St. Cloud City Council Regular Meeting
Thursday, October 9, 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 Employee of the Month for the Month of September to Michelle M. Acosta
- Presentation of Team of the Month for the Month of October to Shella B. Newton & Jessica D. Garcia
- Presentation by the City of St. Cloud Veteran's Council

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. 2025-158R, a resolution of the City Council of the City of St. Cloud, Florida, approving and adopting a logo for the St. Cloud Veterans Advisory Committee and authorizing the use of the approved logo by the committee and providing an effective date.
COST: No cost associated with this item.
This item is to approve the logo for the Veterans Council.

2) Resolution 2025-105R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation Fee Schedule; providing for conflicts; providing for severability; and providing an effective date.
COST: No cost associated with this item.
This item is to include adjustments to daily admission fees for unstructured activities, update to facility rental rates, pay-to-park, and pavilion rental rates, the addition of a government and utility rate, afterschool program, the creation of a Youth Basketball Volunteer Coach's discount, adds the Mount Peace Cemetery Inscribed Brick program, removes the Hopkins Park after school program fee and improves the formatting and flow of the document.

3) Resolution No. 2025-152R**,** a resolution of the City Council of the City of St. Cloud, Florida, repealing the Special Event Co-Sponsorship and Fee Reduction Waiver Policy; providing for the repeal of Resolution 2019-115R; conflict and an effective date.
COST: No cost associated with this item.
This item is to repeal the Signature Event Co-Sponsorship and Fee Reduction Waiver Policy adopted via Resolution No. 2019-115R on June 27, 2019.

4) Resolution No. 2025-052R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Heritage St. Cloud, LLC, for the design, permitting, and construction of roadway improvements to Cross Prairie Parkway and Nolte Road, and conveyance of right-of-way; 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 $12,299,449.03 in mobility fee credits to fund roadway improvements to Cross Prairie Parkway and Nolte Road.
This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Heritage St. Cloud, LLC, and the City of St. Cloud. These properties are currently inside City limits.

5) Resolution No. 2025-116R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Edgewater East Community Development District for the design, permitting, and construction of roadway improvements to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D; conveyance of right-of-way and stormwater retention ponds; 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 $44,941,006.00 in mobility fee credits to fund the roadway improvements to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D.
This item is to authorize the Mayor to execute a Tri-Party Interlocal Agreement between Osceola County, Edgewater East Community Development District, and the City of St. Cloud. These properties are currently inside City limits.

6) Resolution No. 2025-117R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Edgewater West Community Development District for the design, permitting, and construction of roadway improvements to Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D; conveyance of right-of-way and stormwater retention ponds; 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 $45,219,674.00 in mobility fee credits (up to $44,719,674.00 in mobility fee credits for the roadway improvements on Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D and up to $500,000.00 in mobility fee credits for the Avenue P PD&E Study.)
This item is to authorize the Mayor to execute a Tri-Party Interlocal Agreement between Osceola County, Edgewater West Community Development District and the City of St. Cloud. These properties are currently inside City limits.

7) Resolution No. 2025-146R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a first amendment to and extension of the continuing contracts between the City of St. Cloud and Bride & Hall Architects, P.A., Borrelli+ Partners, Inc., Bumpus and Associates, Inc., C.T. Hsu + Associates, P.A., Forefront Architecture and Engineering LLC, The Lunz Group, and Song + Associates, Inc. for Continuing Professional Architectural Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.
This item is to approve the extension of the agreements for continuing professional architectural services with Bride & Hall Architects, P.A., Borrelli+ Partners, Inc., Bumpus and Associates, Inc., C.T. Hsu + Associates, P.A., Forefront Architecture and Engineering LLC, The Lunz Group, and Song + Associates, Inc.

8) Resolution No. 2025-147R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a first amendment to and extension of the continuing contracts between the City of St. Cloud and GAI Consultants, Inc., Hanson, Walter & Associates, Inc., Osceola Engineering, Inc., and Wright-Pierce, Inc. for Continuing Professional Civil Engineering Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the various departments on an as-needed basis from

various approved projects and budgeted expenditure accounts.
This item is to approve the extension of the agreements for continuing professional civil engineering services with GAI Consultants, Inc., Hanson, Walter & Associates, Inc., Osceola Engineering, Inc., and Wright-Pierce Inc.

