Educator/Inspector - 1	\$106,625
Additional Grants Assistant (part-time) - 1	\$23,983
Additional Senior Tradesworker - Bricks - 1	\$79,734
Additional Maintenance Workers - Streets - 2	\$126,684
Subtotal	\$1,011,673
1% COLA/3% pay adjustment - General Employees	\$1,144,374
1% COLA/3% pay adjustment - Public Safety Union Contracts	\$834,925
Subtotal	\$1,979,299
Increase in required pension contributions (Public Safety excludes new pos)	\$1,494,393
Increase in required health benefit contributions (excludes new positions)	\$474,805
Subtotal	\$1,969,198
Increase in Public Safety operating expenses	\$1,224,740
Increase in required General Fund contribution to CRA	\$192,939
Funding (franchise fees) for project ST2602 Paving - Franchise Fees)	\$536,375
Grand Total	\$6,721,285

OTHER

FUNDS

GAS TAX FUND (100)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
100-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$101,190)	(\$82,011)	\$19,179	
100-0000-312-41-00	LOCAL OPTION GAS TAX 6 CT	(\$1,506,132)	(\$1,516,908)	(\$10,776)	
100-0000-361-10-00	GENERAL OPERATING INTEREST	(\$55,678)	(\$83,081)	(\$27,403)	
TOTAL GAS TAX REVENUES		(\$1,663,000)	(\$1,682,000)	(\$19,000)	1.1%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
100-7020-541-34-00	CONTRACTUAL SERVICES	\$190,000	\$180,000	(\$10,000)	
100-7020-541-43-01	STREET LIGHTING	\$420,000	\$440,000	\$20,000	
100-7020-541-53-00	ROAD MATERIALS & SUPPLIES	\$53,000	\$62,000	\$9,000	
100-9000-581-91-30	CAPITAL PROJECTS	\$1,000,000	\$1,000,000	\$0	
TOTAL GAS TAX EXPENDITURES		\$1,663,000	\$1,682,000	\$19,000	1.1%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
34-00	Contractual Services	(\$10,000)	Concrete crushing removed.
43-01	Street Lighting	\$20,000	High end cost estimate to ensure budget availability.

UTILITY TAX FUND (110)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
110-0000-314-10-00	ELECTRICITY	(\$2,937,548)	(\$3,110,549)	(\$173,001)	
110-0000-314-40-00	GAS NATURAL	(\$91,237)	(\$84,000)	\$7,237	
110-0000-315-00-00	COMMUNICATIONS SERV TAX	(\$1,215,408)	(\$1,200,000)	\$15,408	
110-0000-361-10-00	GENERAL OPERATING INTEREST	(\$48,000)	(\$48,948)	(\$948)	
TOTAL UTILITY TAX FUND REVENUES		(\$4,292,193)	(\$4,443,497)	(\$151,304)	3.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
110-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$4,292,193	\$4,443,497	\$151,304	
TOTAL UTILITY TAX FUND EXPENDITURES		\$4,292,193	\$4,443,497	\$151,304	3.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
91-00	Intragovernment Transfers	\$151,304	Increase in revenue transferred to the General Fund

ONE PERCENT SURCHARGE FUND (120)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
120-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$205,818)	(\$205,818)	
120-0000-312-19-00	ONE PERCENT SURCHARGE	(\$8,723,556)	(\$8,697,151)	\$26,405	
120-0000-361-10-00	GENERAL OPERATING INTEREST	(\$290,295)	(\$440,276)	(\$149,981)	
TOTAL ONE PERCENT SURCHARGE FUND REVENUES		(\$9,013,851)	(\$9,343,245)	(\$329,394)	3.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
120-3015-512-64-00	MACHINERY & EQUIPMENT	\$33,500	\$0	(\$33,500)	
120-4510-516-64-00	MACHINERY & EQUIPMENT	\$100,000	\$67,000	(\$33,000)	
120-5415-515-64-00	MACHINERY & EQUIPMENT	\$0	\$58,000	\$58,000	
120-6010-521-64-00	MACHINERY & EQUIPMENT	\$1,078,000	\$1,536,000	\$458,000	
120-6510-522-63-00	OTHER IMPROVEMENTS	\$50,000	\$0	(\$50,000)	
120-6510-522-64-00	MACHINERY & EQUIPMENT	\$309,000	\$1,400,000	\$1,091,000	
120-6520-526-64-00	MACHINERY & EQUIPMENT	\$411,000	\$375,000	(\$36,000)	
120-7010-541-64-00	MACHINERY & EQUIPMENT	\$197,500	\$38,000	(\$159,500)	
120-7020-541-64-00	MACHINERY & EQUIPMENT	\$604,000	\$0	(\$604,000)	
120-7030-541-64-00	MACHINERY & EQUIPMENT	\$75,000	\$0	(\$75,000)	
120-7080-519-62-00	BUILDINGS	\$1,300,000	\$560,000	(\$740,000)	
120-7080-519-64-00	MACHINERY & EQUIPMENT	\$452,000	\$85,000	(\$367,000)	
120-7510-572-64-00	MACHINERY & EQUIPMENT	\$186,000	\$0	(\$186,000)	
120-7520-572-64-00	MACHINERY & EQUIPMENT	\$40,000	\$38,000	(\$2,000)	
120-7535-572-64-00	MACHINERY & EQUIPMENT	\$0	\$705,000	\$705,000	
120-7540-572-62-00	BUILDINGS	\$50,000	\$0	(\$50,000)	
120-7540-572-63-00	OTHER IMPROVEMENTS	\$0	\$205,000	\$205,000	
120-7540-572-64-00	MACHINERY & EQUIPMENT	\$0	\$132,000	\$132,000	
120-9020-519-99-00	CONTINGENCY	\$1,606,845	\$0	(\$1,606,845)	
120-9020-581-91-20	DEBT SERVICE	\$228,006	\$3,144,245	\$2,916,239	
120-9020-581-91-30	CAPITAL PROJECTS	\$2,293,000	\$1,000,000	(\$1,293,000)	
TOTAL ONE PERCENT SURCHARGE FUND REVENUES		\$9,013,851	\$9,343,245	\$329,394	3.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
All	All	\$329,394	See attached listing of FY25/26 purchases.

One Percent Surcharge Fund 120 FY 25-26 Account Detail

120-4510 Information Technology

1 (R) Veh 16-9 2015 Ford Trans T-150 Cargo Van	67,000
	\$ 67,000

120-5415 Community Development

1 (R) Veh 12-386 Fprd F-150	58,000
	\$ 58,000

120-6010 Police Department

1 (R) Veh 12-305 2016 Ford Explorer (Police Interceptor)	52,000
2 (R) Veh 12-307 2016 Ford Explorer (Police Interceptor)	52,000
3 (R) Veh 12-308 2016 Ford Explorer (Police Interceptor)	52,000
4 (R) Veh 12-313 2016 Ford Explorer (Police Interceptor)	52,000
5 (R) Veh 12-314 2016 Ford F-350	92,000
6 (R) Veh 12-317 2017 Ford Explorer (Police Interceptor)	52,000
7 (R) Veh 12-318 2017 Ford Explorer (Police Interceptor)	52,000
8 (R) Veh 12-319 2017 Ford Explorer (Police Interceptor)	52,000
9 (R) Veh 12-321 2017 Ford Explorer (Police Interceptor)	52,000
10 (R) Veh 12-322 2017 Ford F-250	72,000
11 (R) Veh 12-326 2017 Ford F-150 (Police Responder)	60,000
12 (R) Veh 12-327 2017 Ford F-150 (Police Responder)	60,000
13 (R) Veh 12-328 2017 Ford F-150 (Police Responder)	60,000
14 (R) Veh 12-329 2017 Ford F-150 (Police Responder)	60,000
15 (R) Veh 12-331 2017 Ford F-150 (Police Responder)	60,000
16 (R) Emergency Lighting/Equipment (15 vehicles)	300,000
17 (R) BMW Motorcycles (2)	65,000
18 (R) APX/NEXT Police Portables (30 @ \$9,700 each)	291,000
	\$ 1,536,000

120-6510 Fire Department

1 (R) Veh 11-33 2006 Fire Engine	1,400,000
	\$ 1,400,000

120-6520 Fire EMS

1 (R) Remount of Ambulance 23-25	375,000
	\$ 375,000

120-7010 Civil Engineering

1 (R) Veh 26-4 2015 Ford Escape	38,000
	<u>\$ 38,000</u>

120-7080 Building Maintenance

1 Community Center Reroofing	450,000
2 EOC Reroofing	60,000
3 Peghorn Trial Head Building Reroofing	50,000
4 (R) Veh 16-10 2016 Ford Transit T-250 Cargo Van	85,000
	<u>\$ 645,000</u>

120-7520 Recreation

1 (R) Veh 15-6 2015 Ford Fusion (Escape)	38,000
	<u>\$ 38,000</u>

120-7535 Turf & Landscaping

1 (R) Veh 7-168 2013 Ford F-750 (Intl MV607 w/aerial)	270,000
2 (R) Veh 7-169 2013 Ford F-750 (Intl MV607 w/clam)	215,000
3 (R) Veh 7-196 2006 Ford F-350 (F-550)	220,000
	<u>\$ 705,000</u>

120-7540 Landscape Beautification

1 (R) Peghorn Trail Boardwalk Improvements	205,000
2 (R) Veh 17-169 2016 Chevy Colorado (Ford F-250)	66,000
3 (R) Veh 17-171 2016 Ford F-250	66,000
	<u>\$ 337,000</u>

120-9020 Debt Service

1 2019 Revenue Note Debt Service	228,006
2 2025 Revenue Note (Estimated)	2,916,125
	<u>\$ 3,144,131</u>

120-9020 Capital Projects

1 CM2601 New ERP Implementation	1,000,000
	<u>\$ 1,000,000</u>

GRAND TOTAL	<u>\$ 9,343,131</u>
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COMMUNITY DEVELOPMENT BLOCK GRANT FUND (140)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
140-0000-337-50-10	BLOCK GRANTS	(\$955,791)	(\$807,467)	\$148,324	
	TOTAL CDBG FUND REVENUES	(\$955,791)	(\$807,467)	\$148,324	-15.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
140-5420-515-12-00	SALARIES & WAGES	\$0	\$74,572	\$74,572	
140-5420-515-31-00	PROFESSIONAL SERVICES	\$890,399	\$396,835	(\$493,564)	
140-5420-515-34-00	CONTRACTUAL SERVICES	\$65,392	\$61,332	(\$4,060)	
140-5420-515-40-00	TRAVEL & PER DIEM	\$0	\$1,000	\$1,000	
140-5420-515-49-00	OTHER CURRENT CHARGES	\$0	\$1,000	\$1,000	
140-5420-515-54-00	BOOKS, PUB, SUBS, & MEMBERSHIPS	\$0	\$2,060	\$2,060	
140-5420-515-64-00	MACHINERY & EQUIPMENT	\$0	\$270,668	\$270,668	
	TOTAL CDBG FUND EXPENDITURES	\$955,791	\$807,467	(\$148,324)	-15.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			Reduction due to successful implementation and completion of several projects and
31-00	Professional Services	(\$493,564)	programs.
			Purchase of fire rescue boat and public
64-00	Machinery & Equipment	\$270,668	service activities.

STC/OUC INTERLOCAL FUND (150)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
150-0000-343-11-93	REV BASED PYMT FROM OUC	(\$12,559,854)	(\$12,166,116)	\$393,738	
150-0000-361-10-00	GENERAL OPERATING INTEREST	(\$60,000)	(\$91,536)	(\$31,536)	
150-0000-369-90-30	INTERFUND TRANSFER	(\$350,000)	\$0	\$350,000	
TOTAL STC/OUC INTERLOCAL FUND REVENUES		(\$12,969,854)	(\$12,257,652)	\$712,202	-5.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
150-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$12,909,854	\$12,197,652	(\$712,202)	
150-9020-580-99-00	CONTINGENCY	\$60,000	\$60,000	\$0	
TOTAL STC/OUC INTERLOCAL FUND EXPENDITURES		\$12,969,854	\$12,257,652	(\$712,202)	-5.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			The transfer to the General Fund decreased due to an overall revenue decrease caused primarily
91-00	Intragovernment transfer	(\$712,202)	by a decrease in OUC revenue during 2023.

STC/TOHO INTERLOCAL FUND (160)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
160-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$1,000,000)	(\$1,000,000)	
160-0000-343-30-93	REV BASED PYMT FROM TOHO	(\$2,060,292)	(\$1,762,174)	\$298,118	
160-0000-343-50-93	REV BASED PYMT FROM TOHO	(\$2,365,680)	(\$3,318,031)	(\$952,351)	
160-0000-361-10-00	GENERAL OPERATING INTEREST	(\$8,632)	(\$18,693)	(\$10,061)	
TOTAL STC/TOHO INTERLOCAL FUND REVENUES		(\$4,434,604)	(\$6,098,898)	(\$1,664,294)	37.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
160-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$4,425,972	\$6,098,898	\$1,672,926	
160-9020-580-99-00	CONTINGENCY	\$8,632	\$0	(\$8,632)	
TOTAL STC/TOHO INTERLOCAL FUND EXPENDITURES		\$4,434,604	\$6,098,898	\$1,664,294	37.5%

VARIANCE EXPLANATIONS REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
301-00-00	Prior Year Fund Balance	(\$1,000,000)	This is a one-time revenue increase that was made possible through surplus revenues since October 2022.
30-93 and 50-93 (net)	Revenue based payment from TOHO	(\$654,233)	Revenue based payments from TOHO continue to increase as the customer base increases.
91-00	Intragovernment Transfer	\$1,672,926	The transfer to the General Fund increased due to the one-time transfer plus the increase in the revenue based payment.

DEBT SERVICE FUND (200)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
200-0000-361-10-00	GENERAL OPERATING INTEREST	\$0	\$0	\$0	
200-0000-381-00-00	INTERFUND TRANSFER	(\$13,060,143)	(\$8,877,404)	\$4,182,739	
TOTAL DEBT SERVICE FUND REVENUES		(\$13,060,143)	(\$8,877,404)	\$4,182,739	-32.0%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
200-9000-517-71-08	SRF LOAN 2002	\$17,656	\$18,178	\$522	
200-9000-517-71-10	SRF LOAN 2005	\$106,297	\$108,981	\$2,684	
200-9000-517-71-11	SRF LOAN 2006	\$144,016	\$147,667	\$3,651	
200-9000-517-71-22	STERLING NB-2019 REV NOTE	\$1,530,000	\$1,570,000	\$40,000	
200-9000-517-71-23	2024 FLGFC REVE NOTE	\$10,000,000	\$0	(\$10,000,000)	
200-9000-517-71-24	CAP IMPROV REV BOND-2025	\$0	\$2,070,000	\$2,070,000	
200-9000-517-72-08	SRF LOAN 2002	\$922	\$400	(\$522)	
200-9000-517-72-10	SRF LOAN 2005	\$4,741	\$2,056	(\$2,685)	
200-9000-517-72-11	SRF LOAN 2006	\$6,449	\$2,797	(\$3,652)	
200-9000-517-72-22	STERLING NB-2019 REV NOTE	\$750,062	\$711,200	(\$38,862)	
200-9000-517-72-23	2024 FLGFC REVE NOTE	\$500,000	\$0	(\$500,000)	
200-9000-517-72-24	CAP IMPROV REV BOND-2025	\$0	\$4,246,125	\$4,246,125	
TOTAL DEBT SERVICE FUND EXPENDITURES		\$13,060,143	\$8,877,404	(\$4,182,739)	-32.0%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
381-00-00	Interfund Transfer	\$4,182,739	The Florida Government Finance Commission (FLGFC) loan was repaid during fiscal year 2024/2025.
71-23	2024 FLGFC Rev Note	(\$10,000,000)	Same as above.
71-24	Cap Improve Rev Bond - 2025	\$2,070,000	Year 1 principal payment for the 2025 bond.
72-22	STERLING NB-2019 REV NOTE	(\$38,862)	Decrease in interest on 2019 Revenue Note. The Florida Government Finance Commission (FLGFC) loan was repaid during fiscal year 2024/2025.
72-23	2024 FLGFC Rev Note	(\$500,000)	
72-24	Cap Improve Rev Bond - 2025	\$4,246,125	Year 1 interest payment for the 2025 bond.

CAPITAL PROJECT FUND (300)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 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	\$0	(\$536,375)	(\$536,375)	
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	(\$2,293,000)	(\$1,000,000)	\$1,293,000	
300-0000-381-32-00	INTERFUND TRANSFER, PARKS	\$0	(\$1,500,000)	(\$1,500,000)	
300-0000-381-35-00	INTERFUND TRANSFER, MOBILITY	(\$5,545,000)	(\$1,400,000)	\$4,145,000	
300-0000-384-00-00	DEBT PROCEEDS	(\$77,700,000)	\$0	\$77,700,000	
TOTAL CAPITAL PROJECT FUND REVENUES		(\$86,538,000)	(\$5,436,375)	\$81,101,625	-93.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
300-9000-517-73-00	OTHER DEBT SERVICE COSTS	\$700,000	\$0	(\$700,000)	
300-9020-581-91-20	DEBT SERVICE	\$10,000,000	\$0	(\$10,000,000)	
300-9595-513-12-00	SALARIES & WAGES	\$0	\$200,000	\$200,000	
300-9595-513-31-00	PROFESSIONAL SERVICES	\$0	\$800,000	\$800,000	
300-9595-521-34-00	CONTRACTUAL SERVICES	\$35,000,000	\$0	(\$35,000,000)	
300-9595-522-31-00	PROFESSIONAL SERVICES	\$693,000	\$0	(\$693,000)	
300-9595-522-34-00	CONTRACTUAL SERVICES	\$22,550,000	\$0	(\$22,550,000)	
300-9595-541-12-00	SALARIES & WAGES	\$45,000	\$0	(\$45,000)	
300-9595-541-31-00	PROFESSIONAL SERVICES	\$1,000,000	\$500,000	(\$500,000)	
300-9595-541-34-00	CONTRACTUAL SERVICES	\$5,350,000	\$2,436,375	(\$2,913,625)	
300-9595-541-61-00	LAND/ROW/EASEMENT	\$150,000	\$0	(\$150,000)	
300-9595-541-63-00	OTHER IMPROVEMENTS	\$500,000	\$0	(\$500,000)	
300-9595-572-31-00	PROFESSIONAL SERVICES	\$0	\$150,000	\$150,000	
300-9595-572-34-00	CONTRACTUAL SERVICES	\$10,550,000	\$1,350,000	(\$9,200,000)	
TOTAL CAPITAL PROJECT FUND EXPENDITURES		\$86,538,000	\$5,436,375	(\$81,101,625)	-93.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			This is an overall reduction due to the following projects being funded in fiscal year 2024/2025: PS2103 Fire Station 35, PS2402 Fire Station 36, PS2401 Public Safety Complex - Phase I, PR2106
All	All	(\$81,101,625)	17th Street Ballfields, and PR2402 Hopkins Park.

MOTOR POOL FUND (510)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
510-0000-361-10-00	GENERAL OPERATING INTEREST	(\$22,500)	(\$33,023)	(\$10,523)	
510-0000-393-50-10	INTERNAL SERVICES, LABOR	(\$1,196,520)	(\$1,196,520)	\$0	
510-0000-393-50-20	INTERNAL SERVICES, PARTS	(\$1,500,000)	(\$1,500,000)	\$0	
510-0000-393-50-40	INTERNAL SERVICES, OUTSIDE REP	(\$900,000)	(\$935,695)	(\$35,695)	
TOTAL MOTOR POOL REVENUES		(\$3,619,020)	(\$3,665,238)	(\$46,218)	1.3%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
510-7040-592.14-00	OVERTIME	\$21,214	\$21,214	\$0	
510-7040-592.40-00	TRAVEL & PER DIEM	\$300	\$450	\$150	
510-7040-592.41-00	COM.SERV/DEV/ACCESSORIES	\$3,900	\$2,000	(\$1,900)	
510-7040-592.42-00	MAIL & FREIGHT	\$1,500	\$2,000	\$500	
510-7040-592.46-00	REPAIRS & MAINTENANCE	\$24,000	\$24,000	\$0	
510-7040-592.46-01	MAINTENANCE CONTRACTS	\$29,950	\$30,800	\$850	
510-7040-592.46-04	WORK ORDERS	\$2,185,513	\$2,215,392	\$29,879	
510-7040-592.47-00	PRINTING & BINDING	\$600	\$600	\$0	
510-7040-592.49-00	OTHER CURRENT CHARGES	\$500	\$500	\$0	
510-7040-592.51-00	OFFICE SUPPLIES	\$900	\$900	\$0	
510-7040-592.52-00	OPERATING SUPPLIES	\$69,000	\$70,000	\$1,000	
510-7040-592.52-15	TAXABLE UNIFORM	\$2,700	\$2,925	\$225	
510-7040-592.52-16	UNIFORM EXEMPT FROM WAGES	\$1,600	\$1,600	\$0	
510-7040-592.54-00	BOOKS,PUBS,SUBS,& MEMBSHP	\$500	\$500	\$0	
510-7040-592.55-00	TRAINING	\$1,500	\$10,000	\$8,500	
510-7040-592.64-00	C/O EQUIPMENT & MACHINERY	\$38,750	\$25,000	(\$13,750)	
TOTAL MOTOR POOL FUND		\$2,382,427	\$2,407,881	\$25,454	1.1%
	SALARIES	\$557,100	\$561,738	\$4,638	
	BENEFITS	\$286,035	\$283,788	(\$2,247)	
	UTILITIES	\$24,000	\$24,000	\$0	
	INSURANCE	\$24,391	\$23,514	(\$877)	
	ALLOCATED ADMIN CHARGES	\$332,567	\$350,317	\$17,750	
	VEHICLE MAINTENANCE	\$7,500	\$9,000	\$1,500	
	VEHICLE FUEL	\$5,000	\$5,000	\$0	
GRAND TOTAL MOTOR POOL FUND		\$3,619,020	\$3,665,238	\$46,218	1.3%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
46-04	Work Orders	\$29,879	Estimated increase in material cost for auto parts.
64-00	Machinery & Equipment	(\$13,750)	Reduced budget for one-time purchase of small equipment.

SELF INSURANCE - HEALTH FUND (520)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
520-0000-341.20-01	HMO EMPLOYEE	(\$6,783,611)	(\$7,498,418)	(\$714,807)	
520-0000-341.20-02	HMO SPOUSE	(\$298,108)	(\$288,104)	\$10,004	
520-0000-341.20-03	HMO CHILDREN	(\$275,159)	(\$286,400)	(\$11,241)	
520-0000-341.20-04	HMO FAMILY	(\$442,746)	(\$1,003,111)	(\$560,365)	
520-0000-341.20-09	HMO EMPLOYEE CONTRIBUTION	(\$532,846)	(\$509,678)	\$23,168	
520-0000-361.10-00	GENERAL OPERATING INTEREST	(\$31,011)	(\$43,059)	(\$12,048)	
520-0000-369.90-00	OTHER MISC REVENUE	(\$220,000)	(\$220,000)	\$0	
TOTAL SELF INSURANCE - HEALTH REVENUES		(\$8,583,481)	(\$9,848,770)	(\$1,265,289)	14.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
520-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$7,487,695	\$8,632,275	\$1,144,580	
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		
520-3020-513.34-00	CONTRACTUAL SERVICE	\$4,780	\$4,780		
520-3020-513.41-00	COMM SERV/ACCESSORIES	\$1,200	\$1,200		
520-3020-513.45-00	INSURANCE	\$753,306	\$753,081	(\$225)	
520-3020-513.46-00	REPAIRS & MAINTENANCE	\$4,000	\$4,000	\$0	
520-3020-513.49-00	OTHER CURRENT CHARGES	\$2,500	\$2,600	\$100	
520-3020-513.99-10	CONTINGENCY	\$0	\$120,834	\$120,834	
TOTAL SELF INSURANCE - HEALTH EXPENDITURES		\$8,583,481	\$9,848,770	\$1,265,289	14.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
341-20-01	HMO Employee	(\$714,807)	Increased number of participants an 8.7% rate increase.
341-20-04	HMO Family	(\$560,365)	Same as above.
31-01	Medical Care-Physical	\$1,144,580	High end estimate of medical claims.
99-10	Contingency	\$120,834	Increased in budgeted contingency due to increase in revenues.

SELF INSURANCE - WORKERS COMP FUND (525)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
525-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$14,506)	\$0	\$14,506	
525-0000-341.20-15	WORKERS COMPENSATION	(\$845,000)	(\$1,024,400)	(\$179,400)	
525-0000-361.10-00	GENERAL OPERATING INTEREST	(\$22,515)	(\$29,205)	(\$6,690)	
TOTAL SELF INS - WORKERS COMP REVENUES		(\$882,021)	(\$1,053,605)	(\$171,584)	19.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
525-3020-513.31-00	PROFESSIONAL SERVICES	\$0	\$2,500	\$2,500	
525-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$534,120	\$550,000	\$15,880	
525-3020-513.31-08	WORKERS COMP ADMIN FEE	\$49,836	\$50,452	\$616	
525-3020-513.45-00	INSURANCE	\$160,181	\$198,272	\$38,091	
525-3020-513.46-01	MAINTENANCE CONTRACTS	\$15,000	\$15,000	\$0	
525-3020-513.49-50	EMPLOYEE INCENTIVE	\$25,000	\$25,000	\$0	
525-3020-513.99-10	CONTINGENCY	\$97,884	\$212,381	\$114,497	
TOTAL SELF INS - WORKERS COMP EXPENDITURES		\$882,021	\$1,053,605	\$171,584	19.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
31-01	Medical Care-Physical	\$15,880	High end estimate of medical claims. Increase in policy rate for excess workers
45-00	Insurance	\$38,091	compensation coverage.
99-10	Contingency	\$114,497	Increased in budgeted contingency due to increase in revenues.

ECONOMIC DEVELOPMENT FUND (630)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
630-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$66,050)	(\$142,432)	(\$76,382)	
630-0000-361.10-00	GENERAL OPERATING INTEREST	(\$5,349)	(\$8,559)	(\$3,210)	
630-0000-362.10-10	2901 17TH STREET	(\$200,007)	(\$198,162)	\$1,845	
630-0000-381.00-01	INTERFUND TRANSFER, GEN FUND	\$0	(\$100,000)	(\$100,000)	
TOTAL ECONOMIC DEVELOPMENT REVENUES		(\$271,406)	(\$449,153)	(\$177,747)	65.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
630-5512-552.14.00	OVERTIME	\$500	\$500	\$0	
630-5512-552.31.00	PROFESSIONAL SERVICES	\$147,500	\$164,000	\$16,500	
630-5512-552.40.00	TRAVEL & PER DIEM	\$3,000	\$5,000	\$2,000	
630-5512-552.42.00	MAIL & FREIGHT	\$50	\$50	\$0	
630-5512-552.44.00	RENTALS & LEASES	\$1,347	\$3,000	\$1,653	
630-5512-552.46-01	MAINTENANCE CONTRACTS	\$4,400	\$29,400	\$25,000	
630-5512-552.47.00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
630-5512-552.48.00	PROMOTIONAL ACTIVITIES	\$3,000	\$38,000	\$35,000	
630-5512-552.49.00	OTHER CURRENT CHARGES	\$1,000	\$15,000	\$14,000	
630-5512-552.51.00	OFFICE SUPPLIES	\$1,000	\$2,000	\$1,000	
630-5512-552.52.00	OPERATING SUPPLIES	\$2,500	\$1,000	(\$1,500)	
630-5512-552.52.15	TAXABLE UNIFORM	\$100	\$250	\$150	
630-5512-552.54.00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,260	\$12,100	\$1,840	
630-5512-552.55.00	TRAINING	\$4,145	\$4,145	\$0	
TOTAL ECONOMIC DEVELOPMENT FUND		\$179,802	\$275,445	\$95,643	53.2%

SALARIES	\$33,787	\$96,471	\$62,684
BENEFITS	\$13,483	\$37,882	\$24,399
UTILITIES	\$2,000	\$2,400	\$400
INSURANCE	\$39,534	\$36,405	(\$3,129)
VEHICLE MAINTENANCE	\$2,300	\$300	(\$2,000)
VEHICLE FUEL	\$500	\$250	(\$250)

GRAND TOTAL ECONOMIC DEVELOPMENT FUND \$271,406 \$449,153 \$177,747 65.5%

*** This budget includes a \$100,000 transfer from the General Fund pending final City Council approval

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
31-00	Professional Services	\$16,500	Increase business attraction activity and entrepreneurship programming i.e. retail marketing and asset mapping.
46-01	Maintenance Contracts	\$25,000	CRM tool and paid marketing
48-00	Promotional Activities	\$35,000	Events & trade mission trips
49-00	Other Current Charges	\$14,000	Exhibitor booth space rentals and paid media.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
ECONOMIC DEVELOPMENT									
630-5512-552.12-00	SALARIES & WAGES	61,144	40,490	64,697	0	33,608	96,292	62,684	187
	LEVEL TEXT				TEXT AMT				
	975 1% COLA/3% PAY ADJUSTMENT				3,704				
					3,704				
630-5512-552.14-00	OVERTIME	0	12	2-	0	500	500	0	0
	LEVEL TEXT				TEXT AMT				
	975 OVERTIME FOR EVENTS/BOARD MEETINGS				500				
					500				
630-5512-552.15-00	SPECIAL PAY	71	36	107	0	179	179	0	0
	LEVEL TEXT				TEXT AMT				
	975 HOLIDAY PAYMENT				179				
					179				
630-5512-552.16-00	TAXABLE EXPENSE REIMB	13	0	8	0	0	0	0	0
630-5512-552.21-00	EMPLOYER FICA	4,443	2,937	4,725	0	2,426	7,029	4,603	190
	LEVEL TEXT				TEXT AMT				
	975 1% COLA/3% PAY ADJUSTMENT				270				
					270				
630-5512-552.22-00	PENSION/ICMA	7,876	6,425	11,853	0	6,722	17,450	10,728	160
	LEVEL TEXT				TEXT AMT				
	975 1% COLA/3% PAY ADJUSTMENT				784				
					784				
630-5512-552.23-01	HEALTH INSURANCE	6,724	5,174	8,626	0	4,008	12,368	8,360	209
	LEVEL TEXT				TEXT AMT				
	975 EST 8.7% INCREASE				1,124				
					1,124				
630-5512-552.23-02	DENTAL INSURANCE	185	123	182	0	102	270	168	165
	LEVEL TEXT				TEXT AMT				
	975 EST 5% INCREASE				13				
					13				
630-5512-552.23-03	LIFE INSURANCE	90	35	153	0	67	219	152	227
630-5512-552.23-04	DISABILITY INSURANCE	271	167	280	0	124	401	277	223
630-5512-552.24-00	WORKERS COMPENSATION INS	75	79	81	0	34	111	77	226
630-5512-552.27-00	FSA CITY CONTRIBUTION	0	1	24	0	0	34	34	0

BUDGET PREPARATION WORKSHEET
FOR FISCAL YEAR 2025/2026

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
630-5512-552.31-00	PROFESSIONAL SERVICES	29,241	1,556	60,222	24,534	147,500	164,000	16,500	11
	LEVEL 975				TEXT AMT				
					JR MOON/JAY ANDREW ROEBUCK			2,500	
					SBDC			20,000	
					IMPACT DATASOURCE (VALUE PROPOSITION/IMPLANT)			5,000	
					SSI			50,000	
					RETAIL STRATEGIES			40,000	
					UCF BUSINESS INCUBATOR			16,500	
					VETERANS ENTREPRENUERSHIP INITIATIVE			10,000	
					CORPORATE SPONSORSHIP			20,000	
					164,000				
630-5512-552.40-00	TRAVEL & PER DIEM	2,262	723	1,091	0	3,000	5,000	2,000	67
	LEVEL 975				TEXT AMT				
					CONFERENCES: FEDC, ICSC, IEDC, SITE SELECTION SUMM			5,000	
					5,000				
630-5512-552.41-00	COM.SERV/DEV/ACCESSORIES	1,795	590	0	0	0	0	0	0
630-5512-552.42-00	MAIL & FREIGHT	17	45	4	0	50	50	0	0
	LEVEL 975				TEXT AMT				
					MAIL AND FREIGHT			50	
					50				
630-5512-552.43-00	UTILITY SERVICES	2,888	2,337	696	0	2,000	2,400	400	20
	LEVEL 975				TEXT AMT				
					HISTORICAL DATA			2,400	
					2,400				
630-5512-552.44-00	RENTALS & LEASES	0	0	0	0	1,347	3,000	1,653	123
	LEVEL 975				TEXT AMT				
					NEW KONICA LEASE			3,000	
					3,000				
630-5512-552.45-00	INSURANCE	23,647	39,518	34,401	0	39,534	36,405	3,129-	8-
	LEVEL 975				TEXT AMT				
					GENERAL LIABILITY			195	
					PUBLIC OFFICIAL LIABILITY			618	
					PROPERTY LIABILITY			35,417	
					INLAND MARINE			157	
					CRIME/DISHONESTY			18	
					36,405				

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
630-5512-552.46-01	MAINTENANCE CONTRACTS	1,244	1,376	1,558	2,087	4,400	29,400	25,000	568
	LEVEL 975				TEXT AMT				
					CRM	10,000			
					SITE SELECTION MAGAZINE ADS	15,000			
					CONSTANT CONTACT	1,200			
					WEBSITE MAINTENANCE (\$3,000)	3,000			
					ADOBE ACROBAT PRO	200			
						29,400			
630-5512-552.46-02	VEHICLE MAINTENANCE	0	133	0	0	2,300	300	2,000-	87-
	LEVEL 975				TEXT AMT				
						300			
						300			
630-5512-552.47-00	PRINTING & BINDING	2,505	394	1,618	0	1,000	1,000	0	0
	LEVEL 975				TEXT AMT				
					MARKETING MATERIALS	1,000			
						1,000			
630-5512-552.48-00	PROMOTIONAL ACTIVITIES	524	960	5,592	0	3,000	38,000	35,000	1,167
	LEVEL 975				TEXT AMT				
					TRADE MISSION TRIPS	5,000			
					PROMOTIONAL ITEMS	3,000			
					EVENTS (BUS EXPO, VENTURE CAPITAL PITCH, ECO FOREC	30,000			
						38,000			
630-5512-552.49-00	OTHER CURRENT CHARGES	179	846	444	0	1,000	15,000	14,000	1,400
	LEVEL 975				TEXT AMT				
					EXHIBITOR SPACE BOOTH RENTALS (TRADE SHOWS)	5,000			
					PAID MEDIA	10,000			
						15,000			
630-5512-552.51-00	OFFICE SUPPLIES	2,507	1,036	334	0	1,000	2,000	1,000	100
	LEVEL 975				TEXT AMT				
					STATIONERY, PAPER	2,000			
						2,000			
630-5512-552.52-00	OPERATING SUPPLIES	1,592	26	262	0	2,500	1,000	1,500-	60-

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
	LEVEL 975 TEXT EQUIPMENT ITEMS <\$1,000				TEXT AMT 1,000 1,000				
630-5512-552.52-02	VEHICLE FUEL	168	31	37	0	500	250	250-	50-
	LEVEL 975 TEXT FUEL FOR ED VEHICLE				TEXT AMT 250 250				
630-5512-552.52-15	TAXABLE UNIFORM	0	4	8	0	100	250	150	150
	LEVEL 975 TEXT SHIRTS FOR STAFF				TEXT AMT 250 250				
630-5512-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	82,202	11,140	10,607	0	10,260	12,100	1,840	18
	LEVEL 975 TEXT GROWSPOTTER OEP ANNUAL MEMBERSHIP IEDC, FEDC, SEDC, CDFA, CREW MISC SUBSCRIPTIONS ICSC COUNCIL FOR DEVELOPMENT FINANCE AGENCIES				TEXT AMT 450 7,500 2,500 300 800 550 12,100				
630-5512-552.55-00	TRAINING	6,938	6,993	7,619	0	4,145	4,145	0	0
	LEVEL 975 TEXT PROFESSIONAL DEVELOPMENT (SEE ATTACHED WORKSHEET)				TEXT AMT 4,145 4,145				
*	EXPENDITURE	238,601	123,187	215,227	26,621	271,406	449,153	177,747	65
**	ECONOMIC DEVELOPMENT	238,601	123,187	215,227	26,621	271,406	449,153	177,747	65
		238,601	123,187	215,227	26,621	271,406	449,153	177,747	65

COMMUNITY REDEVELOPMENT AGENCY FUND (645)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
645-0000-338.10-00	OSCEOLA COUNTY-BOCC	(\$1,307,971)	(\$1,370,554)	(\$62,583)	
645-0000-361.10-00	GENERAL OPERATING INTEREST	(\$62,003)	(\$95,644)	(\$33,641)	
645-0000-362.60-00	900 OHIO AVENUE	(\$18,000)	(\$18,000)	\$0	
645-0000-381.00-00	INTERFUND TRANSFER, GEN FUND	(\$728,166)	(\$821,105)	(\$92,939)	
TOTAL CRA REVENUES		(\$2,116,140)	(\$2,305,303)	(\$189,163)	8.9%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
645-6450-552.14-00	OVERTIME	\$1,000	\$500	(\$500)	
645-6450-552.31-00	PROFESSIONAL SERVICES	\$262,600	\$315,000	\$52,400	
645-6450-552.32-00	AUDIT FEES	\$14,470	\$7,200	(\$7,270)	
645-6450-552.34-00	OTHER CONTRACTUAL SERVICE	\$334,262	\$50,000	(\$284,262)	
645-6450-552.40-00	TRAVEL & PER DIEM	\$6,050	\$7,500	\$1,450	
645-6450-552.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$1,260	\$1,060	
645-6450-552.42-00	MAIL & FREIGHT	\$250	\$250	\$0	
645-6450-552.44-00	LEASES	\$4,347	\$7,000	\$2,653	
645-6450-552.46-01	MAINTENANCE CONTRACTS	\$15,400	\$15,400	\$0	
645-6450-552.47-00	PRINTING & BINDING	\$3,500	\$4,000	\$500	
645-6450-552.48-00	PROMOTIONAL ACTIVITIES	\$3,000	\$5,525	\$2,525	
645-6450-552.49-00	OTHER CURRENT CHARGES	\$1,400	\$6,400	\$5,000	
645-6450-552.51-00	OFFICE SUPPLIES	\$1,000	\$2,500	\$1,500	
645-6450-552.52-00	OPERATING SUPPLIES	\$5,000	\$1,500	(\$3,500)	
645-6450-552.52-15	TAXABLE UNIFORM	\$200	\$250	\$50	
645-6450-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,295	\$1,295	\$0	
645-6450-552.55-00	TRAINING	\$6,040	\$6,975	\$935	
645-6450-552.61-00	LAND	\$595,434	\$620,000	\$24,566	
645-6450-552.62-00	BUILDINGS	\$200,000	\$641,089	\$441,089	
645-6450-552.63-00	MACHINERY & EQUIPMENT	\$50,000	\$50,000	\$0	
645-6450-552.82-01	BLDG & SITE IMPROVE GRANTS	\$100,000	\$100,000	\$0	
645-6450-552.82-02	BTR GRANTS	\$15,000	\$15,000	\$0	
TOTAL CRA FUND		\$1,620,448	\$1,858,644	\$238,196	14.7%
	SALARIES	\$246,455	\$209,900	(\$36,555)	
	BENEFITS	\$124,609	\$96,353	(\$28,256)	
	UTILITIES	\$0	\$10,000	\$10,000	
	INSURANCE	\$5,274	\$7,422	\$2,148	
	ALLOCATED ADMIN CHARGES	\$119,054	\$122,784	\$3,730	
	VEHICLE FUEL	\$300	\$200	(\$100)	
GRAND TOTAL CRA FUND		\$2,116,140	\$2,305,303	\$189,163	8.9%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: CRA

645-6450-552 Community Redevelopment Agency (CRA)

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	\$52,400	master planning efforts for the proposed Medical Arts Campus.
34-00	Contractual Services	(\$284,262)	Removal of community policing services
61-00	Land	\$24,566	Increase in budget for potential CRA land purchases.
62-00	Buildings	\$441,089	Increase in budget for potential CRA building purchases.

IMPACT

FEE

FUNDS

PARKS IMPACT FEE FUND (320)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
320-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	\$0	\$0	
320-0000-324-61-00	CULTURE/REC RESIDENTIAL	(\$2,865,000)	(\$3,438,000)	(\$573,000)	
320-0000-338-10-10	TRANSFER OF IMPACT FEES	(\$200,000)	(\$500,000)	(\$300,000)	
320-0000-361-10-00	GENERAL OPERATING INTEREST	(\$467,977)	(\$350,000)	\$117,977	
TOTAL PARKS IMPACT FEE REVENUES		(\$3,532,977)	(\$4,288,000)	(\$755,023)	21.4%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
320-7510-572-64-00	MACHINERY & EQUIPMENT	\$73,000	\$120,400	\$47,400	
320-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$139,758	\$225,237	\$85,479	
320-9020-581-91-20	DEBT SERVICE	\$500,000	\$1,400,000	\$900,000	
320-9595-572-91-30	INTERFUND TRANSFER, CAP PROJ	\$0	\$1,500,000	\$1,500,000	
320-9595-572-99-00	CONTINGENCY	\$2,820,219	\$1,042,363	(\$1,777,856)	
TOTAL PARKS IMPACT FEE EXPENDITURES		\$3,532,977	\$4,288,000	\$755,023	21.4%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
324-61-00	Culture/Rec Residential Impact Fees	(\$573,000)	Increase in expected impact fees due to the current and projected level of construction activity.
64-00	Machinery & Equipment	\$47,400	Increase in equipment needs for new parks (Hickory Tree and Partin Triangle)
91-01	Interfund Transfer - General Fund	\$85,479	5% of FY 23/24 impact fees transferred to the General Fund per municipal code 17.10.H.
91-20	Debt Service	\$900,000	Parks Impact fees share of the 2025 bond repayment.
91-30	Interfund Transfer - Capital Projects	\$1,500,000	Project PR2602 Lakeshore Park - Additional Parking.
99-00	Contingency	(\$1,777,856)	Decrease in budgeted contingency due to debt service requirements and project PR2602.

POLICE IMPACT FEE FUND (330)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
330-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$1,554,807)	(\$409,033)	\$1,145,774	
330-0000-324-11-00	PUBLIC SAFETY, RESIDENTIAL	(\$1,029,000)	(\$1,234,800)	(\$205,800)	
330-0000-324-12-00	PUBLIC SAFETY, COMMERCIAL	(\$111,409)	(\$147,486)	(\$36,077)	
330-0000-361-10-00	GENERAL OPERATING INTEREST	(\$152,186)	(\$224,809)	(\$72,623)	
TOTAL POLICE IMPACT FEE REVENUES		(\$2,847,402)	(\$2,016,128)	\$831,274	-29.2%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
330-6010-521-31-00	PROFESSIONAL SERVICES	\$0	\$25,000	\$25,000	
330-6010-521-52-00	OPERATING SUPPLIES	\$333,200	\$381,000	\$47,800	
330-6010-521-62-00	BUILDINGS	\$65,000	\$0	(\$65,000)	
330-6010-521-64-00	MACHINERY & EQUIPMENT	\$2,388,500	\$520,400	(\$1,868,100)	
330-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$60,702	\$89,728	\$29,026	
330-9020-581-91-20	DEBT SERVICE	\$0	\$1,000,000	\$1,000,000	
330-9595-521-99-00	CONTINGENCY	\$0	\$0	\$0	
TOTAL POLICE IMPACT FEE EXPENDITURES		\$2,847,402	\$2,016,128	(\$831,274)	-29.2%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			This is a decrease in revenue from prior year fund balance due to the mobile command center being funded in fiscal year 2024/2025.
301-00-00	Prior Year Fund Balance	\$878,974	
31-00	Professional Services	\$25,000	Impact fee update study costs.
52-00	Operating Supplies	\$47,800	8 new Police Officers are funded for fiscal year 2025/2026.
62-00	Buildings	(\$65,000)	Garage for modular office funded in fiscal year 2024/2025.
64-00	Machinery & Equipment	(\$1,868,100)	The mobile command center was funded during fiscal year 2024/2025.
91-01	Interfund Transfer - General Fund	\$29,026	5% of FY 23/24 impact fees transferred to the General Fund per municipal code 17.10.H.
91-20	Debt Service	\$1,000,000	Police Impact fees share of the 2025 bond repayment.

FIRE IMPACT FEE FUND (340)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
340-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$163,558)	\$0	\$163,558	
340-0000-324-11-00	PUBLIC SAFETY, RESIDENTIAL	(\$902,000)	(\$1,082,400)	(\$180,400)	
340-0000-324-12-00	PUBLIC SAFETY, COMMERCIAL	(\$84,139)	(\$92,013)	(\$7,874)	
340-0000-361-10-00	GENERAL OPERATING INTEREST	(\$146,478)	(\$195,898)	(\$49,420)	
TOTAL FIRE IMPACT FEE REVENUES		(\$1,296,175)	(\$1,370,311)	(\$74,136)	5.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
340-6510-522-31-00	PROFESSIONAL SERVICES	\$0	\$25,000	\$25,000	
340-6510-522-64-00	MACHINERY & EQUIPMENT	\$1,250,000	\$0	(\$1,250,000)	
340-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$46,175	\$75,735	\$29,560	
340-9020-581-91-20	DEBT SERVICE	\$0	\$1,000,000	\$1,000,000	
340-9595-522-99-00	CONTINGENCY	\$0	\$269,576	\$269,576	
TOTAL FIRE IMPACT FEE EXPENDITURES		\$1,296,175	\$1,370,311	\$74,136	5.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
31-00	Professional Services	\$25,000	Impact fee update study costs.
			New fire engine purchased in fiscal year
64-00	Machinery & Equipment	(\$1,250,000)	2024/2025.
			5% of FY 23/24 impact fees transferred to the
91-01	Interfund Transfer	\$29,026	General Fund per municipal code 17.10.H.
			Fire Impact fees share of the 2025 bond
91-20	Debt Service	\$1,000,000	repayment.
			Increase in budgeted contingency due to less
99-00	Contingency	\$269,576	equipment needs for new stations.

MOBILITY IMPACT FEE FUND (350)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
350-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	\$0	\$0	
350-0000-324-41-00	MOBILITY FEE, RESIDENTIAL	(\$6,442,000)	(\$17,401,200)	(\$10,959,200)	
350-0000-324-42-00	MOBILITY FEE, COMMERCIAL	(\$979,077)	(\$1,000,000)	(\$20,923)	
350-0000-361-10-00	GENERAL OPERATING INTEREST	(\$670,696)	(\$934,428)	(\$263,732)	
TOTAL MOBILITY IMPACT FEE REVENUES		(\$8,091,773)	(\$19,335,628)	(\$11,243,855)	139.0%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
350-5410-515-31-00	PROFESSIONAL SERVICES	\$520,000	\$0	(\$520,000)	
350-7010-541-31-00	PROFESSIONAL SERVICES	\$200,000	\$0	(\$200,000)	
350-9000-581-91-20	DEBT SERVICE	\$2,052,056	\$2,053,080	\$1,024	
350-9000-587-81-00	TRANSFERS TO OTHER GOVT	\$0	\$4,000,000	\$4,000,000	
350-9020-581-91-01	TRANSFER TO GENERAL FUND	\$247,956	\$366,638	\$118,682	
350-9020-581-91-30	CAPITAL PROJECTS	\$4,545,000	\$1,400,000	(\$3,145,000)	
350-9595-541-99-00	CONTINGENCY	\$526,761	\$11,515,910	\$10,989,149	
TOTAL MOBILITY IMPACT FEE EXPENDITURES		\$8,091,773	\$19,335,628	\$11,243,855	139.0%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			Increase in expected impact fees due to the current and projected level of construction activity. Impact fees also increased in June 2025.
324-41-00	Mobility Fee, Residential	(\$10,959,200)	
31-00	Professional Services	(\$520,000)	No current professional services needs projected.
31-00	Professional Services	(\$200,000)	No current professional services needs projected.
81-01	Transfer to Other Government	\$4,000,000	Transfer of 19.45% of mobility impact fees collected to Osceola County per interlocal agreement.
91-01	Interfund Transfer - General Fund	\$118,682	5% of FY 23/24 impact fees transferred to the General Fund per municipal code 17.10.H.
91-30	Interfund Transfer - Cap Projects	(\$3,145,000)	Only two projects funded in fiscal year 2024/2025, ST2603 Michigan Ave Extension and ST2604 Rummel Road Roundabout.
99-00	Contingency	\$10,989,149	Increase in budgeted contingency due to increase in revenues to be used for future project needs.

SANITATION IMPACT FEE FUND (490)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
490-0000-301.00-00	PRIOR YEAR FUND BALANCE	\$0	(\$59,984)	(\$59,984)	
490-0000-324.21-00	PHYSICAL ENV - RESIDENTIAL	(\$557,335)	(\$769,152)	(\$211,817)	
490-0000-324.22-00	PHYSICAL ENV - COMMERCIAL	(\$46,137)	(\$54,850)	(\$8,713)	
490-0000-361.10-00	GENERAL OPERATING INTEREST	(\$31,474)	(\$36,014)	(\$4,540)	
TOTAL SANITATION IMPACT FEE REVENUES		(\$634,946)	(\$920,000)	(\$285,054)	44.9%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
490-7071-534.64-00	MACHINERY & EQUIPMENT	\$492,687	\$920,000	\$427,313	
490-9020-534.99-00	CONTINGENCY	\$142,259	\$0	(\$142,259)	
TOTAL SANITATION IMPACT FEE FUND		\$634,946	\$920,000	\$285,054	44.9%

VARIANCE EXPLANATIONS REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
64-00	Machinery & Equipment	\$427,313	Two new sideloaders budgeted for new routes due to annexations.
99-00	Contingency	(\$142,259)	Decrease in budgeted contingency due to increased expenditures.

ENTERPRISE FUNDS

SANITATION FUND (440)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
440-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$645,768)	(\$161,978)	\$483,790	
440-0000-323-41-00	FRANCHISE FEES	(\$28,088)	(\$28,088)	\$0	
440-0000-343-41-70	COLLECTION FEES - RES	(\$7,237,788)	(\$8,520,000)	(\$1,282,212)	
440-0000-343-41-71	COLLECTION FEES - COMM	(\$156,000)	(\$156,000)	\$0	
440-0000-343-41-72	DUMPSTER FEES	(\$2,114,232)	(\$2,114,232)	\$0	
440-0000-343-41-73	LANDFILL FEES - NON CITY	(\$4,891,296)	(\$5,529,975)	(\$638,679)	
440-0000-343-41-74	LANDFILL FEES - CITY	(\$2,760,000)	(\$2,760,000)	\$0	
440-0000-343-41-75	OTHER CHARGES	(\$383,220)	(\$383,220)	\$0	
440-0000-343-41-76	MISC REVENUE	(\$6,000)	(\$6,000)	\$0	
440-0000-343-41-81	RECYCLE-SCRAP METAL	(\$62,868)	(\$62,868)	\$0	
440-0000-343-41-88	RECYCLE-CARDBOARD	(\$40,980)	(\$40,980)	\$0	
440-0000-343-41-90	RECYCLE-COMINGLE CURBSIDE	(\$152,532)	(\$152,532)	\$0	
440-0000-350-41-00	SOLID WASTE	(\$10,000)	(\$10,000)	\$0	
440-0000-361-10-00	GENERAL OPERATING INTEREST	(\$71,383)	(\$25,000)	\$46,383	
	TOTAL SANITATION FUND REVENUES	(\$18,560,155)	(\$19,950,873)	(\$1,390,718)	7.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
440-7071-534.14-00	OVERTIME	\$106,587	\$112,203	\$5,616	
440-7071-534.31-00	PROFESSIONAL SERVICES	\$270,225	\$260,225	(\$10,000)	
440-7071-534.31-01	MEDICAL CARE	\$0	\$150	\$150	
440-7071-534.34-00	OTHER CONTRACTUAL SERVICE	\$2,159,740	\$2,317,708	\$157,968	
440-7071-534.40-00	TRAVEL & PER DIEM	\$3,300	\$3,325	\$25	
440-7071-534.41-00	COM.SERV/DEV/ACCESSORIES	\$120	\$325	\$205	
440-7071-534.42-00	MAIL & FREIGHT	\$17,500	\$37,500	\$20,000	
440-7071-534.44-00	RENTALS & LEASES	\$37,797	\$17,987	(\$19,810)	
440-7071-534.46-00	REPAIRS & MAINTENANCE	\$35,000	\$35,000	\$0	
440-7071-534.47-00	PRINTING & BINDING	\$8,300	\$8,300	\$0	
440-7071-534.48-00	PROMOTIONAL ACTIVITIES	\$7,500	\$7,800	\$300	
440-7071-534.51-00	OFFICE SUPPLIES	\$4,000	\$4,100	\$100	
440-7071-534.52-00	OPERATING SUPPLIES	\$385,504	\$464,991	\$79,487	
440-7071-534.52-15	TAXABLE UNIFORM	\$8,050	\$8,700	\$650	
440-7071-534.52-16	UNIFORM EXEMPT FROM WAGES	\$4,600	\$5,000	\$400	
440-7071-534.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,529	\$1,724	\$195	
440-7071-534.55-00	TRAINING	\$2,695	\$1,195	(\$1,500)	
440-7071-534.64-00	C/O EQUIPMENT & MACHINERY	\$811,130	\$36,480	(\$774,650)	
440-7072-534.14-00	OVERTIME	\$129,744	\$127,584	(\$2,160)	
440-7072-534.31-00	PROFESSIONAL SERVICES	\$110,450	\$360,450	\$250,000	
440-7072-534.31-01	MEDICAL CARE	\$300	\$300	\$0	
440-7072-534.34-00	OTHER CONTRACTUAL SERVICE	\$4,869,600	\$5,657,978	\$788,378	
440-7072-534.40-00	TRAVEL & PER DIEM	\$18,745	\$18,420	(\$325)	
440-7072-534.41-00	COM.SERV/DEV/ACCESSORIES	\$20,200	\$400	(\$19,800)	

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
440-7072-534.42-00	MAIL & FREIGHT	\$5,100	\$5,100	\$0	
440-7072-534.44-00	RENTALS & LEASES	\$3,872	\$887	(\$2,985)	
440-7072-534.46-00	REPAIRS & MAINTENANCE	\$48,500	\$58,500	\$10,000	
440-7072-534.46-01	MAINTENANCE CONTRACTS	\$128,294	\$143,000	\$14,706	
440-7072-534.47-00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
440-7072-534.48-00	PROMOTIONAL ACTIVITIES	\$2,350	\$3,340	\$990	
440-7072-534.51-00	OFFICE SUPPLIES	\$3,775	\$4,270	\$495	
440-7072-534.52-00	OPERATING SUPPLIES	\$39,800	\$39,800	\$0	
440-7072-534.52-15	TAXABLE UNIFORM	\$6,975	\$7,151	\$176	
440-7072-534.52-16	UNIFORM EXEMPT FROM WAGES	\$4,400	\$4,400	\$0	
440-7072-534.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,970	\$1,650	(\$1,320)	
440-7072-534.55-00	TRAINING	\$14,275	\$12,385	(\$1,890)	
440-7072-534.62-00	BUILDINGS	\$0	\$0	\$0	
440-7072-534.63-00	CAPITAL OUTLAY OTHER IMPV	\$105,000	\$105,000	\$0	
440-7072-534.64-00	C/O EQUIPMENT & MACHINERY	\$132,000	\$0	(\$132,000)	
440-9020-581.91-00	INTRAGOVERMENT TRANSFERS	\$1,457,466	\$1,540,087	\$82,621	
TOTAL SANITATION FUND EXPENDITURES		\$10,968,393	\$11,414,415	\$446,022	4.1%
	SALARIES	\$2,517,812	\$2,752,873	\$235,061	
	BENEFITS	\$1,554,651	\$1,507,495	(\$47,156)	
	UTILITIES	\$34,200	\$34,200	\$0	
	INSURANCE	\$185,227	\$185,409	\$182	
	ALLOCATED ADMIN CHARGES	\$1,391,582	\$1,207,631	(\$183,951)	
	VEHICLE MAINTENANCE	\$1,025,000	\$1,510,000	\$485,000	
	VEHICLE FUEL	\$883,290	\$1,338,850	\$455,560	
GRAND TOTAL SANITATION FUND EXPENDITURES		\$18,560,155	\$19,950,873	\$1,390,718	7.5%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Public Works

440-7071-534 Refuse Collection

Element	Account	Change \$	Explanation of Variance
31-00	Professional	(\$10,000)	Removal of one-time cost of billing consultant.
34-00	Contractual Services	\$157,968	Increased residential collection tonnage charges at the Transfer Station.
42-00	Mail & Freight	\$20,000	Increase in freight for garbage can delivery.
44-00	Rentals & Leases	(\$19,810)	Decrease in truck rental cost.
52-00	Operating Supplies	\$79,487	Increase in the number of garbage can and parts for replacements.
64-00	Machinery & Equipment	(\$774,650)	No replacement vehicles were included in this budget.

440-7072-534 Transfer Station

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	\$250,000	Biannual testing (\$100,000) was included in this budget. Master Plan design and permitting.
34-00	Contractual Services	\$788,378	Increase in tonnage cost and increased tonnage being delivered to the JED landfill. Increase in supplemental hauling to help during peak times.
41-00	Comm. Services/ Accessories	(\$19,800)	Removal of replacement radios.
46-00	Repairs & Maintenance	\$10,000	Additional leachate system repairs and maintenance.
46-01	Maintenance Contracts	\$14,706	Transfer Station's allocation for OpenGov software.
64-00	Machinery & Equipment	(\$132,000)	No replacement vehicles were included in this budget.

440-9020-581 Administrative & General

Element	Account	Change \$	Explanation of Variance
91-00	Intragovernment Transfers	\$82,621	Increase in 2024 sales with 9.5% transferred to the General Fund.

STORMWATER FUND (450)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
450-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$395,069)	(\$951,585)	(\$556,516)	
450-0000-343-70-00	COMMERICAL	(\$1,167,756)	(\$1,347,542)	(\$179,786)	
450-0000-343-71-00	RESIDENTIAL	(\$3,416,088)	(\$3,771,679)	(\$355,591)	
450-0000-361-10-00	GENERAL OPERATING INTEREST	(\$48,833)	(\$77,508)	(\$28,675)	
TOTAL STORMWATER FUND REVENUES		(\$5,027,746)	(\$6,148,314)	(\$1,120,568)	22.3%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
450-7063-538.22-00	OVERTIME	\$8,285	\$8,285	\$0	
450-7063-538.31-00	PROFESSIONAL SERVICES	\$140,000	\$140,000	\$0	
450-7063-538.34-00	OTHER CONTRACTUAL SERVICE	\$290,000	\$270,000	(\$20,000)	
450-7063-538.40-00	TRAVEL & PER DIEM	\$7,234	\$3,874	(\$3,360)	
450-7063-538.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$200	\$0	
450-7063-538.42-00	MAIL & FREIGHT	\$3,750	\$3,750	\$0	
450-7063-538.44-00	RENTALS & LEASES	\$2,000	\$2,000	\$0	
450-7063-538.46-00	REPAIRS & MAINTENANCE	\$2,250	\$2,250	\$0	
450-7063-538.46-01	MAINTENANCE CONTRACTS	\$118,116	\$101,649	(\$16,467)	
450-7063-538.48-00	PROMOTIONAL ACTIVITIES	\$2,550	\$2,550	\$0	
450-7063-538.49-00	OTHER CURRENT CHARGES	\$1,800	\$1,800	\$0	
450-7063-538.51-00	OFFICE SUPPLIES	\$1,700	\$1,400	(\$300)	
450-7063-538.52-00	OPERATING SUPPLIES	\$22,150	\$31,460	\$9,310	
450-7063-538.52-15	TAXABLE UNIFORM	\$7,600	\$7,520	(\$80)	
450-7063-538.52-16	UNIFORM EXEMPT FROM WAGES	\$3,800	\$4,400	\$600	
450-7063-538.53-00	ROAD MATERIALS & SUPPLIES	\$47,352	\$69,004	\$21,652	
450-7063-538.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,500	\$2,500	\$0	
450-7063-538.55-00	TRAINING	\$29,615	\$30,060	\$445	
450-7063-538.62-00	BUILDINGS	\$0	\$40,000	\$40,000	
450-7063-538.64-00	C/O MACHINERY & EQUIPMENT	\$1,529,000	\$65,000	(\$1,464,000)	
450-9020-581.91-00	INTRAGOVERMENT TRANSFERS	\$222,291	\$418,023	\$195,732	
450-9020-581.91-20	DEBT SERVICE	\$280,081	\$280,078	(\$3)	
450-9595-699.31-00	PROFESSIONAL SERVICES	\$300,000	\$500,000	\$200,000	
450-9595-699.34-00	OTHER CONTRACTUAL SERVICE	\$0	\$1,800,000	\$1,800,000	
TOTAL STORMWATER FUND EXPENDITURES		\$3,022,274	\$3,785,803	\$763,529	25.3%
SALARIES		\$922,270	\$1,174,242	\$251,972	
BENEFITS		\$511,688	\$691,966	\$180,278	
UTILITIES		\$19,200	\$15,000	(\$4,200)	
INSURANCE		\$40,739	\$39,115	(\$1,624)	
ALLOCATED ADMIN CHARGES		\$401,325	\$291,938	(\$109,387)	
VEHICLE MAINTENANCE		\$60,000	\$100,000	\$40,000	
VEHICLE FUEL		\$50,250	\$50,250	\$0	
GRAND TOTAL STORMWATER FUND EXPENDITURES		\$5,027,746	\$6,148,314	\$1,120,568	22.3%

VARIANCE REPORT BY DEPARTMENT/DIVISION

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

Department: Public Works

450-7063-538 Stormwater

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$20,000)	Concrete crushing will not be completed this budget year.
46-01	Maintenance Contracts	(16,467)	One long-term equipment maintenance contract was removed. Gas monitoring equipment contract was removed.
53-00	Road Materials & Supplies	\$21,652	Increased unit cost of materials and additional materials to repair aging infrastructure.
62-00	Buildings	\$40,000	Requesting a new pole barn to store equipment.
64-00	Machinery & Equipment	(\$1,464,000)	No large equipment replacement request in this year's budget.

450-9020-581 Administrative & General

Element	Account	Change \$	Explanation of Variance
91-00	Intragovernment Transfer	\$195,732	Increase in 2024 sales with 9.5% transferred to the General Fund.

450-9595-699 Administrative & General

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	\$200,000	Project SW2601 Stormwater Pipe Lining for \$500,000
34-00	Contractual Services	\$1,800,000	Project SW2501 Tenn Ave & 17 th Street Stormwater Improvements

BUILDING PERMIT FUND (460)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
460-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$885,855)	(\$885,855)	
460-0000-322-00-00	PERMITS, FEES, SPEC ASSESS	(\$3,880,536)	(\$4,084,720)	(\$204,184)	
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	(\$180,836)	(\$231,204)	(\$50,368)	
TOTAL BUILDING PERMIT FUND REVENUES		(\$4,267,410)	(\$5,407,817)	(\$1,140,407)	26.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
460-5510-515.14-00	OVERTIME	\$3,000	\$3,000	\$0	
460-5510-515.31-00	PROFESSIONAL SERVICES	\$54,500	\$630,500	\$576,000	
460-5510-515.34-00	OTHER CONTRACTUAL SERVICE	\$55,000	\$58,200	\$3,200	
460-5510-515.40-00	TRAVEL & PER DIEM	\$16,236	\$30,314	\$14,078	
460-5510-515.41-00	COM.SERV/DEV/ACCESSORIES	\$500	\$500	\$0	
460-5510-515.42-00	MAIL & FREIGHT	\$1,000	\$1,750	\$750	
460-5510-515.44-00	LEASES	\$11,306	\$28,572	\$17,266	
460-5510-515.46-00	REPAIRS & MAINTENANCE	\$3,000	\$7,250	\$4,250	
460-5510-515.46-01	MAINTENANCE CONTRACTS	\$193,610	\$178,575	(\$15,035)	
460-5510-515.47-00	PRINTING & BINDING	\$4,675	\$5,675	\$1,000	
460-5510-515.48-00	PROMOTIONAL ACTIVITIES	\$8,000	\$9,000	\$1,000	
460-5510-515.49-00	OTHER CURRENT CHARGES	\$5,155	\$6,055	\$900	
460-5510-515.51-00	OFFICE SUPPLIES	\$3,000	\$3,500	\$500	
460-5510-515.52-00	OPERATING SUPPLIES	\$19,050	\$3,350	(\$15,700)	
460-5510-515.52-15	TAXABLE UNIFORM	\$5,800	\$7,850	\$2,050	
460-5510-515.52-16	UNIFORM EXEMPT FROM WAGES	\$1,400	\$1,800	\$400	
460-5510-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$9,084	\$9,572	\$488	
460-5510-515.55-00	TRAINING	\$40,368	\$43,156	\$2,788	
460-5510-515.64-00	MACHINERY & EQUIPMENT	\$367,500	\$306,900	(\$60,600)	
460-9020-515-99-00	CONTINGENCY	\$85,111	\$0	(\$85,111)	
TOTAL BUILDING PERMIT FUND EXPENDITURES		\$887,295	\$1,335,519	\$448,224	50.5%

SALARIES	\$1,678,404	\$2,037,897	\$359,493
BENEFITS	\$755,410	\$951,783	\$196,373
UTILITIES	\$14,693	\$18,000	\$3,307
INSURANCE	\$43,760	\$40,490	(\$3,270)
ALLOCATED ADMIN CHARGES	\$861,848	\$1,000,128	\$138,280
VEHICLE MAINTENANCE	\$13,000	\$9,000	(\$4,000)
VEHICLE FUEL	\$13,000	\$15,000	\$2,000

GRAND TOTAL BUILDING PERMIT FUND EXPENDITURES	\$4,267,410	\$5,407,817	\$1,140,407	26.7%
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Building Stats

	Permits Issued				CO's Issued	Inspections		Permits Issued				CO's Issued	Inspections
	Residential	Commercial	All Other	Combined				Residential	Commercial	All Other	Combined		
	FY 2025						FY 2024						
OCT	148	0	386	534	111	2850	66	4	402	472	126	3111	
NOV	174	1	410	585	102	2483	98	3	355	456	151	2541	
DEC	133	3	456	592	84	2620	70	0	351	421	117	2442	
JAN	137	0	484	621	113	2717	116	1	361	478	87	2590	
FEB	86	5	378	469	137	2403	40	2	327	369	96	2457	
MAR	144	3	351	498	154	2792	53	2	331	386	89	2315	
APR	133	1	435	569	155	2465	80	0	322	402	78	2386	
MAY	121	2	397	520	142	2337	180	14	408	602	107	2539	
JUN	177	0	457	634	116	2302	146	4	490	640	96	2191	
JUL	0	0	0	0	0	0	134	0	396	530	71	2453	
AUG	0	0	0	0	0	0	216	0	385	601	81	2625	
SEPT	0	0	0	0	0	0	139	6	330	475	91	2534	
TOTAL	1,253	15	3,754	5,022	1,114	22,969	1,338	36	4,458	5,832	1,190	30,184	
Month Avg	139	2	417	457	101	2088	94	3	372	487	100	2,514	

Budget Highlights

460-5510-515 Building Fund

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	\$576,000	This increase is due to JPA Watershed Master Plan.
40-00	Travel & Per Diem	\$14,078	This increase is due to four (4) annual conferences that are not local that will require additional travel expenses.
44-00	Leases	\$17,266	This increase is due to changing copy machine vendors with an increased monthly cost and acquiring a second copy machine for the 3 rd floor.
46-01	Maintenance Contracts	(\$15,035)	This decrease is due to not renewing Forerunner Floodplain Software.
52-00	Operating Supplies	(\$15,700)	This decrease is due to the completion of the department insulation project.
64-00	Machinery & Equipment	(\$60,600)	This decrease is due to replacing one less vehicle for 25/26 fiscal year.

460-9020-515 Administrative & General

Element	Account	Increase \$	Explanation of Variance
99-00	Contingency-Restricted	(\$85,111)	This decrease is due to Building Fund activity

OTHER SCHEDULES

BUDGET SUMMARY
CITY OF ST. CLOUD - FISCAL YEAR 2025-2026
THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF ST.CLOUD ARE 28.2%
LESS THAN LAST YEARS TOTAL OPERATING EXPENDITURES.

	GENERAL FUND	SPECIAL REVENUE FUNDS	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	ENTERPRISE FUNDS	INTERNAL SERVICE FUND	TRUST & AGENCY FUNDS	COMMUNITY REDEV AGENCY	DEPENDENT SPECIAL DIST	TOTAL ALL FUNDS
CASH BALANCES BROUGHT FORWARD:	\$ 4,593,698	\$ 1,696,862	\$ -	\$ -	\$ 2,059,402	\$ -	\$ 142,432	\$ -	\$0	\$ 8,492,394
<u>ESTIMATED REVENUES:</u>										
Taxes: Millage: 5.1128										
Ad Valorem Proceeds	32,251,555									32,251,555
Other Taxes	1,648,000	14,608,608			824,002					17,080,610
Licenses & Permits	3,049,154				4,318,846					7,368,000
Intergovernmental Revenue	8,355,365		0		0			1,370,554		9,725,919
Charges for Services	5,899,168				24,845,028					30,744,196
Fines & Forfeitures	489,000				10,000					499,000
Miscellaneous Revenue	5,446,506	45,337,356			369,726	292,264	306,721	113,644	0	51,866,217
Other Financing Sources	25,455,495	0	8,877,404	5,436,375	0			821,105		40,590,379
Internal Services						14,275,349				14,275,349
TOTAL REVENUES AND OTHER FINANCING SOURCES	82,594,243	59,945,964	8,877,404	5,436,375	30,367,602	14,567,613	306,721	2,305,303	0	204,401,225
TOTAL ESTIMATED REVENUES AND BALANCES	\$ 87,187,941	\$ 61,642,826	\$ 8,877,404	\$ 5,436,375	\$ 32,427,004	\$ 14,567,613	\$ 449,153	\$ 2,305,303	\$ -	\$ 212,893,619
<u>EXPENDITURES / EXPENSES:</u>										
General Governmental Services	\$ 21,058,960	\$ 1,577,467	\$ -	\$ 1,000,000	\$ 5,407,817	\$ -	\$ -	\$ 2,305,303	\$0	\$ 31,349,547
Public Safety	50,871,569	4,262,400		0						55,133,969
Physical Environment					24,780,999		449,153			25,230,152
Transportation	2,960,170	720,000		2,936,375						6,616,545
Culture & Recreation	10,339,762	1,200,400		1,500,000						13,040,162
Debt Services			8,877,404		0					8,877,404
Other Financing Uses	1,457,480	40,994,710		0	2,238,188			0	0	44,690,378
Internal Services						14,234,398				14,234,398
TOTAL EXPENDITURES / EXPENSES	86,687,941	48,754,977	8,877,404	5,436,375	32,427,004	14,234,398	449,153	2,305,303	-	199,172,555
RESERVES	500,000	12,887,849			0	333,215	0	0		13,721,064
TOTAL APPROPRIATED EXPENDITURES AND RESERVES	\$ 87,187,941	\$ 61,642,826	\$ 8,877,404	\$ 5,436,375	\$ 32,427,004	\$ 14,567,613	\$ 449,153	\$ 2,305,303	\$ -	\$ 212,893,619

The tentative, adopted, and / or final budgets are on file in the office of the above mentioned taxing authority as a public record.

HISTORICAL TAXABLE PROPERTY VALUES

Fiscal Year	Taxable Value	Tax Rate	Amount Levied	Amount Collected	Percent % Collected
2025	\$5,248,412,179	5.1128	\$26,834,081	\$25,280,389	94.8% YTD
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%

Final Ad Valorem Tax Millage

**Resolution
No.**
2025-097R

Request:
Final millage
rate for fiscal
year 25/26

**Recommend
APPROVAL**

BACKGROUND

- 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 6.27 percent above the rolled-back rate of 4.8110**
- Rolled-Back rate: The same tax dollars assessed as the previous tax year (not including new construction.) The increase in taxable values for existing properties is not considered for ad valorem tax.

Final Ad Valorem Tax Millage

KEY TAKEAWAYS

- 1 mill = \$1 in tax per \$1,000 of assessed value
- Property taxes are calculated by multiplying the assessed taxable property value by the millage rate and dividing by 1,000.

Ex.: Millage rate 5.1128. Property taxable value is \$100,000. Tax bill = \$511.28.



Final Ad Valorem Tax Millage

Proposed Millage Rate (13th consecutive year with no increase)

5.1128

Taxable Value

\$250,000

Annual City Ad Valorem Taxes

\$1,278

Final Ad Valorem Tax Millage

General Fund Budget Highlights

– 1% COLA, 3% pay adjustment	\$ 1,144,374
– Public Safety Union contracts	\$ 834,925
– 13 (8 Public Safety) new positions	\$ 1,259,392
– Increase in Police & Fire operating costs	\$ 1,224,740
– Increase in Public Safety pension contribution costs	\$ 1,494,393
– Increase in health benefit costs	\$ 474,805

Final Ad Valorem Tax Millage

- General fund new/newly funded positions:
 - Police Officers – SRO (2) – newly funded
 - Police Officers (4)
 - Public Educator/Inspector (1)
 - Planner – Associate (1)
 - Maintenance Workers – Streets (2)
 - Senior Tradesworker – Bricks (1)
 - Park Ranger – part-time (1)
 - Grants Assistant – part-time (1)

Final Ad Valorem Tax Millage

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-097R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-097R

Final Fiscal Year 2025/26 Budget

**Resolution
No.**
2025-098R

Request:
Final
2025-2026
Budget

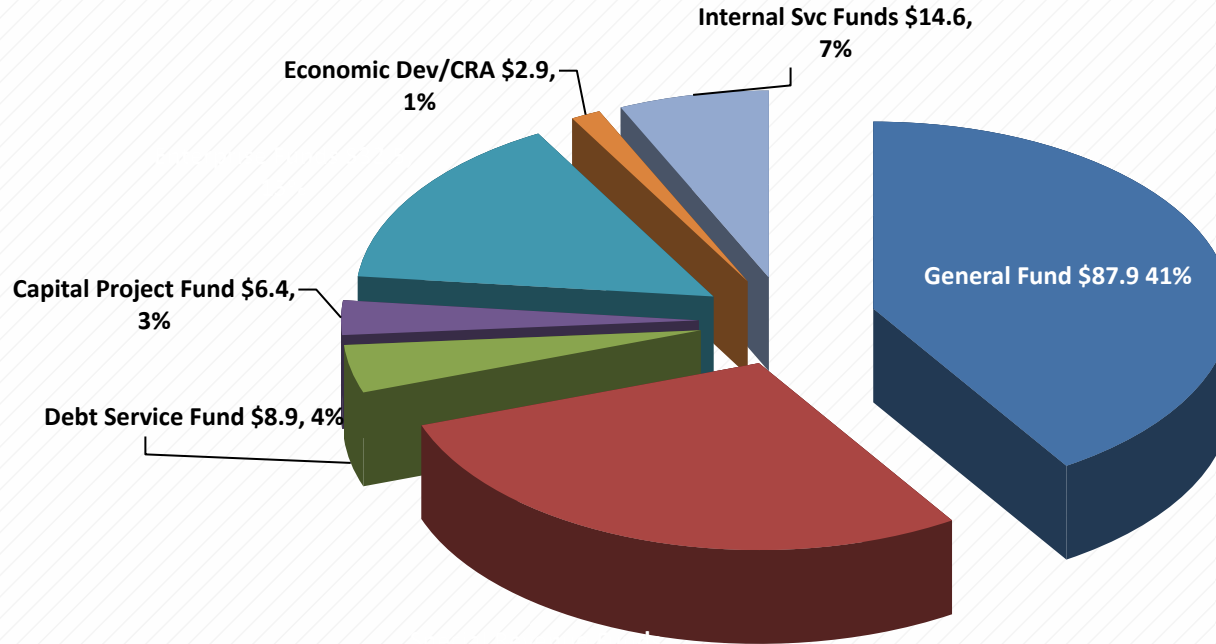
**Recommend
APPROVAL**

BACKGROUND

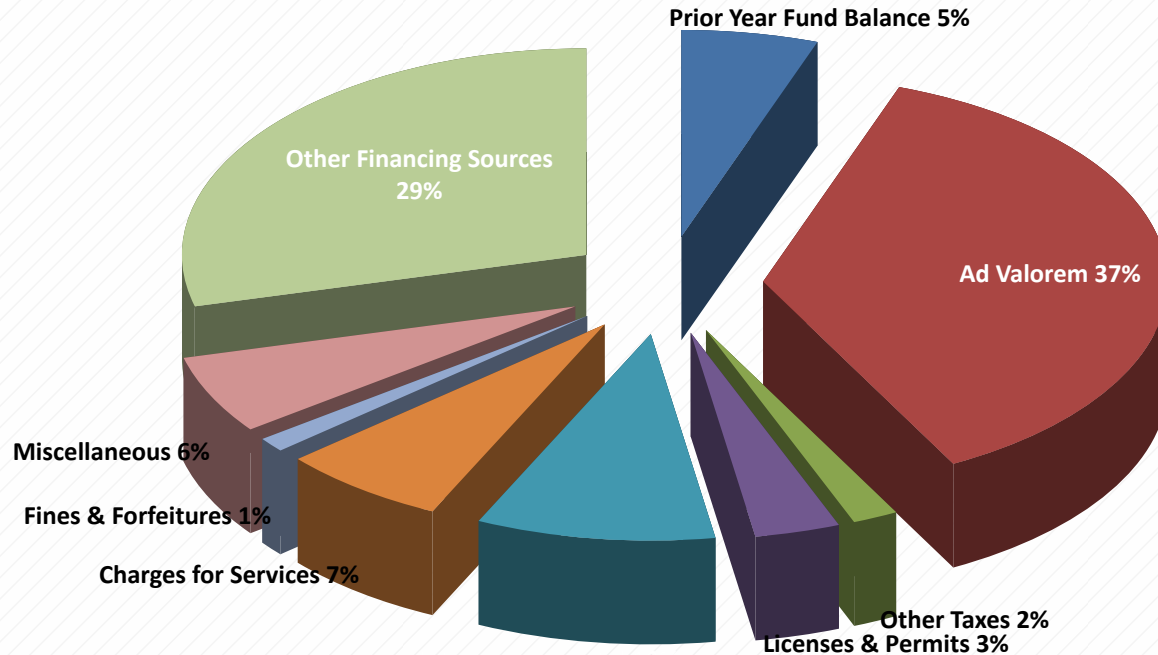
- As per Florida Statute 166.241, the City is required to adopt a budget each fiscal year by ordinance or resolution.
- The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriation for expenditures and reserves. In other word, the adopted budget must balance.

Final Fiscal Year 2025/26 Budget

Expenditure in millions = \$214.8

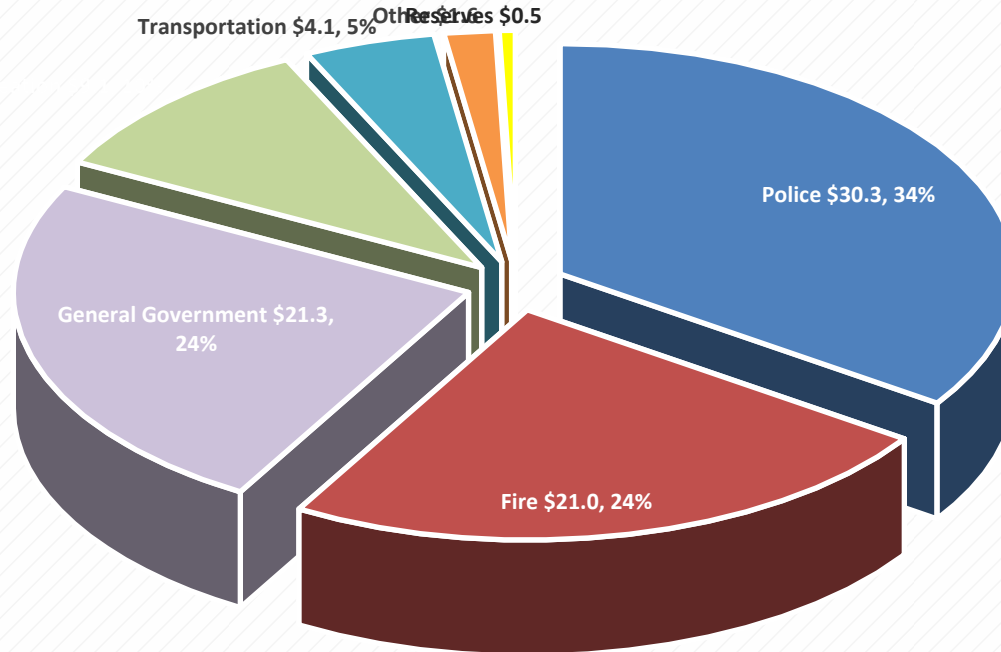


General Fund Revenues



General Fund Expenditures

Expenditures in millions = \$87.9



Strategic Projects

Key Focus Area: Diverse & Magnetic Economic Development

Funded projects:

- Downtown Public-Private-Partnership Mixed Use Project
- Centennial Park Improvements Phase 1
- Downtown Signage Project

Strategic Projects

Key Focus Area: Effective Community Safety

Funded projects:

- 8 new/newly funded Public Safety positions (4 police officers, 2 School Resource Officers, 1 Public Educator/Inspector, and 1 Part-time Park Ranger)
- Construction of Public Safety Complex Ph.1 (funded in FY 24/25)
- Construction of Fire Station #35 (funded in FY 24/25)
- Construction of Fire Station #36 (funded in FY 24/25)
- Purchase of new fire engine
- Purchase of new ambulance
- Replacement of 17 Public Safety vehicles
- Tennessee Ave. & 17th Street stormwater improvements (funded in FY 24/25)

Strategic Projects

Key Focus Area: High Performing Government

Funded projects:

- 16 total new positions
- City-wide 1% COLA and 3% pay adjustment
- Security Services for City Hall
- Backup appliances for data protection
- Enterprise Resource Planning (ERP) – Initial funding for future implementation

Strategic Projects

Key Focus Area: Effective Transportation Network

Funded projects:

- LaSalle Avenue Extension
- Rummell Road Roundabout
- Lakeshore additional parking
- Master Plan paving
- Additional paving (Franchise fees funded)

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-098R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-098R



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-49 Transportation Element

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE 2025-49, an ordinance of the City Council of the City of St. Cloud, Florida, adopting the Transportation Element of the Comprehensive Plan, Project # CPA25-00006, providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date. (Above is full title) **ORDINANCE NO. 2025-49 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

Reliable Transportation Network

Background Information:

Legal Authority:

Budget and Recommendation:

0

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval of the continuance

City Council Action:

10/9/25- Final Action

Attachments:

None



Meeting: September 11, 2025

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

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scrivener's errors, and effective date. (Above is full title)
ORDINANCE NO. 2024-50 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the continuance

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-55 Stephanie Leigh
Rothstein Memorial Park Rezoning

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-55, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 24.317 acres identified as Stephanie Leigh Rothstein Memorial Park Rezoning, Project #ZMA25-00008, from "A" Agriculture to "OR" Open Space/Recreation located at 2701 Missouri Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-55** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the continuance

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-56 Rummell Road Rezoning

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-56, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 0.118 acres identified as Rummell Road Rezoning, Project #ZMA25-00009, from "R-1A" Single Family Dwelling to "OR" Open Space/Recreation generally located on the southeast corner of Rummell Road and Eastern Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-56** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025 CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the Continuance

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-57 Cannery Park Rezoning

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-57, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 0.97 acres identified as Cannery Park Rezoning, Project #ZMA25-00010, from "R-2" Single & Two-Family Dwelling to "OR" Open Space/Recreation located at 901 Virginia Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-57** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the continuance.

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-59 DMI Business Park
Phase 2

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-59, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 1.95 acres identified as DMI Business Park Phase 2, Project #ZMA25-00005, from "R-1A" Single Family Dwelling to "I-1" Industrial located at 1505 Orange Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ORDINANCE NO. 2025-59** (This is a Quasi-Judicial proceeding)
CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the continuance

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-62 Grace Community Church FLU

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-62, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.04 acres identified as Grace Community Church, Project # CPA25-00007, located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from Community Center (County) to Community Center (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ORDINANCE NO. 2025-62 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the continuance

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-63 Grace Community
Church Zoning

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-63, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 9.04 acres identified as Grace Community Church, Project #ZMA25-00011, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from “CCP” Community Center Perimeter (County) to “CCP” Community Center Perimeter (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ORDINANCE NO. 2025-63** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-53 Open Burning

City Clerk Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-53, an ordinance of the City Council of the City of St. Cloud, Osceola County, Florida, amending Chapter 24 “Environment” by creating Article IX “Open Burning”, providing prohibition, permitting, exemption, emergency prohibition, extinguishment and suppression and enforcement and penalties; providing for findings, conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-53**

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

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. It is the intent of this section to regulate open burning within the incorporated limits of the City of St. Cloud.

Legal Authority:

Sec. 166.021, Florida Statutes, “Municipalities – Powers” and City Charter Section 2.04 “General Powers”

Budget and Recommendation:

No cost associated with this item.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

9/11/2025-Final Action

Attachments:

1. Ordinance No. 2025-53 Open Burning

ORDINANCE NUMBER 2025 - 53

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA, AMENDING CHAPTER 24 "ENVIRONMENT" BY CREATING ARTICLE IX "OPEN BURNING", PROVIDING PROHIBITION, PERMITTING, EXEMPTION, EMERGENCY PROHIBITION, EXTINGUISHMENT AND SUPPRESSION AND ENFORCEMENT AND PENALTIES; PROVIDING FOR FINDINGS, CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents; and

WHEREAS, The regulation of open burning will protect the public health, safety and welfare. It is the intent of this section to regulate open burning within the incorporated limits of the City of St. Cloud.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST. CLOUD HEREBY ORDAINS:

Section 1. The foregoing recitals are incorporated herein and are accepted and approved as Findings in support of this Ordinance.

Section 2. Chapter 24, "ENVIRONMENT", Article IX "Open Burning" of the St. Cloud City Code, is hereby enacted and created to read as follows: (underlined indicates added language and ~~strike through~~ indicates deleted language

Sec. 24-306. Open burning prohibited.

Except as provided in this Article, open burning is prohibited within the City limits of the City of St. Cloud. For purposes herein, Open burning is defined as the burning of any matter in such a manner that the products of combustion resulting from the burning are emitted directly into the outdoor atmosphere without passing through a stack or chimney.

Sec. 24-307 Burning Permitted.

The following types of burning are permitted:

1. If pre-approved by the Authority Having Jurisdiction and meet the Florida Division of Forestry requirements:
 - (a) Ceremonial fires that do not result in a negative impact to adjoining property tenant and/or owner as determined by the city.
 - (b) Fire department training fires.
 - (c) Any prescribed burns for agriculture, silviculture, ecosystem management or to reduce the risk of wildfires, which is permitted by the division of forestry, provided the Authority Having Jurisdiction is notified by the landowner or their agent in advance of the burn.
 - (d) Any fire which is intended to burn uprooted or cleared vegetation resulting from a land clearing operation permitted by the division of forestry and the city but shall not include

yard trash. Provided, however, the landowner or their agent must obtain a permit issued by the Authority Having Jurisdiction in advance of the burn.

(e) When a bona fide emergency condition exists within the city that warrants burning as determined by the city.

2. The following types of burning do not require pre-approval by the Authority Having Jurisdiction and are permitted if conducted in a safe manner and without adverse impact to the public as determined by the city:

(a) Kilns, ovens or other similarly regulated devices.

(b) Outdoor cooking fires including gas grill, charcoal grill, wood burning grill, smoker, or other city-approved appliances.

(c) Small fires in outdoor fire pit containers no larger than three feet by three feet diameter.

Sec. 24-308. Emergency prohibition of burning or use of fireworks and related actions.

(a) The fire chief, after consultation with the city manager, shall have authority to impose a burn ban when environmental conditions (drought index exceeding 500) have reached a dangerous level and pose a threat to the health and safety of the community.

(b) The fire chief, after consultation with the city manager, shall have authority to prohibit the sale or use of fireworks when environmental conditions (drought index exceeding 500) have reached a dangerous level and pose a threat to the health and safety of the community.

Sec. 24-309. Extinguishment and suppression.

The Authority Having Jurisdiction shall order the immediate extinguishment and suppression of any fire, fires, including pre-approved or non-preapproved that presents a hindrance, danger, or otherwise adversely affects the public as determined by the city. It shall be the duty of all persons to adhere to and obey any and all such orders of the fire department and shall be a violation of this section to fail to do so.

Sec. 24-310. Penalties; enforcement.

(a) In addition to potential prosecution under controlling state law, any person found to be in violation of this article shall be subject to the code enforcement provisions of the City Code as well as all remedies available to the city under controlling state law.

(b) The city may abate a violation in accordance with the procedures set forth in controlling Florida law and seek any remedy available under controlling law.

(c) The city manager may authorize the city attorney to pursue any legal remedy in any judicial or administrative forum within which such remedy may be cognizable under controlling law.

Sec. 24-311 – 24-315 – Reserved

Section 3. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. 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 5. 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 6. 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 7. 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 12th DAY OF JUNE, 2025

SECOND READING ON THE 11TH DAY OF SEPTEMBER, 2025

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 11TH day of September, 2025.

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 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-54 City Parks Rezoning

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-54, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 61.698 acres identified as City Parks Rezoning, Project #ZMA25-00006, from "P" Professional to "OR" Open Space/Recreation located at 1104 Lakeshore Boulevard, 317 Delaware Avenue, 300 Georgia Avenue, and 1201 13th Street, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-54** (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject properties are comprised of six parcels totaling approximately +/- 61.698 acres, addressed as 1104 Lakeshore Boulevard, 300 Georgia Avenue, and 317 Delaware Avenue and commonly referred to as Lakefront Park, O.P. Johnson Park, Godwin Park, and Veteran Park. The parcels are currently improved with various amenities, including a community building, picnic tables, sports fields, basketball courts, and playgrounds.

As these parcels have long been understood by the surrounding communities to serve as recreational spaces, this request seeks to assign a zoning district that reflects their current uses. The requested change will reduce the intensity of the existing zoning district and align it with the City's zoning map, ensuring that the district supports a broader range of recreational uses appropriate for public park spaces.

Legal Authority:

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-54 for a Zoning Map Amendment from "P" Professional to "OR" Open Space and Recreational for approximately +/- 61.698 acres of land.

On August 19, 2025, the Planning Commission - Motion to recommend approval by Grisby.
Seconded by Alexander. Passed 4-0.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

9/11/25 - Final Action

Attachments:

1. 1 ZMA25-00006 CITY PARKS REZONING STAFF REPORT 091125 CC
2. 2 ZMA25-00006 CITY PARKS ORDINANCE NO 2025-54 091125 CC
3. 3 ZMA25-00006 CITY PARK REZONING OC SCHOOLS COMMENTS



DRC Case No. /Ord. No.
ZMA25-00006 /2025-54

Type of Application
Zoning Map Amendment

Case Name
City Park Rezoning

Applicant/Agent
City of St. Cloud

Owner(s)
City of St. Cloud

Address/Location
1104 Lakeshore
Boulevard, 300 Georgia
Avenue, 317 Delaware
Avenue

Parcel(s) ID No(s).
01-26-30-00U0-0050-0000
02-26-30-00U0-0050-0000
03-26-30-00U0-0050-0000
01-26-30-0001-0417-0010
01-26-30-0001-0393-0010
01-26-30-0001-0245-0030

Total Land Area
+/-61.698 acres

Project Planner
Ralph Keith
Associate Planner

City Council Staff Report

Meeting Date: September 11, 2025



Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from “P” Professional, to “OR” Open Space and Recreational for approximately +/- 61.698 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject properties are comprised of six parcels totaling approximately +/- 61.698 acres, addressed as 1104 Lakeshore Boulevard, 300 Georgia Avenue, and 317 Delaware Avenue and commonly referred to as Lakefront Park, O.P. Johnson Park, Godwin Park, and Veteran Park. The parcels are currently improved with various amenities, including a community building, picnic tables, sports fields, basketball courts, and playgrounds.

As these parcels have long been understood by the surrounding communities to serve as recreational spaces, this request seeks to assign a zoning district that reflects their current uses. The requested change will reduce the intensity of the existing zoning district and align it with the City’s zoning map, ensuring that the district supports a broader range of recreational uses appropriate for public park spaces.

The following table summarizes the development regulations for the requested zoning district according to LDC Section 3.6.1.C & 3.8.1.C - Development/lot requirements.

TABLE 1: PROFESSIONAL ZONING DISTRICT LOT REQUIREMENTS					
<i>Minimum Site Area (sq. ft.)</i>	<i>Minimum Lot Width (ft.)</i>	<i>Minimum Lot Depth (ft.)</i>	<i>Maximum Lot Coverage</i>	<i>Maximum Impervious Coverage</i>	<i>Floor Area Ratio</i>
20,000	150 (front)	100	50%	80%	0.60

TABLE 2: OPEN SPACE AND RECREATION LOT REQUIREMENTS					
<i>Minimum Site Area (sq. ft.)</i>	<i>Minimum Lot Width (ft.)</i>	<i>Minimum Lot Depth (ft.)</i>	<i>Maximum Lot Coverage</i>	<i>Maximum Impervious Coverage</i>	<i>Floor Area Ratio</i>
N/A	N/A	N/A	N/A	80%	0.3

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the City.

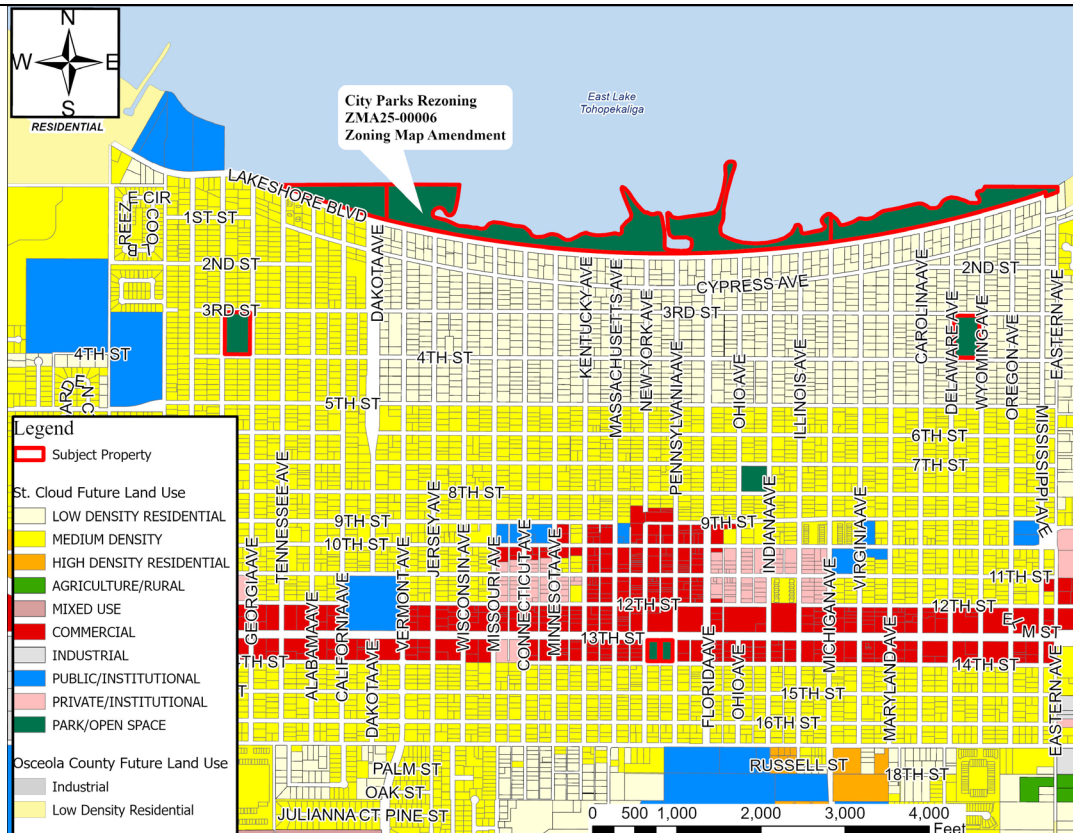


Figure 2 – Future Land Use Map

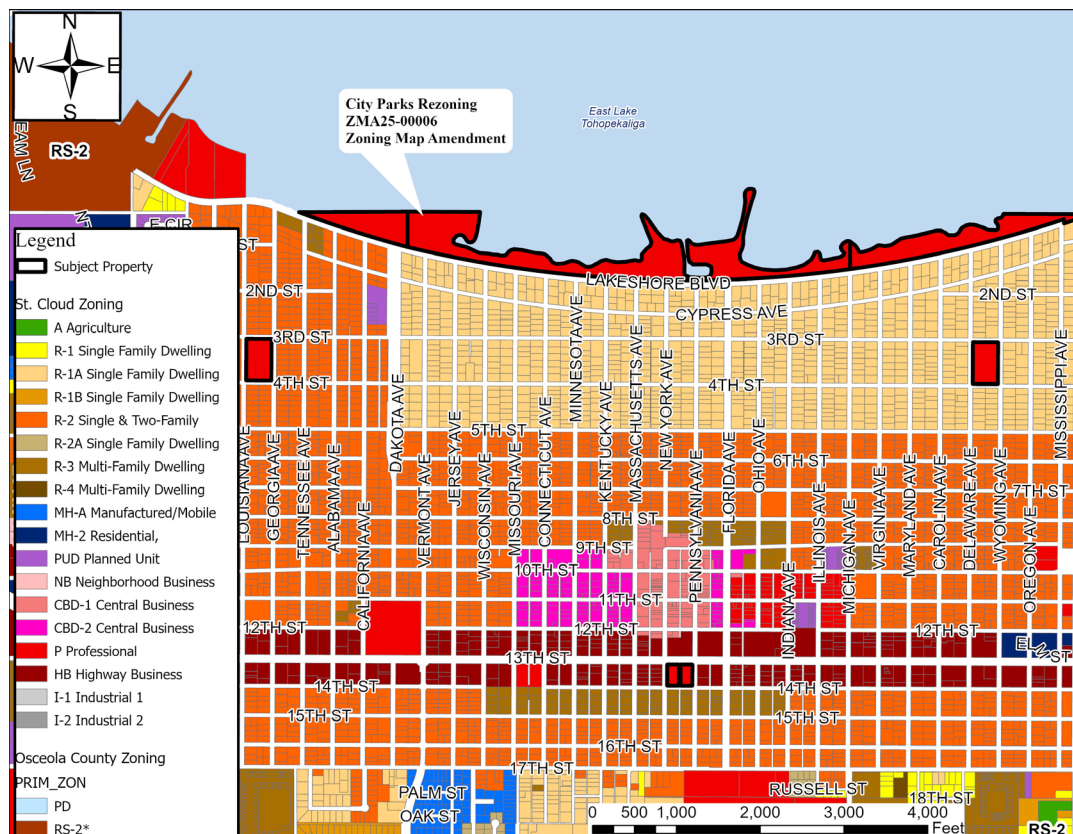


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by Florida Statutes. Oral comments were received from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. The proposed change is contrary to the established land use pattern;

"No, the proposed rezoning introduces a more inviting land use pattern that will ensure consistency across land use designations and to accurately represent the intended recreational use of park spaces."