9) Resolution No. 2025-148R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager, or designee, to approve contracts for the budgeted purchase of vehicles, including motor vehicles of any kind and trailers, without further action of the City Council subject to specified restrictions, and providing an effective date.
COST: Undetermined at this time. These vehicles will be purchased from various approved and budgeted expenditure accounts.
This item is to authorize the City Manager, or designee, to approve contracts for the budgeted purchase of vehicles and trailers.

10) Resolution No. 2025-149R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a second amendment to and extension of the agreement between the City of St. Cloud and Summit Group Consulting, LLC for FEMA Public Assistance and Disaster Recovery Consulting and Management Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an "as-needed" basis. This contract will be utilized by various departments on an as-needed basis from various approved and budgeted expenditure accounts.
This item is to approve an extension of the agreement with Summit Group Consulting, LLC for FEMA Public Assistance and Disaster Recovery Consulting and Management Services.

11) Resolution No. 2025-150R, 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 Arnco Construction, Inc., for Fire Headquarters Renovations, establishing a guaranteed maximum price, and providing an effective date.
COST: up to $3,498,022.31
This item is to approve a guaranteed maximum price authorization with Arnco Construction, Inc. for Fire Headquarters Renovations.

12) Resolution No. 2025-155R, a resolution of the City Council of the City of St. Cloud, approving an Interlocal Agreement with the City of St. Cloud, Osceola County, the City of Kissimmee, the Osceola County School Board and Osceola Legislative Effort, Inc. for the acquisition of lobbyist services to promote, represent and protect those interests which collectively affect and impact the interests of the parties and authorizing the Mayor to execute the agreement and providing an effective date.
COST: $30,000 City Contribution.
This item is to approve an Interlocal Agreement with the City of St. Cloud, Osceola County, the City of Kissimmee, the Osceola County School Board and Osceola Legislative Effort, Inc. for the acquisition of lobbyist services.

13) Resolution No. 2025-159R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement between the City of St. Cloud and St. Cloud Chamber of Commerce, Inc. for funding a contribution in support of the Chamber of Commerce in an amount not to exceed fifty thousand dollars ($50,000) annually, subject to annual appropriation by the City Council; authorizing the Mayor to execute the agreement and providing an effective date.
COST: The City agrees to provide up to $50,000.
This item is to authorize the Mayor to execute an agreement between the St. Cloud Chamber of Commerce and the City of St. Cloud.

14) Resolution No. 2025-160R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement between the City of St. Cloud and St. Cloud Main Street, Inc. for funding a contribution in support of the St. Cloud Main Street program in an amount not to exceed seventy thousand dollars ($70,000) annually, subject to annual appropriation by the City Council; authorizing the Mayor to execute this agreement and providing an effective date.
COST: The City agrees to provide up to $70,000.
This item is to authorize the Mayor to execute an agreement between St. Cloud Main Street and the City of St. Cloud.

15) Request City Council's approval of a Preliminary Subdivision Plan for Walker Property, PSP24-00001.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Walker Property, which contains 69 lots for single-family detached homes on approximately +/- 25.59 acres of land, generally located north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.

16) Request City Council's approval of a Preliminary Subdivision Plan for Amavi, PSP25-00006.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Amavi, which contains 236 lots for single-family attached homes on approximately +/- 29.48 acres of land, generally located north of Clay Whaley Road, east of Cross Prairie Parkway, south of Toho Shores Drive, and west of Stagecoach Road.

17) Request City Council's approval of a Preliminary Subdivision Plan for Roan Bridge, PSP25-00005.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Roan Bridge, which contains a total of 1,207 units, 619 lots of single-family detached homes, 280 lots for single-family attached homes and 308 multi-family residential on approximately +/-285.9 acres of land, generally located north of Nolte Road, east of Eastern Avenue, south of East 19th Street, and west of Old Hickory Tree Road.