The subject properties are currently zoned "P" Professional, which is not consistent with the current Future Land Use designation of Park and Open Space. Per Land Development Code Section 3.6.1.A, the intent of the professional district is to promote orderly and logical development of land for offices and service activities. The subject properties currently maintain recreational use by the surrounding communities and are improved with community buildings, picnic tables, sports fields, and playgrounds. Therefore, the proposed change aligns with the established land use pattern by properly updating the City's zoning map to reflect a zoning designation that aligns with the recreational usage of the properties.

2. The proposed change would create an isolated district unrelated to the adjacent and nearby districts;

"No, the proposed change would not create an isolated district unrelated to adjacent and nearby districts."

The proposed Zoning Map Amendment to "OR" Open Space and Recreational will not create an isolated district, as it is consistent with the current land use pattern in the area. The referenced parcels currently maintain a Park use and serve as community and neighborhood parks. The proposed change will enhance the existing nature of the area to better meet the surrounding community's recreational needs, while addressing a deficit of "OR" Open Space and Recreational districts within the City.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;

"No, the proposed change would not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets."

The proposed Zoning Map Amendment application will not impact public school capacity, as dwelling units are not permitted in the "OR" Open Space and Recreational district. Per Land Development Code Section 3.8.1, park uses are permitted by right within the "OR" Open Space and Recreational district. Any future developments or additions to the parks will require a Site Development Plan, which may necessitate additional improvements to existing infrastructure.

4. Existing district boundaries are illogically drawn in relation to existing conditions on the

property proposed for change;

“No, existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change.”

District boundaries are not illogically drawn but are evolving pursuant to the needs of the city and the Comprehensive Plan, thus allowing for the consideration of this zoning map amendment. Per Land Development Code, Section 3.8.1. A, the Open Space and Recreational district is established to provide for conservation and protection of sensitive lands or other public lands deemed worthy of preservation within the city to ensure that present and future residents of the city can enjoy the benefits of the City's natural environment.

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;

“No, the proposed change would not be contrary to the land use plan and would not have an adverse effect on the comprehensive plan.”

The proposed Zoning Map Amendment aligns with the land use designation of adjacent properties and the surrounding area.

6. Change or changing conditions make the passage of the proposed amendment necessary;

“Yes, existing conditions are changing with the project and amendment is needed.”

The request for a Zoning Map Amendment to “OR” Open Space and Recreational is compatible with the Future Land Use Element request of “Park and Open Space” and is consistent with the developing land use pattern in the area.

7. The proposed change will adversely influence living conditions in the neighborhood;

“No, the proposed change would not be contrary to the land use plan, nor adversely influence living conditions in the neighborhood”

The proposed Zoning Map Amendment will not negatively impact living conditions in the neighborhood; instead, it will promote and enhance the existing park for the enjoyment and benefit of the surrounding neighborhoods.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

“No, the proposed change will not create or excessively increase traffic congestion or otherwise affect public safety.”

The sites currently maintain access from various collectors and arterial streets. No additional development is planned as part of the requested Zoning Map Amendment.

9. The proposed change will create a drainage problem;

“No, the proposed change will not create a drainage problem.”

Pursuant to Chapter 6 of the Land Development Code, water management systems shall be provided for all areas of development and accommodate runoff that flows into or across the development area without additional flooding of any other lands.

10. The proposed change will seriously reduce light or air to adjacent areas;

“No, the proposed change will not seriously reduce light or air to adjacent areas.”

The proposed Zoning Map Amendment is not anticipated to impact access to light or air for

adjacent areas. There is no site development proposed at this time; however, any future development will be reviewed for consistency with the City's Comprehensive Plan. This review process will help ensure alignment with Objective 1.4, which calls for maintaining and improving City parks in a manner that reflects the recreational needs of the community and maximizes the potential of individual facilities.

11. The proposed change will adversely affect property values in the adjacent area;

"No, the proposed change will not adversely affect property values in the adjacent area."

The proposed Zoning Map Amendment is not expected to negatively impact property values in the adjacent area.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

"No, the proposed change will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations."

The proposed Zoning Map Amendment is intended to support the provision of green spaces and recreational uses, consistent with Objective 1.1 of the Comprehensive Plan, which seeks to ensure adequate land for public parks through the application of level of service standards and other criteria. These uses are compatible with, and may enhance, the development potential of adjacent properties. .

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

"No, the proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare."

The proposed Zoning Map Amendment does not grant special privilege to an individual owner, developer or contrast with public welfare.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning;

"The current zoning of properties does not align with the promotion of open space recreation."

The proposed Zoning Map Amendment will preserve the existing "OR" Open Space and Recreational use within the surrounding area. Enhancing the community parks will improve the quality of life for local communities.

15. Whether the change suggested is out of scale with the needs of the neighborhood of the city;

"The project is being propelled by the needs of the neighborhood and city, aiming to provide the community with expanded recreational opportunities."

The proposed Zoning Map amendment is not out of scale as the subject property is already developed as a community park and is identified in the City's Comprehensive Plan under the Recreation and Open Space Element.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

"The site is presently utilized for recreational activities. The proposed rezoning facilitates the development of additional recreational space to better address the community's needs."

The City has a limited number of properties zoned as “OR” Open Space and Recreation. Within this designation, there are only four neighborhood parks, such as Hopkins Park, Ralph V. Chisholm Regional Park, and The Ranch.

School Capacity Report

The Osceola County School District’s School Capacity report stated that this Zoning Map Amendment has no impact on public school capacity.

Consistency With Strategic Plan Goals:

The proposed zoning map amendment meet the intent of the following City of St. Cloud Strategic Goals:

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

Staff Recommendation

Staff reviewed this request for a Zoning Map Amendment on or before June 16, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-54 for a Zoning Map Amendment from “P” Professional to “OR” Open Space and Recreational for approximately +/- 61.698 acres of land.

Planning Commission Recommendation

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On August 19, 2025, the Planning Commission - Motion to recommend approval by Grisby. Seconded by Alexander. Passed 4-0.

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. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council’s review.

On August 14, 2025, the City Council motioned to approve moving forward the First Reading and Introduction for Ordinance No. 2025-54. Motion to approve by Urban. Seconded by Fletcher. Passed 5-0.

Attachments

- Ordinance No. 2025-54
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNITY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-54

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, PROVIDING FOR THE ZONING AMENDMENT OF THE ZONING MAP OF THE LAND DEVELOPMENT CODE OF THE CITY OF ST. CLOUD, FLORIDA, SPECIFICALLY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY +/- 61.698 ACRES IDENTIFIED AS CITY PARKS REZONING, PROJECT #ZMA25-00006, FROM "P" PROFESSIONAL TO "OR" OPEN SPACE/RECREATION LOCATED AT 1104 LAKESHORE BOULEVARD, 317 DELAWARE AVENUE, 300 GEORGIA AVENUE, AND 1201 13TH STREET, PROVIDING FOR ENTERING THE DESIGNATION ON THE OFFICIAL ZONING MAP, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, zoning districts are required to be consistent with Comprehensive Plan of the City of St. Cloud; and,

WHEREAS, the proposed zoning is consistent with the proposed Future Land Use designation of "Park and Open Space"; and,

WHEREAS, the property described below is less than five percent (5%) of the total land area of the City of St. Cloud; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated August 19, 2025; and,

WHEREAS, the City Council has held a Public Hearing on this matter after public notice has been provided, as required by law; and,

WHEREAS, it is in the best interest of the City of St. Cloud and its citizens that the proposed rezoning be approved.

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

SECTION 1:

That Ordinance No. 87-HH of the City of St. Cloud, Florida, passed and adopted October 1, 1987, and any amendments to the ordinance, being the Land Development Code of the City of St. Cloud, Florida, is hereby amended to include and designate on the Official Zoning Map a "Open Space and Recreation" zoning district classification for the property described below and as shown on Exhibit "A":

Lakefront Park:

PARCEL: 01-26-30-00U0-0050-0000

PARCEL: 02-26-30-00U0-0050-0000

PARCEL: 03-26-30-00U0-0050-0000

Legal Description:

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 1, TOWNSHIP 26 SOUTH RANGE 30 EAST AND GOVERNMENT LOTS 1 2, 3 AND 4, SECTION 2, TOWNSHIP 26 SOUTH RANGE 30 EAST AND GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 26 SOUTH RANGE 30 EAST ALL LYING IN OSCEOLA COUNTY, FLORIDA BOUNDED AS FOLLOWS:BOUNDED ON THE NORTH BY THE ORDINARY HIGH WATER LINE OF EAST LAKE TOHOPEKALIGA BEING ELEVATION 58.00 ACCORDING TO THE N.G.V.D 1929; BOUNDED ON THE SOUTH BY THE NORTH EDGE OF PAVEMENT OF LAKESHORE BOULEVARD; BOUNDED ON THE EAST BY THE EAST LINE OF LOT 102 SEMINOLE LAND AND INVESTMENT COMPANY'S(INCORPORATED) MAP OF THE LAKE FRONT ADDITION TO TOWN OF ST. CLOUD, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGES 61 THROUGH 64 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND THE NORTHERLY AND SOUTHERLY EXTENSION OF AFORESAID EAST LINE OF LOT 102 TO THE INTERSECTION OF THE NORTH AND SOUTH BOUNDED BY LINES; BOUNDED ON THE EAST BY THE WEST LINE OF LOT 2, BLOCK "A" OSCEOLA SHORES, AND THE NORTH LINE OF LOT 1, BLOCK "A" OSCEOLA SHORES AND THE EAST RIGHT OF WAY LINE OF MISSISSIPPI AVENUE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 210 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Goodwin Park:

PARCEL: 01-26-30-0001-0417-0010

Legal Description:

LOTS 1 THROUGH 20, BLOCK 417, GALION GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 140 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

O.P Johnson Park:

PARCEL: 01-26-30-0001-0393-0010

LOTS 1 THROUGH 10, BLOCK 393, SEMINOLE LAND & INVESTMENT COMPANY (INCORPORATED) MAP OF LAKE FRONT ADDITION TO TOWN OF ST. CLOUD, AS

FILED AND RECORDED IN PLAT BOOK B, PAGES 61-64, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Veteran's Park:

PARCEL: 01-26-30-0001-0245-0030

Legal Description:

ALL OF BLOCK 245, THE SEMINOLE LAND & INVESTMENT CO'S (INCORPORATED) MAP OF TOWN OF ST. CLOUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGES 33 & 34, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA.

Containing +/- 61.698 acres, more or less.

SECTION 2:

The property is rezoned to "OR" Open space and Recreation, making applicable all provisions of the Land Development Code of the City of St. Cloud, Florida.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Community Development Department.

SECTION 5:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 6:

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

SECTION 7:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 14th day of August 2025.

Final Reading on the 11th of September 2025

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

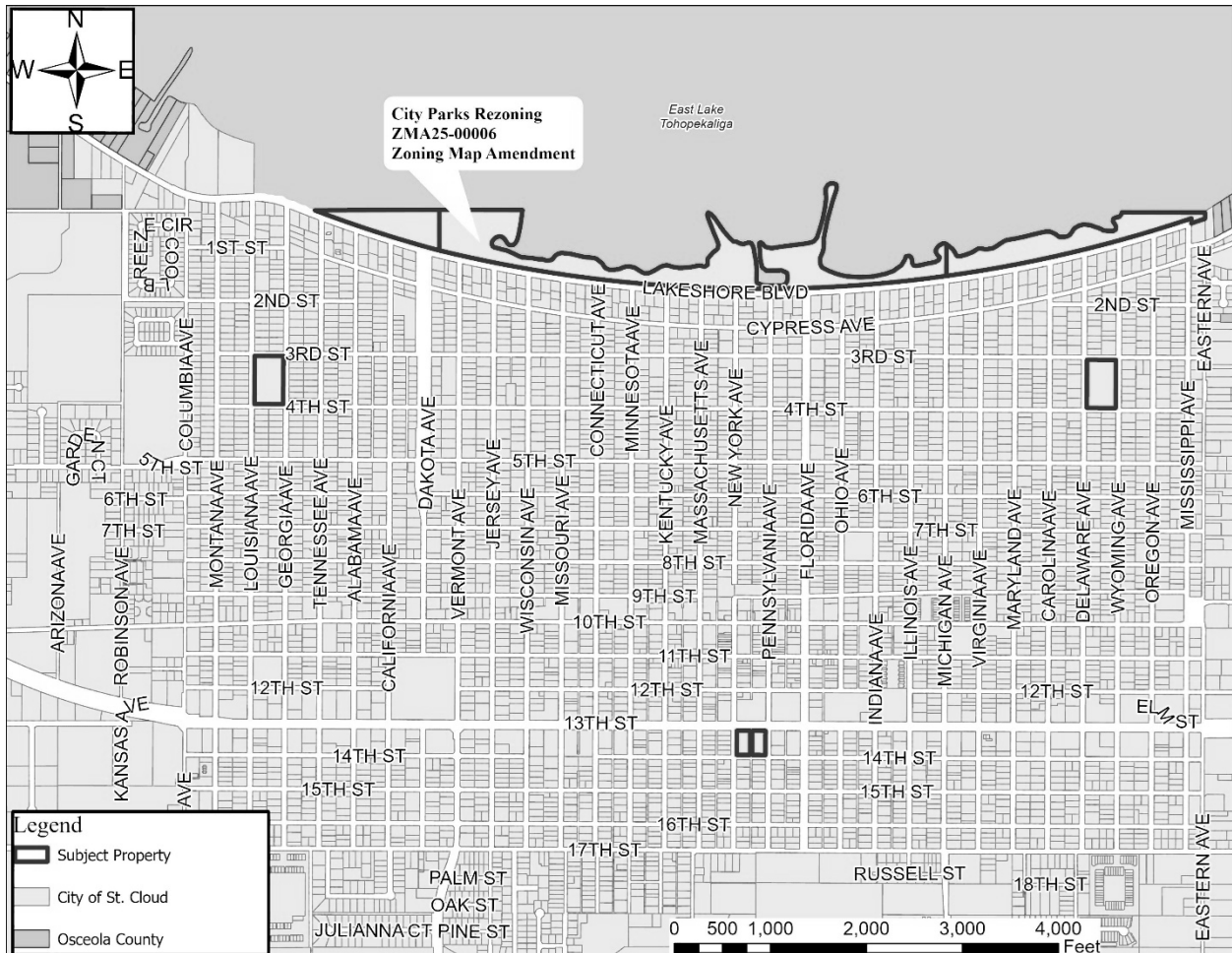
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a
Public Official: City Manager, City of St. Cloud; 1300 9th Street; St. Cloud, Florida 34769

EXHIBIT "A"



PARCEL ID NO(S).

01-26-30-00U0-0050-0000

02-26-30-00U0-0050-0000

03-26-30-00U0-0050-0000

01-26-30-0001-0417-0010

01-26-30-0001-0393-0010

01-26-30-0001-0245-0030



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

SDOC#: 2024/25-0168

DRC#: ZMA25-00006

Current FLU: Multi
Requested FLU: N/A

PROJECT NAME: City Parks Rezoning

Current Zoning: R-2/P/A
Requested Zoning: OR

PROJECT LOCATION: Multiple Addresses, see list

COMMENTS DUE DATE: 6.2.25

PID: 01-26-30-0001-0122-0080
10-26-30-00U0-0030-0000
02-26-30-00U0-0050-0000
01-26-30-0001-0417-0010
02-26-30-00U0-0050-0000
01-26-30-0001-0393-0010+++

This ZMA application for the rezoning of city parks has no impact on public school capacity.



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-61 Grace Community
Church Annexation

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-61, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 9.04 acres identified as Grace Community Church, Project # ANX25-00017, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-61**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is located at 5501 E Irlo Bronson Memorial Highway, St. Cloud, FL, 34771. The property consists of one parcel totaling approximately +/- 9.04 acres. This property currently has a Future Land Use Map designation of Community Center (County). The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area (JPA) Boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA25-00007/Ordinance 2025-62) to amend the Future Land Use Map designation from Community Center (County) to Community Center (City), and a Zoning Map Amendment (ZMA25-00011/Ordinance 2025-63) from "CCP" Community Center Perimeter (County) to "CCP" Community Center Perimeter (City).

Legal Authority:

Section 171.044, Voluntary Annexation, Florida Statutes.

Budget and Recommendation:

There is no cost associated with this item.

Staff reviewed this request for a Voluntary Annexation on or before July 09, 2025, with no objections. Staff recommend **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2025-61.

On August 19, 2025, the Planning Commission recommended **APPROVAL**. Motion to recommend approval by Grisby, seconded by Marshall. Passed 4-0.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

9/11/25- Final Action

8/14/25- Motion to approve by Urban. Seconded by Fletcher. Passed 5-0.

Attachments:

1. 0. ANX25-00017 Grace Community Church Staff Report 09112025 CC
2. 1. ANX25-00017 16 CONDITIONS
3. 2. Ordinance 2025-61 Grace Community Church 09112025 CC
4. 3. SCR_ANX25-00017_Grace Comm Church



DRC Case No./Ord. No.
ANX25-00017/ 2025-61

Type of Application
Voluntary Annexation

Case Name
Grace Community Church

Applicant/Owner
Grace Community Church
Inc.

Agent
Jannell Stought

Address/Location
5501 E Irlo Bronson
Memorial Highway, St.
Cloud, FL 34771

Parcel ID #
09-26-31-0000-0015-0000

Total Land Area
+/- 9.04 acres

Project Planner
Caroline Horton
Senior Planner

City Council Staff Report

Meeting Date: September 11, 2025



Figure 1 – Aerial Map

Request

The applicant is requesting consideration of an voluntary annexation of +/- 9.04 acres of land, known as Grace Community Church pursuant to F.S. 171.044. The subject property is shown in **Figure 1** above.

Background

The subject property is located at 5501 E Irlo Bronson Memorial Highway, St. Cloud, FL, 34771. The property consists of one parcel totaling approximately +/- 9.04 acres. This property currently has a Future Land Use Map designation of Community Center (County). The subject property is currently contiguous to the St. Cloud City Limits and is located within the Joint Planning Area (JPA) Boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA25-00007/Ordinance 2025-62) to amend the Future Land Use Map designation from Community Center (County) to Community Center (City), and a Zoning Map Amendment (ZMA25-00011/Ordinance 2025-63) from “CCP” Community Center Perimeter (County) to “CCP” Community Center Perimeter (City).

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	"RS-3" Residential (County)	Low Density Residential (County)	Single-Family – Improved
East	"CCP" Community Center Perimeter (County)	Community Center (County)	Single-Family – Improved
West	"CCP" Community Center Perimeter (County)	Community Center (County)	Multi-family (Apartments)
South	"CCP" Community Center Perimeter (County)	Community Center (County)	Single Family/Vacant

Figures 2 and 3 below depict the current Future Land Use Map designations and Zoning districts within the City and Unincorporated Osceola County.

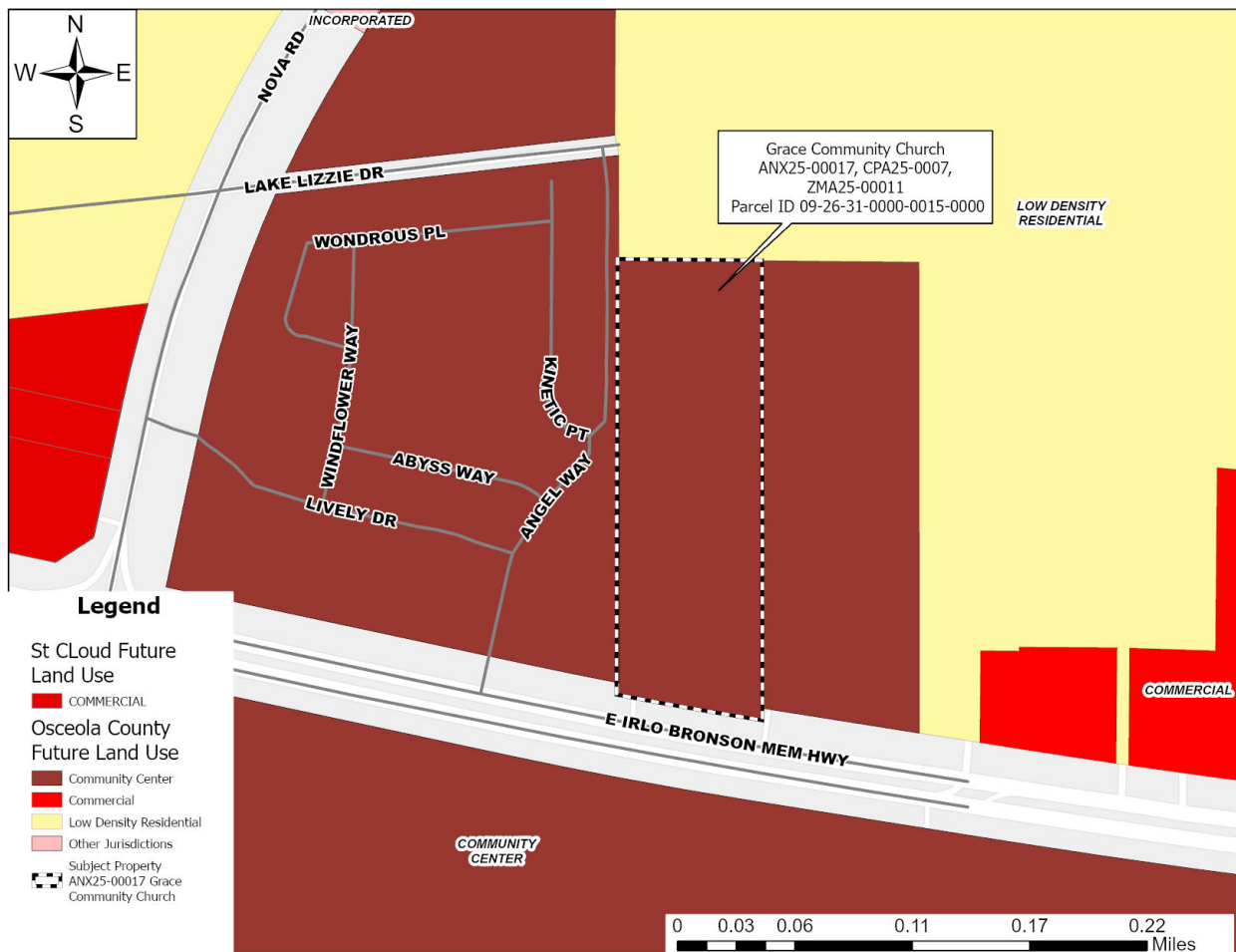


Figure 2 – Future Land Use Map

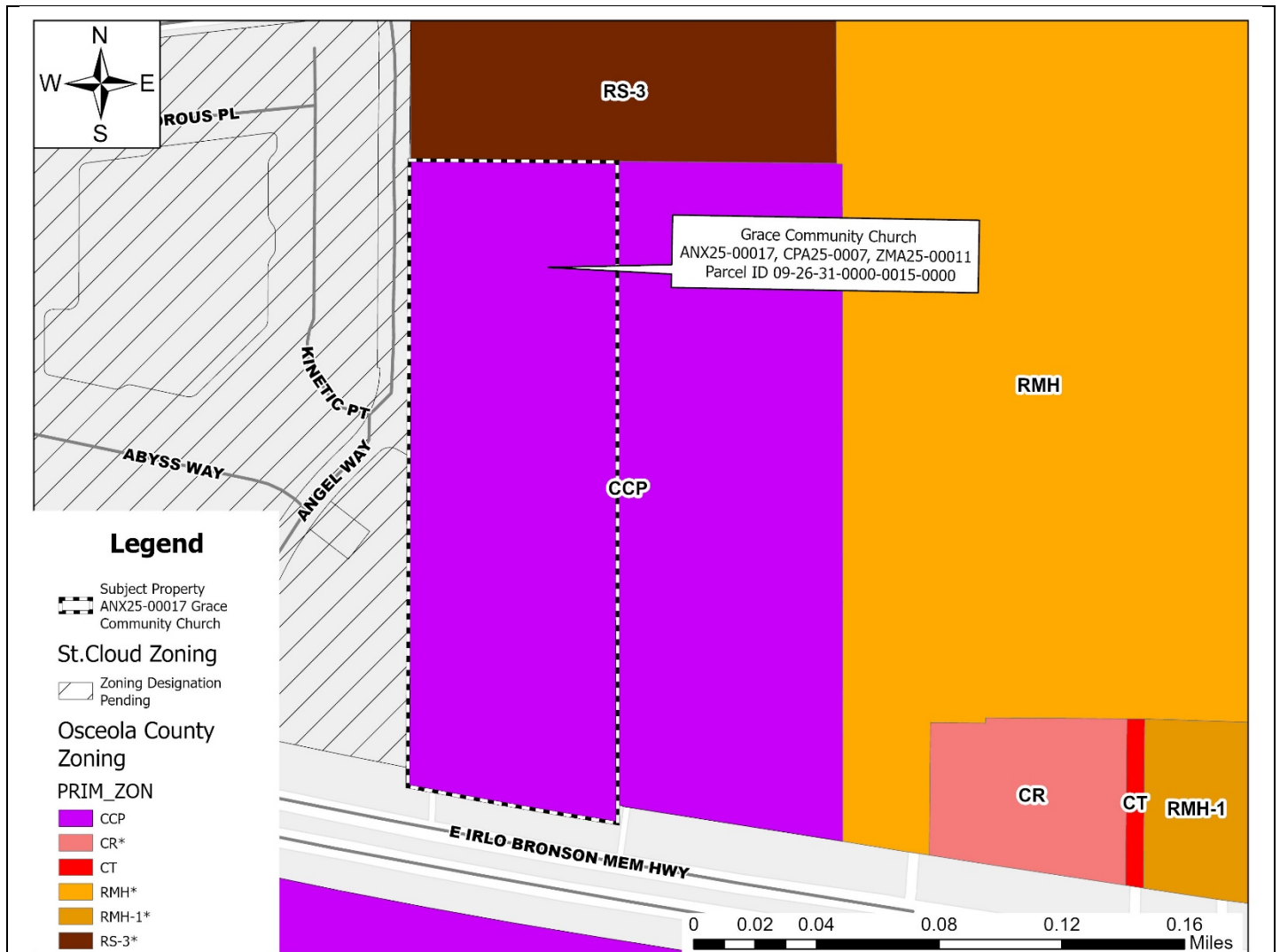


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Prior to approval of the proposed voluntary annexation, Florida Statutes Section 171.044 requires the City to make the following findings:

A. *The subject property must be contiguous to the municipality and reasonably compact.*

The proposed annexation property is contiguous to City of St. Cloud city limits boundary. It is reasonably compact, and the parcel is located within the Joint Planning Area Boundary, as provided in the executed "Joint Planning Area Interlocal Agreement between Osceola County and the City of St. Cloud", dated March 17, 2014. The proposed annexation meets the requirements of Florida Statutes Section 171.044, and therefore is eligible for annexation into the City.

B. *The petition must bear the signatures of all owners of the subject property to be annexed.*

This is a voluntary annexation, and the City of St. Cloud has documentation that the owner of the subject property has agreed to the voluntary annexation of parcel 09-26-31-0000-0015-0000 into the City's jurisdiction limits.

Review of 16 Required Findings of Section 1.3.3.C.2.a of the Land Development Code.

1. The proposed annexation will not have an adverse influence on living conditions in the neighborhood or create any isolated district. It would maintain a continuation of the existing pattern of development and is compatible with the residential development in the area.
2. The applicant has submitted a document, which includes responses to the 16 required findings which is in Attachment A.

Consistency With Strategic Plan Goals:

The proposed Annexation meets the intent of the following City of St. Cloud Strategic Goals:

- ***High-Performing Government:*** *To focus on the continuity and sustainability of core public services; to become an employer of choice; and to be on the cutting-edge of technology.*

Staff Recommendation

Staff reviewed this request for a Voluntary Annexation on or before July 09, 2025, with no objections. Staff recommend **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2025-61.

School District of Osceola County Recommendation

The Osceola County School Board report indicated that this annexation application has no impact on public school capacity.

Planning Commission Requested Action

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

On August 19, 2025, the Planning Commission recommended **APPROVAL**. Motion to recommend approval by Grisby, seconded by Marshall. Passed 4-0.

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. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council's review.

On August 14, 2025, the City Council motioned to approve moving forward the First Reading and Introduction for Ordinance No. 2025-61. Motion to approve by Urban. Seconded by Fletcher. Passed 5-0.

Attachments

- 16 Required Findings
- Ordinance No. 2025-61
- School Capacity Report

LAND DEVELOPMENT CODE 1.3.3.C.2.a
REQUIREMENTS OF THE PLANNING COMMISSION REPORT
TO THE CITY COUNCIL

The report and recommendations to the City Council shall show the Planning Commission has studied and considered, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern.

NO

2. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

NO

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.

NO

4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

NO

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

NO

6. Changed or changing conditions make the passage of the proposed amendment necessary.

NO

7. The proposed change will adversely influence living conditions in the neighborhood.

NO

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

NO

9. The proposed change will create a drainage problem.

NO

10. The proposed change will seriously reduce light or air to adjacent areas.

NO

11. The proposed change will adversely affect property values in the adjacent area.

NO

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

NO

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

NO

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.

NO

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

NO

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.

It may not be impossible, but it makes sense to add on to our current building instead of buying new property.

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-61

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA TO ANNEX INTO THE CITY OF ST. CLOUD APPROXIMATELY +/- 9.04 ACRES IDENTIFIED AS GRACE COMMUNITY CHURCH, PROJECT #ANX25-00017, GENERALLY LOCATED NORTH OF EAST IRLO BRONSON MEMORIAL HIGHWAY, EAST OF NOVA ROAD, SOUTH OF LAKE LIZZIE DRIVE, AND WEST OF BRADLEY DRIVE; IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF CHAPTER 171.044, FLORIDA STATUTES.

WHEREAS, the owner of the property described below, being Grace Community Church Inc, and represented by Jannell Stought, petition on their behalf to the City Council of the City of St. Cloud, Florida pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida in a petition signed and dated July 2, 2025; and

WHEREAS, the City Manager of the City of St. Cloud, Florida, has certified by review of the Certificate of Title dated July 3, 2025, that the owner of the property has signed and given Jannell Stought, authority on July 2, 2025 to Petition for Annexation; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated August 19, 2025; and,

WHEREAS, the property is reasonably compact and contiguous to the corporate areas of the City of St. Cloud, Florida and annexation will not result in the creation of any enclave; and,

WHEREAS, the City of St. Cloud, Florida, has provided or will provide municipal services to the property, and has found it in the best interest of the City to accept the petition for annexation.

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

SECTION 1:

That the following property described below and shown on Exhibit "A" is annexed into the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes:

The West 355.25 feet of the following described property:

Beginning at the Northwest corner of the Northeast One-Quarter of Section 9, Township 26 South, Range 31 East, thence run Southerly along the West line of said Northeast One-Quarter a distance of 1076.03 feet to a point on the Northerly Right of Way of Florida State Road 441; thence Northerly a distance of 1134.45 feet to a point in the North line of said Section 9; thence Westerly along the said North line of Section 9, a distance of 355.25 feet to the place of beginning.

LESS: Road Right of Way described at O.R. Book 190, Page 173, Public Records of Osceola County, Florida.

And also described as: The West 355.25 feet of the Northeast One-Quarter of Section 9, Township 26 South, Range 31 East, Osceola County, Florida, lying North of State Road 441.

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING 9.043 ACRES, MORE OR LESS.

Including the full width of any and all adjacent rights-of-way.

SECTION 2:

That occupants and owners of the properties shall be entitled and subject to all the rights, privileges, immunities, and responsibilities of occupants and owners of property in the City of St. Cloud, Florida, as provided in Chapter 171, Florida Statutes.

SECTION 3:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 4:

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

SECTION 5:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 14th day of August, 2025

Second Reading on the 11th day of September, 2025

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

Ivy Llauro, City Clerk

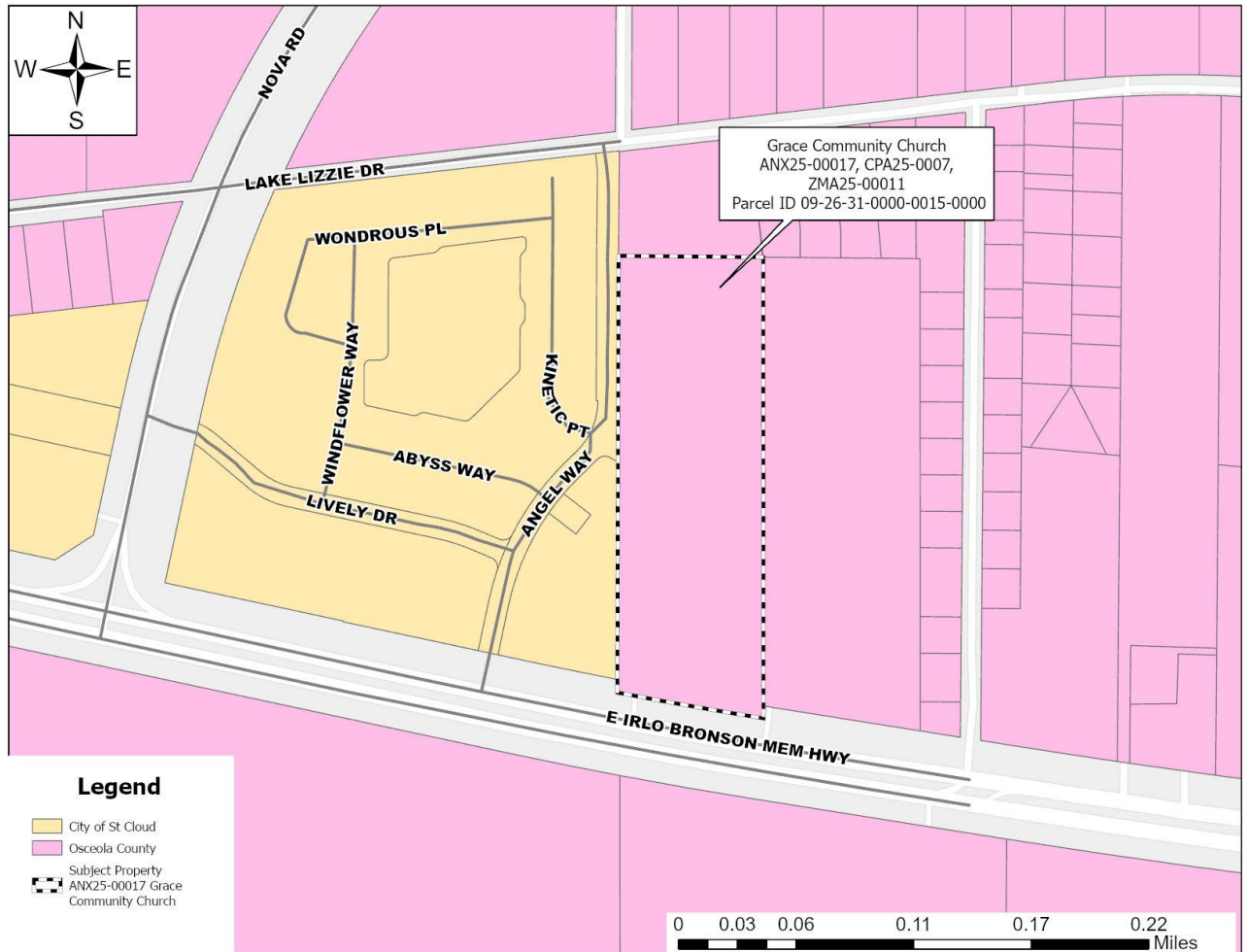
LEGAL IN FORM AND VALID IF ADOPTED:

de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to
a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

EXHIBIT "A"



PARCEL ID NO.
09-26-31-0000-0015-0000



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

SDOC#: 2024/25-0083

DRC#: ANX25-00017

Current FLU: CC
Requested FLU: N/A

PROJECT NAME: Grace Community Church

PROJECT LOCATION: 5501 E. Irlo Bronson Mem.Hwy., St. Cloud, 34771

Current Zoning: CCP
Requested Zoning: N/A

COMMENTS DUE DATE: 8.20.25

PID: 09-26-31-0000-0015-0000

This annexation application has no impact on public school capacity.



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-64 Table of Classified
Lands (LDC ANX Zoning Conversion Table
Update)

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-64, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by amending Article 15, titled "Supplemental Regulations" by amending Section 3.15.12 "Classification of Annexed Land." identified as LDC Table of Classified Lands Update, Project # CCA25-00004, providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date (Above is full title) **ORDINANCE NO. 2025-64 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the continuance

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Ordinance No 2025-65 Urban Infill Centers
LDC Update

Community Development Agenda Item:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-65, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article titled "Article 12, Urban Infill Centers", identified as Urban Infill Centers LDC Update, Project # CCA25-00005, providing for Urban Infill Centers standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date (Above is full title) **ORDINANCE NO. 2025-65 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None



Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-111R The Altar Academy

Community Development Agenda Item:

PUBLIC HEARING FOR RESOLUTION NO. 2025-111R, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Private School" in the "R-1B" Single Family Dwelling Zoning District on the +/- 2.45 acres of land known as The Altar Academy, Project #CNU25-00001, located at 1215 Old Hickory Tree Road, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-111R**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is located at 1215 Old Hickory Tree Road, St. Cloud, FL 34771. The subject property has a Future Land Use designation of Low Density Residential and is located within the "R-1B" Single-Family Dwelling Zoning District.

The applicant is proposing to conduct the private school within two modular buildings located on the property. The program will serve a maximum of 40 students, with 20 students per modular building. Students will range from kindergarten through 12th grade, and four staff members will be on site Monday through Friday from 8:00 a.m. to 2:30 p.m.

The previous Conditional Use at this location raised concerns regarding traffic and stacking due to the food pantry on site. Code Compliance conducted on-site investigations and did not observe any stacking or traffic issues during the hours of the food pantry operation. Staff concluded that the traffic concerns were resolved, however the Conditional Use had been withdrawn. This is a new application for consideration under a new applicant, and the conclusion still stands.

Legal Authority:

Section 1.3.3.3.c. of the Land Development Code states that before any conditional use is granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied.

Budget and Recommendation:

No cost associated with this item.

Staff has reviewed this request for a Conditional Use on or before July 16th, 2025, and recommends: **APPROVAL WITH CONDITIONS** the request for a Conditional Use for "Private School" in the "R-1B" Single Family Dwelling Zoning District.

On August 19th, 2025, the Planning Commission – Motion by Grigsby to approve with the added conditions: [See conditions below]. Seconded by Marshall and passed 4-0.

1. The approval of the requested Conditional Use does not constitute the approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code.
2. No reduction in parking shall be permitted.
3. This approval is for this private school, The Altar Academy, only. Upon this school-leaving the subject property, the conditional use shall expire.
4. For as long as the use permitted hereunder continues, in the event that stacking or standing of vehicles encroaches onto the public right-of-way or otherwise interferes with the flow of vehicular traffic as determined by the City, this Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

9/11/25 - Final Action

Attachments:

1. 1 CNU25-00001 THE ALTAR ACADEMY STAFF REPORT 091125 CC
2. 2 CNU25-00001 THE ALTAR ACADEMY RESOLUTION NO. 2025-111R 091125 CC

DRC Case No.
CNU25-00001

Resolution No.
2025-111R

Type of Application
Conditional Use

Case Name
The Altar Academy

Applicant/Agent
The Altar Community
Church / Luke Anthony

Address/Location
1215 Old Hickory Tree
Road, St. Cloud, FL 34771

Parcel ID No.
06-26-31-0725-0001-0081

Total Land Area
+/- 2.45 acres

Project Planner
Ralph Keith
Associate Planner

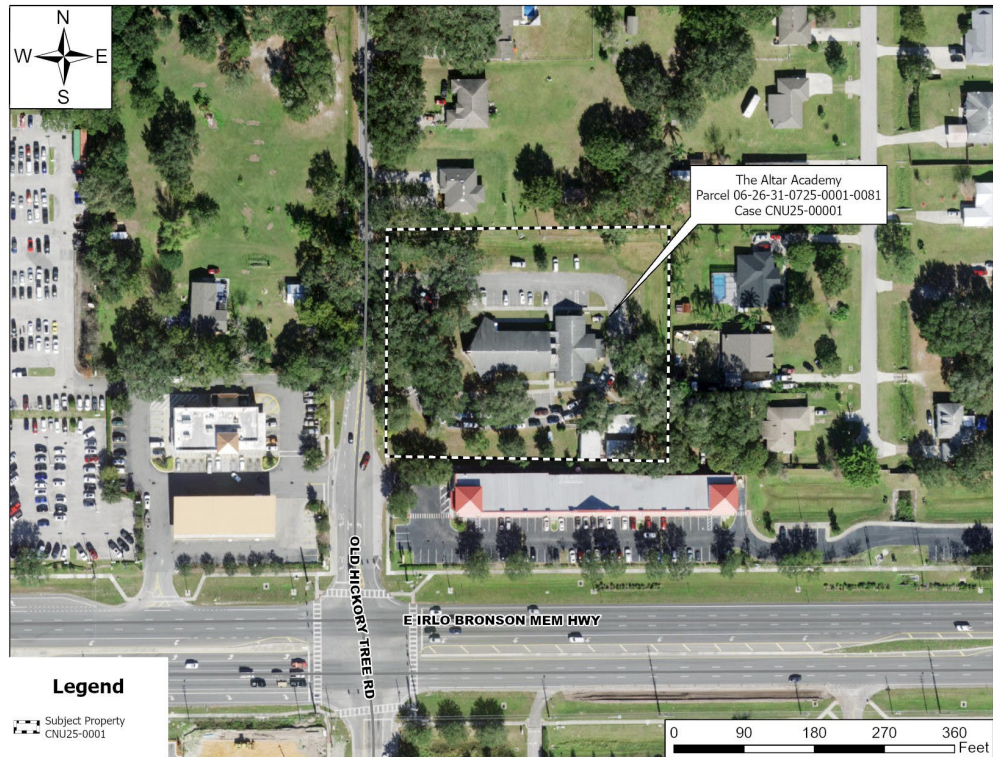


Figure 1 – Aerial Map

Request

The applicant is requesting approval of a Conditional Use for a “Private School” known as The Altar Academy in the “R-1B” Single-Family Dwelling Zoning District, as shown in **Figure 1** above.

Background

The subject property is located at 1215 Old Hickory Tree Road, St. Cloud, FL 34771. The subject property has a Future Land Use designation of Low Density Residential and is located within the “R-1B” Single-Family Dwelling Zoning District.

The applicant is proposing to conduct the private school within two modular buildings located on the property. The program will serve a maximum of 40 students, with 20 students per modular building. Students will range from kindergarten through 12th grade, and four staff members will be on site Monday through Friday from 8:00 a.m. to 2:30 p.m.

The previous Conditional Use at this location raised concerns regarding traffic and stacking due to the food pantry on site. Code Compliance conducted on-site investigations and did not observe any stacking or traffic issues during the hours of the food pantry operation. Staff concluded that the traffic concerns were resolved, however the Conditional Use had been withdrawn. This is a new application for consideration under a new applicant, and the conclusion still

stands.

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	“RS-3” Residential Single- Family (County)	Low Density Residential (County)	Single Family - Improved
East	“RS-3” Residential Single- Family (County)	Low Density Residential (County)	Single Family – Improved
West	“HB”- Highway Business / “MH-A” Manufactured – Mobile Home Annexation	Medium Density Residential / Commercial	Mobile Home- Improved / Retail Convenience Store
South	“PUD” – Planned Unit Development	Commercial	Retail Strip Center – Multi Tenant

Figures 2 and 3 depict the current Future Land Use designations and Zoning Districts.

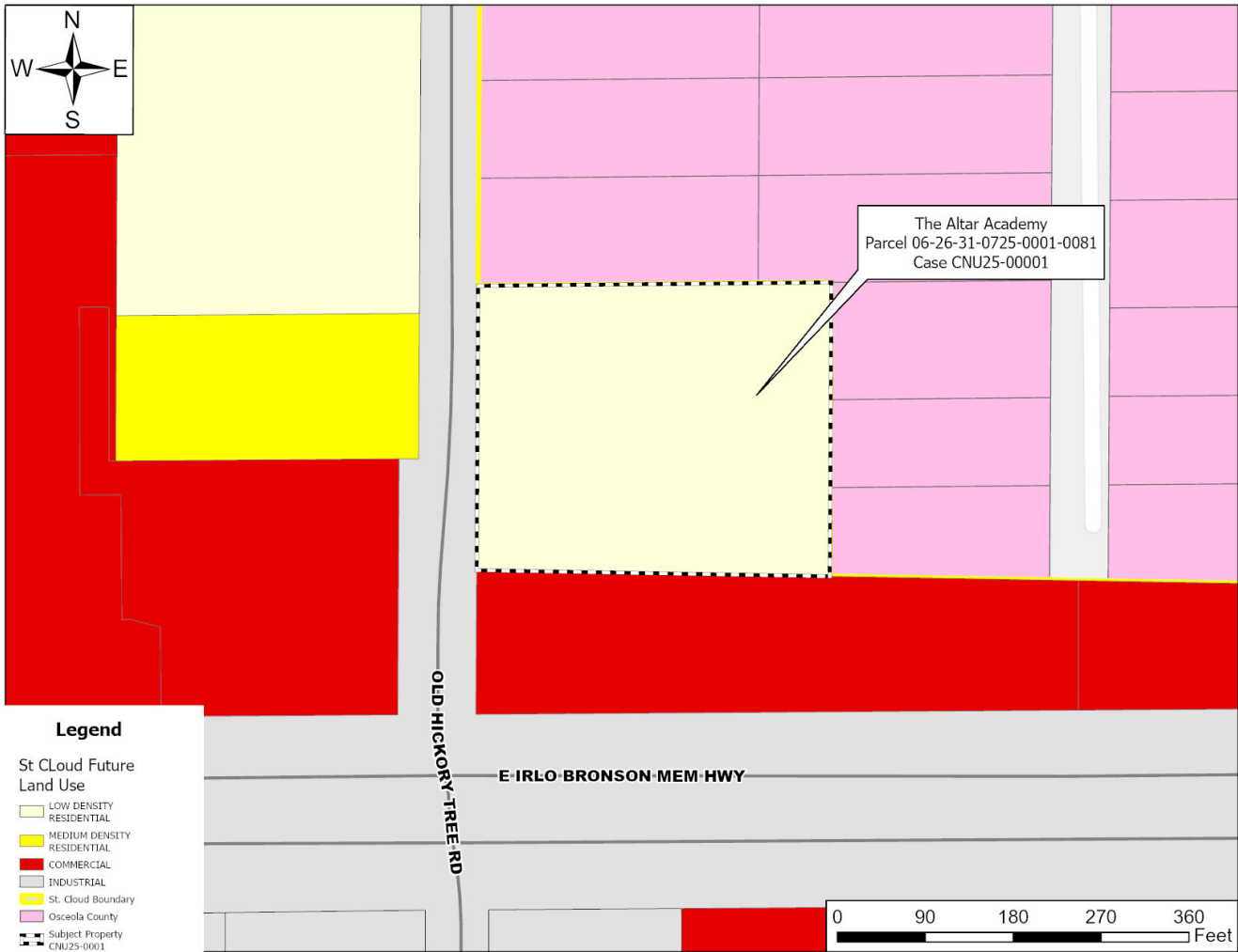


Figure 2 – Future Land Use Map

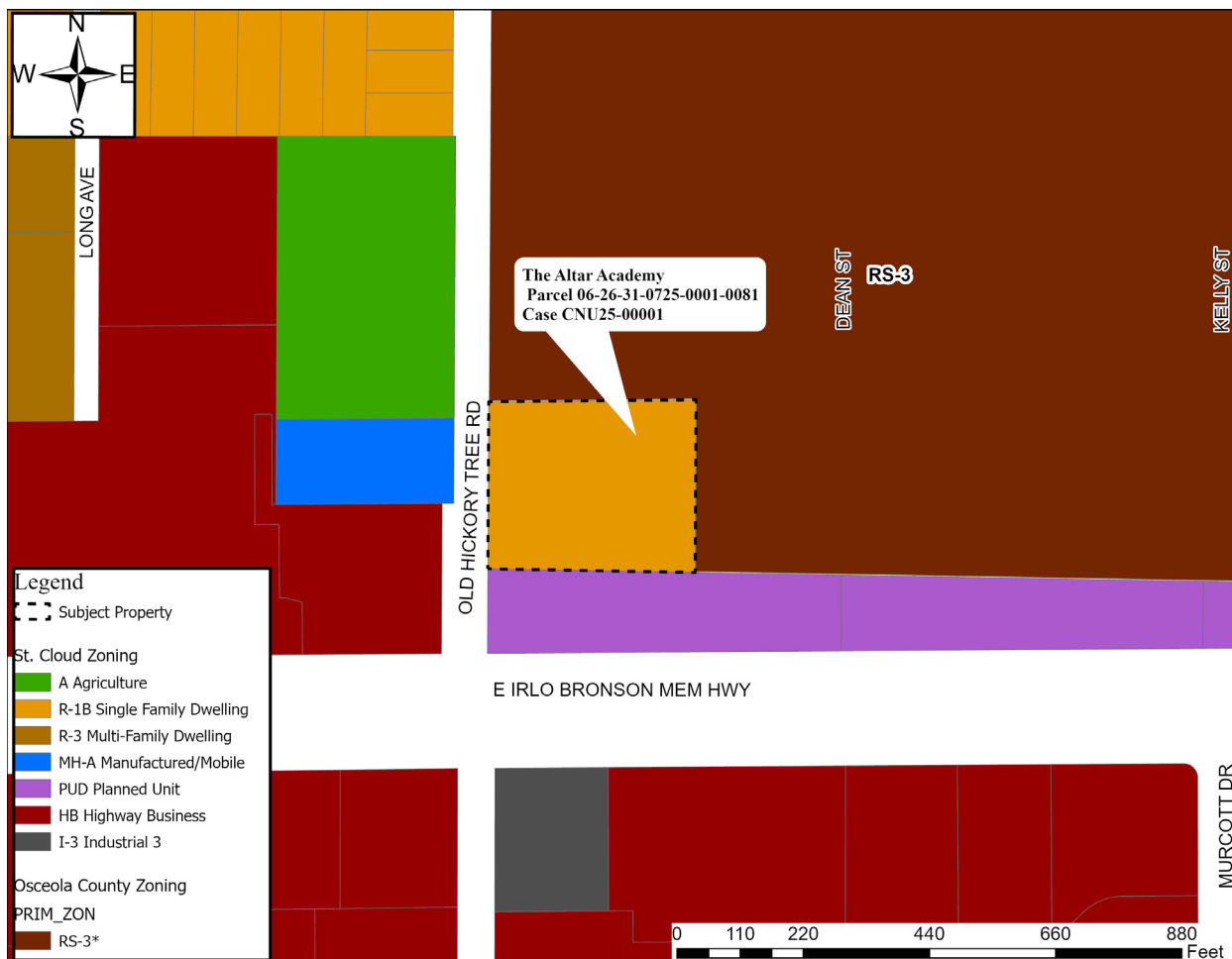


Figure 3 – Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. Oral comments were received from the public, regarding the proposed installation of a fence on the northwest side of the property to restrict access during dismissal at the time of this report's distribution. Additional public comments may be presented at the public hearing.

Findings

Staff has reviewed the applicant's response to the factual matters of Section 1.3.3.C.3.b of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. Is the conditional use consistent with the general pattern of the land development within the zoning district.

The proposed use of 2 existing modulars for a private school is entirely consistent with the general pattern of the location. These buildings have been used for the same purpose with other schools for many years previously.

The proposed Conditional Use is consistent with the general pattern of land development within the zoning district as the intent for non-residential uses within "R-1B" and other Single-Family Dwelling districts is to provide services to the immediate and adjacent areas per LDC 3.5.1.A.

2. How is the conditional use consistent with the trends of development in the area or

neighborhood, as opposed to being detrimental to the area or neighborhood.

There will be no detriment to the area or neighborhood, only improvement in services offered to our local community. As the area has trended to growth with several neighborhoods being built nearby services like this school are essential.

The proposed Conditional Use is consistent with the trends of development within the “R-1B” zoning district as it fulfills a public service to the immediate and adjacent areas that the zoning district was designed for. The parcels to the west and south of the subject property house retail or commercial uses, while the parcels to the north and east are single-family dwellings. This particular use would diversify the services within the immediate area and allow the residents to have a walkable option for school-aged children.

3. How is the conditional use consistent with the patterns of development intensity in the area or neighborhood?

It is a low-density school consistent with the residential area zoning and fits with Policy 1.1.2: which encourages economic development while not adding any effect to the natural environment as the buildings are existing.

The proposed Conditional Use is consistent with the patterns of development intensity in the area. Low Density Residential allows for up to 4 dwelling units per gross acre, however there is already a place of worship residing at this location. Places of worship often have secondary uses such as private schools, and the level of intensity does not drastically increase by allowing these secondary uses. The hours of operation do not overlap, and the number of students and staff is significantly less than when a service is in session for a place of worship.

4. How does the conditional use have reasonable effect on existing traffic patterns, movements, and intensities without adverse impacts.

The school traffic is minimal, and this location has more than adequate traffic movement with its proximity to a traffic light at Hickory Tree Rd and 192.

This proposed Conditional Use will have a reasonable impact on existing traffic patterns as it is setback from the main roadway and has other access points to local thoroughfares such as 10th Street. It is not anticipated that the site will exceed maximum trips for the use, however a Traffic Impact Analysis is not required at this level of review. The concept plan for Conditional Use shows the school will utilize the entire circular drive aisle around the church to mitigate traffic concerns and keep as much traffic as possible off the main roadway during peak hours.

5. Is the conditional use consistent with the City's Comprehensive Plan?

The conditional use mirrors the City's Comprehensive plan with its goal of providing adequate access to vital services for our community. It has the added benefit of adding educational capacity to the City outside the delay of the school board.

The proposed Conditional Use provides the opportunity to create a more walkable area between the private school facility and the adjacent single-family dwellings. This is in line with the City's Comprehensive Plan goal of providing access to various land uses through alternative transportation modes as stated in section C.b of the Transportation Element.

6. Can the conditional use development be designed to function effectively for its intended purpose

without creating negative off-site impacts for adjoining parcels?

With recent adjustments to the church food pantry to a walk-in instead of a drive through system we have eliminated all negative impacts to the adjoining parcels and are looking forward to being good neighbors with all of our community nearby.

The proposed Conditional Use should have minimal to no off-site impacts based on the proposed use and operational hours.

Consistency With Strategic Plan Goals

The proposed Conditional Use request meets the intent of the following goals of the City of St. Cloud Strategic Plan:

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

Staff Recommendations

Staff has reviewed this request for a Conditional Use on or before July 16th, 2025, and recommends: **APPROVAL WITH CONDITIONS** of the request of a Conditional Use for “Private School” in the “R-1B” Single Family Dwelling Zoning District:

Planning Commission Recommendation

On August 19th, 2025, Planning Commission – Motion by Grigsby to approve with the added conditions: [See conditions below]. *Seconded by Marshall and passed 4-0.*

1. The approval of the requested Conditional Use does not constitute the approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. No reduction in parking shall be permitted.
3. This approval is for this private school, The Altar Academy, only. Upon this school leaving the subject property, the conditional use shall expire.
4. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.

Attachments

- Resolution No. 2025-111R
- Conceptual Plan

RESOLUTION NO. 2025-111R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, GRANTING A CONDITIONAL USE FOR "PRIVATE SCHOOL" IN THE "R-1B" SINGLE FAMILY DWELLING ZONING DISTRICT ON THE +/- 2.45 ACRES OF LAND KNOWN AS THE ALTAR ACADEMY, PROJECT #CNU25-00001, LOCATED AT 1215 OLD HICKORY TREE ROAD, AS DESCRIBED IN THE BODY OF THIS RESOLUTION.

WHEREAS, the applicant has made application for a Conditional Use for an "Private School" and has been assigned DRC# CNU25-00001; and

WHEREAS, the Planning Commission held a public hearing on this request on August 19, 2025, at which it made a recommendation of CONDITIONAL APPROVAL; and

WHEREAS, the City Council held a public hearing on this request on September 11, 2025, and determined that the request for a Conditional Use satisfies the six criteria for granting a Conditional Use required by Section 1.3.3.3.b of the Land Development Code.

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

SECTION 1.

The subject property to which this Conditional Use is applicable is shown in Exhibit A and more specifically described below:

PARCEL ID: 06-26-31-0725-0001-0081

LEGAL DESCRIPTION:

S L & I C PB B PG 63 & 64 COM AT NE COR OF S 1/2 OF LOT 437, S 220 FT TO POB; N 88 DEG E 75 FT, S 299.62 FT TO S/L OF SEC, W 360 FT TO E R/W HICKORY TREE RD, N 291.13 FT, N 88 DEG E 285.46 FT TO POB

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING +/- 2.45 ACRES, MORE OR LESS.

SECTION 2.

The Conditional Use is for a "Private School" in the Single-Family Dwelling "R-1B" Zoning District as shown conceptually in Exhibit B.

SECTION 3.

The City Council has determined that the granting of Conditional Use will not adversely affect

the public interest, but rather will promote the health, safety, and general welfare. This determination is based upon, but not limited to, consideration of the following factual matters in Section 1.3.3.3.b of the Land Development Code:

1. Is the conditional use consistent with the general pattern of land development within the zoning district?
2. Is the conditional use consistent with the trends of development in the area or neighborhood, as opposed to being detrimental to the area or neighborhood?
3. Is the conditional use consistent with the patterns of development intensity in the area or neighborhood?
4. Does the conditional use have reasonable effect on existing traffic patterns, movements and intensities without adverse impacts?
5. Is the conditional use consistent with the City's Comprehensive Plan?
6. Can the conditional use development be designed to function effectively for its intended purpose without creating negative off-site impacts for adjoining parcels?

SECTION 4.

The following Conditions must be adhered to and will continually remain applicable on the approved property.

1. The approval of the requested Conditional Use does not constitute approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. No reduction in parking shall be permitted.
3. This approval is for this private school, The Altar Academy, only. Upon this school leaving the subject property, the conditional use shall expire.
4. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.

SECTION 5.

The Conditional Use granted by this resolution shall expire twelve (12) months after the effective date of such action by the City Council unless any required local business tax receipt or building permit based upon and incorporating the Conditional Use is obtained within one year of the approval date of this resolution.

SECTION 6.

This resolution shall take effect immediately upon its adoption by the City of St. Cloud, Florida.

ADOPTED this 11th day of September 2025

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

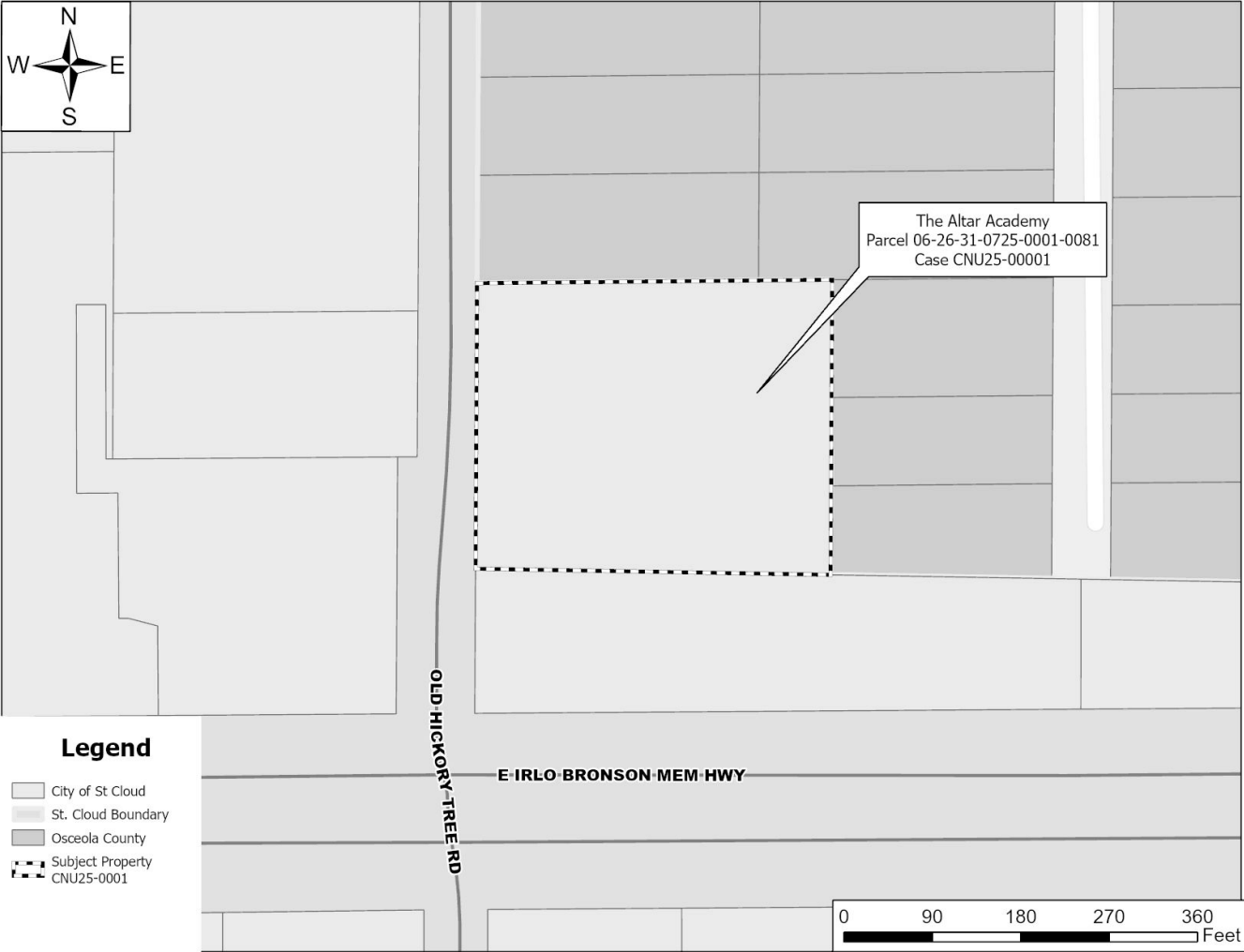
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

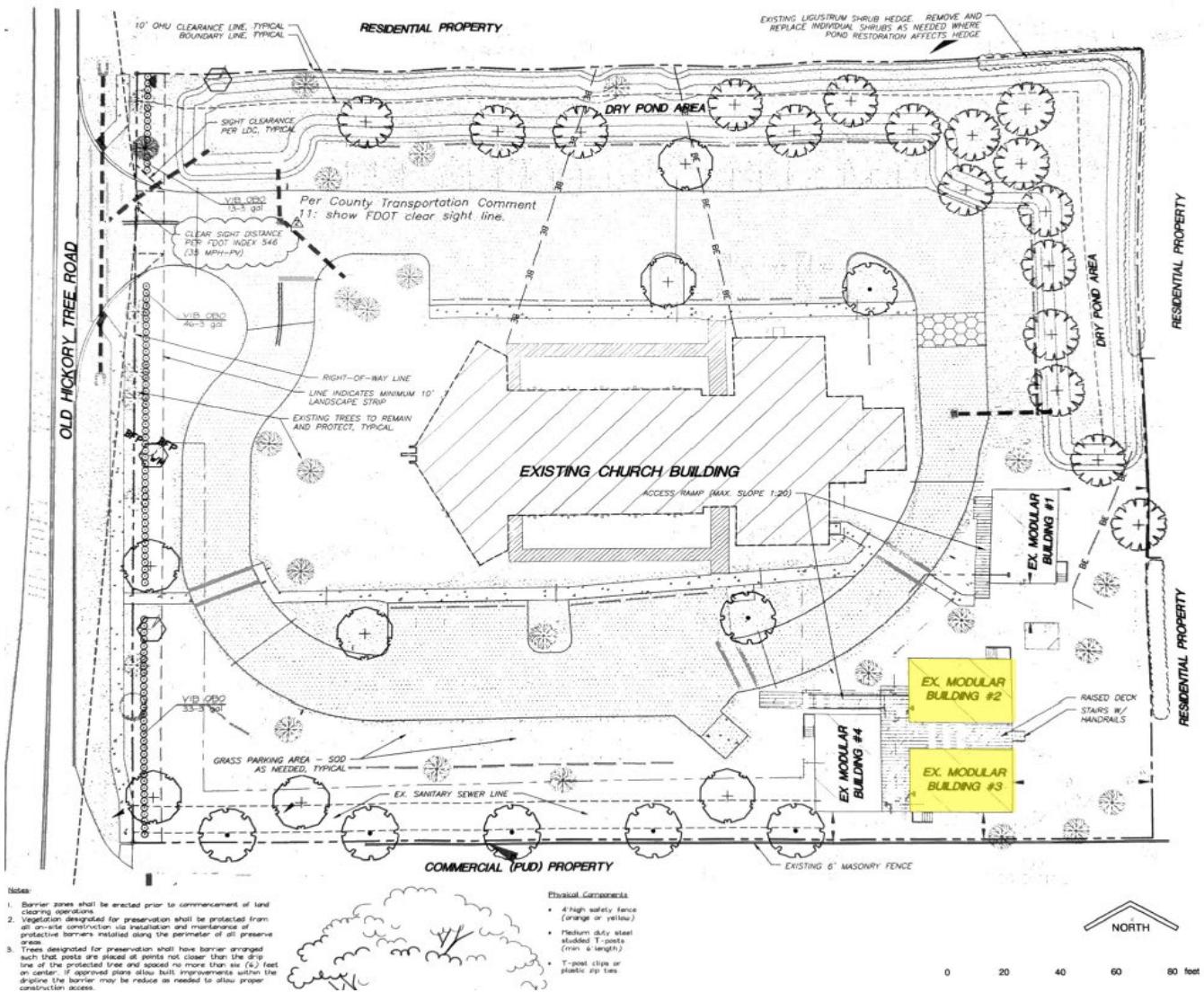
Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.

Exhibit “A”



PID: 06-26-31-0725-0001-0081

Exhibit "B"





Meeting: September 11, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-112R Primrose Schools St
Cloud

Community Development Agenda Item:

PUBLIC HEARING FOR RESOLUTION NO. 2025-112R, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Child Care Centers" in the "HB" Highway Business Zoning District on the +/- 1.99 acres of land known as Primrose Schools St. Cloud, Project #CNU25-00003, generally located north of Ralph Miller Road, east of South Narcoossee Road, west of Hackney Road, and south of Disston Drive, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-112R**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is generally located north of Ralph Miller Road, east of South Narcoossee Road, west of Hackney Road, and south of Disston Drive. The subject property has a Future Land Use designation of Commercial and is located within the "HB" Highway Business Zoning District.

The applicant is requesting Conditional Use approval to operate a childcare center located on the subject property. Pursuant to Land Development Code Section 1.3.3.3.e., childcare centers require Conditional Use approval within the "HB" Highway Business Zoning District. The Conditional Use shall remain valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a new Conditional Use permit in order to continue operation of the childcare center.

Legal Authority:

Section 1.3.3.3.c. of the Land Development Code states that before any conditional use is granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied.

Budget and Recommendation:

There is no cost associated with this item.

Staff has reviewed this request for a Conditional Use on or before July 16, 2025, and recommends: **APPROVAL WITH CONDITIONS** of the request of a Conditional Use for "Child Care Center" in the "HB" Highway Business Zoning District.

On August 19th, 2025, Planning Commission – Motion by Marshall to approve with the added conditions: [See conditions below]. Seconded by Bridgeforth. Passed 4-0

1. The approval of the requested Conditional Use does not constitute the approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. At the time of Site Development Plan, the applicant shall provide a masonry wall on their lot to mitigate the sound between their playground and the residential homes to the northern and eastern boundary of the subject property.
3. No reduction in parking shall be permitted.
4. ~~This approval is for the first childcare center that obtains their Certificate of Use at this location, only. Upon this school leaving the subject property, the conditional use shall expire.~~ This conditional use is for a childcare center (subject to Land Development Code 1.3.3.3.e.) and is valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a new conditional use permit to continue operating.
5. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.

Note Regarding Condition of Approval #4

Staff has reworded the proposed condition of approval #4 in order to capture the intent of the motion made on the record. As originally stated during the hearing, the condition may not have been sufficiently clear. The revised language clarifies that the conditional use approval is tied to the Certificate of Use at this location, and that the approval shall expire once the initial Certificate of Use expires or there is a change in ownership. Any subsequent operator would be required to apply for a new conditional use permit in order to continue the use.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

9/11/25 - Final Action

Attachments:

1. 1 CNU25-00003 PRIMROSE SCHOOLS ST CLOUD STAFF REPORT 091125 CC
2. 2 CNU25-00003 PRIMROSE SCHOOLS ST CLOUD RESOLUTION NO. 2025-0112R

091125 CC



City Council Staff Report

Meeting Date: September 11, 2025

DRC Case No.
CNU25-00003

Resolution No.
2025-112R

Type of Application
Conditional Use

Case Name
Primrose Schools St. Cloud

Applicant/Agent
Rev Living Trust /
Stonefield Engineering &
Design

Address/Location
North of Ralph Miller
Road, East of South
Narcoossee Road, West of
Hackney Road, And South
of Disston Drive

Parcel ID No.
32-25-31-3130-0001-001H

Total Land Area
+/- 1.99 acres

Project Planner
Ralph Keith
Associate Planner



Figure 1 – Aerial Map

Request

The applicant is requesting approval of a Conditional Use for a “Child Care Center” known as Primrose Schools St. Cloud in the “HB” Highway Business Zoning District, as shown in **Figure 1** above.

Background

The subject property is generally located North of Ralph Miller Road, East of South Narcoossee Road, West of Hackney Road, and South of Disston Drive. The subject property has a Future Land Use designation of Commercial and is located within the “HB” Highway Business Zoning District.

The applicant is requesting Conditional Use approval to operate a childcare center located on the subject property. Pursuant to Land Development Code Section 1.3.3.3.e., childcare centers require Conditional Use approval within the “HB” Highway Business Zoning District. The Conditional Use shall remain valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a new Conditional Use permit in order to continue operation of the childcare center.

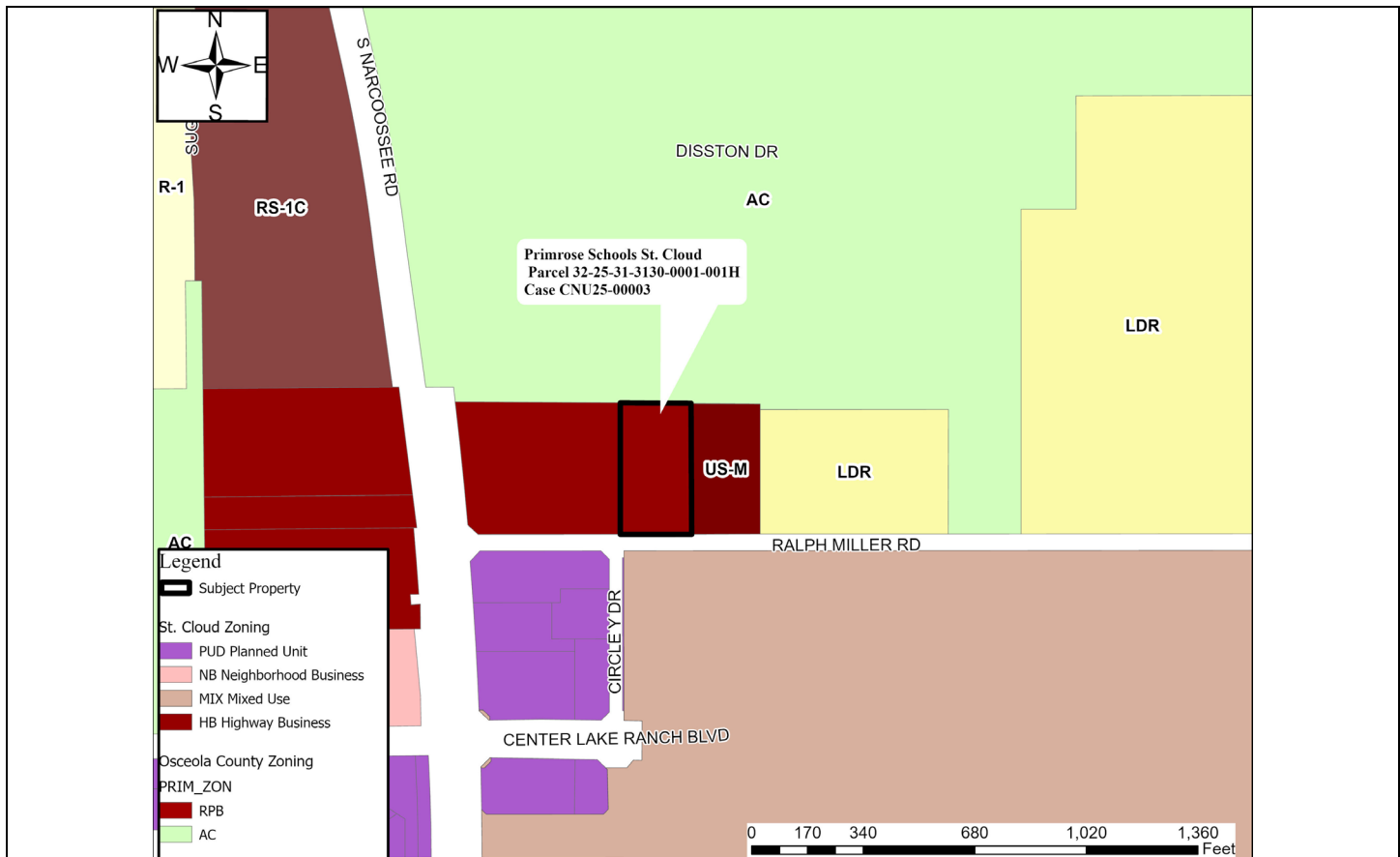
The following table summarizes adjacent Future Land Use designations, Zoning districts, and existing uses.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	Zoning	Future Land Use	Existing Land Use
North	“AC” – Agriculture & Conservation (Outside UGB) (County)	Low Density Residential (County)	Single Family - Improved
East	“US-M” – Urban Settlement – Manufactured Product (County)	Low Density Residential (County)	Single Family - Improved
West	“HB”- Highway Business	Commercial	Vacant Commercial
South	“MIX” – Mixed - Use	Commercial	Pastureland 1 – Vacant

Figures 2 and 3 depict the current Future Land Use designations and Zoning Districts.



Figure 2 – Future Land Use Map



Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received from the public at the time of this report's distributions. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the factual matters of Section 1.3.3.C.3.b of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. Is the conditional use consistent with the general pattern of the land development within the zoning district.

The site was annexed into the City of St Cloud on May 8, 2025. At the same City Council, the site was given a Commercial Future Land Use designation with corresponding Highway Business Zoning similar to the adjacent City properties. The proposed site plan complies with all conditional use standards and is therefore consistent with the zoning and the adjacent commercial uses.

The proposed Conditional Use is consistent with the general pattern of land development within the zoning district as the intent for non-residential uses within "HB" and other commercial districts are to encourage a full development of essential uses per Land Development Code 3.6.3.A.

2. How is the conditional use consistent with the trends of development in the area or neighborhood, as opposed to being detrimental to the area or neighborhood.

The proposed childcare use is conditional use within Highway Business Zoning. The proposed site plan complies with all conditional use standards and is therefore consistent with the zoning

and the similarly zoned adjacent properties.

The proposed Conditional Use is consistent with the development trends within the “HB” zoning district, as it provides an essential public service to both the immediate and surrounding areas. The parcels to the west are currently developed with commercial uses, while the parcels to the north and east are primarily single-family residences. This proposed childcare facility would enhance the diversity of services in the area and offer residents an option for early childhood education and after-school care for school-aged children.

3. How is the conditional use consistent with the patterns of development intensity in the area or neighborhood?

The increase in commercial area within the area/ neighborhood comes with additional job opportunities. As job opportunities grow and more people move to the City of St Cloud, the need for high-quality childcare increases. Our proposed use will provide support for the growth of the commercial area.

The proposed Conditional Use is consistent with the patterns of development intensity in the area. Commercial Future Land Use designations allow a maximum 0.75 floor area ratio. The proposed concept plan for the Conditional use proposes a floor area ratio of 0.16, which is less intense than other potential uses allowed in Highway Business on this property.

4. How does the conditional use have reasonable effect on existing traffic patterns, movements, and intensities without adverse impacts.

The proposed use is not a high intensity traffic generator and therefore will have minimal impact on existing traffic patterns. Our team has included a traffic memorandum as part of the submission showing the minimal trip generation which does not meet the City's threshold for further investigation.

This proposed Conditional Use will have a reasonable impact on existing traffic patterns as the site will maintain access via Ralph Miller Road. While a Traffic Impact Analysis is not required at this level of review, the applicant has provided a trip generation that states “the proposed development will generate 645 daily trips”. A full Traffic Impact Analysis will be completed at the time of Site Development Plan.

The concept plan for Conditional Use shows the school will utilize a two-way circulation drive aisle to mitigate traffic concerns and keep as much traffic as possible off of the main roadway during peak hours.

5. Is the conditional use consistent with the City's Comprehensive Plan?

The site was annexed into the City of St Cloud on May 8, 2025. At the same City Council, the site was given a Commercial Future Land Use designation with corresponding Highway Business Zoning similar to the adjacent City properties. The proposed childcare use is a conditional use within the Highway Business Zoning. The proposed site plan complies with all conditional use standards and is therefore consistent with the Comprehensive Plan.

The proposed Conditional Use provides the opportunity to create a more walkable area between the childcare center and the adjacent single-family dwellings. This is in line with City's policies of encouraging a compatible mix of residential, commercial, office, educational, cultural, and recreational land uses stated in our Comprehensive Plan..

6. Can the conditional use development be designed to function effectively for its intended purpose

without creating negative off-site impacts for adjoining parcels?

Due to its limited traffic impact, the proposed conditional use development has been designed to create minimal impact on the adjacent roadway. As part of our design, TOHO has confirmed that their existing utilities have capacity for the proposed development. The proposed development is designed per the dimensional requirements of the Highway Business Zone and will obtain WMD permits for its drainage design confirming that no adverse impacts will be created on the adjoining parcels.

The proposed Conditional Use should have minimal impacts based on the proposed use and operational hours. Staff is recommending that the applicant install a knee wall to help mitigate any off-site impacts between the residential homes and the playground. Further review and analysis of any impacts will be conducted at the time of Site Development Plan.

Consistency With Strategic Plan Goals

The proposed Conditional Use request meets the intent of the following goals of the City of St. Cloud Strategic Plan:

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

Staff Recommendations

Staff has reviewed this request for a Conditional Use on or before July 16, 2025, and recommends: **APPROVAL WITH CONDITIONS** of the request of a Conditional Use for “Child Care Center” in the “HB” Highway Business Zoning District.

Planning Commission Recommendation

On August 19th, 2025, Planning Commission – Motion by Marshall to approve with the added conditions: [See conditions below]. *Seconded by Bridgeforth. Passed 4-0*

1. The approval of the requested Conditional Use does not constitute the approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. At the time of Site Development Plan, the applicant shall provide a masonry wall on their lot to mitigate the sound between their playground and the residential homes to the northern and eastern boundary of the subject property.
3. No reduction in parking shall be permitted.
4. ~~This approval is for the first childcare center that obtains their Certificate of Use at this location, only. Upon this school leaving the subject property, the conditional use shall expire.~~
This conditional use is for a childcare center (subject to Land Development Code 1.3.3.3.e.) and is valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a new conditional use permit to continue operating.
5. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.

Note Regarding Condition of Approval #4

Staff has reworded the proposed condition of approval #4 in order to capture the intent of the motion made on the record. As originally stated during the hearing, the condition may not have been sufficiently clear. The revised language clarifies that the conditional use approval is tied to the Certificate of Use at this location, and that the approval shall expire once the Certificate of Use expires or there is a change in ownership. Any

subsequent operator would be required to apply for a new conditional use permit in order to continue the use.

Attachments

- Resolution No. 2025-112R
- Conceptual Plan

RESOLUTION NO. 2025-112R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, GRANTING A CONDITIONAL USE FOR "CHILD CARE CENTERS" IN THE "HB" HIGHWAY BUSINESS ZONING DISTRICT ON THE +/- 1.99 ACRES OF LAND KNOWN AS PRIMROSE SCHOOLS ST. CLOUD, PROJECT #CNU25-00003, GENERALLY LOCATED NORTH OF RALPH MILLER ROAD, EAST OF SOUTH NARCOOSSEE ROAD, WEST OF HACKNEY ROAD, AND SOUTH OF DISSTON DRIVE AS DESCRIBED IN THE BODY OF THIS RESOLUTION.

WHEREAS, the applicant has made application for a Conditional Use for an “Child Care Center” and has been assigned DRC# CNU25-00003; and

WHEREAS, the Planning Commission held a public hearing on this request on August 19, 2025, at which it made a recommendation of CONDITIONAL APPROVAL; and

WHEREAS, the City Council held a public hearing on this request on September 11, 2025, and determined that the request for a Conditional Use satisfies the six criteria for granting a Conditional Use required by Section 1.3.3.3.b of the Land Development Code.

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

SECTION 1.

The subject property to which this Conditional Use is applicable is shown in Exhibit A and more specifically described below:

PARCEL ID: 32-25-31-3130-0001-001H

LEGAL DESCRIPTION:

A PAREL OF LAND LYING WITHIN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, ALSO BEING IN THE SAME LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6265, PAGE 1570, PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AST THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RALPH MILLER ROAD AND THE OLD EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (STATE ROAD 15), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3447, PAGE 2057, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 89°57'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RALPH MILLER ROAD, A DISTANCE OF 539.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6265, PAGE 1570, AND THE POINT OF BEGINNING; THENCE NOTH 00°26'43" EAST, A DISTANCE OF 401.03 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°40'12" EAST, A DISTANCE OF 217.73 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°26'54" WEST, A DISTANCE OF 399.64 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°57'43" WEST ALONG SAID NORTH RIGHT-OF-WAY-LINE, A DISTANCE OF 217.71

FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 87,159.7 BSQUARE FEET OR 2.00 ACRES, MORE OR LESS.

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING +/- 1.99 ACRES, MORE OR LESS.

SECTION 2.

The Conditional Use is for a “Child Care Center” in the Highway Business “HB” Zoning District as shown conceptually in Exhibit B.

SECTION 3.

The City Council has determined that the granting of Conditional Use will not adversely affect the public interest, but rather will promote the health, safety, and general welfare. This determination is based upon, but not limited to, consideration of the following factual matters in Section 1.3.3.3.b of the Land Development Code:

1. Is the conditional use consistent with the general pattern of land development within the zoning district?
2. Is the conditional use consistent with the trends of development in the area or neighborhood, as opposed to being detrimental to the area or neighborhood?
3. Is the conditional use consistent with the patterns of development intensity in the area or neighborhood?
4. Does the conditional use have a reasonable effect on existing traffic patterns, movements and intensities without adverse impacts?
5. Is the conditional use consistent with the City's Comprehensive Plan?
6. Can the conditional use development be designed to function effectively for its intended purpose without creating negative off-site impacts for adjoining parcels?

SECTION 4.

The following Conditions must be adhered to and will continually remain applicable on the approved property.

1. The approval of the requested Conditional Use does not constitute the approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. At the time of Site Development Plan, the applicant shall provide a masonry wall on their lot to mitigate the sound between their playground and the residential homes to the northern and eastern boundary of the subject property.
3. No reduction in parking shall be permitted.
4. ~~This approval is for the first childcare center that obtains their Certificate of Use at this location, only. Upon this school leaving the subject property, the conditional use shall expire.~~
This conditional use is for a childcare center (subject to Land Development Code 1.3.3.3.e.) and is valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a new conditional use permit to continue operating.

5. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.

SECTION 5.

The Conditional Use granted by this resolution shall expire twelve (12) months after the effective date of such action by the City Council unless any required local business tax receipt or building permit based upon and incorporating the Conditional Use is obtained within one year of the approval date of this resolution.

SECTION 6.

This resolution shall take effect immediately upon its adoption by the City of St. Cloud, Florida.

ADOPTED this 11th day of September 2025

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

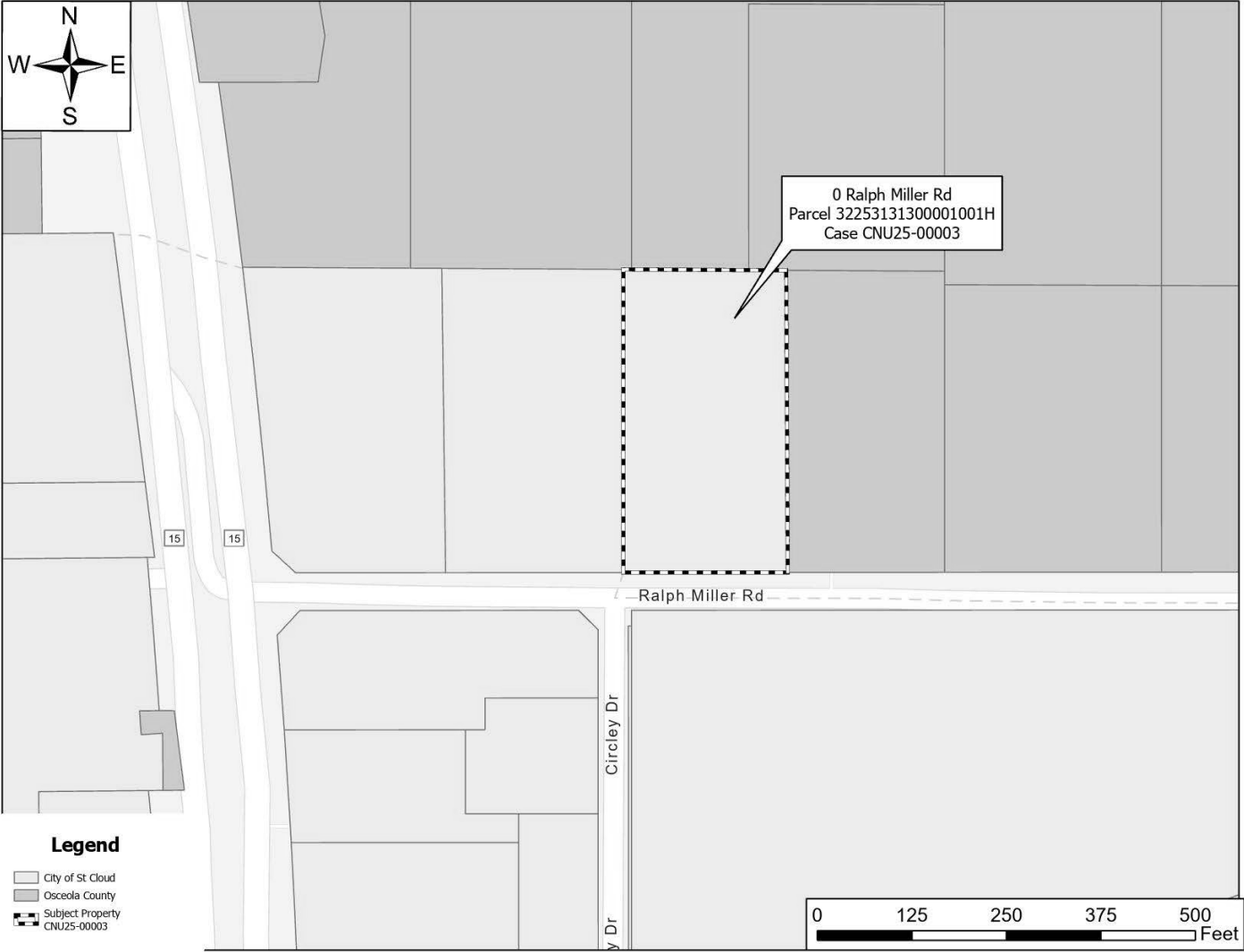
Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

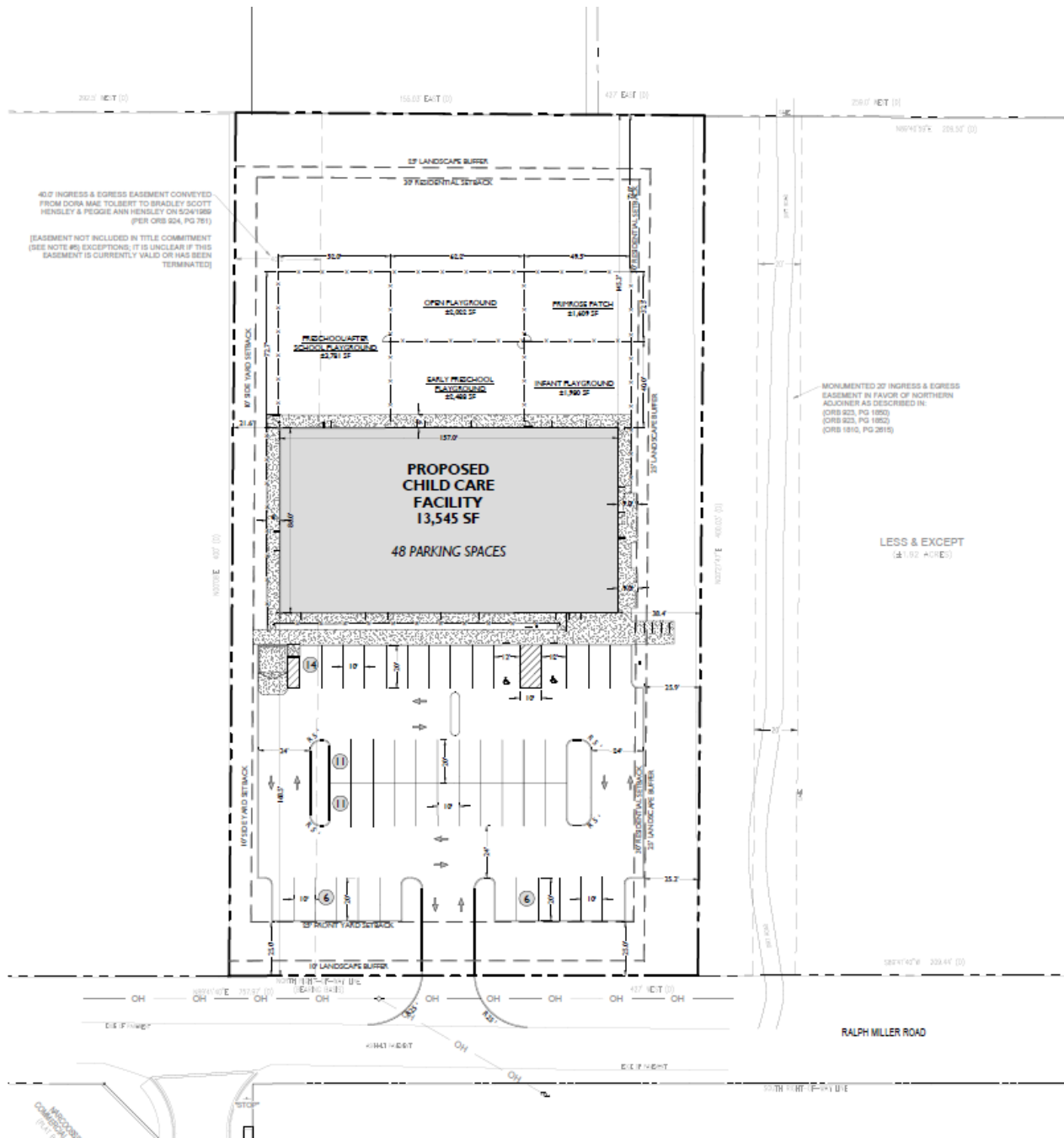
Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.

Exhibit “A”



PID: 32-25-31-3130-0001-001H

Exhibit "B"





Meeting: September 11, 2025

Agenda Item Type: Council Action Reduction of Lien for 718 13th Street

Community Development Agenda Item:

Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of \$83,027.90 in accrued fines to \$8,507.90, to be paid within 30 days of the Council meeting.

COST: Administrative cost imposed by the Special Magistrate are \$227.90, post-order costs are 794.73, total costs are \$1,022.63.

This item is to approve a requested lien reduction for property at 718 13th Street.

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

Code Enforcement Case #2022-2126 (Wellstrength Commercial Investments LLC., owner) has a Code Enforcement lien filed for the amount of \$83,027.90 in accrued fines, which is over the \$50,000 threshold requiring Council approval. The violation related to allowing signage to be installed at this property prior to obtaining permits by the time specified at 718 13th Street.

Mr. Mark Wells offered a settlement amount of \$277.90. The Community Compliance Officer and City Manager reviewed the request and made a counteroffer for the reduction to \$8,507.90, to be paid within 30 days of the Council Meeting. If payment is not made within the time allowed herein, the fines shall revert back to the original accrued amount. The applicant agreed with the counteroffer, which was submitted to the Special Magistrate for formal recommendation.

The property compliance date was July 9, 2025.

Magistrate Drew Smith recommended approval of the settlement counteroffer, with the condition that the Respondent may request a further lien reduction at the City Council meeting.

Legal Authority:

162.09 Florida Statutes

Budget and Recommendation:

No cost associated with this item.

Magistrate Drew Smith recommended **APPROVAL** with the condition that the Respondent may request a further lien reduction at the City Council meeting.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends a reduction to \$1,022.63 (administrative cost). On 8/15/25, I spoke with Dana Wells regarding her lien reduction request. Code Enforcement staff and myself had already reviewed her case and determined a counteroffer of a reduction to \$8,507.90. Mrs. Wells explained the situation to me and I explained my counteroffer was based on her original letter of request that did not contain the same detailed information. I advised her to provide a new letter and related documentation and I would review it and consider revising my recommendation for the City Council meeting. She provided the letter dated August 18, 2025 and the item went to the Special Magistrate on August 21, 2025. I have reviewed her letter and have subsequently revised my recommendation to a reduction to \$1,022.63. This total is the updated administrative cost (attached).

City Council Action:

9/11/25 - Final Action

Attachments:

1. CASE 2022-2126 OUT OF POCKET COST WITH ADMIN COST
2. Request for Lien Reduction - St. Cloud Levee Liquor Sign Permit Violation - Dana Wells
3. Case 2022-2126 CE Officer Recommendation
4. Case 2022-2126 Reduction of Lien Agreement
5. Case 2022-2126 Order Recommending Approval of Request For Reduction of Fine

CODE ENFORCEMENT ADMINISTRATIVE COST

CASE # 2022-2126		Address: 718 13th Street		
QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		ADMINISTRATIVE COST SET BY MAGISTRATE		
1	TOTAL	ADMINISTRATIVE COST	227.90	227.90
		CODE ENFORCEMENT EXPENSES		
1	HOURL	CODE ENFORCEMENT MEETINGS 1st Hearing	20.00	20.00
1	HOURL	REVIEW OF CASE POST MEETING	28.11	28.11
4	EACH	INSPECTIONS	28.11	112.44
4.8	DISTANCE	MILEAGE 1.2 miles round trip x 4	0.70	3.36
2	HOURL	CODE ENFORCEMENT MEETINGS Code Pre-Agenda, Reduction Hearing	28.11	56.22
		MAGISTRATE CLERK EXPENSES		
2.5	HOURL	PREPARATION Affidavits, orders, liens	22.50	56.25
1.5	HOURL	MEETINGS 1st Hearing	22.50	33.75
2	EACH	MAILINGS	15.00	30.00
3	HOURL	REDUCTION PROCESS administrative paperwork	27.00	81.00
1.5	HOURL	MEETINGS Code Pre-Agenda, Reduction Hearing	27.00	40.50
		SPECIAL MAGISTRATE		
2	EACH	MAILINGS	15.00	30.00
1.5	HOURL	PREPARATION Administrative duties, Order Imposing Liens, Reduction of lien approval	145.00	217.50
108	DISTANCE	MILEAGE 54 miles round trip x 2 from 2300 Maitland Center Parkway Ste 100, Maitland, Florida 32751	0.70	75.60
		MISC EXPENSES		
		OFFICE SUPPLIES		10.00
TOTAL				\$ 1,022.63

August 18, 2025

Ms. Veronica Miller - City Manager

City of St. Cloud
1300 Ninth Street, Building A
St. Cloud, FL 34769

RE: Request for Reduction of Administrative Lien - Case No. CE 2022-2126

Dear Ms. Miller:

I am writing to formally request a reduction of the administrative lien (currently \$83,077.90) for Case No. CE 2022-2126. This request is submitted pursuant to the City's established process for requesting reduction of fines and liens.

Key Timeline and Circumstances:

- **February 1, 2023:** Contractor Kevin Gomes submitted Sign Permit Application via online portal, confirming receipt prior to sign installation
- **March 28, 2023:** Received Special Magistrate's Order notification
 - Immediately contacted contractor demanding completion of all permit requirements
 - Same day: Paid \$220.00 for permit Z23-0172 (Receipt No. WEB173)
 - Same day: Contractor submitted applications for two additional permits (Z230179 and Z230180) without our knowledge
- **March 2023 - July 2025:** Operated under reasonable belief all permits were complete and compliant
- **July 2025:** Discovered two outstanding permits during routine business license renewal
 - City staff recognized business name and informed us of outstanding permits
 - Immediately paid permits and penalties
 - Permits issued July 9, 2025

Contractor Agreement Context:

[Note: Specific contractor agreement details to be added based on contract review]

- Contractor was responsible for all permitting requirements under our agreement
- We relied on contractor's expertise and representations regarding permit compliance
- Payment and permit applications were handled through contractor as our authorized agent

Mitigating Circumstances:

- **Good Faith Compliance:** Immediate response upon each notification of non-compliance
- **Administrative Oversight:** No willful violation - operated under reasonable belief of compliance
- **Proactive Resolution:** Immediate payment when made aware of outstanding permits
- **Communication Gap:** No notice received regarding incomplete applications between March 2023 and July 2025

Request:

We respectfully request the administrative lien be **reduced to cover only administrative costs of \$277.90**, recognizing:

- Our consistent good faith compliance efforts
- Immediate remedial action upon notification
- Administrative nature of the oversight
- Demonstrated commitment to City compliance and Corporate Citizenship

Respectfully,

Dana Wells, Owner
Wellstrength Commercial Investments, LLC
St. Cloud Levee Liquor & Gas, LLC

CITY OF ST. CLOUD, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF ST. CLOUD

CE CASE NO: 2022-2126

VS.