18) Minutes: June 12, 2025 / Regular Meeting; June 18, 2025 / Special Meeting; June

26, 2025 / Special Meeting; July 3, 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) **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, scriveners errors, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2024-50**

2) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-65**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article, Article 12 titled "JPA Infill Centers", identified as JPA Infill Centers LDC Update, Project # CCA25-00005, providing for JPA Infill Centers Standards and providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and effective date (Above is full title) **ACTION ON ORDINANCE NO. 2025-65**

3) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-64**, an ordinance of the City Council of the City of St. Cloud, Florida, amending 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 and Compatibility Matrix", 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) **ACTION ON ORDINANCE NO. 2025-64**

4) **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 to approximately +/- 9.04 acres identified as Grace Community Church, Project # CPA25-00007, generally 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) **ACTION ON ORDINANCE NO. 2025-62**

5) **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 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) zoning designation 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. 2025-63** (This is a Quasi-Judicial proceeding)

6) **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) **ACTION ON ORDINANCE NO. 2025-59** (This is a Quasi-Judicial proceeding)

7) **FINAL PUBLIC HEARING FOR 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) **ACTION ON ORDINANCE NO. 2025-66** (This is a Quasi-Judicial proceeding)

8) **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) **ACTION ON ORDINANCE NO. 2025-49**

9) **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) **ACTION ON ORDINANCE NO. 2025-55** (This is a Quasi-Judicial proceeding)

10) **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) **ACTION ON ORDINANCE NO. 2025-56** (This is a Quasi-Judicial proceeding)

11) **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) **ACTION ON ORDINANCE NO. 2025-57** (This is a Quasi-Judicial proceeding)

12) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-68**, an ordinance of the City Council of the City of St. Cloud, Florida, as authorized by Section 177.142, 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 effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-68**

13) **FINAL PUBLIC HEARING FOR 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 effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-71**

14) **PUBLIC HEARING FOR RESOLUTION NO. 2025-132R**, a resolution of the City Council of the City of St. Cloud of Osceola County, Florida, pursuant to Section 196.1978(3)(o), Florida Statutes, electing to not exempt property under Section B.; Florida Statutes, commonly known as the "Live Local Act Property Tax Exemption"; providing for severability and effective date. (Above is full title) **ACTION ON RESOLUTION NO. 2025-132R**

X. Council Action

1) Discussion and possible action regarding the review and determination on the applicant's appeal request for Project # COA24-00022, Historic Preservation Board approval with conditions, located at 1122 New York Avenue.

2) Resolution No. 2025-157R, a resolution of the City Council of the City of St. Cloud, Florida, as authorized by Chapter 42, "Traffic and Vehicles" Article III, "Parking Stopping and Standing" Section 42-69, "Penalty for Violation" establishing penalties for failure to comply with City Parking Codes; repealing all resolutions in conflict and providing an effective date.

XI. First Readings and Introduction

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

1) First Reading and Introduction for Ordinance No. 2025-58, an ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code as follows: amending Growth Managmenet Services to read Community Development Department, Article I - Sec. 30-2(A) remove refundable performance bond, Sec. 30-3 add boat ramp hours, 30.4(A) amend dawn to dusk to read sunrise to sunset, Article II - Sec. 30-16 amending Major Special Event definition to Special Event, removing the event cap of 250 people and removing Minor Special Event definition, amending Sec. 30-18(A)(1) to Special Events and removing the cap of 250 people, Sec. 30-18(A)(2) removing Minor Special Events, amending Section 30-18(B) to remove a daily attendance of 250 person or greater, amending Sec. 30-18(C)(1) removing the daily attendance of the event is greater than 250 persons or, amending Sec. 30-19 to remove Minor Special Event, Sec. 30-19(A) Limiting the number of special events within a calendar year and setting reservation requirements, Sec. 30-19(B)(3) setting requirements for who may act on an organization's behalf, 30-19(C)

setting payment terms and providing conflict, severability codification and an effective date.(Above is full title) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-58.

2) First Reading and Introduction for Ordinance No. 2025-70, 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 +/- 16.2 acres identified as Riva's Edge PUD / PMP (FKA Lake Lizzie Residential Development), Project #PUD23-00003, from "LDR" Low Density Residential (County) to "PUD" Planned Unit Development (City), generally located north of U.S. Highway 192 on the northwest shore of Lake Lizzie, east of Pine Grove Road, and south of Bass Highway, 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 November 13, 2025) Action on Ordinance No. 2025-70

3) First Reading and Introduction for Ordinance No. 2025-72, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 0.42 acres identified as Cavan Corner, Project #CPA25-00009, generally located north of East 12th Street, east of Mississippi Avenue, south of 11th Street and west of Eastern Avenue, from "MDR" Medium Density Residential to "COM" Commercial, 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 November 13, 2025) Action on Ordinance No. 2025-72

4) First Reading and Introduction for Ordinance No. 2025-73, 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 +/- 0.42 acres identified as Cavan Corner Project #ZMA25-00013, from "R-2" Single & Two-Family Dwelling to "BC" Business Commercial, generally located north of East 12th Street, east of Mississippi Avenue, south of 11th Street and west of 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) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-73 (This is a Quasi-Judicial proceeding)

5) First Reading and Introduction for Ordinance No. 2025-74, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud, Florida, approximately +/- 6.20 acres identified as Nova Road Community Center, Project #ANX25-00018, generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public

Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-74

6) First Reading and Introduction for Ordinance No. 2025-75, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 6.20 acres identified as Nova Road Community Center, Project #CPA25-00008, generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road; from “CCC” Community Center (County) to “CCC” 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) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-75

7) First Reading and Introduction for Ordinance No. 2025-76, 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 +/- 6.20 acres identified as Nova Road Community Center, Project #ZMA25-00012, from "CR" Commercial Restricted (County) and “RS-3” Residential Single Family (County) to "CCC" Community Center Core (City) generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner 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 November 13, 2025) Action on Ordinance No. 2025-76 (This is a Quasi-Judicial proceeding)

8) First Reading and Introduction for Ordinance No. 2025-78, an ordinance of the City Council of the City of St. Cloud, Florida, amending Division 27 - Entertainment District, Section 3.13.3, C.2. - outside drinking limit; G - Hours for music and entertainment, and H - Games, sporting events, and entertainment and repealing sections 3.13.3.C(5)- Permit required; (D) Entertainment District event permit; and (E) Police Protection; (F) Fire Protection and emergency medical services and providing for severability, conflicts, codification, and an effective date. (Above is full title)(Final Public Hearing will be heard on November 13, 2025) Action on Ordinance 2025-78.

9) First Reading and Introduction for Ordinance No. 2025-79, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3, “Performance and Siting Standards” of the Land Development Code, by amending Articles 2 through 16, identified as Employment Commercial LDC Update, Project # CDA25-00004, providing for severability, scrivener’s errors, conflict, administrative correction, codification, publication, and an effective date. (Above is full title) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-79

10) First Reading and Introduction for Ordinance No. 2025-80, 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 +/- 327.4 acres identified as NeoCity South, Project #ZMA25-00016, from "A" Agriculture to "EC" Employment Commercial, generally located north of Clay Whaley Road, east of C31 Saint Cloud Canal, south of Cross Prairie Parkway and west of Florida's Turnpike, providing for amending the official Zoning Map, 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 November 13, 2025) Action on Ordinance No. 2025-80 (This is a Quasi-Judicial proceeding)

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

Reports:
Warrant List # 12 FY25

- Thursday, October 23, 2025 – City Council Workshop – 3:00 p.m. @ the St. Cloud Community Center

  Tuesday, November 11, 2025 – City offices closed in observance of Veterans Day

  Thursday, November 13, 2025 – City Council Meeting – 6:30 p.m. @ the St. Cloud Community Center

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: October 9, 2025

Agenda Item Type: Presentations Employee of the Month for the Month of September to Michelle M. Acosta

Human Resources Agenda Item:
Presentation of Employee of the Month for the Month of September to Michelle M. Acosta

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Leigh Anne Tomaino will be presenting Employee of the Month for the month of September to Michelle M. Acosta.