Wellstrength Commercial Investments, LLC., Owner

Respondent /

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, the undersigned authority, personally appeared Alex Miller, Code Enforcement Officer, for the City of St. Cloud, who, after being duly sworn, deposes and says:

1. That on March 15, 2023, the Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That a re-inspection was performed on July 17, 2025.
3. That the re-inspection revealed that corrective actions ordered by the Special Magistrate in the Enforcement Order dated March 22, 2023, HAVE BEEN MET.
4. However, the corrective action was not taken, and the violations were not cured prior to the April 3, 2023, compliance date as ordered by the Special Magistrate. Therefore, the Respondent was in violation for 828 days and a fine has accrued at \$100.00 per day since April 4, 2023, for a total fine of \$82,800.00 plus administrative cost of \$277.90 for a total of \$83,077.90 owed to the city.

FURTHER, AFFIANT SAYETH NOT!

DATED this 17th day of July, 2025

Alex Miller

Alex Miller
Code Enforcement Officer
City of St. Cloud

State of Florida

County of Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 17th day of July, 2025 by Alex Miller, who is personally known to me or who has produced N/A as identification.

Claudia Klockars

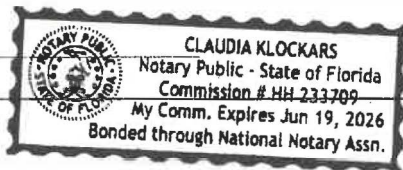
Name typed, printed or stamped

Claudia Klockars

Signature of person taking acknowledgement

Notary

Title or rank



Serial number if any

----- Forwarded message -----

From: **Dana Wells** <leveeliquor@gmail.com>

Date: Mon, Feb 13, 2023 at 10:35â€ AM

Subject: 718 13th ST. Fwd: Online Form Submittal: Sign Permit Application

To: <code.enforcement@stcloudfl.gov>

Cc: Mark Wells <mark@mw-ideas.com>, Kevin Gomes <keving@recondandb.com>,

Christopher Rodriguez <cer2211@hotmail.com>

Good Day. Please forward this e-mail To Alex Miller, Community Compliance Inspector as proof the sign permits were applied for by my General Contractor, Kevin Gomes, with Recon Design and Build who is making the improvements to our building and property. The application is attached.

Kindly, phone me to provide a status or with any questions. I would like confirmation that this permitting issue is handled and no assessments with be filed. We are responsible business owners and wish to comply with the Cityâ€™s policies as well as do our part to improve the image of business in the heart of St. Cloud.Â

In Good Spirits!

Dana Wells

Owner

St. Cloud Levee Liquor

718 13th St.

St. Cloud, FL 34769

WWW.LEVEELIQUOR.COM

Begin forwarded message:

From: Kevin Gomes <keving@recondandb.com>

Subject: Fwd: Online Form Submittal: Sign Permit Application

Date: February 1, 2023 at 1:42:41 PM EST

To: leveeliquor@gmail.com, Julio Gonzalez <juliog@recondandb.com>

Hey,

Here is proof that the application was submitted for the post signs with the new artwork. Keep this in case the city sends anything additional. I will let you know if they request anything additional.

----- Forwarded message -----

From: <noreply@civicplus.com>

Date: Wed, Feb 1, 2023 at 1:39 PM

Subject: Online Form Submittal: Sign Permit Application

To: <keving@recondandb.com>

Sign Permit Application

CITY OF ST. CLOUD BUILDING DEPARTMENT

1300 Ninth Street St. Cloud, FL. 34769 Phone: 407.957.7224 Fax: 407.957.8412

7th Edition FL Building Codes; 7th Edition FL Fire Prevention Code; 2017 National Electrical Code

(Section Break)

Class of Work	Freestanding
---------------	--------------

(Section Break)

Applicant Name	Mark Wells
----------------	------------

Applicant Email	keving@recondandb.com
-----------------	--

Applicant Phone #	9088720233
-------------------	------------

Project Address	718 13th Street, Saint Cloud, FL, 34769
-----------------	---

Project Description	Install new vinyl artwork on existing signs
---------------------	---

(Section Break)

Blank Application Forms

Below are the most recent versions of our applications forms. Forms are fillable PDFs for your convenience. Please fill forms in their entirety. If a field does not apply please fill in the blank with N/A.

Application	Sign Permit Application
-------------	---

Notice of Commencement	Notice of Commencement
------------------------	--

Commercial
Owner/Landlord
Authorization

[Commercial Authorization Letter](#)

(Section Break)

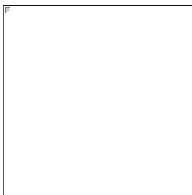
Forms for Upload

Please upload the following documents. Forms should be named as they appear below.

Notarized Application	Levee Liquor Post Sign Permit App Filled.pdf
Survey	Survey Property Photo.jpg
Building Plans	Storefront Photo.jpg
Product Approval	<i>Field not completed.</i>
Owner Authorization (Commercial Only)	<i>Field not completed.</i>
Other Supporting Documents	Post Signs Old.jpg

Email not displaying correctly? [View it in your browser.](#)

--



KevinÂ Â Gomes

Co-Owner/President
Recon Design and Build



[407-501-7152](tel:407-501-7152) | [908-872-0233](tel:908-872-0233)



keving@recondandb.com



recondesignandbuild.com



--

Dana K. Wells

Owner

St. Cloud Levee Liquor & Gas LLC

'The Spirit Between Two Lakes'

**CITY OF ST. CLOUD, FLORIDA
SPECIAL MAGISTRATE**

CITY OF ST. CLOUD,

Petitioner,

vs.

CASE NO: CE 2022-2126

WELLSTRENGTH COMMERCIAL
INVESTMENTS, LLC,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND ORDER**

THIS CAUSE came on for public hearing before the undersigned Magistrate on the 15th day of March, 2023, after due notice to the Respondent, and the undersigned having heard testimony under oath, received evidence, and heard arguments, thereupon issues Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT:

WELLSTRENGTH COMMERCIAL INVESTMENTS, LLC, ("Respondent") is the entity responsible for the property located at 718 13th Street, St. Cloud, Florida 34769 with Parcel IDs # 01-26-30-0001-0225-013-0 and and legally described as: SECTION 01, TOWNSHIP 26, RANGE 30, ST CLOUD PB B, PG 34, BLK 225, LOTS 13-16 2/26/30, as recorded in the Public Records of Osceola County, Florida, (the "Subject Property").

Respondent was cited by the Community Compliance Officer for a violation of Sections 3.3.1 (F) and 13.3 of the City of St. Cloud Land Development Code.

Specifically, Respondent caused or allowed signage to be installed on the Subject Property without first obtaining the required permits.

Respondent has not cured the conditions cited in the Notice of Violation as of the date of the hearing.

II. CONCLUSIONS OF LAW:

Respondent is in violation of Sections 3.3.1 (F) and 13.3 of the City of St. Cloud Land Development Code.

III. ORDER:

Based upon the foregoing Findings of Fact and Conclusions of Law, it is hereby ORDERED that:

Respondent shall, on or before April 3, 2023, cure the violation found herein either by obtaining the necessary permits or removing all non-permitted signage. If Respondent fails to cure the violation within the time allowed herein a fine of \$100.00 per day shall be imposed for each day Respondent remains in non-compliance with this Order.

The City is entitled to recover its administrative costs in the amount of \$227.90 from the Respondent which amount shall be paid within seven (7) days of the date of this Order. Payment shall be made payable to the City of St. Cloud and mailed or delivered to: Attention City Clerk, 1300 Ninth Street, St. Cloud, FL 34769. If paying in person, the Respondent should contact Claudia Klockars at 407-957-7304 to schedule an appointment.

!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO CONTACT THE COMMUNITY COMPLIANCE OFFICER BRINGING THIS VIOLATION, (ALEX MILLER (407) 957-7144), TO ARRANGE FOR AN INSPECTION OF THE PROPERTY TO VERIFY COMPLIANCE WITH THIS ORDER.

A certified copy of this Order may be recorded in the Public Records of Osceola County and shall constitute notice to any subsequent purchasers, successors in interest or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest or assigns.

Upon a failure to comply with this Order or to pay administrative costs and upon presentation of an affidavit from the Community Compliance Officer, the Special Magistrate is authorized to enter an Order Imposing Fine and Creating Lien and the City may record this Order in the Public Records as provided in Section 162.09, F.S.

Any violation by the Respondent of the same Code section within five years of the date of this Order may be prosecuted as a repeat violation.

Right to Appeal

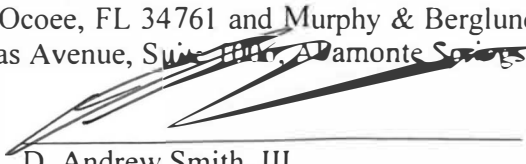
The appeal of any Respondent shall be to the Circuit Court of Osceola County and shall commence within thirty (30) days from the date this Order is filed with the City Clerk.

DONE AND ORDERED this 22nd day of March, 2023.

CITY OF ST. CLOUD, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE


D. Andrew Smith III, Esq.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order has been furnished by Certified Mail on this the 22nd day of March, 2023, to Respondent at the following addresses: Wellstrength Commercial Investments, LLC, 2221 Blackjack Oak St., Ocoee, FL 34761 and Murphy & Berglund, PLLC c/o Wellstrength Commercial Investments, LLC, 1101 Douglas Avenue, Suite 100, Adamonte Springs, FL 32714.


D. Andrew Smith, III
Code Enforcement Special Magistrate

----- Forwarded message -----

From: **Dana Wells** <leveeliquor@gmail.com>

Date: Tue, Mar 28, 2023 at 10:33â€AM

Subject: Fwd: [Scan] 2023-03-28 10:21

To: Kevin Gomes <keving@recondandb.com>

Cc: Mark Wells <mark@mw-ideas.com>

Kevin,

I am in receipt of the attached 'Findings of the Special Magistrate' from the City of St. Cloud. Apparently the sign permits are not pulled as you said they were in progress. This now how gone all the way to a hearing at City Hall. Please read this and understand I expect Recon Design and Build to obtain the permit, reimburse the City of St. Cloud for \$227.90 by April 1 for administrative fees, and pay any fines my company is assessed with should the permit not be pulled.

I am going to the building department today at noon to learn of the status and what needs to be completed by you. I hope to find that this is still held up in the building department and the permit can easily be issued. I will let you know of my findings.

As a business professional, we hired you to complete our job and be the agent GC to meet the requirements of St. Cloud's building code and permits. This permitting situation is persisting and now costing time and money to my company. Should this not be completed in a satisfactory term as stated above I will have no choice but to retain the services of an attorney to work through this with you.

Sincerely,

Dana Wells

Owner

St. Cloud Levee Liquor

718 13th St.

St. Cloud, FL 34769

WWW.LEVEELIQUOR.COM

My Dashboard

PW & Zoning

Permits

- Search
- Pay Fees

Projects &

Planning

- Search Projects
- Pay Fees

Contractor

Registry

- Search
- Pay Fees

Properties

- Search Property

Business Registry

- Search Licenses
- Pay Fees

Community

Compliance

- Search

Shopping Cart

- Pay All Fees
- Paid Items

Contact

- Contact us

Payment Status: Paid Print this page as your receipt of payment. You will also receive an e-mail confirmation.

Receipt No: WEB173

Date: 3/28/2023 11:54:56 AM

Authorization Code: 68498G

Name: Dana Wells Address: 718 13th St

City, State, Zip: St. Cloud, FL 34769

Phone: (407) 491-9554

Email: Leveeliquor@gmail.com

PERMIT	Z23-00000172	718 13TH ST	ZONING SIGNS	
ZONING SIGN PERMITS			\$220.00	
COPY FACE CHANGE OUT FEE PER SIGN			\$220.00	
Subtotal			\$220.00	

Total amount paid: \$220.00

[PRINT SUMMARY](#)

The City of St. Cloud, FL makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this website indicates understanding and acceptance of this statement.



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1300 9th Street City of St. Cloud, FL 34769

[HOME](#) | [DASHBOARD](#) | [CONTACT](#)

PERMIT 0179

\$220



CITY OF ST. CLOUD
SIGN COPY CHANGE APPLICATION
FEE: \$110.00

FOR OFFICIAL USE ONLY

223-000000 179

Date Received: _____

APPLICANT INFORMATION

Business Name: ST. CLOUD LEVEE LIQUOR & GAS Business Tax Receipt # BTR-00391
Contact Name: DANA WELLS Job Address: 718 13TH STREET
Contact Phone: 407-491-9554 ST. CLOUD, FL, 34769
Contact Email: LEVEE LIQUOR @ GMAIL.COM

SIGN INFORMATION

Sign area: 25 square feet

- | | | |
|---|---|---|
| ☐ Permanent | ☒ Façade/Wall | ☐ Not illuminated |
| ☐ Integrated Plaza/Directory | ☐ Awning | ☐ Internally illuminated |
| ☐ Monument | ☐ Window | ☐ Externally illuminated (below) |
| ☐ Free Standing/Pole | ☐ Hanging | ☐ Externally illuminated (above) |

THIS PERMIT IS ONLY VALID FOR REPLACEMENT OF SIGN COPY OF AN EXISTING SIGN.
The existing sign must have a valid permit from the City of St. Cloud or from Osceola County if the site has been annexed. Alterations to the size, height, or location require a NEW sign permit.

REQUIRED DOCUMENTS:

- ☐ COMPLETED/SIGNED SIGN COPY CHANGE APPLICATION
☐ SKETCH/PICTURE OF SITE/SIGN LOCATION
☒ EXISTING COPY ILLUSTRATION/PICTURE (attach)
☐ PROPOSED COPY ILLUSTRATION/PICTURE (attach)

I hereby certify that no work requiring a building permit for electrical or structural will be necessary and the signage height, size, and location shall not be changed.

	<u>KEVIN GOMES</u>	<u>3/28/23</u>
APPLICANT SIGNATURE	APPLICANT NAME and TITLE	DATE



78" WIDE

48" HIGH

FINE SPIRITS

ST. CLOUD

FINE VAPER  **ILIQUOR** 

EST. 2020

WINE, CRAFT, CIGARS



CITY OF ST. CLOUD
SIGN COPY CHANGE APPLICATION
FEE: \$110.00

FOR OFFICIAL USE ONLY

220
723-00000180

Date Received: 03/29/23

APPLICANT INFORMATION

Business Name: ST. CLOUD LEVEE LIQUOR & GAS Business Tax Receipt # BTR-00391
Contact Name: DANA WELLS Job Address: 718 13TH STREET
Contact Phone: 407-491-9554 ST. CLOUD, FL, 34769
Contact Email: LEVEELIQUOR@GMAIL.COM FAKING ILLINOIS AVE.

SIGN INFORMATION

Sign area: 25 square feet

- | | | |
|--|--------------------------------------|---|
| ☐ Permanent | ☐ Façade/Wall | ☐ Not illuminated |
| ☐ Integrated Plaza/Directory | ☐ Awning | ☐ Internally illuminated |
| ☐ Monument | ☐ Window | ☐ Externally illuminated (below) |
| ☒ Free Standing/Pole | ☐ Hanging | ☐ Externally illuminated (above) |

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☒ PROPOSED COPY ILLUSTRATION/PICTURE (attach)

I hereby certify that no work requiring a building permit for electrical or structural will be necessary and the signage height, size, and location shall not be changed.

	KEVIN GOMES	3/28/23
APPLICANT SIGNATURE	APPLICANT NAME and TITLE	DATE

744 11 50 102

FINE SPIRITS

ST. CLOUD

★
THE
VINE
★
TIQ UOOR

EST. 2020

WINE, CRAFT, CIGARS

48" HIGH



Map data ©2023, Map data ©2023 Google 20 ft

EXISTING SIGN LOCATION
FACING ILLINOIS AVE.



CITY OF ST. CLOUD
ZONING SIGNS PERMIT
Permit # Z23-00000180

COMMUNITY DEVELOPMENT
DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FLORIDA 34769
407-957-8427

PERMIT DETAILS					
PERMIT TYPE:	ZONING SIGNS	VALUATION:	\$0.00	ISSUED:	7/9/2025
PERMIT SUB TYPE:	COPY FACE CHANGE OUT	SQ/LN FOOTAGE:	0	EXPIRES:	
JOB ADDRESS:	718 13TH ST	PARCEL ID:	012630000102250130		
OCCUPANCY TYPE:		FLOOD ZONE:			
PROJECT DESCRIPTION:	ST CLOUD LEVEE LIQUOR				

Notice: In additions to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of Osceola County. Also, there may be additional permits required from other county, state and/or federal agencies. Issuance of this permit by the City of St. Cloud does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of this permit if the applicant fails to obtain requisite approvals for fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the work.

The owner is responsible for the removal of all construction material and debris from the site. The City of St. Cloud Solid Waste Division will not pick up any type of construction material at the curb.

CURRENT EDITION OF THE CODES ADOPTED BY THE CITY OF ST. CLOUD AND MANDATED BY THE STATE OF FLORIDA IN EFFECT ON THE DATE OF THE APPLICATION.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT

OWNER			
NAME:	WELLSTRENGTH COMMERCIAL INVESTMENTS LLC	PHONE:	
ADDRESS:	2221 BLACKJACK OAK ST	FAX:	
	OCOEE, FL 34761	EMAIL:	

CONTRACTOR



CITY OF ST. CLOUD
ZONING SIGNS PERMIT
Permit # Z23-00000179

COMMUNITY DEVELOPMENT
DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FLORIDA 34769
407-957-8427

PERMIT DETAILS					
PERMIT TYPE:	ZONING SIGNS	VALUATION:	\$0.00	ISSUED:	7/9/2025
PERMIT SUB TYPE:	COPY FACE CHANGE OUT	SQ/LN FOOTAGE:	0	EXPIRES:	
JOB ADDRESS:	718 13TH ST	PARCEL ID:	012630000102250130		
OCCUPANCY TYPE:		FLOOD ZONE:			
PROJECT DESCRIPTION:	ST CLOUD LEVEE LIQUOR				

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CURRENT EDITION OF THE CODES ADOPTED BY THE CITY OF ST. CLOUD AND MANDATED BY THE STATE OF FLORIDA IN EFFECT ON THE DATE OF THE APPLICATION.

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OWNER			
NAME:	WELLSTRENGTH COMMERCIAL INVESTMENTS LLC	PHONE:	
ADDRESS:	2221 BLACKJACK OAK ST	FAX:	
	OCOEE, FL 34761	EMAIL:	

CONTRACTOR

To: City Council Members
From: Alex Miller, Code Enforcement Officer
Thru: Tisha Manning, Zoning Manager
Subject: Code Enforcement – Reduction of Lien
Date: July 28, 2025

Case# 2022-2126

Owner(s): Wellstrength Commercial Investments LLC

Address: 718 13th Street

Amount owed: OWED \$83,027.90- 828 days not in compliance for a violation at \$100.00 a day for a total of \$82,800.00, plus administrative cost of \$227.90.

Property Compliance Date: July 9, 2025

Violation: The violation cited was failure to prohibit but rather allowed signage to be installed at this property prior to obtaining permits by the time specified.

Gravity: The violation in which the owner(s) was found in violation by the Magistrate in March 15, 2023, and ordered to pay a fine of \$227.90 for administrative cost and \$100.00 a day if compliance was not achieved by April 3, 2023.

Cooperation: This property was purchased in December 2020, the violations were documented on December 22, 2022, several phone calls were made and email communications in attempt to reach the owner without any cooperation. On March 1, 2023, the property was posted with the Statement of Violation and Notice of Hearing for the meeting on March 15, 2023. The property was found in violation on March 15, 2023. On July 15, 2025, I verified that the violations were corrected on July 9, 2025, and a compliance affidavit was created.

Other Violations: No other violations exist with the current owner.

Recommendation: The Code Enforcement Officer made all reasonable efforts to notify the property owner of the violation. The mailing address reflected on the Osceola County Property Appraiser website was used for all notifications.

Based on the information provided, it is recommended a fair amount to settle the violation as follows: ten percent of \$82,800.00 (8,280.00) + the administrative cost of \$227.90 which totals a settlement amount of **\$8,507.90.**

**CITY OF ST. CLOUD CODE ENFORCEMENT
REQUEST FOR REDUCTION OF FINES / LIEN SETTLEMENT
Over \$50,000**

The City of St. Cloud Code Enforcement Special Magistrate has authority to review agreements for settlements of liens **over \$50,000** and will forward his recommendations to the City Council for final approval.

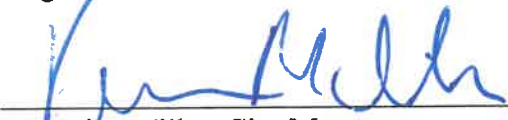
Respondent: **Wellstrength Commercial Investments LLC** CE Case **2022-2126**
Mailing Address: **2221 Blackjack Oak Street, Ocoee, Florida 34761**
Violation: **Failure to prohibit but rather allowed signage to be installed at this property prior to obtaining permits by the time specified.**
Property where violation occurred: **718 13th Street, St. Cloud, Florida, 34772**
Date of first inspection: **December 22, 2022**
Date of Hearing: **March 15, 2023**
Order: **The Respondent on or before April 3, 2023, cure the violation found herein either by obtaining the necessary permits or removing all non-permitted signage. If the Respondent fails to cure the violation within the time allowed herein a fine of \$100.00 per day shall be imposed for each day Respondent remain in non-compliance with this order The City is entitled to recover its administrative costs in the amount of \$227.90 from the Respondent, which amount shall be paid within seven (7) days of the date of this Order.**

Compliance Date: **July 9, 2025**
Total Fines accrued: **Accrued fines of \$82,800.00 and Admin cost \$227.90.**
Total of \$83, 027.90

Mark Wells, submitted a request for a settlement amount of \$227.90 pertaining to fines. Accrued in Case 2022-2126.

As a result of reviewing the case file and the Request for Reduction of Lien,
City Manager Veronica Miller does recommend
City Manager Veronica Miller does NOT recommend
City Manager Veronica Miller provides alternative counteroffer of **\$8,507.90**
to be paid within thirty (30) days of City Council meeting.

This request is contingent upon approval by the St. Cloud City Council at a regularly scheduled meeting. The Respondent will be notified in writing of the Council's decision. The Respondent is advised that the Code Enforcement Special Magistrate may recommend a settlement amount and a deadline for payment different from what I have recommended. Upon payment, a Satisfaction of Lien will be recorded and a copy mailed to the Respondent. If payment is not made in full within the designated time, the fine(s) will revert back to the original accrued amount indicated above.



Veronica Miller, City Manager

08/04/2025
Date:

I **Mark Wells**, acknowledge and agree to the recommended settlement amount as it pertains to the above referenced Code Enforcement case. I understand that this request will be presented to the St. Cloud Code Enforcement Special Magistrate and is contingent upon his approval. I further agree to the payment terms as determined by the Magistrate.

Reduction of Lien Request for Case 2022-2126

[Signature]
Signature

8/20/25
Date:

State of Florida

County of Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2025 by Mark Manning Wells, who is personally known to me or who has produced FLDL as identification.

Tisha Manning
Name typed, printed or stamped



Tisha Manning
Signature of person taking acknowledgement

Title or rank

HH 640390
Serial number if any

**CITY OF ST. CLOUD, FLORIDA
SPECIAL MAGISTRATE**

CITY OF ST. CLOUD,
Petitioner,

vs.

CASE NO.: CEB #2022-2126

WELLSTRENGTH COMMERCIAL
INVESTMENTS, LLC
Respondent.

ORDER RECOMMENDING APPROVAL OF
REQUEST FOR REDUCTION OF FINE

THIS CAUSE came on for hearing before the undersigned Magistrate on the 20th day of August, 2025, and the City of St. Cloud having presented a Request for Reduction of Fines in Excess of \$50,000 for a recommendation to the City Council by the Magistrate, and the parties having presented argument in favor of the reduction, it is hereby **ORDERED**:

THE REQUEST for Reduction of Fine is hereby recommended to the City Council upon terms consistent with the Request for Reduction of Fines signed by the City Manager. Specifically, those terms provide for reduction of fines to the total amount of \$8,507.90, inclusive of costs, contingent upon full payment within thirty days of the date of the City Council's approval of the reduction. If not paid within such time, it is recommended the fines revert to the full original amount and include the awarded costs of prosecution. The parties indicated to the undersigned their expectation and understanding that Respondent may make a request for further reduction to the City Council beyond that recommended herein; nothing in this Order should be taken to limit Respondent's ability to make such presentation or Council's ability to consider further reduction.

DONE AND ORDERED this 21st day of August, 2025.

CITY OF ST. CLOUD, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE


D. Andrew Smith III, Esq.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing has been furnished by regular mail, on this 21st day of August, 2025, to the Respondent at the following address: 2221 Blackjack Oak Street, Ocoee, FL 34761.


D. Andrew Smith, III
Code Enforcement Special Magistrate



Meeting: September 11, 2025

Agenda Item Type: First Readings and
Introduction Ordinance No. 2025-66 Elite
Estates Rezoning

Community Development Agenda Item:

First Reading and Introduction of Ordinance No. 2025-66, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 30.94 acres identified as Elite Estates, Project #ZMA25-00001, from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) generally located at the northeast intersection of Clay Whaley Road, and Wagon Court, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-66 (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

There is no cost associated with this item.

Planning Commission will be held on September 16, 2025.

Final Action will be held on October 9, 2025.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

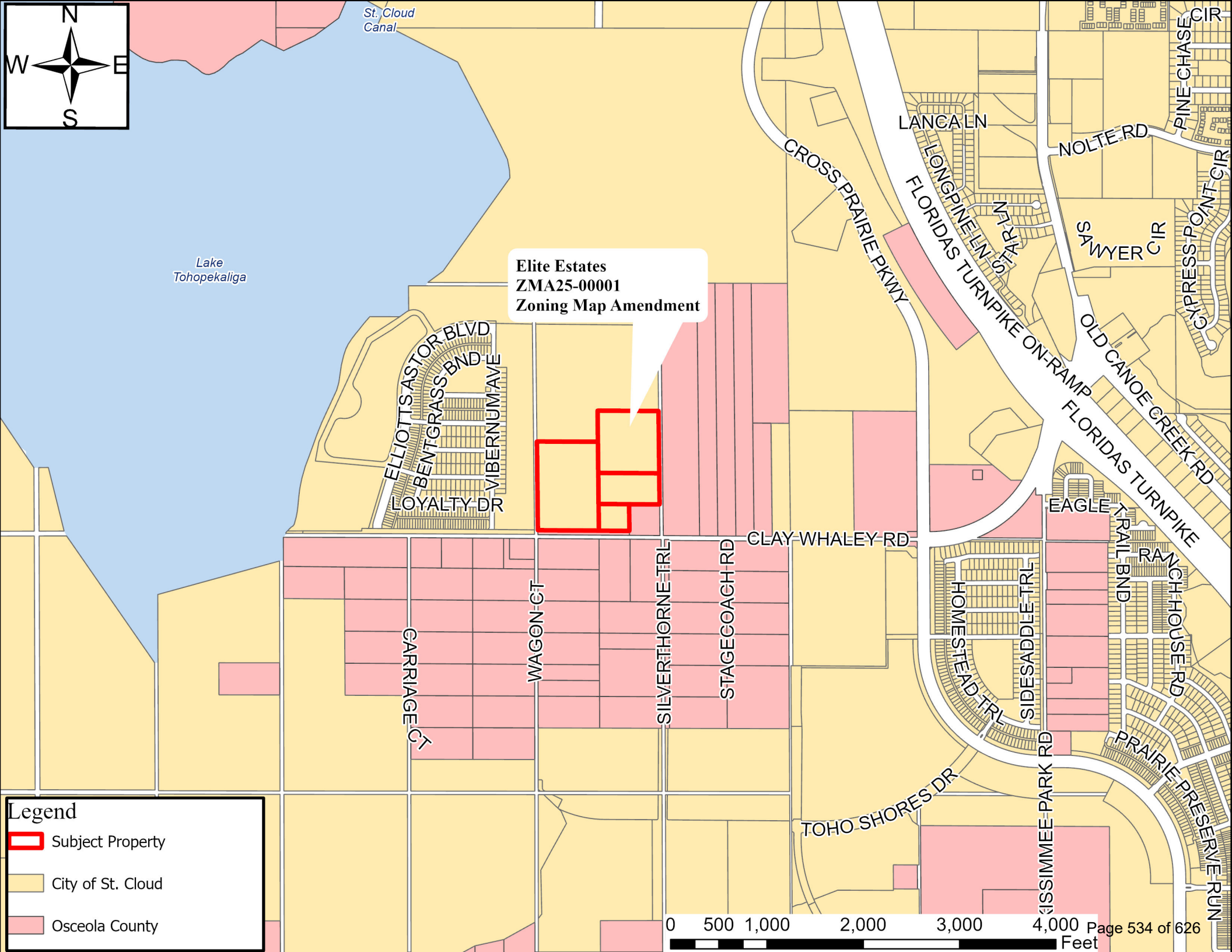
City Manager recommends approval of the First Reading

City Council Action:

Final Action- 10/9/25

Attachments:

1. ZMA25-00001 ELITE ESTATES LOCATION MAP





Meeting: September 11, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-67 Harvest Grove (FKA Nona Townhomes)

Community Development Agenda Item:

First Reading and Introduction of Ordinance No. 2025-67, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/-17.35 acres identified as Harvest Grove PUD formally known as Nona Townhomes, Project #PUD24-00005, from "R-1B" Single Family Dwelling to "PUD" Planned Unit Development, generally located north of East Irlo Bronson Memorial Highway, east of South Narcoossee Road, south of Lillian Lee Road, and west of Puffin Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-67 (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

There is no cost associated with this item.

On September 16, 2025, the Planning Commission - Motion to recommend approval by Grisby. Seconded by Alexander. Passed 5-0.

Final Action will be held on October 9, 2025.

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Manager recommends approval of the First Reading

City Council Action:

Final Action - 10/9/25

Attachments:

1. PUD24-00005LOCATION



Nona Townhomes
PUD24-00005
Parcel IDs: 052631495000010760,
052631495000010850,
052631495000010920,

Legend

- City of St Cloud
- Osceola County June
- Subject Property
PUD24-00005 Nona
Townhomes

0 0.02 0.04 0.08 0.12 0.16 Miles



Meeting: September 11, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-68 Colored Plat

Community Development Agenda Item:

First Reading and Introduction of Ordinance No. 2025-68, an ordinance of the City Council of the City of St. Cloud, Florida, as authorized by section 177.0142, Florida Statutes renaming the Seminole Land & Investment Co. Plat of Colored Quarter to the Seminole Land & Investment Company Plat of East Quarter providing for severability, conflict and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-68

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

177.142 Renaming of subdivisions and streets on plats and maps

Budget and Recommendation:

The responsibility of payment of costs, if any, associated with the plat name change, shall be determined by the City Council on a case-by-case basis upon recommendation of the City Manager.

Final Action will be held on October 9, 2025.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval of First Reading

City Council Action:

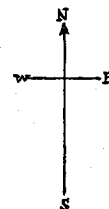
Final Action- 10/9/25

Attachments:

1. CCA25-00007 COLORED QUARTER PLAT OF 1910

2. CCA25-00007 COLORED QUARTERS - ORD NO. 2025-68 CC 091125

SEMINOLE LAND & INVESTMENT CO.
(INCORPORATED)
PLAT OF
COLORED QUARTER
SCALE 200' = 1"

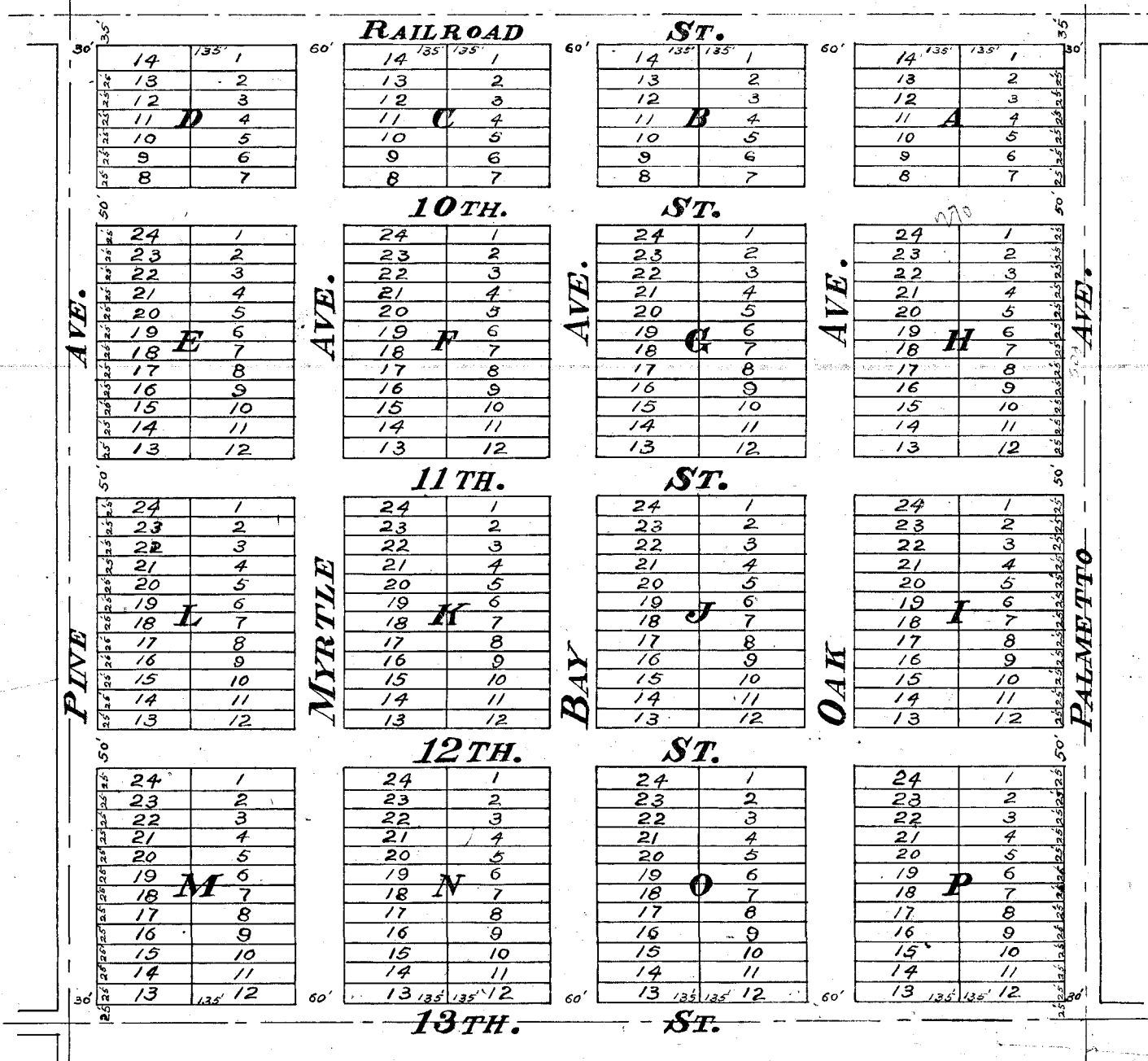


COMPRISING
SW 1/4 of SE 1/4 of
SEC. 6, TR. 26S., R. 31E.
Surveyed by Byron E. White.
Drawn by Byron E. White.

Filed and recorded in the
Office of the Clerk of the Circuit
Court of Osceola County, Florida,
this 8 day of Oct 1910, in
Plat Book 1 Page 39

Archibald G. Donagan
Clerk Circuit Court

ATLANTIC COAST LINE R. R. By Elizabeth Johnston, D.C.



ORDINANCE NO. 2025-68

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AS AUTHORIZED BY SECTION 177.0142, *FLORIDA STATUTES* RENAMING THE SEMINOLE LAND & INVESTMENT CO. PLAT OF COLORED QUARTER TO THE SEMINOLE LAND & INVESTMENT COMPANY PLAT OF EAST QUARTER PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the Seminole Land & Investment Co. Plat of Colored Quarter was filed and recorded in the Office of the Clerk of the Circuit Court of Osceola County, Florida on the 8th day of October 1910 in Plat Book 1, Page 39;

WHEREAS, the City Council has determined and does hereby find that the word “colored” appearing in the name of the plat constitutes an ethnic or racial slur as contemplated in Section 177.0142, *F.S.*; and

WHEREAS, the City Council of the City of St. Cloud has determined and does hereby find that it is in the best interest of the City of St. Cloud, its citizens and the community of St. Cloud and Osceola County that the referenced plat name be change by removing the word “colored” and replacing it with “East”.

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

SECTION I. Legislative Findings and Intent. The foregoing Recitals are hereby ratified and incorporated as findings of the City Council and as the legislative intent of this Ordinance.

SECTION II. The Seminole Land & Investment Co. Plat of Colored Quarter recorded at Book 1, Page 39 of the Official Records of Osceola County, Florida, and as authorized by Section 177.142, *F.S.* is hereby renamed as follows:

“Seminole Land & Investment Co., Plat of East Quarter.”

SECTION III. Costs Associated with Name Change. The responsibility of payment of costs, if any, associated with the plat name change as provided herein, shall be determined by the City Council on a case-by-case basis upon recommendation of the City Manager.

SECTION IV. This Ordinance shall be recorded in the public records of Osceola County. Upon such recording, the Clerk of the Circuit Court of Osceola County shall place in the margin of the plat a notation that this Ordinance has been adopted changing the name, the date of the name change, and the book and page in the public records where this Ordinance is recorded.

SECTION V. 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 VI. Conflict and repeal. Any portion of the St. Cloud Code, the St. Cloud Land Development Code or any ordinance or resolution or part thereof in conflict with this ordinance is hereby repealed to the extent of such conflict.

SECTION VII. Codification. The text of this Ordinance shall not be codified, provided, however, a copy of this Ordinance shall be maintained in the Office of the City Clerk.

SECTION VIII. Effective Date. This Ordinance shall be published as provided by law and shall become law and shall take effect on the date of its Second Reading and Final Passage.

First Reading the 11th day of September, 2025.

Second Reading the 9th day of October, 2025.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this _____ day of _____ 2025.

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

Ordinance No. 2025-68
Colored Quarters Plat Rename
DRC Case# CCA25-00007



Meeting: September 11, 2025

Agenda Item Type: First Readings and
Introduction Ordinance No. 2025-71 Parking
Code Revision

Community Development Agenda Item:

First Reading and Introduction of Ordinance No. 2025-71, an ordinance of the City Council of the City of St. Cloud, Florida, amending the City Code of Ordinances, Chapter 42 "Traffic and Vehicles", Article III. "Parking, Stopping and Standing" by amending Section 42-61 "Generally", Section 42-62 "Parking Spaces Provided by Governmental Agencies or Non-Governmental Agencies for Certain Disabled Persons"; Section 42-64 "Notice of Illegally Parked Vehicle"; Section 42-65 "Liability for Payment of Parking Citation Violations"; and Section 42-66 "Hearing to Contest Citation Before City Hearing Officer" and renumbering Section 42-67 "Presumption Regarding Illegal Parking, Operating, Stopping, Etc." providing for conflict, severability, administrative correction, codification, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-71

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Legal Authority:

Budget and Recommendation:

There is no cost associated with this item.

Final Action will be held on October 9, 2025.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval of First Reading

City Council Action:

Final Action- 10/9/25

Attachments:

1. CDA25-00003 Parking Code Revisions Ordinance No. 2025-71 0911125 CC1

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Stop, stand or park a vehicle:

- a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
- b. On any part of a sidewalk.

- c. Within any part of an intersection.
- d. On any part of a crosswalk.
- e. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the state department of transportation indicates a different length by signs or markings.
- f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic.
- g. Upon any bridge or other elevated structure upon a highway.
- h. On a bicycle path.
- i. On a yellow or red curb or outside of a parking space designated by roadway markings.
- j. At any place where official traffic control devices and/or signs prohibit stopping.
- k. In a public park, except in a designated parking area.
- l. On the roadway or shoulder of a limited access facility, except as provided by regulation of the state department of transportation, or on the paved portion of a connecting ramp; except that a vehicle which is disabled or in a condition improper to be driven as a result of mechanical failure or crash may be parked on such shoulder for a period not to exceed six hours. This provision is not applicable to a person stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle in obedience to the directions of a law enforcement officer or to a person stopping a vehicle in compliance with applicable traffic laws.
- m. For the purpose of loading or unloading a passenger on the paved roadway or shoulder of a limited access facility or on the paved portion of any connecting ramp. This provision is not applicable to a person stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle.
- n. In a disabled permit parking space without the proper permit
- o. In a parking space where an official sign requires parking by permit and without the proper permit.
- p. Without a valid license plate affixed to the vehicle in a residential district.
- q. Within an area designated as a loading zone by an official sign.
- r. Parallel along a roadway, street or alley against the direction of authorized traffic movement.

(2) Stand or park a vehicle in the public right-of-way, whether occupied or not, except momentarily to pick up or discharge a passenger:

a. In front of a public or private driveway.

b. Within 15 feet of a fire hydrant.

c. Within 20 feet of a crosswalk at an intersection.

d. Within 30 feet upon the approach to any flashing signal, stop sign or traffic control signal located at the side of a roadway.

e. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when properly sign-posted).

~~f. On an exclusive bicycle lane.~~

~~fg.~~ At any place where official traffic control devices and/or signs prohibit standing.

(3) Park a vehicle whether occupied or not, except temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or passengers at any place where official signs prohibit parking.

(4) Park overtime in violation of signs with stated time limits for parking vehicle, occupied or unoccupied, remaining longer than time posted on signs.

(5) Park a trailer in the public right-of-way or dedicated parking area on public property except temporarily while actually engaged in loading or unloading persons or property or while actively providing a service on the property, such as landscaping, construction, or repair services.

(b) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

(c) This section shall not apply to the driver or owner of any vehicle which is disabled while on the paved or main traveled portion of a street or highway in such manner and to such extent that it is impossible to avoid stopping and temporarily leaving the disabled vehicle in such position, or to passenger-carrying buses temporarily parked while loading or discharging passengers, where street or highway conditions render such parking off the paved portion of the highway hazardous or impractical.

Sec. 42-62. Parking spaces provided by governmental agencies or nongovernmental entities for certain disabled persons.

(a) It is unlawful for any person to stop, stand or park a vehicle in any parking space designated with the international symbol of accessibility or the caption "Parking by Disabled Permit Only" or with both such symbol and caption, unless such vehicle displays a parking permit or license plate issued under F.S. §§ 316.1958, 320.084, 320.0842, 320.0843, 320.0845 or 320.0848, or

displaying a special license plate or parking permit issued to a handicapped person by any other state, and such vehicle is transporting a person eligible for such license plate or parking permit. However, any person who is chauffeuring a disabled person shall be allowed, without need for an identification parking permit or special license plate, momentary parking in any such parking space for the purpose of loading or unloading a disabled person. No penalty shall be imposed upon the driver for such momentary parking.

- (b) When a person is in violation of a parking space specially designed and marked for the exclusive use of physically disabled persons, the law enforcement officer, community service officer, code enforcement officer or parking enforcement specialist ~~shall~~:

(1) Shall charge the operator or registered owner of the vehicle for violation of this article; and/or

(2) May have the vehicle in violation removed to any lawful parking space or facility or require the operator or other person in charge of the vehicle immediately to remove the unauthorized vehicle from the parking space. The cost of removal shall be the responsibility of the person in charge of the vehicle or registered owner and shall be at the owner's expense.

Sec. 42-63. Additional parking regulations.

- (a) Every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within 12 inches of the right-hand curb or edge of the roadway, unless designated by roadway markings and/or signs that permit angle parking.

- (b) Every vehicle stopped or parked upon a one-way roadway shall be so stopped or parked parallel to the curb or edge of the roadway, in the direction of authorized traffic movement, with its right-hand wheels within 12 inches of the right-hand curb or edge of the roadway, or its left-hand wheels within 12 inches of the left-hand curb or edge of the roadway.

Sec. 42-64. Notice of illegally parked vehicle.

- (a) Whenever any motor vehicle is found parked in violation of the of the restrictions imposed by any ordinance of this city, the officer finding such vehicle shall take its registration number, and may take any other information displayed on the vehicle which may identify the owner of the vehicle. The officer shall conspicuously affix to the offending vehicle a traffic citation in writing, on a form provided by the police department. This citation shall be issued to the registered owner of the vehicle and shall state the violation for which the owner is being cited.

- (b) For the purposes of this article, the term "officer" shall be defined as a sworn law enforcement officer, a community service officer, code enforcement officer or a parking enforcement specialist.

~~Whenever any motor vehicle without driver is found parked, stopped or standing in violation of any of the restrictions imposed by ordinance of the city, the officer finding such vehicle shall take its registration number and may take any other information displayed on the vehicle which may identify~~

~~its user and shall conspicuously affix to such a vehicle a traffic citation or notice in writing, on a form provided by the chief administrative officer of the police department, such notice in writing to be in duplicate form and approved by the county judge, for the driver to answer the charge against him within 48 hours, during the hours and at a place specified in the notice.~~

Sec. 42-65. Liability for payment of parking citation violations.

(a) Citation. Any person issued a citation under this chapter shall be deemed charged with a noncriminal traffic infraction and shall have 30 days from the date of the violation to comply with the directions on the citation by requesting a hearing to contest the citation or paying the citation.

(b) Parking violation notice. If any person who was issued a citation fails to comply with the directions on the citation, the City shall assess a \$15.00 delinquency fee and send, by mail, a parking violation notice to the address of the registered owner or lessee given on the registration of the motor vehicle which was cited. The mailing of a notice in accordance with this subsection constitutes notification to a registered owner or lessee. The parking violation notice shall direct the registered owner or lessee to request a hearing to contest the citation or pay the citation and delinquency fee within 30 days after the mailing of the parking violation notice. Failure to request a hearing within such 30 days constitutes a waiver of the right to contest the citation.

(c) Final notice. If any person who was issued a parking violation notice fails to comply with the directions on the parking violation notice, the City shall assess another \$15.00 delinquency fee and send, by mail, a final notice to the address of the registered owner or lessee given on the registration of the motor vehicle which was cited. The final notice shall direct the registered owner or lessee to pay the citation and delinquency fees within 30 days after the mailing of the final notice.

(d) Affidavits of non-responsibility. Pursuant to F.S. § 316.1967, the owner of a vehicle is responsible and liable for payment of any parking violation notice unless the owner can furnish evidence that the vehicle was, at the time of the parking violation, in the care, custody, or control of another person. In such instances, the owner of the vehicle is required, within 30 days after issuance of the parking violation notice, to furnish to the appropriate authorities an affidavit setting forth the name, address, and driver's license number of the person who leased, rented, or otherwise had the care, custody, or control of the vehicle. An affidavit submitted pursuant to this section shall be admissible in a proceeding charging a parking violation and shall raise the rebuttable presumption that the person identified in the affidavit is responsible for payment of the parking violation notice. The owner of a vehicle is not responsible for the parking violation if the vehicle involved was, at the time, stolen or in the care, custody or control of some person who did not have permission of the owner to use the vehicle. Prima facie evidence that the vehicle involved was, at the time, stolen or in the care, custody, or control of some person who did not have permission of the owner to use the vehicle, shall be in the form of a report from the appropriate law enforcement official that the said vehicle was not under the care, custody, or control of the owner of the vehicle. The operator of the vehicle that

is in his care, custody or control without the permission of the owner shall be responsible for any parking violation notice that occurs while the vehicle is in his care, custody or control.

(e) Registration holds. The City shall supply the county tax collector, and if applicable, license tag agents, with lists of persons who have any outstanding violations of F.S. § 316.1955 or section 42-65(a) or (b) or who have three or more outstanding parking violations. This section shall be automatically modified upon amendment of F.S. § 316.1967(6), so as to keep it in conformity therewith. Under the authority of F.S. § 320.03(8), as amended from time to time, the county tax collector may not issue a license plate or revalidation sticker to an applicant whose name appears on the list referred to in this subsection until that person presents a receipt from the City showing that such parking fines have been paid.

~~(a) — Any person issued a municipal parking ticket by a parking enforcement specialist or officer shall be deemed to be charged with a noncriminal violation and shall comply with the directions on the ticket. In the event that payment is not received or a response to the ticket is not made within the time period specified thereon, the county court or its traffic violations bureau shall notify the registered owner of the vehicle which was cited, by certified mail, of the ticket. Upon receipt of the notification, the registered owner shall comply with the court's directive.~~

~~(b) — Any person who fails to satisfy the court's directive and any person who elects to appear before a designated official to present evidence shall be deemed to have waived his right to the civil penalty provisions of the ticket. The official, after a hearing, shall make a determination as to whether a parking violation has been committed and may impose a fine not to exceed \$250.00 plus court costs.~~

Sec. 42-66. Hearing to contest citation before city hearing officer.

(a) The city hearing officer shall preside over hearings concerning parking citations, if requested in accordance with this Article. For purposes herein, the City Code Enforcement Special Magistrate is designated as the city hearing officer.

(b) If a person elects to contest a citation or notice of violation through a hearing, the municipal court clerk shall set a hearing date and time before the city hearing officer.