Legal Authority:
City of St Cloud Code Section 32-3

Budget and Recommendation:
Recommend approval for this item

No costs associated with this item

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
Final Action 10/09/2025

Attachments:
None

Meeting: October 9, 2025

Agenda Item Type: Presentations Team of the Month for the Month of October to Shella B. Newton & Jessica D. Garcia

Human Resources Agenda Item:
Presentation of Team of the Month for the Month of October to Shella B. Newton & Jessica D. Garcia

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Gaby Durand will be presenting Team of the Month for the month of October to Shella B. Newton & Jessica D. Garcia

Legal Authority:
City of St Cloud Code Section 32-3

Budget and Recommendation:
Recommend approval for this item

No costs associated with this item

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
Final Action 10/09/2025

Attachments:
None

Meeting: October 9, 2025

Agenda Item Type: Presentations Presentation by the St. Cloud Veteran's Council

City Clerk Agenda Item:
Presentation by the City of St. Cloud Veteran's Council

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: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-158R - Veterans Logo

City Clerk Agenda Item:
Resolution No. 2025-158R, a resolution of the City Council of the City of St. Cloud, Florida, approving and adopting a logo for the St. Cloud Veterans Advisory Committee and authorizing the use of the approved logo by the committee and providing an effective date.
COST: No cost associated with this item.
This item is to approve the logo for the Veterans Council.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
A resolution of the City Council of the City of St. Cloud, Florida approving and adopting a logo for the St. Cloud Veterans Advisory Committee and authorizing the use of the approved logo by the committee and providing an effective date.

Legal Authority:
Section 2-155 of the City Code

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:
Logo will be provided at the City Council meeting.

City Council Action:
10/9/2025 - Final action

Attachments:
1. Res 2025-158R - Veterans Council Logo

RESOLUTION NO. 2025-158R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA APPROVING AND ADOPTING A LOGO FOR THE ST. CLOUD VETERANS ADVISORY COMMITTEE AND AUTHORIZING THE USE OIF THE APPROVED LOGO BY THE COMMITTEE AND PROVIDING AN EFFECTIVE DATE.

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

Section I. The City Council of the City of St. Cloud, does approve and adopt the logo as set forth in Exhibit "A" attached hereto as the official logo of the St. Cloud Veterans Advisory Committee.

Section II. The City Council of the City of St. Cloud, Florida does further authorize the St. Cloud Veterans Advisory Committee to use the adopted logo for all purposes consistent with the functions and duties of the Committee. The authorization hereunder shall be exclusive to the St. Cloud Veterans Advisory Committee, and all other use is expressly prohibited without the express written consent of the City Council.

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 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:

deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-105R - Parks and Recreation Fee Schedule

Park & Recreation Agenda Item:
Resolution 2025-105R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation Fee Schedule; providing for conflicts; providing for severability; and providing an effective date.
COST: No cost associated with this item.
This item is to include adjustments to daily admission fees for unstructured activities, update to facility rental rates, pay-to-park, and pavilion rental rates, the addition of a government and utility rate, afterschool program, the creation of a Youth Basketball Volunteer Coach's discount, adds the Mount Peace Cemetery Inscribed Brick program, removes the Hopkins Park after school program fee and improves the formatting and flow of the document.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
SUMMARY OF KEY CHANGES:

- Daily admission fees for unstructured activities have been updated in accordance with Florida Department of Revenue requirements to include a 6% state sales tax and a 1.5% discretionary sales surtax. The state tax on commercial rentals was repealed effective October 1, 2025; as a result, sales tax will no longer be applied to facility rentals.
- With the addition of Partin Triangle Park, the fee schedule has been updated to include pavilion rental rates as well as pay-to-park fees for vehicles with trailers. These additions ensure consistency across all City parks and provide clear guidance for residents and visitors on facility and parking use.
- A government entity/utility provider rate has been added for facility rentals. This rate is designed solely to recover costs associated with staffing and cleaning services and does not include additional rental fees. Establishing this rate ensures that governmental and utility partners are charged fairly while maintaining cost recovery for the City.
- The fee schedule has been updated to reflect the removal of the Hopkins Park Afterschool Program fees, per City Council direction at the August 14th Council meeting.
- During the August Council meeting, staff was directed to research comparable brick programs and their associated costs. Based on this review, a new fee of $100 was identified as being within the market value range. This fee adjustment will help offset future maintenance expenses.
- Youth Basketball volunteer discount. Volunteers who actively participate in the City's Youth Basketball Program are eligible for a fifty percent (50%) discount on the program registration fee for one (1) child residing in the same household as the volunteer.