(c) If a person fails to appear at a hearing set by the municipal court clerk, the city hearing officer shall proceed with the hearing and may assess fines and court costs.

(d) If the city hearing officer determines that a violation has been committed, the city hearing officer shall impose the fine indicated on the citation or notice of violation and may impose an administrative fee not to exceed \$100.

(e) An election to request a hearing constitutes a waiver of the right to pay the civil penalty on the parking violation notification, and the city hearing officer, after such hearing, upon making a determination that a parking violation has been committed, may impose a fine not to exceed one hundred dollars (\$100.00) if the original civil fine was _____ (\$) dollars, or two hundred and fifty dollars (\$250.00) for all other offenses. This fine does not include the city

assessed administrative fee. If the person receiving a parking violation notification requests a hearing, but later chooses to cancel the hearing, there will be a fifty dollar (\$50.00) cancellation fee instead of the city assessed administrative fee in addition to the civil penalty. If a hearing date is set, and the person receiving a parking violation notification wishes to continue the hearing date, they may make a request for a continuance in writing up until five (5) business days prior to the hearing date. The request for continuance may be granted one time for cause but shall be assessed a fifty dollar (\$50.00) fee

- (e) Any person who is found by the city hearing officer to have committed a violation, shall pay the city the fine and any administrative costs imposed by the city hearing officer within 30 days after the hearing. Failure to pay such amounts within this time frame shall result in an additional \$15.00 delinquency fee and the City may send such unpaid balances to collections.

Sec. 42-~~67~~66. Presumption regarding illegal parking, operating, stopping, etc.

- (a) In any prosecution charging a violation of any ordinance governing the stopping, standing, parking or operating of a vehicle, proof that the particular vehicle described in the complaint was parked or operated in violation of any such ordinance or emulation, together with proof that the defendant named in the complaint was at the time of such parking or operating the registered owner of such vehicle, shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who stopped, stood, parked or operated such vehicle at the point where, and for the time during which, such violation occurred.
- (b) The foregoing stated presumption shall apply only when the procedure as prescribed in this article has been followed.

~~Sec. 42-67. Disposition of penalties; suspension.~~

- ~~(a) All penalties collected upon a finding of violation of ordinance shall be paid into the municipal treasury and deposited in the general fund.~~
- ~~(b) The county court magistrates are hereby authorized to suspend the payment of any costs or penalty and to remit any costs and penalties for any violation of any provision of this article. The alleged offenders may request hearings before payment of penalties.~~

Sec. 42-68. Authority to impound vehicles.

- (a) Any designated employee or agent of the city whose duty it is to enforce codes and ordinances enacted by the city is hereby authorized to remove a vehicle from a street to the nearest garage or other place of safety, or to a garage designated or maintained by the police department or by this municipality, under the circumstances hereinafter enumerated:
- (1) When a vehicle upon a street is so disabled as to constitute an obstruction to traffic, or the persons in charge of the vehicle are by reason of physical injury incapacitated to such an extent as to be unable to provide for its custody and removal.

(2) When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic.

(3) When any vehicle is left unattended upon a street continuously for more than 24 hours and is abandoned, derelict, inoperable, stripped or wrecked as defined in section 24-51.

(4) When removal is necessary in the interest of public safety because of fire, flood, storm or other emergency reason.

(5) Parking violations for handicapped/disabled spaces.

(b) No vehicle impounded in an authorized garage as herein provided shall be released therefrom until the charges for towing such vehicle into the garage and storage charges have been paid.

Sec. 42-69. Penalty for violation.

(a) The penalty amounts for violations of this article shall be as established by resolution of the city council and on file in the city clerk's office.

(b) The penalty for failure to timely pay the fees described in subsection (a) of this section or request a hearing within ten days of the date of violation shall be an additional late fee to be paid at the time the above-referenced amount is paid.

Sec. 42-70. Amendments.

Section 42-69, which references the penalty amounts for violations, may be amended from time to time by resolution, and such amounts shall be kept on file in the city clerk's office; however, sections 42-61 through 42-68 inclusive may be amended from time to time by ordinance.

Secs. 42-71—42-79. Reserved.

SECTION 3. Conflict. All ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. 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 5. 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 6. 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 7. Publication and Effective Date. This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

FIRST READING ON THE 11th DAY OF SEPTEMBER 2025
SECOND READING ON THE 9th DAY OF OCTOBER 2025

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 9th day of October, 2025

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

CITY OF ST. CLOUD
RECREATION ADVISORY COMMITTEE MEETING
February 19, 2025
Civic Center
3001 17th Street
5:30 p.m.
Minutes

I. Call to Order

The meeting was called to order at 5:42 p.m. This meeting was not recorded.

II. Roll Call

Members Present

Duane Norman

Thomas Richmeyer

Madie Zilke, Vice Chairperson

Bobbie Lantry, Chairperson

Members Absent

James Morency

Alan Sherbourne, Alternate 1

Carter R., Student

Isabella S., Student

Staff Present

Michael Tennaro, Deputy Director

April Sheeler, Recreation Specialist

III. Approval of Minutes

Upon a motion by Mr. Norman, seconded by Mr. Richmeyer, the minutes from October 16, 2024, were unanimously approved.

IV. Old Business:

A. Parks and Recreation Masterplan Update Discussion

Consultants from GAI Consulting provided a presentation on the Masterplan, including improvements that have been made since the last plan was approved. It was explained that the reason for the interim update is that the City is seeking CAPRA (Commission for Accreditation of Park and Recreation Agencies) accreditation through the National Parks & Recreation Association. The consultants asked for input on priorities from the original plan and if those are still priorities. A public meeting for input will be held at the Marina Banquet Hall on March 26. There will also be a new survey that will go live and be open at least through the meeting date.

B. Hopkins Park Update

Mr. Tennaro informed the Committee that work at Hopkins Park is scheduled to begin after summer.

V. New Business:

No new business

VI. Other Business:

Mr. Tennaro explained that City Council has combined the Recreation Advisory, Tree Advisory and Teen Recreation Advisory Committees into one committee. He asked that suggestions for the committee's name be brought to the next meeting.

VII. Adjournment

Upon a motion by Mr. Norman, seconded by Mrs. Zilke, the meeting was adjourned at 6:52 p.m.

Respectfully Submitted by:

Madie Zilke, RAC Vice-Chairperson

Date

April Sheeler, RAC Secretary

Date

City of St. Cloud

FY25 Warrant List #11

8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/7/2025	21831 AMERICAN GRINDING COMPANY, LLC	SIDEWALK GRINDING/REPAIR	100,000.00
8/7/2025	21832 ARNCO CONSTRUCTION, INC. PS2104 FIRE STATION 32 REBUILD	FS #32 CANOE CREEK RD	66,488.33
8/7/2025	21833 BIG DOG EXPRESS OF SOUTH FL INC	VEGETATIVE WASTE HAULING VEGETATIVE WASTE DISPOSAL	11,199.86
8/7/2025	21834 DEBEAUBIEN, KNIGHT, SIMMONS	LEGAL SERV THRU 7/31/25 LEGAL SERV THRU 7/31/25	16,861.00
8/7/2025	21835 ESO SOLUTIONS, INC.	ESO FIRE INCIDENTS	5,432.06
8/7/2025	21836 GAI CONSULTANTS INC.	SERV THRU 07/05/25 STC DOWNTOWN GATEWAY ARCH	1,684.90
8/7/2025	21837 GAME OFFICIALS, INC.	YOUTH BASKETBALL REFEREES 7/14/25-7/26/25	3,485.00
8/7/2025	21838 GUARDIAN COMMUNITY RESOURCE MAN INC	GRANT SERVICES JUN25 HOPKINS GRANT SERVICES JUN25 HOPKINS GRANT SERVICES JUN25 POND	9,908.86
8/7/2025	21839 HABITAT FOR HUMANITY GREATER	ROOF REPLACEMENT PROGRM	16,152.00
8/7/2025	21840 HALO BUILDING SERVICES, LLC	JANITORIAL SERVICE JUL25	34,107.02
8/7/2025	21841 JOHNS EASTERN COMPANY, INC (CLAIMS)	JULY EOM 2025	38,298.15
8/7/2025	21842 LYNCH OIL		3,125.89

City of St. Cloud

FY25 Warrant List #11

8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FUEL DELIVERY 7/8/25	
		FUEL DELIVERY 7/29/25	
		FUEL DELIVERY 7/11/25	
		FUEL DELIVERY 7/15/25	
		FUEL DELIVERY 7/25/25	
8/7/2025	21843 MILLER ELECTRIC COMPANY	EOC BADGE READER	325.00
8/7/2025	21844 NAFECO, INC.	SHORT J.JONES	661.25
		DUFFLE BAG F.SEVER	
		POLO A.RODRIGUEZ	
		TIE D.MILLER	
		DUFFLE BAF F.CURADO	
		POLO R.SILVER	
		PANTS J.ORTIZ	
		BELT K.TERRIAN	
		JACKET D.BISSEL	
		SHIRT B.SPAIN	
8/7/2025	21845 NATIONAL TRENCH SAFETY, INC.	TRENCH SAFETY BOX	14,304.00
8/7/2025	21846 ORLANDO UTILITIES COMMISSION	JUL 2025 ELLECTRIC BILL ALLOCATION	95,466.09
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City of St. Cloud

FY25 Warrant List #11

8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JUL 2025 ELECTIC BILL	
		JUL 2025 ELECTIC BILL	
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		JUL 2025 ELLECTRIC BILL JUFCOMTECH	
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		JUL 2025 ELECTIC BILL	
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		JUL 2025 ELLECTRIC BILL ALLOCATION	
8/7/2025	21847 OSCEOLA ENGINEERING, INC. PR2106 17TH STREET BALLFIELDS	SRVC CONSULTANT MAY25 21-036 17TH ST BALLFIELD	2,080.00
8/7/2025	21848 PETROLEUM TRADERS CORP.	87 CONVENTIONAL UNLEADED FUEL PO NUM 084983	21,332.40
8/7/2025	21849 SCHOOL DISTRICT OF OSCEOLA COUNTY PRE002 SUMMER CAMP PRE002 SUMMER CAMP	SPEEDING CITATION FEES DUE TO SDOC (08/01/2025) BUS FOR SUMMER CAMP TRIP #6009 BUS FOR SUMMER CAMP TRIP #6008	1,967.07
8/7/2025	21850 SOUTHEASTERN SURVEYING & MAPPING	LAKESIDE AT SATILLA 4/7/25 - 7/13/25	2,516.00
8/7/2025	21851 STATE OF FLORIDA	LESO PROPERTY REQUISITION FEE FISICAL YR 25-26	1,000.00
8/7/2025	21852 SUMMIT GROUP CONSULTING, LLC	FEMA CONSULTING SERVICES 04/1/25 - 4/30/25 FEMA CONSULTING SERVICES 7/1/25 - 7/31/25	4,518.75

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/7/2025	21853 WASTE CONNECTIONS OF OSCEOLA COUNTY	MSW DISPOSAL 07/14/25 - 07/19/25 CONSTRUCTION DEMOLITION 07/14/25 - 07/19/25	79,433.73
8/14/2025	21856 ARNCO CONSTRUCTION, INC. PR2504 LAKEFRONT PAV EXPANSION	STC LAKEFRONT SITE	32,231.23
8/14/2025	21857 BOUNDTREE MEDICAL, LLC	FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES	3,096.32
8/14/2025	21858 CONSOR ENGINEERS, LLC PW2000 DOWNTOWN REVITALIZ PH II PW2000 DOWNTOWN REVITALIZ PH II PW2000 DOWNTOWN REVITALIZ PH II PW2000 DOWNTOWN REVITALIZ PH II PW2000 DOWNTOWN REVITALIZ PH II	SERVICE 4/5/25-5/2/25 STC 10TH ST IMPROVEMENTS SERVICE 1/4/25-1/31/25 STC 10TH ST IMPROVEMENTS SERVICE 11/30/24-01/03/24 STC 10TH ST IMPROVEMENTS SERVICE 8/31/24-10/4/24 STC 10TH ST IMPROVEMENTS SERVICE 10/5/24-11/1/24 STC 10TH ST IMPROVEMENTS	3,939.48
8/14/2025	21859 DEBEAUBIEN, KNIGHT, SIMMONS	LEGAL SERVICES THRU 7/31/25	2,233.00
8/14/2025	21860 DIGITECH COMPUTER LLC	MONTHLY INVOICING JUN25 MONTHLY INVOICING MAY25	19,855.20
8/14/2025	21861 FIFTH THIRD BANK	PAYROLL SUMMARY PAYROLL SUMMARY PAYROLL SUMMARY PAYROLL SUMMARY PAYROLL SUMMARY PAYROLL SUMMARY	459,027.78
8/14/2025	21862 FIRST RESPONSE TRAINING GROUP	FIRE CPR/ADV CARDIAC/PEDS RECERTIFICATION	15,300.00

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/14/2025	21863 FISHER SAFETY	FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE SUPPLIES FIRE MEDICAL SUPPLIES FIRE SUPPLIES	10,450.15
8/14/2025	21864 FL STATE LODGE FRAT.ORDER POLICE	PAYROLL SUMMARY	1,225.00
8/14/2025	21865 GOOD CALL SPORTS, LLC PRC014 INSPIRE THE YOUTH	SOFTBALL REFEREES JUN25	7,080.75
8/14/2025	21866 GRAYROBINSON, P.A.	STATE LOBBYING AUG25 FEDERAL LOBBYING AUG25	12,000.00
8/14/2025	21867 HANSON, WALTER & ASSOCIATES INC. ST2306 CREEK WOODS DR EXTENSION	SERVICE THRU 06/29/25 COSC CREEK WOODS DR EXT	7,810.00
8/14/2025	21868 JOHNS EASTERN COMPANY, INC.	RECONCILE WORKERS COMP ACCT 06/01/25-06/30/25	6,721.96
8/14/2025	21869 JONES, EDMUNDS & ASSOCIATES, INC.	SERVICES THRU 5/25/25 CITYWORKS/GIS TRAIN/SUPP	487.00
8/14/2025	21870 LYNCH OIL	FUEL DELIVERY 8/1/25	959.23
8/14/2025	21871 MISSIONSQUARE RETIREMENT	PAYROLL SUMMARY PAYROLL SUMMARY	14,252.14
8/14/2025	21872 NAFECO, INC.	SHIRT S.SCHWAN SOCKS S.SCHAWN SHIRT C.ESPINAL JACKET M.EVANS POLO N.ADMIN	1,584.80

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PANTS K.TERRIAN	
		JACKET J.HART	
		PANT N.IRVING	
		INSIGNIA T.PETERSON	
		JACKET A.ECKSTEIN	
		JACKET P.WOMMACK	
		PANT M.GUILLEN	
		INSIGNIA T.MONTENEGRO	
		JACKET D.BISSELL	
		RAINCOAT R.IRVIN	
		SHIRT B.SPAIN	
		SOCKS J.BRADSHAW	
		GLOVE J.SNOW	
		JACKET J.YEAGER	
		GLOVE J.HYLANDER	
		FLAG B.CARTER	
		TIE A.MCCRISTAL	
		PANT M.SOTO	
8/14/2025	21873 NATIONWIDE RETIREMENT SOLUTIONS INC		20,459.61
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
8/14/2025	21874 PETROLEUM TRADERS CORP.		21,446.63
		ULTRA LOW SULFUR #2 FUEL PO NUM 085031	
8/14/2025	21875 SCHOOL DISTRICT OF OSCEOLA COUNTY		1,525,224.30
	PRE002 SUMMER CAMP	BUS FOR SUMMER CAMP TRIP #6058	
		SPEEDING CITATION FEES DUE TO SDOC (08/08/2025)	
	PRE002 SUMMER CAMP	BUS FOR SUMMER CAMP TRIP #5864	
	PRE002 SUMMER CAMP	BUS FOR SUMMER CAMP TRIP #6004	
	PRE002 SUMMER CAMP	BUS FOR SUMMER CAMP TRIP #6053	
		EDUCATION IMPACT FEES COLLECTED JULY 2025	
8/14/2025	21876 SEMCO CONSTRUCTION, INC.		1,958,040.50
	PR2106 17TH STREET BALLFIELDS	17TH BALLFIELDS P#240111 07/01/25 - 07/31/25	
8/14/2025	21877 SONG & ASSOCIATES, INC.		2,217.40
	PS2104 FIRE STATION 32 REBUILD	SERVICES THRU 07/31/25 NEW SCFD FS#32	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/14/2025	21878 TEN-8 FIRE EQUIPMENT	NOZZEL & SHUTOFF	2,030.22
8/14/2025	21879 WASTE CONNECTIONS OF OSCEOLA COUNTY	TIRE DISPOSAL - VEHICLE 7/22/25 MSW DISPOSAL 7/21/25 - 7/26/25 CONSTRUCTION DEMOLITION 7/21/25 - 7/25/25	91,773.61
8/14/2025	21880 WRIGHT-PIERCE PR2503 DOCK REPAIRS PR2505 EDGEWATER EAST PARK LAND	SERVICES THRU 7/25/25 MARINA DOCK REPAIRS PROFESSIONAL SRVCS THROUGH 7/25/25 EDGEWATER	7,955.10
8/21/2025	21881 ADVANCED HARDWOOD FLOORS, INC.	COMMERCIAL GRADE FINISH. MARINA BANQUET HALL FLOOR	2,805.00
8/21/2025	21882 ANN MARIE KNOWLTON PRC022 ZUMBA CLASSES	ZUMBA CLASSES JUL25	127.50
8/21/2025	21883 DEBTBOOK	SERVICE 8/1/25-8/31/25 SERVICE 8/1/25-8/31/25 PO 085096 SERVICE 8/1/25-8/31/25 PO 085096	20,000.00
8/21/2025	21884 GEORGE E. ALVARADO PRC023 FUTSAL TERRA INDR SOCCER	INDOOR SOCCER JUL25	1,553.25
8/21/2025	21885 LANGTON ASSOCIATES, INC.	GRANT WRITING SERV JUL25	4,333.33
8/21/2025	21886 LYNCH OIL	FUEL DELIVERY 8/12/25	399.56
8/21/2025	21887 MISSION-CENTERED SOLUTIONS, INC. GR2204 FY 2022 ASST TO FF GRANT	FIRE SERV LEADERSHP CLASS	33,775.00
8/21/2025	21888 QUALITY LAWN SERVICES UNLIMITED,INC	LAWN MOWED MULTIPLE LOCATIONS	4,552.00

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		LAWN MOWED MULTIPLE LOCATIONS	
8/21/2025	21889 SPIES POOL, LLC		1,528.05
		BOOSTER PUMP REPLACEMENT PEGHORN SPLASH PAD	
8/21/2025	21890 SUPERION, LLC		45.00
		PUBLIC ADMIN PROJECT MANAGEMENT SERVICES	
8/21/2025	21891 TESSAH IVEY ENTERPRISES, LLC		232.50
	PRC010 BATON LESSONS	BATON TWIRLING JUL25	
8/21/2025	21892 THE LUNZ GROUP		15,230.00
	PS2409 FIRE HEADQUARTERS RENOV	BIDDING & CONSTRUCTION FIRE ADMIN BLDG 24151.01	
8/28/2025	21893 ADVANCED HARDWOOD FLOORS, INC.		6,042.65
		KITCHEN HALL FLOORS	
		COMMUNITY CENTER FLOORS	
8/28/2025	21894 BOUNDTREE MEDICAL, LLC		4,330.56
		FIRE MEDICAL SUPPLIES	
8/28/2025	21895 CIVITAS LLC		359.25
		HUD TA HOURS JUL25	
8/28/2025	21896 DISTINCTIVE CARE MD LLC		2,542.00
		MEDICAL DIRECTION AUG25	
8/28/2025	21897 FIFTH THIRD BANK		457,269.49
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
8/28/2025	21898 FITNESS CF		3,170.41
		AUG 2025 EMPLOYEE PREMIUMS GYM MEMBERSHIPS	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/28/2025	21899 FL STATE LODGE FRAT.ORDER POLICE	PAYROLL SUMMARY	1,225.00
8/28/2025	21900 GAI CONSULTANTS INC.	SERVICE THRU 06/07/25 SERVICE THRU 6/7/25 STC DOWNTOWN GATEWAY ARCH	3,126.32
8/28/2025	21901 HUMANA INSURANCE COMPANY	AUG 2025 PREMIUM VISION INSURANCE G#591872 AUG 2025 PREMIUM VISION INS G#591872 (COBRA)	3,966.80
8/28/2025	21902 JOHNSTON'S SURVEYING, LLC	PLAT REVIEW-ED-6 ROADWAY PLAT REVIEW-CENTER LAKE	2,090.00
8/28/2025	21903 LYNCH OIL	FUEL DELIVERY 8/8/25 FUEL DELIVERY 8/19/25 FUEL DELIVERY 8/15/25	1,669.07
8/28/2025	21904 METRO FORECASTING MODELS, LLC	SERVICES 7/1/25-7/31/25	15,070.00
8/28/2025	21905 MILLER ELECTRIC COMPANY	BADGE READER-AQUATICS SUPERVISOR OFFICE GYM DOORS AND FIRE DOOR PARKS & REC JUF GATE REPAIR	3,528.93
8/28/2025	21906 MISSIONSQUARE RETIREMENT	PAYROLL SUMMARY PAYROLL SUMMARY	14,264.54
8/28/2025	21907 MOHAWK LIFTS LLC	(2) WHEEL BALANCER	22,657.91
8/28/2025	21908 NAFECO, INC.	SHIRT HEYER SOCKS R.IRVING PANT J.RODRIGUEZ	5,899.00

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		RAINCOAT MYLES	
		FLAG D.BISELL	
		HEAT TRANSFERS	
		LOGO C.MOQUIN	
		SHIRT C.MACARTHUR	
		SHIRT M.CESLER	
		PANTS M.CAPRANICA	
		JACKET B.FABER	
		PANT B.POWERS	
		PANT R.ENNIS	
		POLO T.FARMER	
		PANTS D.THIBODEAU	
		SOCKS A.SCHWAN	
		PANTS D.COX	
		POLO R.ENNIS	
		PANT M.SOTO	
		BELT N.MORALES	
		PANTS B.SPAIN	
		PANT J.BRADSHAW	
		SOCKS A.SCHWAN	
		JACKET J.LUZZI	
		PANT M.GUILLEN	
		SOCKS F.CURADO	
		PANT R.WISE	
		SOCKS B.SPAIN	
		PANT J.HYLANDER	
		SOCKS B.FABER	
		RAIN SHELL W.TILFORD	
		PANTS J.HYLANDER	
		MULTI TOOL J.SNOW	
		PANT F.SEVER	
		SOCKS F.CURADO	
		POLO R.ENNIS	
		PANTS Y.CEDENO	
		POLO R.SILVER	
		SOCKS L.PERDOMO	
		SOCKS J.LUCAS	
		PANT R.ENNIS	
		POLO A.RODRIGUEZ	
		PANTS - ENNIS PO 084256	
		PANT A.RAO	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SHIRT S.FROST	
		POLO D.HOOVER	
		POLO N.SMITH	
		POLO J.DRADSHAW	
		POLO A.FALOTICO	
		SOCKS B.HUDSON	
		POLO D.MILLER	
		POLO M.SIMS	
		POLO D.HUNTER	
		POLO B.HOOVER	
		POLO M.CHESLER	
		SHIRT T.MONTENEGRO	
		PANT B.CARTER	
		SOCKS B.POWERS	
		SHIRT R.COOKE	
		SHORTS C.JONES	
		PANT M.SOTO	
		FLAG B.CARTER	
		PANTS - CAPRANICA	
		MULTI TOOL J.YEAGER	
8/28/2025	21909 NATIONWIDE RETIREMENT SOLUTIONS INC		21,017.55
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
8/28/2025	21910 OSCEOLA ENGINEERING, INC.		38,720.75
	PR2302 HOPKINS PARK MASTER PLAN	SERVICE CONSULTAN JUL25 23-031 HOPKINS PARK PH 1	
	PR2301 CHISHOLM PARK MASTER PLAN	SERVICE CONSULTAN JUL25 22-040 CHISHOLM PARK PH I	
	PS2401 PUBLIC SAFETY COMPLEX-PH1	SRVCS CONSULTANT JULY25 24-007-2 PUBLIC SAFETY	
	PR2106 17TH STREET BALLFIELDS	SERVICE CONSULTAN JUL25 21-036 17TH ST BALLFIELD	
8/28/2025	21911 PETROLEUM TRADERS CORP.		42,281.81
		87 CONVENTIONAL FUEL PO NUM 085027	
		ULTRA LOW SULFUR #2 FUEL PO NUM 085086	
8/28/2025	21912 PUBLIC SAFETY SUPPLY		36,302.62
		TAKEDOWN ALLEY LIGHTS	
		TAKEDOWN ALLEY LIGHTS	
8/28/2025	21913 PURVIS, GRAY AND COMPANY		15,000.00

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIRST PROGRESS BILLING	
8/28/2025	21914 SHENANDOAH GENERAL CONSTRUCTION LLC	MASS AVE STORM DRAIN EQUIPMENT AND LABORER	5,375.00
8/28/2025	21915 STANDARD INSURANCE COMPANY	AUG 2025 INSURANCE LONG TERM DISABILITY AUG 2025 INSURANCE VOLUNTARY LIFE AUG 2025 INSURANCE CITY PAID LIFE	16,817.50
8/28/2025	21916 WASTE CONNECTIONS OF OSCEOLA COUNTY	CONSTRUCTION DEMOLITION 7/28/25 - 7/31/25 MSW DISPOSAL 8/11/25 - 8/16/25 MSW DISPOSAL 7/28/25 - 7/31/25 MSW DISPOSAL 8/1/25 - 8/9/25 CONSTRUCTION DEMOLITION 8/1/25 - 8/8/25 CONSTRUCTION DEMOLITION 8/11/25 - 8/16/25	238,611.14
8/28/2025	21917 WRIGHT-PIERCE CR2401 CRA ALLEYWAY IMPROVEMENTS	ALLEYWAY BOLLARD DESIGN SRVCS THRU 7/25/25	1,380.40
8/7/2025	300358 ANDREW SULLIVAN	A.SULLIVAN NIOA 2025 CONF T25179 101	234.95
8/7/2025	300359 APEC LLC PR2502 LAKEFRONT PATHWAY IMPROVE	LAKEFRONT TRAIL REPAIR	303,072.00
8/7/2025	300360 BOZARD FORD COMPANY	UNIT 12-507 POLICE	50,906.00
8/7/2025	300361 CARTER GROVE CARE INC.	TREE REMOVAL 10TH STREET TREE REMOVAL DELAWARE AVE TREE REMOVAL CRAWFORD AVE	10,700.00
8/7/2025	300362 MISC CUSTOMER REFUNDS	REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	1,500.00

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
8/7/2025	300363 MISC CUSTOMER REFUNDS		200.00
		REFUND OF DEPOSIT CANNERY PARK BUILDING	
8/7/2025	300364 EVERNORTH CARE SOLUTIONS, INC.		1,104.42
		EAP FOR AUGUST 2025 699 @ \$1.58	
8/7/2025	300366 FEDERAL EASTERN INTERNATIONAL, LLC		8,916.72
	GR2405 2023 BPV GRANT	PD EQUIPMENT-V.LARRACUENT	
	GR2405 2023 BPV GRANT	PD EQUIPMENT-L.MENDEZ	
	GR2405 2023 BPV GRANT	PD EQUIPMENT-T.PEREIRA	
	GR2405 2023 BPV GRANT	PD EQUIPMENT-K.VAZ	
	GR2405 2023 BPV GRANT	PD EQUIPMENT-D.ROSA	
	GR2405 2023 BPV GRANT	PD EQUIPMENT-B.BLACK	
		PD EQUIPMENT-B.BLACK	
		PD EQUIPMENT-K.VAZ	
		PD EQUIPMENT-V.LARRACUENT	
		PD EQUIPMENT-D.ROSA	
		PD EQUIPMENT-L.MENDEZ	
		PD EQUIPMENT-T.PEREIRA	
8/7/2025	300367 FLORIDA UNEMPLOYMENT COMP.FUND		923.34
		ACT#9975348 REORTING PER 04/01/2025 - 06/30/2025	
8/7/2025	300368 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT COMM CENTER MAGNOLIA HALL	
8/7/2025	300369 GREENSCAPE MOWING, INC.		3,450.00
		MOWING AT LANDFILL JUL25	
8/7/2025	300370 KELLY L. LACOE		177.45
		K.LACOE ESRI USERS CONF T25107 102	
8/7/2025	300372 KONICA MINOLTA BUSINESS SOLUTIONS		3,023.27
		COPIER LEASE 6/1-30/25 PD RECORDS DEPT	
		INVOICE FROM 3/31/24 FOR COPIER LEASE 3/1-31/24	
		COPIER LEASE 6/1-30/25 PARKS AND REC	
		COPIER LEASE 6/1-30/25 PD SHARED USE	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		COPIER LEASE 6/1-30/25 POLICE DEPT	
		COPIER LEASE 6/1-30/25 POLICE DEPT	
		COPIER LEASE 6/1-30/25 BUILDING MAINT	
		COPIER LEASE 6/1-30/25 CITY CLERK	
		COPIER LEASE 6/1-30/25 BUILDING DEPT	
		COPIER LEASE 6/1-31/25 LANDFILL	
		COPIER LEASE 6/1-31/25 LANDFILL	
		COPIER LEASE 6/1-30/25 IT	
		COPIER LEASE 6/1-30/25 BUILDING DEPT	
		COPIER LEASE 6/1-30/25 PD CIU	
8/7/2025	300373 LEIGH ANNE TOMANIO		43.47
		LEIGH ANNE TOMAINO, FFMA 2025 ANN CON, T25151, 102	
8/7/2025	300374 MARYEMMA BACHELDER		120.94
		M.BACHELDER CERTIFIED COMMUNICATOR T25163 102	
8/7/2025	300375 MATTHEW HEIL		111.80
		M.HEIL ESRI USERS CONF T25108 102	
8/7/2025	300376 MEDLINE INDUSTRIES, LP		8,489.11
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
8/7/2025	300377 METTLER-TOLEDO INTERNATIONAL, INC.		3,435.00
		RELOCATE SCALE INDICATORS	
8/7/2025	300378 MICHELLE ACOSTA		43.47
		MICHELLE ACOSTA,FFMA 2025 ANN CONF, T25150 102	
8/7/2025	300379 MISC CUSTOMER REFUNDS		15,089.78
		MAINT. BOND REIMBURSEMENT NONA CHURCH WAS21-00033	
8/7/2025	300380 OSCEOLA COUNTY ROAD AND		1,203.24
		TRAFFIC SIGNAL PREVENTION MAINTENANCE JUNE25	
		TRAFFIC SIGNAL PREVENTION MAINTENANCE MAY25	
8/7/2025	300381 PREFERRED MATERIALS, INC.		219.22

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		ASPHALT SP 9.5MM RAP	
		ASPHALT SP 9.5MM RAP	
8/7/2025	300382 PTM DOCUMENT SYSTEMS/PRINT-TO-MAIL		253.96
		SECURITY CASH BAGS	
		SECURITY CASH BAGS	
8/7/2025	300383 QUADIENT LEASING USA, INC.		1,188.09
		MAIL MACHINE LEASE 5/16/25 - 8/15/25	
8/7/2025	300384 REPUBLIC SERVICES, INC.		2,080.43
		RESI SINGLE STREAM RECYCLING	
8/7/2025	300385 MISC CUSTOMER REFUNDS		63.34
		CANCELLATION OF ACTIVITY FOR AQUATIC CENTER	
8/7/2025	300386 THE BANCORP BANK N.A.		2,190.00
		LEASE OF 2023 CHEVY TAHOE 7/1/25 - 7/31/25	
		LEASE OF 2023 CHEVY TAHOE 8/1/25 - 8/31/25	
8/7/2025	300387 THE TRINBAGO ASSOCIATION OF CENTRAL		90.00
		TTAC DINNER TICKET FOR COUNCIL MEMBER PAUL	
8/7/2025	300388 VERRA MOBILITY		65,722.34
		FIRST 60 PAID CITATIONS 7/1/25 - 7/31/25	
		FIRST 60 PAID CITATIONS CAMERA 5/21/25-5/31/25	
		FIRST 60 PAID CITATIONS CAMERA 6/1/25-6/30/25	
8/7/2025	300389 VEYTEC, INC.		4,936.67
	PW2502 PROGRESS LN OFFICE RENOV	DOOR CONTROLLER,BATTERY, CARD READER & KEYPAD	
		5 YEAR DOOR LICENSE 7/10/25 - 7/10/30	
8/7/2025	300390 WESCO TURF, INC.		674.15
		TORO WRKMAN REPAIR STEERING SHAFT	
8/7/2025	300391 WEX BANK		1,674.70
		FUEL PURCHASES JUL25	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/7/2025	300392 WILSON PALACIO	W.PALACIO 2025 FL STATE MEMORIAL T25180 102	147.50
8/14/2025	300395 ALABAMA CHILD SUPPORT PAYMENT	PAYROLL SUMMARY	23.08
8/14/2025	300396 MISC CUSTOMER REFUNDS	CANCELLATION OF ACTIVITY AQUATIC CENTER CANCELLATION OF ACTIVITY AQUATIC CENTER CANCELLATION OF ACTIVITY AQUATIC CENTER CANCELLATION OF ACTIVITY AQUATIC CENTER	425.00
8/14/2025	300397 CHRISTY DEPUY	PLATES,CUPS,NAPKINS FOR HISTORIC PRESERVATN BOARD	41.33
8/14/2025	300398 CITY OF ST. CLOUD HOPKINS PARK	PETTY CASH HOPKINS PARK CHECK RETURNED CK 300398 PETTY CASH HOPKINS PARK	0.00
8/14/2025	300399 CLEARPOINT STRATEGY	SUBSCRPTN 8/1/25-7/31/26 PO 085066 SUBSCRPTN 8/1/25-7/31/26 PO 085066 SUBSCRPTN 8/1/25-7/31/26	17,250.00
8/14/2025	300400 COASTALWIDE LLC	FLOODPLAIN/CRS PROGRAM COMPLIANCE	3,825.00
8/14/2025	300401 EBIX INC.	SERV 7/1-31/25 ACTUAL ACCOUNTS 220	833.33
8/14/2025	300402 MISC CUSTOMER REFUNDS	REFUND DEPOSIT CK# 300185 LKFRNT PARK MARINA NORTH	500.00
8/14/2025	300403 JUSTIFACTS CREDENTIAL VERIFICATION	EMPLOYEE BACKGROUND CHECK	89.42
8/14/2025	300404 KAITLYN BURKARD	K.BURKARD HOMICIDE INVEST T25128 101	259.60

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/14/2025	300405 KONICA MINOLTA BUSINESS SOLUTIONS	COPIER LEASE 5/1-31/25 FIRE-CORD AVE COPIER LEASE 5/1-31/25 FIRE COPIER LEASE 5/1-31/25 FIRE LOBBY COPIER LEASE 6/1-30/25 PUBLIC WORKS COPIER LEASE 6/1-30/25 STREETS COPIER LEASE 6/1-30/25 HUMAN RESOURCES COPIER LEASE 6/1-30/25 PROCUREMENT COPIER LEASE 5/1-31/25 FIRE COPIER LEASE 6/1-30/25 STREETS	1,922.28
8/14/2025	300406 LENCO ARMORED VEHICLES	PD NEW ARMORED VEHICLE UNIT 12-508	398,710.00
8/14/2025	300407 MISC CUSTOMER REFUNDS	CANCELLATION OF ACTIVITY SUMMER CAMP WEEK 10	40.00
8/14/2025	300408 MISC CUSTOMER REFUNDS	REFUND OF DEPOSIT CANNERY PARK BUILDING	200.00
8/14/2025	300409 MEDLINE INDUSTRIES, LP	FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES	2,107.10
8/14/2025	300410 MICHAEL CAPRANICA	MICHAEL CAPRANICA, 2025 EXEC DEV CONF, T25196 102	90.44
8/14/2025	300411 MISC CUSTOMER REFUNDS	REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	500.00
8/14/2025	300412 ORLANDO UTILITIES COMMISSION PS2104 FIRE STATION 32 REBUILD	REMOVE WOOD POLE & (1)HPS COBRAHEAD WO#915419 FS#32	675.70
8/14/2025	300413 OSCEOLA COUNCIL ON AGING	ST.CLOUD VILLAS I CABINETS 60% DEPOSIT	83,400.00
8/14/2025	300414 PREFERRED MATERIALS, INC.	ASPHALT SP 9.5MM RAP	116.40

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/14/2025	300415 QUEST CORPORATION OF AMERICA, INC.	ANNEXATION OUTREACH 2/1/25 - 2/28/25	3,895.00
8/14/2025	300416 MISC CUSTOMER REFUNDS	CANCELLATION OF ACTIVITY BASEBALL FIELD 6 CANCELLATION OF ACTIVITY BASEBALL FIELD 6 CANCELLATION OF ACTIVITY BASEBALL FIELD 6	391.55
8/14/2025	300417 REHRIG PACIFIC COMPANY	EG GARBAGE ROC BURGUNDY FREIGHT EG GARBAGE ROC BURGUNDY	43,230.00
8/14/2025	300418 RINGCENTRAL, INC	PAYMENT OF INVOICE #CD_001181086	9,182.66
8/14/2025	300419 MISC CUSTOMER REFUNDS	CANCELLATION OF ACTIVITY AQUATIC CENTER CANCELLATION OF ACTIVITY AQUATIC CENTER	332.88
8/14/2025	300420 ROTOLO CONSULTANTS, INC.	MOWING MULTIPLE LOCATIONS JULY25	17,594.70
8/14/2025	300421 SHI INTERNATIONAL CORP	CISCO MERAKI 7/25/25-7/24/26 PO085049 CISCO MERAKI 7/25/25-7/24/26 PO085049 CISCO MERAKI 7/25/25-7/24/26	10,378.83
8/14/2025	300422 SKANSKA USA BUILDING INC. PS2103 FIRE STATION 35 NEW BUILD PS2104 FIRE STATION 32 REBUILD PR2106 17TH STREET BALLFIELDS	SERVICES THRU 7/31/25 FS#35 SERVICES THRU 07/31/25 FS#32 SERVICES THRU JUL25 17TH ST TBALL IMPROVEMENT	20,979.94
8/14/2025	300423 STACEY WILDE	STACEY WILDE,FLORIDA ASSO CITY CLERKS, T25216, 102	169.09
8/14/2025	300424 VALLEY DISTRICT OFFICE	PAYROLL SUMMARY	30.00

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/14/2025	300425 VERTIV CORPORATION	UPS PREVENTATIVE MAINT & SUPPORT 6/26/25-6/15/26 UPS PREVENTATIVE MAINT 6/26/25-6/15/26 PO085041 UPS PREVENTATIVE MAINT 6/26/25-6/15/26 PO085041	11,208.40
8/14/2025	300426 VEYTEC, INC.	5 YEAR DOOR LICENSE 7/1/25 - 8/1/30 PO085046 5 YEAR DOOR LICENSE 7/1/25 - 8/1/30 CARD READER,CONTROLLER AND BACKUP BATTERY 5 YEAR DOOR LICENSE 7/1/25 - 8/1/30 PO085046 5 YEAR DOOR LICENSE 7/1/25 - 8/1/30 PO085046	39,191.90
8/14/2025	300427 WE DARE TO CARE INC.	PAYROLL SUMMARY	56.00
8/21/2025	300430 APPLIED AQUATIC MANAGEMENT, INC.	AQUATIC PLANT MANG JUL25 7/1/25,7/7/25,7/14/25	1,982.05
8/21/2025	300431 AT&T AUTHORIZED RETAILER #2282	SERVICE 2/5/25-3/4/25 SERVICE 4/5/25-5/4/25 BILLING 7/5/25-8/4/25 SERVICE 1/5/25-2/4/25 SERVICE 6/5/25-7/4/25 SERVICE 5/5/25-6/4/25 SERVICE 3/5/25-4/4/25	2,884.86
8/21/2025	300432 AYRES ASSOCIATES, INC.	SERVICES THRU 7/19/25	17,500.00
8/21/2025	300433 BULK EXPRESS TRANSPORT, LLC	SUPPLEMENTAL HAULING	4,252.66
8/21/2025	300434 CENTURYLINK-EMBARQ FLORIDA, INC	ESTIMATE OF TOTAL WORK FOR MEMO P301050	30,969.22
8/21/2025	300435 DAVID MORGAN	DAVID MORGAN, IMSA SIGNS & PAVEMENT, T25249, 102	29.50

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/21/2025	300436 MISC CUSTOMER REFUNDS	REFUND OF DEPOSIT CANNERY PARK BUILDING	250.00
8/21/2025	300437 FISHEL COMPANY, THE	NEPTUNE ROAD POLE TRANSFE	3,441.68
8/21/2025	300438 GRANICUS (GRANICUS, LLC)	SUBSCRIP 7/18/25-7/17/26 PO 085048 SUBSCRIP 7/18/25-7/17/26 PO 085048 SUBSCRIP 7/18/25-7/17/26	14,346.02
8/21/2025	300439 GRAYBAR ELECTRIC CO., INC.	WIRELESS DATA COLLECTION REPAIR	5,203.11
8/21/2025	300440 KELVIN SOTO, ESQ. PR1906 TRAIL EXT LAKE TO CHISHOL	RECORDING FEE SAV PARK 07/01/25-07/31/25 ACT#176 RECORDING FEE R#2020-059R 07/01/25-07/31/25 ACT#176	173.00
8/21/2025	300442 KONICA MINOLTA BUSINESS SOLUTIONS	COPIER LEASE 7/1-31/25 CITY CLERK COPIER LEASE 1/1-31/25 COPIER LEASE 6/1-30/25 ECONOMIC DEVELOPMENT COPIER LEASE 7/1-31/25 PD SHARED USE COPIER LEASE 7/1-31/25 PD CIU COPIER LEASE 7/1-31/25 PD COPIER LEASE 7/1-31/25 BUILDING DEPT COPIER LEASE 7/1-31/25 PD RECORDS COPIER LEASE 3/24-31/25 COPIER LEASE 7/1-31/25 STREETS COPIER LEASE 3/1-31/25 COPIER LEASE 7/1-31/25 BUILDING MAINTENANCE COPIER LEASE 7/1-31/25 PROCUREMENT COPIER LEASE 7/1-31/25 IT COPIER LEASE 7/1-31/25 ECONOMIC DEVELOPMENT COPIER LEASE 4/7-21/25 COPIER LEASE 7/1-31/25 STREETS	3,241.55
8/21/2025	300443 MARYEMMA BACHELDER		64.64

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		M.BACHELDER NIOA 2025 CONFER T25262 101	
8/21/2025	300444 MASCHMEYER CONCRETE CO. OF FLORIDA	READY MIX CONCRETE STORMWATER READY MIX CONCRETE-ROADS READY MIX CONCRETE ROADS	1,749.00
8/21/2025	300445 NICOLE SEGARRA	N.SEGARRA 14TH ANNUAL IAHTI CONFER T25246 101	139.52
8/21/2025	300446 PASSPORT LABS, INC.	TRANSACTION MERCHANT MOBILE PAY FEES JULY25	390.58
8/21/2025	300447 PONTEM SOFTWARE	GIS MAPPING SUBSCRIPTION 9/1/25 - 8/31/26	2,615.00
8/21/2025	300448 PRIDE CONSULTING LLC	WELD TEST & WPS A.ADAMS S.PRUIT & R.BRACKEN	1,650.00
8/21/2025	300449 ROUTEWARE, INC.	STANDAR HD CAMERA REINSTALL KIT EASYROUTE BUNDLE 7/27/25 - 7/31/25	377.04
8/21/2025	300450 R2 UNIFIED TECHNOLOGIES, LLC	MICROSOFT AZURE USAGE JUNE25	566.63
8/21/2025	300451 SEMCO ELECTRIC COMPANY	REPAIR TO RISER PANEL AND HOUSING METER	2,660.00
8/21/2025	300452 SHEPARD,SMITH,HAND & BRACKINS, P.A.	LEGAL SERVICE JUL2025 FREIGHT LEGAL SERVICE JUL2025	830.48
8/21/2025	300453 SHI INTERNATIONAL CORP	CLIENT SUCCESS	4,215.78
8/21/2025	300454 SHINE YOUR LIGHT ACADEMY OF DANCE PRC020 SHINE YOUR LIGHT DANCE	DANCE CLASSES JUL25	2,489.39

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/21/2025	300461 TRANSCOR SUPPLY INC.	GRINDLAZER & SIDEWALK RAZOR	11,650.00
8/21/2025	300462 VECTOR SOLUTIONS	VECTOR SCHEDULING 8/20/25 - 8/19/26 VECTOR SCHEDULING 8/20/25-8/19/26 PO085069 VECTOR SCHEDULING 8/20/25-8/19/26 PO085069	9,791.04
8/21/2025	300463 VERONICA C. MILLER	V.MILLER NIOA 2025 TRAIN CONFER T25263 101	64.64
8/21/2025	300464 VEYTEC, INC. PW2502 PROGRESS LN OFFICE RENOV	LABOR AND MATERIALS PD	9,417.71
8/28/2025	300467 AFLAC	AUG 2025 VOLUNTARY AFLAC ACT#0RP71 EIN#82-2723296	5,439.39
8/28/2025	300468 ALABAMA CHILD SUPPORT PAYMENT	PAYROLL SUMMARY	23.08
8/28/2025	300469 AYRES ASSOCIATES, INC.	SERVICE THRU 07/19/25	8,492.50
8/28/2025	300470 BRANDON SNOW	B.SNOW INSPECT VEHICLE T25266 101	103.20
8/28/2025	300471 BRINC DRONES, INC. GR2503 FDLE DRONE REPLACEMENT	PD DRONES	49,998.00
8/28/2025	300472 BULK EXPRESS TRANSPORT, LLC	SUPPLEMENTAL HAULING SUPPLEMENTAL HAULING SUPPLEMENTAL HAULING SUPPLEMENTAL HAULING SUPPLEMENTAL HAULING SUPPLEMENTAL HAULING	24,665.39

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/28/2025	300473 CIGNA HEALTH AND LIFE INSURANCE CO	ADMIN FEE AND STOP LOSS COVERAGE AUGUST 2025 ADMIN FEE AND STOP LOSS COVERAGE AUGUST 2025 ADMIN FEE AND STOP LOSS COVERAGE AUGUST 2025 ADMIN FEE AND STOP LOSS COVERAGE AUGUST 2025	96,147.62
8/28/2025	300474 DOUGLAS GOERKE	D.GOERKE INSPECT VEHICLE T25264 101 D.GOERKE FBINAA 2025 CONF T25182 102	156.30
8/28/2025	300475 MISC CUSTOMER REFUNDS	REFUND OF DEPOSIT CANNERY PARK BUILDING	250.00
8/28/2025	300476 EVERNORTH DIRECT HEALTH, LLC	EMPLOYEE HEALTH CLINIC	41,361.55
8/28/2025	300477 GLENN S. GILBERT	G.GILBERT INSPECT VEHICLE T25267 101	103.20
8/28/2025	300478 GREENSCAPE MOWING, INC.	MOWING LANDFILL AUG25	3,450.00
8/28/2025	300479 INSPIRE PLACEMAKING COLLECTIVE, INC	SERVICE THRU 08/02/25	9,980.00
8/28/2025	300480 INTERIOR CONTRACT SERVICES,INC.	PD OFFICE FUNITURE	29,125.85
8/28/2025	300481 KELLY L. LACOE	K.LACOE CENTRAL FL GIS WORKSHOP T25212 101	95.53
8/28/2025	300482 KIRK D. ZILKE	K.ZILKE INSPECT VEHICLE T25265 101	103.20
8/28/2025	300483 KONICA MINOLTA BUSINESS SOLUTIONS	COPIER LEASE 6/1-30/25 FIRE COPIER LEASE 6/1-30/25 FIRE COPIER LEASE 6/1-30/25 FIRE COPIER LEASE 6/1-30/25 FIRE-CORD AVE	1,005.19

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/28/2025	300484 LEIGH ANNE TOMANIO	LEIGH ANNE TOMAINO, 2025 FL PLANNING, T25240, 101	131.30
8/28/2025	300485 LIBERTY NATIONAL LIFE INSURANCE CO	AUG 2025 LIBERTY NATIONAL PREMIUMS	1,086.01
8/28/2025	300486 MASCHMEYER CONCRETE CO. OF FLORIDA	READY CONCRETE ROADS	841.50
8/28/2025	300487 MATTHEW HEIL	M.CODY HEIL CENTRAL FL GIS WORKSHOP T25211 101	95.53
8/28/2025	300488 MEDCOM BENEFIT SOLUTIONS	AUG 2025 FSA ADMIN FEE 67 EMPLOYEES @ \$3.75	251.25
8/28/2025	300489 MEDLINE INDUSTRIES, LP	FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES FIRE MEDICAL SUPPLIES	17,920.53
8/28/2025	300490 OHANA TERMITE & PEST CONTROL, INC.	PEST CONTROL AUG25 8 RAT BAIT F.TRAINING FACILITY PEST CONTROL FS#31 & ADMIN BLDG AUG25 PEST CONTROL FS#33 AUG25 PEST CONTROL FS#34 AUG25 PEST CONTROL FIRE TRAINING FACILITY JUL25	880.00
8/28/2025	300491 POINT AND PAY, LLC.	JULY 2025 INVOICE 62 CHECKS	31.00
8/28/2025	300492 PREFERRED MATERIALS, INC.	ASPHALT SP 9.5MM RAP ASPHALT SP 9.5MM RAP ASPHALT SP 9.5MM RAP	512.16

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/28/2025	300493 REHRIG PACIFIC COMPANY	EG GARBAGE ROC BURGUNDY & PEPSI BLUE EG GARBAGE ROC BURGUNDY & PEPSI BLUE FREIGHT EG GARBAGE ROC BURGUNDY EG GARBAGE ROC BURGUNDY FREIGHT	145,440.00
8/28/2025	300494 RJWA, INC.	PLANNING COMMISSION PRESENTATION 7/15/25	2,955.00
8/28/2025	300495 ROUTEWARE, INC.	MONTHLY SERVICE FEE 8/1/25-10/31/25	32,074.26
8/28/2025	300496 R2 UNIFIED TECHNOLOGIES, LLC	CISCO ISE YR 3 OF 5 9/4/25-9/3/26 CISCO ISE YR 3 OF 5 9/4/25-9/3/26 PO085094 CISCO ISE YR 3 OF 5 9/4/25-9/3/26 PO085094	29,850.49
8/28/2025	300497 VALENCIA COMMUNITY COLLEGE	REMI BERRIOS CLASSES MAY25-JUL25	1,965.04
8/28/2025	300498 VALLEY DISTRICT OFFICE	PAYROLL SUMMARY	30.00
8/28/2025	300499 VANASSE HANGEN BRUSTLIN, INC	PLANNING & LANDSCAPING SRVCS 7/6/25 - 7/2/25 PLANNING & LANDSCAPING SRVCS 7/6/25 - 8/2/25	4,417.50
8/28/2025	300500 WE DARE TO CARE INC.	PAYROLL SUMMARY	56.00
8/28/2025	300501 WESCO TURF, INC.	WORKMAN HDX KUBOTA ENGINE WORKMAN HDX KUBOTA ENGINE	70,098.68
8/28/2025	300502 WILLIAMS SCOTSMAN, INC.	MOBILE OFFICE 8/14/25 - 9/13/25	185.06

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/1/2025	7007769 INTERNAL REVENUE SERVICE	PAYROLL SUMMARY PAYROLL SUMMARY PAYROLL SUMMARY PAYROLL SUMMARY ROUNDING OFF	391,111.31
8/1/2025	7007770 FLSDU	PAYROLL SUMMARY PAYROLL SUMMARY PROCESSING FEE	5,197.24
8/7/2025	7007771 FLORIDA LOCAL GOVERNMENT FINANCE	FLGFC COMMERCIAL LOAN DRAW A-1-1 AUGUST2025 FLGFC COMMERCIAL LOAN DRAW A-1-1 JUN2025 ACTUAL FLGFC COMMERCIAL LOAN DRAW A-1-1 AUGUST2025 FLGFC COMMERCIAL LOAN DRAW A-1-1 AUGUST2025 FLGFC COMMERCIAL LOAN DRAW A-1-1 JUN2025 ACTUAL	57,537.12
8/7/2025	7007772 DEBEAUBIEN, KNIGHT, SIMMONS, PR1906 TRAIL EXT LAKE TO CHISHOL	SAVANNA PARK HOA PROPERTY PURCHASE WT# 7007772	51,299.50
8/7/2025	7007773 FLORIDA DEPARTMENT OF REVENUE	SPEEDING CITATION FEES DUE TO FDOR (08/01/2025)	138.00
8/14/2025	7007774 GLOBAL PAYMENTS DIRECT, INC.	MERCH SERV JUL25 WT# 7007774	5,989.33
8/14/2025	7007775 AMERICAN EXPRESS TRAVEL RELATED	JUL25 POLICE DEPT WT# 7007775	1.72
8/14/2025	7007776 AUTOMATED MERCHANT SYSTEMS, INC.	FINGERPRINT JUL25 WT# 7007776	35.35
8/14/2025	7007777 AUTOMATED MERCHANT SYSTEMS, INC.	POLICE DEPT JUL25 WT# 7007777	82.45
8/14/2025	7007778 AUTOMATED MERCHANT SYSTEMS, INC.	MERCH SERV JUL25 WT# 7007778	464.79
8/14/2025	7007779 VERMONT SYSTEMS, INC.		417.21

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PAYTRAC WEB JUL25 WT# 7007779	
		PAYTRAC WEB JUL25 WT# 7007779	
		PAYTRAC WEB JUL25 WT# 7007779	
		PAYTRAC WEB JUL25 WT# 7007779	
		PAYTRAC WEB JUL25 WT# 7007779	
8/14/2025	7007780 VERMONT SYSTEMS, INC.		1,368.01
		PAYTRAC WEB JUL25 WT# 7007780	
		PAYTRAC WEB JUL25 WT# 7007780	
		PAYTRAC WEB JUL25 WT# 7007780	
		PAYTRAC WEB JUL35 WT# 7007780	
		PAYTRAC WEB JUL25 WT# 7007780	
8/14/2025	7007781 FLORIDA DEPARTMENT OF REVENUE		230.00
		SPEEDING CITATION FEES DUE TO FDOR (08/08/2025)	
8/14/2025	7007782 FLORIDA DEPARTMENT OF REVENUE		1,670.36
		RENTAL & MISC SALES & USE TAX RETURN JUL25	
		RENTAL & MISC SALES & USE TAX RETURN JUL25	
		RENTAL & MISC SALES & USE TAX RETURN JUL25	
8/14/2025	7007783 SUNTRUST BANKCARD NA		444,976.45
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
		TO PAY P-CARD CHARGES FOR 06/28-07/27/25	
8/15/2025	7007784 INTERNAL REVENUE SERVICE		391,234.88
		PAYROLL SUMMARY	
		PAYROLL SUMMARY ROUNDING OFF	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/15/2025	7007785 FLSDU	PAYROLL SUMMARY PROCESSING FEE PAYROLL SUMMARY	5,197.24
8/21/2025	7007786 FLORIDA DEPT OF ENVIRONMENTAL	8/15 P&I PYMT ON LOAN 686190-38 8/15 P&I PYMT ON LOAN 686190-38 8/15 P&I PYMT ON LOAN 686190-38 8/15 P&I PYMT ON LOAN 686190-38	75,232.09
8/28/2025	7007787 CIGNA HEALTH AND LIFE INSURANCE CO	AUTOMATIC CIGNA MONTHLY BANKING 07/1/25-07/31/25	510,413.05
8/7/2025	9106013 P-CARD TRAVEL - HOTEL	CR APPLD 1061 RFND OASIS LIQUOR CHARGE T25165	-20.96
8/8/2025	9106014 A-LINE FIRE & SAFETY, INC.	CABLE & CORNER PULLY, NOZZLE- LITTLE LEAGUE FIRE EXT INSPECTION -ALL CITY FACILITIES FIRE EXT INSPECTION-ALL CITY FACILITIES HOOD INSPECTION-FS #33	5,092.90
8/8/2025	9106015 ALL AMERICAN AUTO BODY	REPAIRS TO UNIT 12-382 RO# 64626-1 REPAIRS TO UNIT 12-353 RO#64765-1	2,026.60
8/8/2025	9106016 ASPHALT PAVING SYSTEMS, INC	MS EMULSION,TRAFFIC TOTE	1,362.50
8/8/2025	9106017 BELLA ROMA PIZZA	PIZZA, BREADSTICKS - EXPLORERS	103.77
8/8/2025	9106018 CARROT TOP INDUSTRIES	HONOR GRD- BELT, EAGLE, POLE, SPEAR, SHIPPING HONOR GRD- BELT, EAGLE, POLE, SPEAR, SHIPPING TASSEL & CORD SET-HONOR GUARD, SHIPPING TASSEL & CORD SET-HONOR GUARD, SHIPPING	1,040.46

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106019 CASCADE FOUNTAINS	JULY-SEPTEMBER QUARTERLY FOUNTAIN CLEANING	480.00
8/8/2025	9106020 CITY ELECTRIC SUPPLY COMPANY	SO-6/3, SIEMENS, AUSTIN, ARLINGTON,MORRIS-DATA CT	510.69
8/8/2025	9106021 COMMERCIAL ENERGY SPECIALISTS, LLC	PMA977 MAY 2025-PEGHORN PMA977 MAY 2025-CHRIS LYLE AQUATIC PMA977 MAY 2025-LAKEFRONT	480.00
8/8/2025	9106022 COMPASS PEST CONTROL	JULY 2025-OEC/SCADA BLDG 924 MISSOURI AVE JULY 2025-4700 NEPTUNE RD POLICE DEPT JULY 2025-755 E 10TH ST CEMETARY OFFICE JULY 2025-701 OHIO AVE SHUFFLEBOARD CLUB JULY 2025-702 INDIANA AVE SENIOR BLDG JULY 2025-3101 A PROGRESS LANE BLVD JULY 2025-2950 LAKESHORE BANQUET HALL/CRABBY BILLS JULY 2025-LEARNING CENTER 2100 PEGHORN WAY JULY 2025-1014 MASS AVE WOMENS CLUB JULY 2025-17TH STREET SIGN SHOP JULY 2025-CORD AVE POLICE TRAINING FACILITY JULY 2025-2905 LAKESHORE MEDICAL CLINIC JULY 2025-CLOCK TOWER 923 NEW YORK AVE JULY 2025-HORSESHOE CT JULY 2025-WELCOME CENTER 2100 PEGHORN WAY JULY 2025-2500 PEGHORN LAWN DEPT/MAINT BLDG JULY 2025-BEHIND CIVIC STORAGE BLDG/BB FIELD JULY 2025-LANDFILL 2705 PEGHORN WAY JULY 2025-CITY HALL A JULY 2025- CITY HALL B JULY 2025-2800 LAKESHORE DR RODENTS ONLY JULY 2025-MOBILE HOMES- EMPY 4700 CHISOLM PARK TR JULY 2025-1375 S LAKE AVE HOUSE ON STILTS JULY 2025-3369 CORD AVE FIRE STATION #33 JULY 2025-1402 LAKESHORE DR PAP RODENTS JULY 2025-LAKESHORE ICE CREAM SHOP JULY 2025-1300 17TH ST NEW POOL BLDG JULY 2025-1012 MASS AVE VETERANS MEMORIAL LIBRARY	1,911.58

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		JULY 2025-1900 BUDINGER MAINTENANCE BLDG	
		JULY 2025-BEHIND CIVIC BASEBALL FIELD CONCESSION	
		JULY 2025-3001 17TH ST CIVIC CENTER	
		TERMITE SERVICE-PEGHORN PARK	
		JULY 2025-3001 17TH ST GYMNASIUM	
		JULY 2025-5452 JONES RD RED BARN	
		JULY 2025-3101 17TH ST COMMUNITY CENTER	
		JULY 2025-JOINT USE FCLTY COMMUNICATIONS RD	
		JULY 2025-5452 JONES RD MOBILE HOME GATE 7731	
		JULY 2025-2901 17TH ST FIRE TRAINING BLDG	
		JULY 2025-620 17TH ST HOPKINS PARK	
8/8/2025	9106023 COX AUTOMOTIVE MOBILITY FLEET		26,012.69
		UNIT #24-54 RO #64663-1 PTO FIX	
		UNIT #12-417 RO #64696-1 PM INSPECTION	
		UNIT #7-179 RO #64578-1 HOSES AND FITTINGS	
		UNIT #18-222 RO #64627-1 SIDE DOOR	
		UNIT #7-179 RO #64578-1 HOSES AND FITTINGS	
		UNIT #23-22 RO #64653-3 SEATS	
		UNIT #5-111 RO #64665-1 PM INSPECTION	
		UNIT #4-105 RO #64667-1 PM INSPECTION	
		UNIT #7-179 RO #64578-1 HOSES AND FITTINGS	
		UNIT #12-456 RO #64655-1 PM INSPECTION	
		UNIT #12-470 RO #64656-1 PM INSPECTION	
		UNIT #12-348 RO #64617-1 PM INSPECTION	
		UNIT #23-22 RO #64653-3 SEATS	
		UNIT #23-22 RO #64653-1 PM INSPECTION	
		UNIT #12-409 RO #64709-1 PM INSPECTION	
		NIT #12-409 RO #64709-1 FRONT BRAKES AND DRUMS	
		UNIT #5-97 RO #64516-2 AC ASSEMBLY	
		UNIT #12-346 RO #64722-1 PM INSPECTION	
		UNIT #7-179 RO #64578-1 HOSES AND FITTINGS	
		UNIT #12-240 RO #64687-1 STARTER	
		UNIT #12-368 RO #64697-1 TIRE	
		UNIT #12-483 RO #64741-1 PM INSPECTION	
		UNIT #12-413 RO #64728-1 PM INSPECTION	
		UNIT #12-446 RO #64717-1 PM INSPECTION	
		UNIT #12-346 RO #64722-1 PM INSPECTION	
		UNIT #12-413 RO #64728-1 PM INSPECTION	
		UNIT #12-409 RO #64709-1 PM INSPECTION	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #12-417 RO #64696-1 PM INSPECTION	
		UNIT #7-200 RO #64730-1 TIRES	
		UNIT #4-77 RO #64539-1 PUMP REPAIR	
		UNIT #12-421 RO #64718-2 INSTRUMENT PANEL	
		UNIT #12-421 RO #64718-2 AUX POWER	
		UNIT #12-328 RO #64560-1 SEATS	
		UNIT #12-348 RO #64617-1 PM INSPECTION	
		UNIT #5-97 RO #64516-1 PM INSPECTION	
		UNIT #4-77 RO #64539-1 WATER PUMPS	
		UNIT #5-97 RO #64516-1 PM INSPECTION	
		UNIT #12-328 RO #64560-3 SEAT FRAMES	
		UNIT #12-328 RO #64560-1 SEATS	
		UNIT #11-66 RO #64612-1 PM INSPECTION	
		UNIT #12-454 RO #64618-1 PM INSPECTION	
		UNIT #12-240 RO #64687-1 BATTERY AND CABLES	
		UNIT #5-97 RO #64516-3 AC ASSEMBLY	
		UNIT #12-299 RO #64592-1 PM INSPECTION	
		UNIT #5-100 RO #64638-1 HOSES AND FITTINGS	
		UNIT #12-444 RO #64604-1 PM INSPECTION	
		UNIT #12-328 RO #64560-3 SEATS	
8/8/2025	9106024 DANA SAFETY SUPPLY, INC.		2,710.00
		GRAPHICS FOR UNIT 12-327	
		GRAPHICS FOR UNIT 12-502	
		GRAPHICS FOR UNIT 12-499	
		ALARM REPAIR UNIT 12-345	
		GRAPHICS FOR UNIT 12-501	
		GRAPHICS FOR UNIT 12-353	
		GRAPHICS FOR UNIT 12-498	
		GRAPHICS TO UNIT 12-382	
		GRAPHICS FOR UNIT 12-500	
8/8/2025	9106025 EMBROIDERY PLUS PROMOTIONAL INC.		551.54
		OFFICIAL POLO-TRAINING POLOS-DAMA BARBOSA	
		OFFICIAL POLO-TRAINING POLOS-DAMA BARBOSA	
8/8/2025	9106026 EVERGLADES EQUIPMENT GROUP		687.99
		REPAIRS TO TRACTOR 18-190	
		REPAIR TO T&L TRACTOR #7-203	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106027 EXOTIC EMBROIDERY OF CENTRAL FL. PRE011 SUMMER YOUTH BASKETBALL	BASKETBALL LEAGUE SHIRTS, BANNERS	4,510.60
8/8/2025	9106028 FLORIDA MOBILE SPEED TESTING LLC	6-MTHS RADAR, SPEEDOMETER CALIBRATIONS, TINT METER	4,013.00
8/8/2025	9106029 GAS SOUTH, LLC	GAS FOR POOL HEATER 5/15/25-6/16/25	94.57
8/8/2025	9106030 GOLD MEDAL PRODUCTS CO. PRE015 SENIOR PROGRAMS	POP CORN-CITY EVENTS	606.10
8/8/2025	9106031 HODGINS HOME APPLIANCE STORE, LLC	REFRIGRATOR ICE MACHINE PART- PD & CC FEE REPAIRS AT PD & CC FEE	1,123.63
8/8/2025	9106032 LEGAL SHIELD	06/25 PREMIUM EMP PAYROLL DEDUCTED PREPAID LEGAL 05/25 PREMIUM EMP PAYROLL DEDUCTED PREPAID LEGAL	4,721.50
8/8/2025	9106033 MOTOROLA SOLUTIONS, INC.	APX-NEXT RADIO CHARGERS- INVENTORY	618.90
8/8/2025	9106034 NEXTRAN TRUCK CENTER	UNIT #5-118 RO #64711-2 MOBILE SERVICE UNIT #5-119 RO #64713-1 PM SERVICE AND WIPERS	1,174.00
8/8/2025	9106035 O'REILLY AUTO PARTS	UNIT #23-21 RO #64624-1 FUEL PUMP	68.68
8/8/2025	9106036 QUICKSCORES.COM PRE011 SUMMER YOUTH BASKETBALL	2025 SUMMER LEAGUE 6/10/25-06/10/26	42.00
8/8/2025	9106037 R.S. HUGHES CO. INC	DISPOSABLE GLOVES	377.61
8/8/2025	9106038 RECREONICS, INC.		357.00

City of St. Cloud

FY25 Warrant List #11

8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		2 WIBIT ELECTRIC PUMPS, SHIPPING	
		2 WIBIT ELECTRIC PUMPS, SHIPPING	
8/8/2025	9106039 RICKY RESCUE TRAINING ACADEMY		15.00
		CROWD MGR TRNG-FIRE SVC A.RODRIGUEZ-NO TVL REQ	
8/8/2025	9106040 SAFETY PRODUCTS, INC.		180.61
		ST BLACK PVC BOOTS-JEFFRY SHIPPING	
		ST BLACK PVC BOOTS-JEFFRY	
		PVC BOOT LINER	
		LARGE SAFETY VESTS,PVC BOOT LINER,SHIPPING	
		LARGE SAFETY VESTS,PVC BOOT LINER	
8/8/2025	9106041 SOUTHERN SEWER EQUIPMENT SALES		608.19
		UNIT #5-87 RO #64103-1 TERMINAL REPLACEMENT	
8/8/2025	9106042 ST. CLOUD PRINTING		2,569.71
		UNIFORMS- K.GILBERT	
		UNIFORM SHIRT- R.LANDERO	
		CR APPLD STEL21699 RFND PRE HOSPITAL CARE FORM	
		PIANO FINISH DESK WEDGE	
		SAFETY EOM TAWNY L BAILEY	
		PROPERTY EVIDENCE RECEIPT 4 PARTS RECEIPTS CONT PG.	
		NCR FORMS, EMBROIDERY BLANKET	
		NCR FORMS, EMBROIDERY BLANKETS	
		PRE-HOSPITAL CARE REPORT FORM	
		WORK SHIRTS-RAMON BROWN	
		SHIRTS- D.CARSON	
		SIGNS & STANDS- CHISHOLM BOAT RAMP	
		JUVENILE CIVIL CITATIONS	
		4000 BUSINESS CARDS	
		SAFETY PLAQUE EOM - ROSS IRVIN	
		OFFENSE CARDS ON INDEX- EVIDENCE UNIT	
		CR APPLD STEL21699 RFND NCR FORMS, BLANKETS	
8/8/2025	9106043 TEN-8 FIRE EQUIPMENT		6,510.84
		UNIT#11-62 RO#64662-1 CAP RADIATOR & LABOR	
		UNIT#11-64 RO#63423-1 TRANSMISSION FILTERS	
		TRAINING/PRACTICE SHELTER REGULAR SIZE	
		GPM FOAM SYSTEM	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106044 W.B. MASON CO., INC.	COPY PAPER	83.98
8/8/2025	9106045 4IMPRINT, INC	MOMENTOS VNDR ENGAGEMENT OUTREACH EVENT, FREIGHT MOMENTOS VNDR ENGAGEMENT OUTREACH EVENT, FREIGHT	1,149.70
8/8/2025	9106046 A TOUCH OF BASIL LLC.	PIZZAS - FINANCE BUDGET WORKSHOP FY 25-26	73.76
8/8/2025	9106047 ADVENTHEALTH CENTRA CARE (ADVENTIST	RANDOM SCREENING-DATE OF SERVICE 05/23/2025	30.00
8/8/2025	9106048 AERATION POWER SYSTEMS, INC.	POWER CORD-REPLACED MIXER -MARINA BOAT RAMP	2,853.90
8/8/2025	9106049 AIRGAS USA LLC	CYLINDER TESTING OXYGEN BONDER DISCS, FLAP DISCS WELD SHOP RPMT-STREET DPT HELIUM GAS TANK REFILL- VENTS & PROGRAMS OXYGEN OXYGEN BOTTLE RENTAL 06/01/25 - 06/30/25 OXYGEN	2,973.46
8/8/2025	9106068 AMAZON.COM	2 EXTERNAL CB SPEAKERS ST WORK BOOT-I.RODRIGUEZ UNIFORM SHIRTS-O.CRUZ TAPE MEASURE- M.HARGRAVE ST WORK BOOTS-C.TOTH- ALLEN LADDER RACK-M.GARCIA TRUCK ICI T&G 2 PC DIN RAIL ROHS INK TONER DESK CALENDAR, ENVELOPES PAPER PENCILS TRUCK ORGANIZER,RATCHET SUSPENSION	40,849.98

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FACE MASKS,GLOVES,SHEARS, MEDICAL KIT,TAPE	
		PEDIATRIC INTUBATION MANIKIN, SHIPPING	
		INK TONER	
		REPLACEMENT PUMP-BEACH RAKE 18-211	
		FURNITURE MOVER	
		FLASHLIGHTS- CODE TRUCK	
		RETRACTABLES ID HOLDER	
	PRE007 4TH OF JULY CELEBRATION	RAIN PONCHOS	
	PRE002 SUMMER CAMP	BANNER,TABLE RUNNER,MOVIE NIGHT DECOR	
	PRE007 4TH OF JULY CELEBRATION	INFLATABLES- 4TH ON THE LAKE	
	PRE011 SUMMER YOUTH BASKETBALL	VOLUNTEER COACH-TUMBLERS	
	PRE011 SUMMER YOUTH BASKETBALL	TUMBLERS-BASKETBALL VOL	
		BLOTTERS/MATS- EXECUTIVE CONFERENCE ROOM	
	PRE002 SUMMER CAMP	GLOW NECKLACES,HEADBANDS, BUCKETS,BALLOONS	
		CORRECTION TAPE,TONER, STICKY NOTES	
		CR APPLD 8001714-8401069 RFND WALL CLOCK	
	PRE002 SUMMER CAMP	SCRUNCHIES &HEADBANDS-TIE DYE	
	PRE011 SUMMER YOUTH BASKETBALL	TUMBLERS- COACH GIFTS	
	PRE006 HOPKINS PARK SUMMER CAMP	SUMMER CAMP - BANDANAS	
		MARKERS- TRAFFIC DIV	
	PRE002 SUMMER CAMP	DOOR CURTAIN, BANNER	
	PRE002 SUMMER CAMP	BEACH BALLS,SURFBOARD, BUBBLE MAKER,BALLOON	
		ULTRALITE MANIKINS	
		STORAGE BINS FOR SUPPLY UNIT	
		FLAG POLE-CONFERENCE ROOM	
		VOLLEYBALL NET &BALL- AQUATIC CENTER	
		AWARD METALS,FLAGS,POOL TUBES,BEACH BALL	
		VOLLEYBALL LINES -OUTDOOR GRASS COURT	
		PEDIATRIC INTUBATION MANIKIN, SHIPPING	
		NETOOL NETWORK AUTOMATION	
		PAVER PULLER PRO BRICK MAINTENANCE	
		ELECTRICIAN SCISSORS	
		CPR POCKET REFERENCE CARD	
		HOUSE NUMBERS	
		EMS-MOUNTAIN BIKE SHORTS	
		STAPLES,BATTERIES	
		CUMMUNITY ROOM PROJ ITEMS	
		RAINCOAT- A.MILLER	
		HOODIE-O.CRUZ	
		FLASH DRIVES, FILE HOLDER	
		LED HEADLAMPS	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CPR MASK, 123A BATTERIES FOR INVENTORY	
		IT PHONE CHARGER-LECEDRC	
		BAG FOR VIDEO EQUIPMENT, RUBBERMAID BINS	
		BUNCH O BALLONS- WATERGUN BATTLE SUPPLIES	
		DIVISION-PAPER TOWELS	
		WASHABLE TEMPERA PAINT SET	
		LEAK PROOF CORPSE STORAGE BAGS	
		WIEBETECH ERAZER, SHIPPING	
		GLOVES-TOUCHING CHEMICALS	
		WIRELESS KEYBOARD W/MOUSE	
		KEURIG-RECORDS	
		USB FLASH DRIVE DUPLICATOR	
		MONITORS, DOCKING STATION FOR IT	
		PRIVACY SCREENS, MONITORS FOR FS31	
		CABLE FOR INVENTORY	
		STORAGE CLIPBOARD	
		BLACKHAWK SERPA STRIKE AMBIDEXTROUS-MOLLE VEST	
		TAPE, SIGN HERE TABS, EXPO MARKERS	
		HOUSE NUMBERS,SHIPPING	
		MICROWAVE FOR RECORDS	
		RAINCOAT UNIFORM JACKET- E.COLL	
		WIEBETECH ERAZER, SHIPPING	
		BOX CUTTER, BLADES, HDMI ADAPTER	
		WIEBE TECH DRIVE	
		KEYBOARD-DISPATCH RPMT	
		IT-HISENSE 65" TV	
		REPLACEMENT BATTERIES FOR PD	
		POWER DRILL HOLDER- J.MIRANDA	
		AA BATTERIES-INVENTORY	
		DOGGY WASTE BAGS- PEGHORN	
		IT-CABLE MATTERS ETHERNET COUPLER	
		LYSOL WIPES, SHARPIE, BUBBLE MAILER-EVIDENCE	
		FUJITSU SCANNER-TRNG	
		ELECTRONIC THERMOMETERS	
		ELECTRICAL BOX	
		DIGITAL HARD DRIVES	
		BOOTS - OFC A. JONES INNER BELT-NEW OFFICERS	
		BATTERIES, RUBBER BANDS, WHITE OUT	
		BATTERIES, RUBBER BANDS, WHITE OUT	
		FABERWARE MICROWAVE	
		KNEE PADS	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		LUGGAGE TAGS - FOR CADETS	
		PAVER & BRICK BUSTER- DOWNTOWN MAINTENANCE	
		BICYCLE PEDAL HALF CLIPS	
		BABY TREND CAR SEAT	
		WATERPROOF COUPLER, RECHARGEABLE DESICCANT	
		WIRELESS BRACKET MOUNT, ETHERNET EXTENDER	
		SAFETY VESTS	
		AIRTAG HOLDER, AIRTAG - CEMENTARY	
		LOCKING STORAGE CLIPBOARD ,SCISSORS	
		STAPLE REMOVER,POST ITS, STAPLER,TAPE DISPENSER	
		ERT BIKE HELMET	
		UNIFORMS REBECCA STARKEY	
		DOPHEE UPHOLSTERY NAILS FOR LETTERING	
		BLACK METAL SIGNS-PEGHORN PARK, SHIPPING	
		BLACK METAL SIGNS-PEGHORN PARK, SHIPPING	
		LASNTEN HARROW DISC BLADE	
		CHAINSAW CHAIN FOR STIHL, SQUARE DISC BEARING UNIT	
		CHINKING CAULK-PEGHORN SCHOOL HOUSE	
		TRAILER HITCH LOCKING PINS-TRUCK 17-173	
		SAN DISK SD CARD	
		DISC HARROW END CAPS, SHIPPING	
		DISC HARROW END CAPS, SHIPPING	
		SAFETY HYDRATION-GATORADE POWDER	
		WELLNESS PGRM: 8/25 HEALTH FAIR-BLENDER	
		WELLNESS PGRM: 8/25 H/F PDLE BOARD, TABLE, JUICER	
	GR2501 FY 24/25 EMS DOH GRANT	EMS-EAR PROTECTION, BAGS, FIDGET TOYS	
		WELLNESS PGRM: YETI COLLER-8/25 HLTH FAIR	
		TIDE-LOST & FOUND, TOWELS SHWR CURTAINS-LAUNDERING	
		CB RADIO	
		REPLACEMENT BATTERIES- RYOBI TOOLS	
		STAPLES GREEN BAR PAPER	
		SHOWER LINERS, CALENDAR, ALCOHOL WIPES, SHREDDER	
		BOOTS - OFC A. JONES INNER BELT-NEW OFFICERS	
		VACUUM-PROGRESS LANE BLDG	
		BOOTS-OF. N.GALEANO	
		PARCHMENT PAPER, INK PAD, RAINBOOTS - C. BAXTER	
		WORK PANTS-R.RUIZ	
		RAIN BOOTS- A. CARROLL, L. OSORIO, LYSOL SPRAY	
		CT BOOTS- ROBERT RUIZ	
		INSURANCE CARD HOLDERS	
		WORK SHORTS- R.COLON	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SAFETY HARD HATS	
		WORK SHORTS- R.COLON	
		PD-LYSOL WIPES	
	PW2502 PROGRESS LN OFFICE RENOV	LETTERING-PROGRESS LANE PUBLIC WORKS	
		DRYWALL ANCHOR W/BOLTS	
		BUFFET CABINET-PROGRESS LANE OFFICE	
		CLIPBOARD WITH EASEL BACK	
		TAPE, SIGN HERE TABS, EXPO MARKERS	
		BOOT HANGER FOR STORAGE DRYING	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	TYE DIE	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	HOLE PUNCHES- EVENT PARTY PASSPORTS	
		CLOCK-LOBBY	
		MAGNETIC LABEL HOLDERS	
		OUTDOOR JUNCTION BOX	
		BACK THE BLUE FLAG, THERMAL PAPER	
		BLENDER-DARKSIDE KITCHEN	
		BIRTHDAY CARDS-EMPLOYEES	
		SIGNAGE FOR MBH,SHIPPING	
		SIGNAGE FOR MBH	
		WELLNESS PGRM:JULY C/POUR PRINGLES, GOLD FISH	
		WELLNESS PGRM:JUNE HYDRAT CHALLENGE- 30 OZ TUMBLER	
		EVIDENCE-TAPE MEASURE	
		CLIPBOARDS	
		MICROPHONE WINDSCREEN CVRS - VIDEO PRODUCTION	
		FD-258 FINGERPRINTING CARD	
		PANTS - MCGRUFF COSTUME	
		VIDEO RECORDING WIRELESS MICROPHONES	
		BOOKMARKS-SPIRIT SQUAD	
		POST IT NOTES	
		COAT HOOKS	
		DIVISION-PAPER TOWELS	
		CISCO CATALYST SWITCHES	
		PAPER TOWELS	
		EXPLORERS CLASS B-TSHIRTS	
		CERTIFICATE HOLDERS	
		MONITOR PRIVACY SCREENS	
		WESTERN DIGITAL HARD DRIVES	
		HP ENVY LAPTOP-DEPUTY CHIEF	
		RUBBER STAMP	
		DISC HARROW HALF SPOOL SPACERS	
		BEACHBALLS, TENNIS CT MARKERS-SENIOR PGRM	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		WRAPPING PAPER ROLL- BACK 2SCHOOL COLLECTION BOX	
		AVAYA DESK PHONE	
		FIRST AID KITS FOR MT. PEACE	
		WIRELESS MICROPHONE, AUX AUDIO CABLE	
		BASKETBALL STORAGE HOLDER	
		LABEL TAPE REPLACEMENT	
		LATEX GLOVES	
		LATEX GLOVES	
		WELLNESS PGRM: EXERCISE BIKE-08/25 HEALTH FAIR	
		COMMUNITY ROOM PROJECT	
		WELLNESS PGRM:LAMP WARMER SMARTWATCH, VEST-8/25 H/F	
		BOOK PLANNER-COMM CENTER RENTALS	
8/8/2025	9106069 AMERA TRAIL, INC.		2,773.20
		POWDER COATING,FOUL POLES COLOR- BALLFIELDS	
8/8/2025	9106070 P-CARD TRAVEL - OTHER EXPENSES		35.00
		T25163 CHECKED LUGGAGE	
8/8/2025	9106071 AMF BOWLING CENTERS, INC.		2,078.83
	PRE002 SUMMER CAMP	AMF BOWLING 07.17.25 FIELD TRIP	
8/8/2025	9106072 P-CARD TRAVEL - REGISTRATION		1,399.20
		ANCIENT CITY FIRE EXPO REG-D. MILLER-REFUND PND	
		ANCIENT CITY FIRE EXPO REG L. O'BRIEN T26025	
		ANCIENT CITY FIRE EXPO REG P. WOMMACK T26026	
		ANCIENT CITY FIRE EXPO REG G. MENENDEZ T26024	
8/8/2025	9106073 ANYPROMO, INC.		735.06
		DIGITAL PLATINUM MEMB 07/16/2025 - 07/16/2026	
		COMMUNITY GIVEAWAYS- BUBBLES, SHIPPING	
		COMMUNITY GIVEAWAYS GLITTER DUCKS	
		COMMUNITY GIVEAWAYS- BUBBLES, SHIPPING	
		COMMUNITY GIVEAWAYS- GLITTER DUCKS	
8/8/2025	9106074 APPLE, INC.		0.99
	PS0304 MONEY LAUNDERING OPERAT.	STORAGE FOR WORK PHONE	
8/8/2025	9106075 ARTICULATE GLOBAL, LLC		1,499.00

City of St. Cloud

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		ARTICULATE 365 TEAMS SUB 7/18/2025-7/17/2026	
8/8/2025	9106076 AT&T AUTHORIZED RETAILER #2282		28,988.58
		MOBILE SERVICE JUN25	
		MOBILE SERVICES MAY25	
		MOBILE PHONE SERVICE 5/18/25-6/17/2	
		MOBILE PHONE SERVICE 5/18/25-6/17/25	
8/8/2025	9106077 AVIS BUDGET GROUP		3,189.39
		CIU LEASE 06.10-07.10, 2025	
		LEASE CIU 06.10.25-07.10.25	
		CIU LEASE 06.10.25-07.10.25	
		CIU LEASE 06.10.25-07.10.25	
		E-TOLLS - SGT HOBBS	
		RENTAL-EXPLORERS DECISION TACTICAL TRNG-SANFORD	
8/8/2025	9106078 B & H PHOTO & ELECTRONICS CORP		4,090.76
		PEERLESS AV IR TOUCH OVERLAY	
		CASE-AUDIO EQUIPMENT	
		CASE-AUDIO EQUIPMENT, SHIPPING	
8/8/2025	9106079 BJ'S WHOLESALE CLUB		505.30
	PRE026 SAMI'S BIRTHDAY CELEBRATN	SPOONS & NAPKINS-SAMI BIRTHDAY	
	PRE002 SUMMER CAMP	DAWN SOAP,ZIPLOCS	
	PRE002 SUMMER CAMP	CR APPLD 061360 RFND LUNCHABLES	
	PRE015 SENIOR PROGRAMS	PICK N PACK,LYSOL	
	PRE002 SUMMER CAMP	SNACKS, FRUITS	
	PRE015 SENIOR PROGRAMS	VARIETY PACK,MATEOS,LIMES BRUSCHETTA,FRANKS	
8/8/2025	9106080 BLUE CAN TRAINING SOLUTIONS LLC		736.00
		GMP 2.0-BAGS FOR ERT TEAM	
8/8/2025	9106081 MISC VENDOR PAYMENTS		815.00
		FIRE DEPARTMENT BACKDROP	
8/8/2025	9106082 BOSCH AUTOMOTIVE SERVICE SOLUTIONS		1,211.25
		SUBSCRIPTION PLAN 9/4/25-9/4/26	
8/8/2025	9106083 BRADY INDUSTRIES OF FLORIDA, LLC		4,513.85

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIRE CLEANING MATERIALS	
		FIRE CLEANING SUPPLIES	
		FIRE CLEANING SUPPLIES	
		KITCHEN ROLLS-PD	
		JANITORIAL SUPPLIES	
8/8/2025	9106084 BREATHING AIR SYSTEMS		501.31
		SVC CALL, KNOB+CAP VALVE, SPRING, NUT, SHIPPING	
		SVC CALL, KNOB+CAP VALVE, SPRING, NUT, SHIPPING	
8/8/2025	9106086 BRENNTAG MID-SOUTH, INC.		6,338.99
		FEE AMOUNT PO# 084523	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
8/8/2025	9106087 BUBBLE BUS ORLANDO		618.00
	PRE002 SUMMER CAMP	DOWN PAYMENT SUMMER CAMP BUBBLE BUS 6 HOURS	
8/8/2025	9106088 BUZZSPROUT		12.00
		PODCAST 7/23/25-8/22/25	
8/8/2025	9106089 CANVA PTY LIMITED		200.49
		ANNUAL CANVA SUBSCRIPTION	
		BUSINESS CARDS FOR OFC. LIN BADMAN-PATON	
		BUSINESS CARDS FOR OFC. D. FAUCETT	
		BUSINESS CARDS FOR LEGAL ADVISOR - D. PINNELL	
8/8/2025	9106090 CARD INTEGRITY		1,030.00
		EXPENSE REVIEW JUN25	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106091 CENTRAL FLORIDA GAS	NATURAL GAS-FS #31 05/16/25 - 06/16/25 NATURAL GAS - FS31 06/17/25 - 07/16/25	432.34
8/8/2025	9106093 CENTURYLINK-EMBARQ FLORIDA, INC	LOCAL PHONE SERVICE 07/19/2025 - 08/18/2025 LOCAL PHONE SERVICE 07/19/2025 - 08/18/2025 LOCAL PHONE SERVICE 06/25/2025-07/24/2025 LOCAL PHONE SERVICE 07/04/2025-08/03/2025 LOCAL PHONE SERVICE 07/07/2025-08/06/2025 LOCAL PHONE SERVICE 07/04/2025-08/03/2025 LOCAL PHONE SERVICE 06/25/2025-07/24/2025 LOCAL PHONE SERVICE 07/07/2025-08/06/2025 LOCAL PHONE SERVICE 07/04/2025-08/03/2025 LOCAL PHONE SERVICE 06/25/2025-07/24/2025 LOCAL PHONE SERVICE 06/25/2025-07/24/2025 LOCAL PHONE SERVICE 07/07/2025-08/06/2025	5,804.66
8/8/2025	9106094 CERTIPHI SCREENING, INC.	BACKGROUND SCREENING	340.00
8/8/2025	9106095 CHICK-FIL-A AT ST. CLOUD	FOOD- COUNCIL MEETING 7/10/25	312.62
8/8/2025	9106096 CHOPPER'S LAWN EQUIPMENT LLC	CABLE-DRIVE SPEED FEED 400 BLADE,OIL,ROD END	445.40
8/8/2025	9106098 CINTAS CORPORATION NO. 2	MONTHLY SUPPLIES USED- FIRST AID CABINETS SUPPLIES USED 5/31/25- FIRST AID CABINETS MONTHLY SUPPLIES USED- FIRST AID CABINETS MONTHLY SUPPLIES USED- FIRST AID CABINETS SUPPLIES USED 4/17/25- FIRST AID CABINETS MONTHLY SUPPLIES USED- FIRST AID CABINETS MONTHLY SUPPLIES USED- FIRST AID CABINETS MONTHLY SUPPLIES USED- FIRST AID CABINETS SUPPLIES USED 6/12/25- FIRST AID CABINETS	617.94

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		MONTHLY SUPPLIES USED- FIRST AID CABINETS	
		SUPPLIES USED 5/14/25- FIRST AID CABINETS	
		MONTHLY SUPPLIES USED- FIRST AID CABINETS	
		SUPPLIES USED 6/30/25- FIRST AID CABINETS	
8/8/2025	9106099 CIRCLE K STORES INC.		45.02
		UNIT 12-322 FUEL	
8/8/2025	9106100 P-CARD TRAVEL - OTHER EXPENSES		55.68
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS LEASE	
8/8/2025	9106101 COJALI USA INC.		459.00
		SOFTWARE LICENSE	
8/8/2025	9106102 COMCAST BUSINESS COMMUNICATIONS,LLC		160.67
		FD-COMCAST 06.30.25-07.29.25	
8/8/2025	9106103 CONFESSIONS OF THE HAND LLC		3,374.10
	PRE007 4TH OF JULY CELEBRATION	FACE PAINTING	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	FACE PAINTING,CUSTOM PINATA'S & FEE	
8/8/2025	9106104 CONSTANT CONTACT, INC.		141.00
		MONTHLY SUBSCRIPTION 7/13/25	
8/8/2025	9106105 MISC VENDOR PAYMENTS		559.85
		KONICA BIZHUB TONER	
8/8/2025	9106106 COSTAR REALTY INFORMATION, INC.		1,163.51
		SERV 7/1/25-7/31/25	
8/8/2025	9106107 COSTCO WHOLESALE CORPORATION		55.76
	PRE015 SENIOR PROGRAMS	PICKNIC PACK	
	PRE015 SENIOR PROGRAMS	COMET,BAR MOP	
8/8/2025	9106108 COUNTY OF OSCEOLA		2,645.46
		UNITS 5-124,14-64,14-65, 14-66 TAGS/TITLES	
		RPMT TAG 12-357,359-60,70 -75,77-84,93-95,402,7-11	
		TAG+TITLE UNIT 5-123	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		TAG+TITLE UNIT 12-307, 12-503,RPMT TAG 12-307	
		TAG-UNITS 12-338, 12-341- 12-346, 12-352 - 12-355	
		TAG+TITLE UNITS 24-77-T	
		CORRECT TITLE UNIT 4-121 TAGS UNITS 12-505,12-506	
		CORRECT TITLE UNIT 4-121 TAGS UNITS 12-505,12-506	
		UNITS 5-124,14-64,14-65, 14-66 TAGS/TITLES	
		CRA MOBILE STAGE TAG & TITLE	
8/8/2025	9106109 CRAYOLA EXPERIENCE ORLANDO PRE002 SUMMER CAMP	CRAYOLA EXPERIENCE-SUMMER CAMP FIELD TRIP	1,198.36
8/8/2025	9106111 CREATIVE PRINTING SERVICES, INC PRE007 4TH OF JULY CELEBRATION	NAME PLATE,BUSINESS CARDS -GILBERT BUSINESS CARDS-HOWELL, TARVER,TORRES,TESTERMAN BUSINESS CARD-PROCUREMENT DATE STAMP COUNCIL ADMIN BUSINESS CARDS- T.PERSICHILLI& C.SORENSEN BOAT RAMP PERMIT STICKERS RENEWAL NOTICE ENVELOPES BUSINESS CARDS-L.CHRISTIE BUSINESS CARDS - FIRE PREVENTION BUSINESS CARD-S.DAL SANTO WINDOWLESS ENVELOPES-CODE JULY 4TH EVENT SIGNS BUSINESS CARDS-R.LANDERO	3,119.45
8/8/2025	9106112 CROWN AWARDS PRE011 SUMMER YOUTH BASKETBALL PRE011 SUMMER YOUTH BASKETBALL	YOUTH BASKETBALL AWARDS, SHIPPING YOUTH BASKETBALL AWARDS	474.47
8/8/2025	9106113 CULVERS OF ST.CLOUD PRE006 HOPKINS PARK SUMMER CAMP PRE006 HOPKINS PARK SUMMER CAMP PRE006 HOPKINS PARK SUMMER CAMP	CULVER'S-SUMMER CAMPERS 7/3 FIELD TRIP CULVER'S-SUMMER CAMPERS 7/3 FIELD TRIP CULVER'S-SUMMER CAMPERS 7/3 FIELD TRIP	270.50
8/8/2025	9106114 CUMBERLAND INTERNATIONAL TRUCKS	UNIT #5-108 RO #64414-2 SERVICE UNIT #5-64 RO #64454-1 MOBILE SERVICE UNIT #5-75 RO #64351-1 MOBILE SERVICE UNIT #5-108 RO #64350-1 MOBILE SERVICE	6,629.04

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #5-64 RO #64454-1 MOBILE SERVICE	
8/8/2025	9106115 D'S ACE HARDWARE		13.98
		WALL REPAIR PATCH, JOINT COMPOUND- LOCKER WALL	
8/8/2025	9106116 DANIELS HEALTH		163.70
		SERVICES FOR JULY \$0.60 OVERAGE-REFUND PND	
		SERVICES FOR JULY \$0.60 OVERAGE-REFUND PND	
		SERVICES FOR JUNE \$0.60 OVERAGE-REFUND PND	
		SERVICES FOR JUNE \$0.60 OVERAGE-REFUND PND	
8/8/2025	9106117 DECISION TACTICAL, LLC		700.00
		GUN RANGE + HOUSE EXPERIENCE, CLASS C TVL	
8/8/2025	9106118 P-CARD TRAVEL - OTHER EXPENSES		1,531.88
		AIRFARE-BLUE CARD CONF J. JONES T26004	
		AIRFARE-BLUE CARD CONF C. MOQUIN T26001	
		AIRFARE-BLUE CARD CONF M. CHESLER - T26003	
		AIRFARE-BLUE CARD CONF N. IRVING T26002	
8/8/2025	9106119 DEPARTMENT OF HIGHWAY SAFETY AND		421.70
		07-25 CONFIDENTIAL TAGS RENEWAL+RPMT FL DHSMV	
8/8/2025	9106120 DESIGNLAB, INC.		3,061.00
		BADGES+INSIGNIA-OFFICIAL UNIFORM	
		VELCRO NAME STRIPS	
		NAME STRIPS-OFFICIAL UNIFORM	
8/8/2025	9106121 DIXIE CLEANERS (SSONAR INC)		1,827.63
	PRE045 PAINT THE CLOUD GREEN	ST.PATRICK GREEN COSTUME	
		LAUNDRY SERVICE FOR SWORN 06.01.25-06.30.25	
		48 BLACK DRAPES FOR BECC GALA	
		DRY CLEANING-TABLECLOTHS	
8/8/2025	9106122 DOLLAR TREE		211.75
		PRETZEL	
		PRETZEL MINI, PEANUTS	
		MED KRAFT, AGUAS FRESCAS, WYLLERS, FRUIT GUM, CHEESE	
		PEANUTS, WELCHES PASSION FRUIT, TROP PNCH	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PRE002 SUMMER CAMP	GEMS,MARBLE &SCRUB BOTTLE BRUSH	
	PRE002 SUMMER CAMP	SPAGHETTI,PICKLES,TUNA, HOT SAUCE-FEAR FACTOR	
8/8/2025	9106123 P-CARD TRAVEL - HOTEL		3,269.16
		HOTEL-T25108 - ESRI UC M. HEIL	
		HOTEL-T25107 - ESRI UC K. LACOE	
8/8/2025	9106124 DROPBOX, INC.		199.00
		CLOUD STORAGE SOFTWARE- RECORDS-7/20/25-7/20/26	
8/8/2025	9106125 DUNKIN DONUTS**		114.19
		LUNCH- CHRISTMAS IN JULY EVENT	
		COFFEE-OSCEOLA SCHOOL VND FAIR 07/16 TAXES RF 7/18	
		COFFEE-OSCEOLA SCHOOL VND FAIR 07/16-TAXES RF 7/18	
8/8/2025	9106126 EAGLE EQUIPMENT SERVICE 1, CORP.		558.07
		REPAIRS- SUUMER COVE APTS COMPACTOR	
		REPAIRS MADE TO SUMMER COVE COMPACTOR	
8/8/2025	9106127 ELEVATED SAFETY LLC		1,453.24
		ASCENSION ASCENDER, FOOT TAPE, SCREW LINK,SHIPPING	
		KASK SUPER PLASMA HELMET	
		KASK SUPER PLASMA HELMET, SHIPPING	
		ASCENSION ASCENDER, FOOT TAPE, SCREW LINK,SHIPPING	
8/8/2025	9106128 ENTENMANN ROVIN CO.		1,307.70
		OFFICER BADGES, SHIPPING	
		OFFICER BADGES, SHIPPING	
8/8/2025	9106129 ESRI		134.13
		ESRI INSTRUCTIONAL PUBLICATIONS	
8/8/2025	9106130 EVERS WOOD PRODUCTS, INC.		432.00
		PINE BARK MULCH- FS 31 PLANT BEDS	
8/8/2025	9106131 EXTRA SPACE MANAGEMENT, INC.		1,022.00
		MONTHLY FEE #5214 07.06.25-08.05.25	
		MONTHLY FEE #5025 07.06.25-08.05.25	

City of St. Cloud

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106132 EXTREME DETAILING FLORIDA	12-433 FULL INTERIOR + EXTERIOR WASH	81.50
8/8/2025	9106133 FEDERAL EASTERN INTERNATIONAL, LLC	STRION DS FLASHLIGHTS - INVENTORY, SHIPPING RPMT SOFT TRAUMA, KWIQ CLIP CARRIER STRION DS FLASHLIGHTS - INVENTORY, SHIPPING PATROL BALLISTIC HELMETS- INVENTORY	6,478.50
8/8/2025	9106134 FERGUSON ENTERPRISES, LLC	40FT 18X20 HDPE PIPE 12-1/2X360 FT N/VOV PIPE FELT	1,419.94
8/8/2025	9106135 FIRE MARSHAL SUPPORT SERVICES, LLC	ONLINE TRAINNG-RENTAL & SPECIAL EVENTS	374.25
8/8/2025	9106136 FIREBOY EMERGENCY MOBILE SERVICES	UNIT #23-28 RO #64450-1 MOBILE SERVICE UNIT #23-30 RO #64260-1 MOBILE SERVICE UNIT #23-27 RO #64451-1 MOBILE SERVICE UNIT #23-29 RO #64259-1 MOBILE SERVICE UNIT #23-17 RO #64507-1 MOBILE SERVICE UNIT #11-67 RO #64591-1 MOBILE SERVICE UNIT #11-45 RO #64643-1 MOBILE SERVICE	3,897.50
8/8/2025	9106137 FITNESS LOGIC, INC.	GYM EQUIPMENT QTR MAINT+ CLEANING	205.00
8/8/2025	9106138 FLOOR COVERINGS INTERNATIONAL	CANVAS CELESTIAL FLOORING FREIGHT CANVAS CELESTIAL FLOORING FREIGHT	4,836.04
8/8/2025	9106139 FLORIDA DEPT OF TRANSPORTATION	TOLL-UNIT 4-116 TOLL- XL4890 06/15/25 UNIT 12-246 TOLL PAYMENT TOLL-UNIT# 4-126	32.20
8/8/2025	9106141 FLORIDA DEPT. OF LAW ENFORCEMENT		444.00

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FINGERPRINT VOLUNTEER - ZARAY SOSA	
		FINGERPRINTS VOLUNTEER - CAMILLE LEVEE	
		FINGERPRINT-MEGHAN HANSON	
		FINGERPRINT-JACOB TORRENS	
		FINGERPRINTS VOLUNTEER - MICHAEL RAMIREZ	
		FINGERPRINTS VOLUNTEER - WENDI MOON	
		FINGERPRINT-TERRY TORRENS	
		FINGERPRINTS - ANDREW SIMEROTH	
		FINGERPRINT VOLUNTEER SHARYN MULLINS	
		FINGERPRINTS VOLUNTEER - NAUMAR SUAREZ	
		FINGERPRINT VOLUNTEER - LORI S GREENE	
		FINGERPRINT VOLUNTEER KATHLEEN YOUNG	
		FINGERPRINTS - ETHEN PADGETT	
		FINGERPRINTS-JOHN WEAVER	
		FINGERPRINTS-MYLES HEYER	
8/8/2025	9106142 FLORIDA FIRE CHIEF'S ASSOCIATION		400.00
		SAFETY & HTH CONF-CLASS C TVL-CAPRANICA, SCHWAN	
8/8/2025	9106143 FLORIDA FIRE MARSHALS & INSPECTORS		850.00
		FFMIA CONF REG A. HOGAN T26010	
		FFMIA CONF REG A.RODRIGUEZ-T26009	
8/8/2025	9106144 FLORIDA FLOODPLAIN MANAGERS		75.00
		FFMA CONFERENCE CLASS ADD ON-M.ACOSTA T25150	
8/8/2025	9106145 FLORIDA GOVERNMENT FINANCE		170.00
		FGFOA CHP MEMEBERSHIP Z. FACEY 7/1/25-6/30/26	
		COOPER-2025 FGFOA MEMBERSHIP	
		FGFOA CHP MEMEBERSHIP O. MATHURA 7/1/25-6/30/26	
		FGFOA CHP MEMEBERSHIP A. RAUSSEO 7/1/25-6/30/26	
8/8/2025	9106146 FLORIDA HOUSING COALITION, INC.		580.00
		REG. - R.LANDERO CLASS C	
8/8/2025	9106147 FLORIDA LEAGUE OF CITIES		1,300.00
		REG- C.ROBERTSON CLASS C	
		REG- K.GILBERT CLASS C	
		REG- J.PAUL T26027	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REG- K.URBAN T26029	
8/8/2025	9106149 FLORIDA STATE UNIVERSITY		2,353.15
		REG SERVICE FEE-T.MANNING CLASS C	
		CPM LEVEL 3-SVC CHG N. IRVING-NO TVL REQ	
		CPM COURSE & FEE-A.FORBES CLASS C	
		CPM LEVEL 3 FEE-A.ABREU- CLASS C	
		CPM LEVEL 3-A.ABREU CLASS C	
		REG.-T.MANNING CLASS C	
		CPM LEVEL 3 COURSE N. IRVING-CLASS C TVL	
		REG CC FEE - A.FORBES CLASS C	
		FSU TRAINING FEE- IVY	
		R. SMITH CPM LV 2 NO TVL REQ	
		REG.CPM -A.FORBES CLASS C	
		FSU TRAINING- IVY	
		R. SMITH CPM LV II SVC CHARGE	
8/8/2025	9106150 FLORIDA STORMWATER ASSOCIATION, INC		169.00
		REG -K.FELBLINGER CLASS C	
8/8/2025	9106151 FLORIDA TENTS AND EVENTS INC.		3,520.00
	PRE007 4TH OF JULY CELEBRATION	AC OVERAGE-MEDICAL TENT, FEE	
	PRE007 4TH OF JULY CELEBRATION	A/C TENT RENTAL-ADVENT HEALTH	
8/8/2025	9106152 FLORIDA YOUTH FIRESETTER		55.00
		YTH FIRESETTER INTERVENT MEMBERSHIP ANNUAL RENEWAL	
8/8/2025	9106153 FS.COM INC		626.00
		CISCO & UBIQUITI TRANSCEIVER, PATCH CABLE	
8/8/2025	9106155 GALLS, LLC		3,066.04
		RAINCOAT-NEW OFFICERS, SHIPPING	
		HANDCUFFS FOR INVENTORY, SHIPPING	
		HANDCUFFS FOR INVENTORY, SHIPPING	
		OFFICIAL RAINCOAT- INVENTORY, SHIPPING	
		RAINCOAT-NEW OFFICERS SHIPPING	
		PD UNIFORMS	
		OFFICIAL RAINCOAT- INVENTORY, SHIPPING	
		PD UNIFORMS SHIPPING	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PD UNIFORMS	
		OFFICIAL RAINCOAT - INVENTORY, SHIPPING	
		PD UNIFORMS	
		PD UNIFORMS SHIPPING	
		OFFICIAL RAINCOAT - INVENTORY, SHIPPING	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
8/8/2025	9106156 GARDNER CONSULTING SERVICES INC.		2,100.00
		OHIO AVENUE APPRAISAL	
8/8/2025	9106157 GATOR POOLS & SPAS, INC.		271.96
		CALCIUM IND, HARDNESS REAGENT, DPD POWDER	
		LIFESAVING RING BUOY	
8/8/2025	9106158 GLENDALE PARADE STORE, LLC.		767.40
		FREEDOM FLOOR STANDS, SHIPPING	
		FREEDOM FLOOR STANDS, SHIPPING	
8/8/2025	9106159 MISC VENDOR PAYMENTS		101.00
		BOAT FUEL	
8/8/2025	9106160 GOLD SEAL GROUND SCHOOLS		597.00
		REMOTE PILOT GROUND SCHL	
		REMOTE PILOT GROUND SCHL	
		REMOTE PILOT GROUND SCHL	
8/8/2025	9106161 GRAMMARLY, INC.		144.00
		12-MONTH SUBSCRIPTION JULY 2025-JULY 2026	
8/8/2025	9106162 MISC VENDOR PAYMENTS		1.00
		SUBSCRIPTION-3MONTHS -MAYOR ROBERTSON	
8/8/2025	9106163 P-CARD TRAVEL - HOTEL		465.02
		HOTEL- M.DUNKLIN T252217	
		HOTEL- M.DUNKLIN T252217 TAXES	
8/8/2025	9106168 HANDYMAN HARDWARE		2,378.05

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		MALE CONNECTORS	
		VLV BD CELCON	
		SOLVENT CEMENT KIT	
		FASTENERS	
		BLUE MASKING TAPE	
		EXTENSION CORDS,TAX	
		PROPANE	
		VOLTAGE TESTER, FASTENER S-BOAT RAMP	
		KEYS	
		ZINC PISTOL NOZZLE	
		EXTENSION CORDS	
		KEY -CIVIC CENTER LIFT	
		EXTENSION CORDS	
		UTILITY TAPE,PHILLIPS,BIT HOLDER,TRUSS	
		FASTENERS,HEX SCREW- MARINA DOCK REPAIRS	
		RAT TRAPS- JUF	
		ALUM BAR- TRUCK STOCK	
		INSECT KILLER, FIRE ANTS, ROACH SPRAY-WELD SHOP	
		PLASTIC NUT,WASHER,CARD- SINK SOLID WASTE	
		CR APPLIED A575563 RFND EXTENSTION CORD TAX	
		PLASTIC PAIL,GRID,PRIMER, PAINT BRUSH-P.A.P R.ROOM	
		ZINC CORNER,PLASTIC ANCHORS-CIVIC CENTER	
		RELECT MYLAR-MARINA DOCK	
		RESET COMBINATION LOCK- COMMUNITY GARDEN	
		RLR, PAINT GRID, PRIMER, SILCON SLNT-TRUCK 14-45	
		RATCHET	
		EATON-MARINA DOCKING STATIONS	
		RECP BLADE	
		SUPER GLUE BRUSH NOZZLE	
		METAL THREAD HANDLE	
		MALE CONNECTOR, COUPLING, NYLON BUSHING	
		WASP & HORNET KILLER	
		PROPANE	
		LONG CUT SNIP	
		RATCHET,SOCKET SET-J.REUS	
		NEON ORANGE DUCK TAPE	
		KEY	
		PROPANE	
		STEPSTOOL- TRADESWORKER	
		CONNECTOR YELLOW, GROUND CORD PLUG	
		KEY	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		TURNBUCKLES,HAND CLEANER	
		PROPANE	
		CLR TAPE	
		100 CT.-11.8", 8", 14.6" BLACK	
		YELLOW 20A125V CONNECTOR, CORD, PROPANE	
		WATER METER KEY	
		RASTENERS, EYE BOLT, SNAP LINK-MARINA DOCK	
8/8/2025	9106169 HARBOR FREIGHT TOOLS		138.98
		CART & STORAGE BOX- LOGISTICS	
8/8/2025	9106170 HAWKS CONSULTING LLC		3,250.00
		CDR ESSENTIALS & CELLHAWK BASICS BUNDLE	
8/8/2025	9106171 HILL MANUFACTURING COMPANY, INC.		830.30
		CITRUS BLASTER,WASH N WAX BRUSH,TOWER	
8/8/2025	9106172 P-CARD TRAVEL - HOTEL		326.26
		T25212-CFGIS WORKSHOP HOTEL K. LACOE	
		T25211 - CFGIS WORKSHOP HOTEL - M. HEIL	
8/8/2025	9106173 HITOUCH BUSINESS SERVICES LLC		115.29
		DESK CHAIR- WENDY R.	
8/8/2025	9106174 HOBBY LOBBY STORES, INC.		105.71
		FLORAL FOR WREATH	
8/8/2025	9106182 HOME DEPOT		8,572.21
		WALL MOUNT,TOOL HOLDER	
		CR APPLD 092275-2013503 PARTIAL RFND TAXES	
		JD WELD,FLEX PASTE, SCREWDRIVER	
		CONNECTOR,STUD BUSH,LIGHT BARREL POUCH, GLASSES	
		CR APPLD 092275-2013503 PARTIAL RFND CONCRETE	
		CORRECT CHARGE-CONCRETE MIX	
		SINK & DRAIN PLUNGER, TOILET PLUNGER	
		CONNECTOR,STUD BUSH,LIGHT BARREL POUCH, GLASSES	
		TOWELS, WIPES, SANITIZER RESPIRATOR, WIRE STRIPPER	
		CIVIC CTR-GE DRYER RPMT	
		BATH FAUCET,LIQUID SUPER GLUE-PD SINK	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CR APPLD 092275-2013503 PARTIAL RFND TAXES	
		MICROFIBER CLOTHS,MIRROR HANGING	
		STRAIGHT LINK, GANG BLANK COVER-MARINA	
		ORANGE- VINYL NUMBERS	
		CE 1G FLEX OPENING, FLIPTOGGLE	
		SLIM JIM-REPAIRS AT PD	
		SAFETY GLASSES	
		2-POLE CIRCUIT BREAKER, ARMORLITE CABLE	
		ELECTRICAL AND DUCT TAPE	
		INTEL-BUCKET, DRYWALL SCREWS, SQUEAK FREE HINGE	
		SATIN LIGHT,CUTTING TOOL- CIVIC CENTER	
		DUCTBOARD,KNIFE,NYLON TIE -PORTABLE A/C UNITS	
		2 FT LFL UBEND CW-CIVIC CENTER	
		UTILITY LED-CIVIC CENTER	
		REPLACEMENT FANS FOR THE MARINA	
		CR APPLD WG92926232 RFND 1 VINYL NUMBER	
		WHISK BROOMS	
		STOP JAW WRENCH,CABINET- TRUCK 14-63	
		LED JELLY BAR,SECURITY WALL PACK-CC COURTYARD	
		CR APPLD 092275-2013503 PARTIAL RFND CONCRETE	
		PUSH RELEASE,BLUE MONSTER TAPE-POOL	
		PLUMBERS GREASE-POOL	
		SUPPLY LINE,HANGING TOOL	
		JAW PLIER,FOLDING METER, HEX KEY SET	
		TERMITE SHIELD,CLEAR ALL PURPOSE-WOMANS CLUB	
		J-KNIFE,JAW PLIERS	
		SHOCKWAVE IMPACT, DRILL BIT HAMMER, BATTERY	
		FILTER, PADLOCK, TIE OUT KIT, COAT CABLE, WR ROPE	
		DELUX PLASTIC MAILBOX	
		UNB 60W - MARINA HALL	
		YELLOW- VINYL NUMBERS	
		AIR FRESHENER,SPONGE,WASH WIPES,CEMENT	
		F130 FLEX, CONNECTOR, CONDUIT - PD ELECTRICAL	
		DUAL PLATFORM W/BUCKET	
		WHEEL ASSORT SET,QUICK STRIP-TRUCK 14-58	
		SURGE PROTECTOR, WALL MOUNT, DRILL BIT SET	
		PVC,PLUMBERS TAPE	
		WIRE STRIPPER, ELEC TAPE, ETHERNET COUPLER	
		WEATHERSHIELD, CEDAR BORD CEMENT - POOL REPAIRS	
		CEDAR BOARD-POOL REPAIRS	
		SHUT OFF	

City of St. Cloud

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8/1/2025 to 8/28/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PLUG IN UC LED, VELCRO, ALFA-LOK-CITY HALL	
	PRE007 4TH OF JULY CELEBRATION	TRASH BAGS,PLYWOOD	
	PRE007 4TH OF JULY CELEBRATION	WORK LIGHT-FIRST AID TENT	
		CORDMATE, MAGNETIC BOWL, POWER TOOL CORD	
		NOZZLE, VOLT CONNECTOR & PLUG	
		UTILITY TORCH,BITS-THERMO TRAILER & TRUCK	
		ANT BAIT FOR PD	
		CONCRETE-FOUL POLE REPAIR TAX	
		CONCRETE-FOUL POLE REPAIR	
		REPLACE MAILBOX- RESIDENTAL	
		WIRE CUTTER,JAW PLIER	
		TOGGLE SWITCH, VELCRO STRAP, DECLAN 1G	
		DRIVEWAY MARKER, SHT MET SCRW, HSUKYFIREM, WALLPLT	
		FG UTILITY L, M, XL, GLOVES - CADET PROGRAM	
		SEALANT,PRY BAR,MARKING CRAYON,KNEE PADS	
		PLC 4FT,WATER PRESSURE QUADTUBE LED-MARINA BLD	
	PRE002 SUMMER CAMP	TRASH BAGS,PLYWOOD	
		NUT DRIVER,JAW WRENCH, SLIM SCREWDRIVER	
		ROLL,PAINTERS TOUCH-GRILL PAINTING AT CIVIC CENTER	
		FLEX HEAD SET,IMPACT DUTY -TRUCK 16-10	
		FLEX CONNECT SHUT OFF, BRASS HOSE	
8/8/2025	9106183 HR FLORIDA STATE COUNCIL, INC.		2,300.00
		HR FLORIDA CONF & EXPO JULIANNE S.- NO TVL REQ	
		HR FLORIDA CONF & EXPO D. ROSE-NO TVL REQ	
8/8/2025	9106184 HTV CORNER INC		25.40
		DTF-PRINT-YARD, ARTWORK	
8/8/2025	9106185 P-CARD TRAVEL - HOTEL		348.00
		HOTEL- K. BURKARD-T25159	
8/8/2025	9106186 P-CARD TRAVEL - HOTEL		1,168.05
		PLECET CONFERENCE-T25127 LIB BADMAN-PATON	
8/8/2025	9106187 P-CARD TRAVEL - REGISTRATION		2,685.00
		HOSTAGE CRISIS LV II- REG M. SAMUEL T26017	
		HOSTAGE CRISIS NEG0 REG WILSON PALACIO T26023	
		HOSTAGE CRISIS NEG REG ANGEL COLON T26020	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106188 INSTITUTE OF POLICE TECHNOLOGY	OPERATION R.U.S.H-ONLINE TRNG FOR SARAH GONZALEZ OPERATION R.U.S.H-ONLINE TRNG FOR JAN MARTINEZ UNDERCVR DRUG ENFORCEMENT P.VERMILLION-CLASS C TVL	2,385.00
8/8/2025	9106189 INTERNATIONAL ASSOCIATION OF CRIME	IACA CONFERENCE, CLASS C TVL-B. SNOW	675.00
8/8/2025	9106190 INTERNATIONAL CODE COUNCIL, INC.	2024 INTERNATIONAL CODE PDF DOWNLOAD 2025 MEMBERSHIP-7/17/25 J.DUPRIEST REG- L.LUGO-T26018	1,050.00
8/8/2025	9106191 J. MCKINNON, INC.	4 LOADS-SHELL ROADBASE FOR PEGHORN	1,005.41
8/8/2025	9106192 JOSAM PRODUCTS, INC.	UNIT #5-64 RO #64546-1 AXLE REPAIR	241.50
8/8/2025	9106193 P-CARD TRAVEL - OTHER EXPENSES	PARKING-M. CAPRANICA FIRE CHIEF CONF T25196	240.75
8/8/2025	9106194 P-CARD TRAVEL - HOTEL	HOTEL-M. CAPRANICA FIRE CHIEFS CONF T25196 HOTEL-FL FIRE CHIEFS EXEC CONF-N.IRVING-T25189 HOTEL- S.WILDE T25216	2,399.00
8/8/2025	9106195 K & M CUSTOM CREATIONS	UNIFORMS-F.MIRANDA UNIFORM EMBROIDERY ISIAIAH EMRBOIDERY ON SHIRTS- C.LLOYD UNIFORM EMBROIDERY REBECA	427.88
8/8/2025	9106196 KISSELBACK FORD	SPARE KEYS & FEE-CODE TRUCKS REPLACEMENT KEY &FEE-CODE TRUCK DUPLICATE CODE TRUCK KEY MADE& FEE SPARE KEY & FEE-ALEX'S & LIGHT GREY TRUCKS	1,104.09

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #16-10 RO #64686-1 KEY FOBS	
8/8/2025	9106197 KISSIMMEE VALLEY FEED		199.86
		CATFISH FLOATING, LAYER PELLET SC SCRATCH	
8/8/2025	9106198 L.E.A. DATA TECHNOLOGIES, LLC		208.00
		EQUIPMENT & UNIFORM UPGRADE, SHIPPING	
		EQUIPMENT & UNIFORM UPGRADE SHIPPING	
8/8/2025	9106199 LAWSON PRODUCTS, INC.		571.61
		DRILL BITS	
		CUP BRUSH STEEL-DUMPSTER	
		HEX CAP SCREW	
		LOCK NUT, CUT-OFF-WHEEL WELD SHOP SUPPLIES	
8/8/2025	9106200 LIFELINE TRAINING - CALIBRE PRESS		399.00
		INTERVIEW & INTERROGATION G. DEOLEO-CLASS C TVL	
8/8/2025	9106201 LINCOLN AQUATICS		2,870.52
		POOL COVER WEIGHTED	
		POOL COVER WEIGHTED, SHIPPING	
8/8/2025	9106202 LOWE'S		645.60
		FAN BAR, OAH BATTERY, CHARGER	
8/8/2025	9106203 LUMEN TECHNOLOGIES GROUP		844.40
		LOCAL PHONE SERVICE 07/01/2025-07/31/2025	
8/8/2025	9106204 LYNN PEAVEY CO.		583.26
		SHOE CVRS, EVIDENCE TUBE, SCALELIFT CARDS, SHIPPING	
		SHOE CVRS, EVIDENCE TUBE, SCALELIFT CARDS, SHIPPING	
8/8/2025	9106205 MASCHMEYER CONCRETE CO. OF FLORIDA		1,293.50
		CONCRETE REPAIRS- CONCESSION STAND	
8/8/2025	9106206 MATTHEWS BUS ALLIANCE INC.		806.00
		WHEELCHAIR LIFT INSPECTION	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106207 MCMASTER-CARR SUPPLY CO.	OVERHEAD SUPPLIES RUBBER CUSHION	105.59
8/8/2025	9106208 MEDTECH FORENSICS, INC.	KRAFT PAPER ROLL-EVIDENCE SHIPPING KRAFT PAPER ROLL-EVIDENCE SHIPPING	118.00
8/8/2025	9106209 MEMORABLE MOMENTS CORP.	DJ- SAMIS BIRTHDAY	800.00
8/8/2025	9106210 MILLERS JUMP TIME ENTERTAINMENT LLC PRE026 SAMI'S BIRTHDAY CELEBRATN	INFLATABLES,GAMES,ARCHES, SNOW CONE MACHINE	2,600.00
8/8/2025	9106211 MILLS AIR, INC.	900 OHIO AVE. DIAGNOSTIC- AC UNIT	190.00
8/8/2025	9106212 MISTER CAR WASH	EC COD TRUCK - BASE EXTERIOR WASH EC CODE TRUCK - BASE EXTERIOR WASH EC COD TRUCK - BASE EXTERIOR WASH	10.00
8/8/2025	9106213 MOBILE COMMUNICATIONS AMERICA INC.	2-WAY RADIOS, CHARGERS, SHIPPING 2-WAY RADIOS, CHARGERS, SHIPPING	1,135.00
8/8/2025	9106214 MODERN WELDING CO OF FLORIDA, INC.	MATERIAL-BALLFIELDS SIGNS TRAILER REPAIR UNIT 17-131, RO# 64721	804.69
8/8/2025	9106215 MSC INDUSTRIAL SUPPLY CO.	OVERHEAD SUPPLIES	284.67
8/8/2025	9106216 NAACP OSCEOLA BRANCH 5121-B	BLUE TABLE SPONSORSHIP- FREEDOM FUND &PEARL GALA	1,000.00
8/8/2025	9106217 NAPA AUTO PARTS	UNIT #23-21 RO #64624-1 ADAPTERS	18.74

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106218 P-CARD TRAVEL - HOTEL	FL FBINAA CONF T25165 \$20.96 CREDIT PENDING FL FBINAA CONF T25165 \$20.96 CREDIT PENDING	527.96
8/8/2025	9106219 NATIONAL INSTITUTE OF GOVERNMENTAL	NIGP MEMEBERSHIP DIANA H 5.15.25-10.18.25 COMMUNICATION STRATEGIES- VIRTUAL-DEMETRIUS S.	270.00
8/8/2025	9106220 NATIONAL RECREATION & PARK ASSOC.	REG.- J.HALLETT CLASS C REG-M.TENNARO NRPA CLASS C REG.-ED SWAP NRPA CLASS C	1,545.00
8/8/2025	9106221 NATIONAL TECHNICAL INVESTIGATORS	NATIA MEMBER RENEWAL GLEN GILBERT	50.00
8/8/2025	9106222 NEW HORIZONS DEVELOPMENT GROUP, INC	SHUTTERS- STREET FACING, LAKE FACING	3,680.00
8/8/2025	9106223 NIMBLE SOFTWARE SYSTEMS, INC.	SCHEDULING ADVANCE & BASE 7/17/25 - 8/17/25	322.63
8/8/2025	9106224 NORTH-SOUTH SUPPLY, INC.	NOZZLE LOW ANGLE	27.69
8/8/2025	9106226 OFFICE DEPOT	SHARPENER, BINDER CLIPS, WHITEBOARD WIPES INK CARTRIDGES TABS,3 RING BINDER, CORRECTION TAPE SHARPIES, PENS, PENCILS, UNIBALL PENS, FOLDERS CYAN INK CARTRIDGE TONER CARTRIDGES, MARKERS PAPER TOWELS PENS SHARPIES, PENS, PENCILS, UNIBALL PENS, FOLDERS TONER CARTRIDGES, MARKERS PAPER TOWELS BLACK CARTRIDGE PERMANENT MARKERS	4,105.60
8/8/2025	9106227 ORACLE ELEVATOR COMPANY		553.78

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		QUARTERLY MAINT 2901 17TH ST 7/1/25 - 9/30/25	
		QUARTERLY MAINT COMM CENTER 7/1/25 - 9/30/25	
8/8/2025	9106228 P-CARD TRAVEL - OTHER EXPENSES		24.00
		PARKING-L.SERRANO CLASS C	
		PARKING-L.SERRANO CLASS C	
8/8/2025	9106229 ORLANDO DINNER ENTERTAINMENT INC.		6,810.00
	PRE002 SUMMER CAMP	DEPOSIT FOR RESERVATION PIRATES DINNER	
	PRE002 SUMMER CAMP	SUMMER CAMP PIRATES DINNER	
8/8/2025	9106230 ORLANDO HARLEY-DAVIDSON		659.34
		REPAIRS TO UNIT 12-362	
		REPAIRS TO UNIT 12-400	
8/8/2025	9106231 ORLANDO SENTINEL COMMUNICATIONS		456.67
		ESUBSCRIPTION-VERONICA 7/13/25-8/2025	
		CLASSIFIED LISTING 06.01.25-06.30.25	
		CLASSIFIED LISTING 06.01.25-06.30.25	
8/8/2025	9106232 OSCEOLA COUNTY HEALTH DEPT.		1,320.00
		JUNE-CHISOLM PARK	
		MAY- ST.CLOUD BEACH	
		MAY-CHISOLM PARK	
		JUNE- ST.CLOUD BEACH	
8/8/2025	9106234 OSCEOLA NEWS GAZETTE		1,681.93
		AD ANX25-00013 ORD 2025- 43	
		SC ORDINANCE 2025-52* PUBLIC HEARING	
		SC ORD 2025-05* PUBLIC HEARING	
		SC ORDINANCE 2025- 53*	
		ANX25-00003 ORD 2025-28	
		ANX25-00012 ORD 2025-37	
		SC BOA 25-00002* LEGAL NOTICE	
		SC* BOA 25-00003& LEGAL NOTICE	
		SC ORDINANCE 2025-52* PUBLIC HEARING	
		SC ORD 2025-59* PUBLIC HEARING	
		SC BOA 25-00001* LEGAL NOTICE	

City of St. Cloud

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
8/8/2025	9106235 PEST PATROL OF CENTRAL FLORIDA INC.	SERVICES DATE 06/30/2025	705.00
8/8/2025	9106236 PET SUPERMARKET, INC.	K-9 FOOD GEORGE-TC DG CHK&BCN, PRM MORSELS, SIERRA MNT	256.93
8/8/2025	9106237 PIP PRINTING #920	DROWING PREVENTION - 3 A-FRAME SIGNS	955.30
8/8/2025	9106238 P-CARD TRAVEL - OTHER EXPENSES	T25108 PRONTO TRAIN PASS ESRI UC - M. HEIL T25107 PRONTO TRAIN PASS ESRI UC - KLACOE	80.00
8/8/2025	9106239 PUBLIC RISK INSURANCE AGENCY	SWFL PRIMA STATE EDU CONF T26014 ROB GARRETT	199.00
8/8/2025	9106241 PUBLIX SUPER MARKETS, INC.	COOKIES,CHICKEN,SUBS, FRUIT DIXIE BOWLS HOT SAUCE,WINGS-FEAR FACTOR ICE CREAM,COOKIES,CANDY CHICKEN NUGGETS SNACKS/DRINKS- COUNCIL MEETING 7/3/25 DAWN FOAM WATER- COUNCIL MEETING 7/3/25 COOKIES, SODA - FINANCE BUDGET WORKSHOP FY 25-26 WELLNESS PGRM: CREATIVE POUR-WATER FRT SNACKS, MUFFINS, WELCH FRTFULS STRW GOLDFISH,CHEEZ IT,OREO- COUNCIL MEETING 07/10/25 IAED TRNG-BAGELS IAED TRNG-CREAM CHEESE	1,119.52
8/8/2025	9106242 MISC VENDOR PAYMENTS	2025 LEVEL 1 OSCEOLA COUNTY MEMBERSHIP - CHIEF	300.00
8/8/2025	9106243 P-CARD TRAVEL - OTHER EXPENSES	FUEL FOR SCIRS VEHICLE	47.34

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8/8/2025	9106244 RAPCO SUPPLY	MOTOR COND.-A/C REPAIR AT PD COND. MOTOR-A/C REPAIRS- FIRE TRAIN BLDG PLEATED FILTERS FUSE CCMR 30 AMP- SHOP STOCK SUPMUKIT,UMBRELLA KIT REFRIGERANT,KLEEN KIT, SUPER FLUSH	5,453.64
8/8/2025	9106245 RED BARN TOOL AND DIE LLC	UNIT #4-100 RO #62846-1 WIPER SLEEVE	310.50
8/8/2025	9106246 REEVES COMPANY, INC.	ENGRAVED NAME PINS FOR OFFICIAL UNIFORMS ENGRAVED NAME PINS FOR OFFICIAL UNIFORMS OFFICIAL INSIGNIA FOR SWORN, SHIPPING OFFICIAL INSIGNIA FOR SWORN, SHIPPING	227.04
8/8/2025	9106247 REGAL CINEMEDIA CORP	WELLNESS PGRM:HEALTH FAIR MOVIE PACK W/SHIPPING	325.00
8/8/2025	9106248 REM INDUSTRIES LLC DBA IDVILLE	PRINTER RIBBON, PVC CARD, SHIPPING PRINTER RIBBON, PVC CARD, SHIPPING	415.34
8/8/2025	9106249 RENTAL WORLD OF ST. CLOUD	CHAIN SPROCKET REPAIR PRESSURE WASHER RPMT - ROTARY ARM TENSION SPRING,FILTER, SPARK PLUGS-CHAINSAW SHARPEN BLADE- MOWER, BAR NUT	221.94
8/8/2025	9106250 REP SERVICES, INC.	WASHER,NUTS,TUBE-BALLFLD PLAYGROUND,SHIPPING WASHER,NUTS,TUBE-BALLFLD PLAYGROUND & FEE	502.99
8/8/2025	9106251 RUSH TRUCK CENTER OF FLORIDA	UNIT #7-169 RO #63783-2 TURBO REPLACEMENT	3,337.01
8/8/2025	9106252 S & S WORLDWIDE PRE015 SENIOR PROGRAMS	MAXI-NET COMBO NET	700.77

City of St. Cloud

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PRE015 SENIOR PROGRAMS	ACQUAINTED,MOVEMENT, & BUMPIE BALLS	
8/8/2025	9106253 SAFETY-KLEEN SYSTEMS, INC.		999.61
		USED OIL DISPOSAL	
		USED OIL DISPOSAL	
8/8/2025	9106254 SAM'S CLUB		887.76
	PRE002 SUMMER CAMP	COOKIES& CRACKERS- SUMMER CAMP	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	COOKIES,WATER &GATORADE	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	PLATES &FORKS-SAMMI EVENT	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	2- FULL SHEET CAKES	
	PRE007 4TH OF JULY CELEBRATION	PLATES & CUTLERY	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	PANS -TIE DYE	
	PRE007 4TH OF JULY CELEBRATION	DRINKS & CHIPS-VOLUNTEERS	
	PRE002 SUMMER CAMP	LAUNDRY PODS- SUMMER CAMP	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	CANDY- SAMMI'S GOODY BAGS	
8/8/2025	9106255 SCHINDLER ELEVATOR CORPORATION		12,209.56
		QUARTERLY BILLING CITY HALL 7/1/25 - 9/30/25	
		QUARTERLY BILLING CITY H ESCALATORS 7/1/25-9/30/25	
		ELEVATOR REPAIRS AT WOMEN'S CLUB	
		QUARTERLY BILLING WOMEN'S CENTER 7/1/25-9/30/25	
		QUARTERLY BILLING MARINA 7/1/25 - 9/30/25	
8/8/2025	9106256 SHERWIN-WILLIAMS		167.03
		PLAS RATIO CO - GODWIN PARK REPAIRS	
		KING'S CANVON PAINT, CHIP BRUSHES-POOL PAINT	
		PAINT- CANNERY PARK	
8/8/2025	9106257 SIP N DIP DONUTS, INC.		40.64
		DONUTS FOR AN EOC TRNG	
8/8/2025	9106258 SITEONE LANDSCAPE SUPPLY LLC		1,587.84
		LANDSCAPE GROWTH, TERAD BLOX, BAIT STATION	
8/8/2025	9106259 SOUTH FLORIDA WATER MANAGEMENT		5,500.00
	PR2301 CHISHOLM PARK MASTER PLAN	PERMIT APP# 250612-53835	
8/8/2025	9106260 P-CARD TRAVEL - OTHER EXPENSES		336.95

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FLIGHT- L.LUGO T26018	
8/8/2025	9106261 SPACE EXPLORATION TECHNOLOGIES CORP		165.00
		ROAM UNLIMITED 06.28-07.28, 2025	
8/8/2025	9106263 SPECTRUM/BRIGHTHOUSE NETWORKS, LLC		8,028.49
		POLICE DEPARTMENT 7/1/25 - 7/31/25	
		INTERNET SERV. IT DEPT. 07/01/25 TO 07/31/25	
		INTERNET SERVICES FS#31 6/19/25 - 7/18/25	
		INTERNET 6/21/25-7/20/25	
		PAST DUE SERVICES-10/8/24 -11/7/24	
		INTERNET SERV. IT DEPT. 07/01/25 TO 07/31/25	
		SERVICE- 6/26/25-7/25/25	
		TV- 5/26/25-6/25/25& 6/26/25-7/25/25	
		INTERNET SERV. IT DEPT. 07/01/25 TO 07/31/25	
		INTERNET SERVICES FS#33 6/17/25 - 7/16/25	
		INTERNET SVC IT DEPT 06/27/2025-07/26/2025	
		INTERNET SVC IT DEPT 06/27/2025-07/26/2025	
		SPECTRUM SVC 06.27.25-07.26.25	
		SERVICE- 5/26/25-6/25/25	
8/8/2025	9106264 SSD INTERNATIONAL IC.		795.00
		UTM 5.56 MMR RVR RED - ACTIVE SHOOTER TRNG	
8/8/2025	9106265 ST. FRANCIS ANIMAL HOSPITAL		74.65
		GEORGE-DVM RE-EVAL, RABIES BOOSTER	
8/8/2025	9106266 ST.CLOUD TOWING AND COLLISION INC.		135.00
		TOW/HOOK FEE - ENFI14 2012 NISSAN ALTIMA	
8/8/2025	9106268 STAPLES BUSINESS ADVANTAGE		3,175.90
		BINDER, DIVIDER TABS	
		SHREDDER OIL-RECORDS	
		STAMP INK & COPY PAPER	
		INK CARTRIDGE	
		WALL CALENDAR	
		COPY PAPER, GLUE, TAPE	
		OFFICE CHAIRS-LOGISTICS	
		PADLOCKS	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PAPER & FOLDERS- CODE COMPLIANCE MONTHLY PLANNER PENS, HIGHLIGHTERS, DIVIDERS, NOTEPAD, GLUE DRY ERASE MARKER, TRASH CAN, WHITEBOARD CLEANER COPY PAPER 5 REAMS/CARTONS OF PAPER INK TONER INK TONER COPY PAPER, GLUE, RUBBER BANDS, DIVIDERS PAPER,PAPER CLIPS,MARKERS STICKY NOTES	
8/8/2025	9106269 STARFISH AQUATICS INSTITUTE, LLC	5 YEAR POOL OPERATOR CERT -E.SOTO	275.00
8/8/2025	9106270 STYLISH PAWZ	GEORGE GROOMING GEORGE GROOMING	145.00
8/8/2025	9106271 SUBURBAN PROPANE L.P.	PROPANE FOR TRAINING	26.61
8/8/2025	9106272 SUNCAM, INC.	ONLINE ETHICS AI COURSE- K.FELBLINGER CR APPLD 229443 RFND ONLINE COURSE TAXES ONLINE ETHICS AI COURSE- K.FELBLINGER,TAX	45.00
8/8/2025	9106273 SUNPASS OPERATIONS	REPLENISHMENT-6/30/25 PUBLIC WORKS TOLL REPLENISH 07/01/25	90.00
8/8/2025	9106274 SWIM OUTLET AND EVERYDAY YOGA	KIDS& ADULTS GOGGLES- RETAIL	640.50
8/8/2025	9106275 T-MOBILE USA, INC.	LOCAL PHONE SERVICE 05/01/2025-05/31/2025 LOCAL PHONE SERVICE 06/01/2025-06/30/2025	12,987.36
8/8/2025	9106276 P-CARD TRAVEL - REGISTRATION	EXPLOSIVE BREACHING - PIERCE VERMILLION T26015	3,150.00

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		EXPLOSIVE BREACHING - JOSEPH NAS, T26016	
8/8/2025	9106277 TARGET PRE002 SUMMER CAMP	HOSES,BEACH BALLS,KIDDIE POOLS WELLNESS PGRM: VACUUM, GOPRO, 8/25 HEALTH FAIR WELLNESS PGRM: BLDER, SWITCH, AIRPODS-H/FAIR WELLNESS PGRM: STANDING DESK-8/25 HEALTH FAIR WELLNESS PGRM:LEGO MARVEL 8/25 HEALTH FAIR	1,213.52
8/8/2025	9106278 TENNANT SALES AND SERVICES COMPANY	UNIT #9-23 RO #64671-1 PARTS ORDER UNIT #9-23 RO #64671-1 PM SERVICE	334.06
8/8/2025	9106279 THE BANCORP BANK N.A. PS0304 MONEY LAUNDERING OPERAT.	SCIRS LEASE VEHICLE 07.01-07.31, 2025	1,077.00
8/8/2025	9106280 THE GRAPHICS SIGNS & IDENTITIES GRO	WILDLIFE CROSSING SIGNS- CHISHOLM PARK	285.00
8/8/2025	9106281 THRIFTY SPECIALTY PRODUCE AND MEATS	SART MTG-RICE, BEANS, CHICKEN STRIP	190.00
8/8/2025	9106282 TOI TOI USA, LLC PRE006 HOPKINS PARK SUMMER CAMP PRE006 HOPKINS PARK SUMMER CAMP PRE020 HOPKINS AFTER SCHOOL PRGM PRE020 HOPKINS AFTER SCHOOL PRGM PRE020 HOPKINS AFTER SCHOOL PRGM PRE020 HOPKINS AFTER SCHOOL PRGM	SERVICE DATES-07/21/2025- 08/17/2025 &FEE MTHLY RENTAL-HOPKINS PARK 06.25.25-07.22.25 MTHLY RENTAL-HOPKINS PARK 05.28.25-06.24.25 PORT-A-POTTIES RENTAL 06.15.25-07.12.25 MTHLY RENTAL-HOPKINS PARK 04.30.25-05.27.25 PORT-A-POTTIES RENTAL 07.13.25-08.09.25 MTHLY RENTAL-HOPKINS PARK 04.02.25-04.29.25	1,622.25
8/8/2025	9106283 TOM BARROW CO.	Z-PURLIN ASSEMBLY KIT	300.00
8/8/2025	9106284 TOWLANDO TOWING & RECOVERY INC.	UNIT #5-115 RO #64242-1 TOW UNIT #24-64 RO #64584-1 TOW UNIT #12-330 RO #64302-1 TOW UNIT #24-48 RO #64356-1 TOW	1,925.74

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #24-68 RO #64639-1 LOADER TOW	
8/8/2025	9106285 TRACTOR SUPPLY COMPANY		719.78
		POWERLOCK, PLIERS, WRENCH RATCHET, WELD SHOP TRUCK	
		WATER BOOTS- STAFF USE	
		QUICK COUPLER 2 INCH AND CAP	
		QUICK LINK-BOAT RAMP MIXER	
		CT WORK BOOTS- M.HARGRAVE	
		GRASS/WEED KILLER CONCENTRATE	
	PRE007 4TH OF JULY CELEBRATION	RAIN BOOTS- ROSE & OAKLEY	
8/8/2025	9106286 TRANSCOR SUPPLY INC.		262.00
		BUCKLE,BANDING TOOL	
		BUCKLE,BANDING TOOL, SHIPPING	
8/8/2025	9106287 P-CARD TRAVEL - HOTEL		1,990.00
		T25154 HOTEL-PAGAN SRO CONF 2025	
		T25153 HOTEL-SRO CONF SGT FINENCO	
8/8/2025	9106288 P-CARD TRAVEL - OTHER EXPENSES		137.85
		UBER-S.WILDE T25216	
		UBER-M.BACHELDER T25163	
		UBER T25163 M. BACHELDER	
8/8/2025	9106290 UBIQUITI INC.		5,826.50
		IT NETWORK VIDEO REORDER, SHIPPING	
		WIFI SMART CHIME, SHIPPING	
		WIFI SMART CHIME, SHIPPING	
		UNIFI ADAPTER, SHIPPING	
		UNIFI ADAPTER, SHIPPING	
		IT-AIRMAX LITEBEAM 5AC XR SHIPPING	
		ACCESS POINT, UI CARE, SHIPPING	
		PROTECT ALL-IN-ONE SENSOR SUPERLINK, SHIPPING	
		SWITCH FLEX, ETHERNET SURGE PROTECTOR, SHIPPING	
		ACCESS POINT, UI CARE, SHIPPING	
		IT-ACCESS POINT U7 PRO MAX, UI CARE, SHIPPING	
		IT NETWORK VIDEO REORDER, SHIPPING	
		IT-AIRMAX LITEBEAM 5AC XR SHIPPING	
		PROTECT ALL-IN-ONE SENSOR SUPERLINK, SHIPPING	
		SWITCH FLEX, ETHERNET SURGE PROTECTOR, SHIPPING	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CAMERA G5 FLEX, SHIPPING	
		CAMERA G5 FLEX, SHIPPING	
		IT-ACCESS POINT U7 PRO MAX, UI CARE, SHIPPING	
		IT-CLOUD GATEWAY MAX, SHIPPING	
		IT-CLOUD GATEWAY MAX, SHIPPING	
8/8/2025	9106291 ULINE, INC.		767.18
		GATORADE PACKETS-OUTDOOR STAFF	
		GATORADE PACKETS-OUTDOOR STAFF,SHIPPING	
		HANDI-MOVER,SHIPPING	
		HANDI-MOVER	
		FOLDING TABLE- 2,SHIPPING	
		FOLDING TABLE- 2	
8/8/2025	9106292 UNITED RENTALS (NORTH AMERICA),INC.		991.00
		PUMP RENTAL- CLAY DRIVE	
8/8/2025	9106293 UNITED STATES POSTAL SERVICE		160.04
		CERTIFIED MAIL 07/23/25	
		POSTAGE MACHINE OUT OF SERVICE	
		POSTAGE MACHINE OUT OF SERVICE	
		MAIL CERTIFICATES- T.SWINDERMAN TO DBPR	
		POSTAGE MACHINE OUT OF SERVICE	
		POSTAGE MACHINE OUT OF SERVICE	
		NARCOTICS EXPRESS MAILER	
		POSTAGE MACHINE OUT OF SERVICE	
8/8/2025	9106294 UNIVERSITY OF FLORIDA		2,975.00
		TRAINING CLASS C-T-ALLEN, R.RUIZ,I.BATIZ,G.DONES	
		REG- K.FELBLINGER T26008	
8/8/2025	9106295 UPS STORE, THE		27.73
		UPS DELIVERY TO VENDOR	
8/8/2025	9106296 VERIZON WIRELESS		11,176.19
		LOCAL PHONE SERVICES AMI 05.24.25-06.23.25	
		LOCAL PHONE SERVICES AMI 05.24.25-06.23.25	
		LOCAL PHONE SERVICE 06/02/2025 TO 07/01/2025	
		LOCAL PHONE SERVICES AMI 04.24.25-05.23.25	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		LOCAL PHONE SERVICE 05/02/2025-06/01/2025	
		LOCAL PHONE SERVICES AMI 4.24.25-05.23.25	
8/8/2025	9106297 W.W. GRAINGER, INC.		3,730.92
		SHOP SUPPLIES ABSORBENT PADS	
		OVERHEAD SUPPLIES	
		BOTTLE FILLER- HOPKINS PARK	
		DIAPHRAGM ASSEMBLY,MANUAL TOILETS	
		CONTROL STOP KIT,HANDLE REPAIR,SLOAN	
		CABINET DOLLY,FLUSH	
		SHOWER HEAD REPAIRS AT CIVIC CENTER	
		EAR MUFFS-PROTECTIVE GEAR	
		TARP -A/C UNITS AT SHOP	
		BATTERIES	
8/8/2025	9106301 WAL-MART COMMUNITY		1,947.18
		UNIFORM PANTS- J.HENRIUS	
	PRE002 SUMMER CAMP	KIWI,BANANAS,ONION-FAIR FACTOR CAMP	
		BUNS, CINN VANL, CHWY, CHOC CHP CKE-IAED TRNG	
		10CT LAY REG	
		CHIPS, GATOR PWDR, MOTTS, BURG, PLATES-EXPLORERS	
	PRE005 WORLDS LARGEST SWIM LESSN	HOLE PUNCH,WATER HOSE, SPRAY PAINT	
	PRE005 WORLDS LARGEST SWIM LESSN	CR APPLD 05684 RFND HOLE PUNCH,WATER HOSE,PAINT	
	PRE006 HOPKINS PARK SUMMER CAMP	TOWELS,CLEANER	
	PRE006 HOPKINS PARK SUMMER CAMP	WATER BALLOONS- PD WATER GUN BATTLE	
		WATER- EMPLOYEES SW	
	PRE007 4TH OF JULY CELEBRATION	VELCRO, SANDPAPER, TAPE	
	PRE006 HOPKINS PARK SUMMER CAMP	SUGAR,MAYO,KETCHUP	
		CUPS, JLY, HONEY, DONUT, NUT CKE, SUGAR-IAED TRNG	
		STERNO FUEL, FOOD ITEM	
		WELLNESS PGRM: HLTH FAIR BENTO BOX, PWR BANK	
		CHIPS, GATOR PWDR, MOTTS, BURG, PLATES-EXPLORERS	
		USB HUB,CAN OPENER,GRILL BRUSH	
		STERNO FUEL, FOOD ITEM	
		FREEZER ICE POPS, PAPER TOWELS, DISINFECTANT WIPE	
		FREEZER ICE POPS, PAPER TOWELS, DISINFECTANT WIPE	
		WATER,CANDY-COMMUNITY SERVICES PARTNERS	
		ICE POPS FOR NATIONAL ICE CREAM DAY-SPIRIT SQUAD	
		GV 1G DISTILLED WATER- EVIDENCE SUPPLIES	
		UNIFORM PANTS-M.GARCIA	

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Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CUPS, JLY, HONEY, DONUT, NUT CKE, SUGAR-IAED TRNG WATERGUN BATTLES SUPPLIES - 4PK BOUNUS, BOB POLICE THEME FINGER CUFFS GRILL BRUSH-FS32,LLS SPRT SOAP FOR RADIO STRAPS UNIFORM PANTS- R.WOLFE WELLNESS PGRM: HTH FAIR FISHING ROD, AIRTAG,NINJA WELLNESS PGRM: CREATIVE POUR-QUAKER RICE CRISPS	
8/8/2025	9106302 WATER SAFETY PRODUCTS, INC.	LIFEGUARD HATS RESCUE TUBES,RADIO BAGS, MASKS RESCUE TUBES,RADIO BAGS, MASKS,SHIPPING LIFEGUARD HATS, SHIPPING IMMOBILIZATION BLOCKS & STRAPS	1,344.93
8/8/2025	9106303 P-CARD TRAVEL - OTHER EXPENSES	FUEL - L.TOMAINO T25151	38.51
8/8/2025	9106304 P-CARD TRAVEL - OTHER EXPENSES	FUEL- M.DUNKLIN T25217	38.72
8/8/2025	9106305 WAWA, INC.	FS-31 BOAT FUEL FUEL-FS33 FUEL-FS34 GAS CANS	53.62
8/8/2025	9106306 WEBBY ENTERPRISES LLC	LABOR & MATERIALS FOR FIBER TOWER INSTALLATION	4,182.75
8/8/2025	9106307 P-CARD TRAVEL - HOTEL	HOTEL -L.TOMAINO T25151 HOTEL- M.ACOSTA T25150	1,728.00
8/8/2025	9106308 WOWZA MEDIA SYSTEMS, LLC	CLOUD STANDAR SILVER SUB 7/5/25 - 8/4/25	347.17
8/8/2025	9106309 ZOOM VIDEO COMMUNICATIONS, INC.	ZOOM JUL 9-AUG 8, 2025	267.90

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8/8/2025	9106310 ZOPAX INSPECTIONS AND SERVICE, LLC	BACKFLOW REPAIRS & REPLACEMENTS MATERIALS & LABOR REPAK FAIRBANKS	5,212.45
8/8/2025	9106311 10TH STREET PRODUCE, LLC	FOOD-SERVSAFE TRAINING	106.87
8/8/2025	9106312 7-ELEVEN STORE, INC	FUEL RENTAL VAN FOR EXPLORERS	42.24
	Grand Total		10,155,041