Eligibility shall be contingent upon verification of volunteer status by the Parks and Recreation Department. Proof of residency demonstrates that the child resides in the same household as the volunteer and is required at the time of registration. The discount shall apply only to the Youth Basketball Program and may not be combined with any other discounts or promotions. The discount plays a vital role in securing the volunteers needed for the Youth Basketball League. The program depends on the support of more than thirty (30) volunteers, without whom the league could not exist.

- Noting that indoor rentals that exceed the maximum capacity of the space are required to go through the special event application process.
- Several formatting improvements have been incorporated throughout the document to enhance clarity and ensure information can be located more quickly and efficiently.

Legal Authority:
City Code Chapter 30-6 and 30-7

Budget and Recommendation:
No cost associated with this item.
Staff recommends **APPROVAL** of 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:
Final Action - 10/09/25

Attachments:
1. 2025-105R - Parks and Recreation Fees staff report 9-24-25
2. 2025-105R - Parks and Recreation Fees resolution (final) 9-25-25
3. 2025-105R - Parks and Recreation Fees (Final) 9-24-25
4. 2025-105R - Parks and Recreation Fees resolution (mark-up) 9-24-25
5. 2025-105R - Parks and Recreation Fees (mark up) 9-24-25

MEMORANDUM REPORT
FOR CITY COUNCIL
October 9, 2025

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Resolution No. 2025-105R

Date: September 11, 2025

REQUEST:

Staff requests approval of Resolution No. 2025-105R. This resolution includes adjustments to daily admission fees for unstructured activities, updates to facility rental rates, pay-to-park, and pavilion rental rates, the addition of a government and utility rate, Afterschool program, the creation of a Youth Basketball volunteer coach discount, Mount Peace Cemetery Inscribed Brick program, and formatting improvements to the document.

SUMMARY OF KEY CHANGES:

- Daily admission fees for unstructured activities have been updated in accordance with Florida Department of Revenue requirements to include a 6% state sales tax and a 1.5% discretionary sales surtax. The state tax on commercial rentals was repealed effective October 1, 2025; as a result, sales tax will no longer be applied to facility rentals.

- With the addition of Partin Triangle Park, the fee schedule has been updated to include pavilion rental rates as well as pay-to-park fees for vehicles with trailers. These additions ensure consistency across all City parks and provide clear guidance for residents and visitors on facility and parking use.

- A government entity/utility provider rate has been added for facility rentals. This rate is designed solely to recover costs associated with staffing and cleaning services and does not include additional rental fees. Establishing this rate ensures that governmental and utility partners are charged fairly while maintaining cost recovery for the City.

- The fee schedule has been updated to reflect the removal of the Hopkins Park Afterschool Program fees, per City Council direction at the August 14th Council meeting.

- During the August Council meeting, staff was directed to research comparable programs and their associated costs. Based on this review, a new fee of $100 was identified as being within the market value range. This fee adjustment will help offset future maintenance expenses.

- Youth Basketball volunteer discount. Volunteers who actively participate in the City's Youth Basketball Program are eligible for a fifty percent (50%) discount on the program registration fee for one (1) child residing in the same household as the volunteer. Eligibility shall be contingent upon verification of volunteer status by the Parks and Recreation Department. Proof of residency demonstrates that the child resides in the same household as the volunteer is required at the time of registration. The discount shall apply only to the Youth Basketball Program and may not be combined with any other discounts or promotions.

The discount plays a vital role in securing the volunteers needed for the Youth Basketball League. The program depends on the support of more than thirty (30) volunteers, without whom the league could not exist.

- Several Formatting improvements have been incorporated throughout the document to enhance clarity and ensure information can be located more quickly and efficiently.

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

- **High-Performing Government –** Focus on the continuity and sustainability of core public services.

COST: No Cost

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of Resolution No. 2025-105R
Attachment: Resolution No. 2025-105R

RESOLUTION NO. 2025-105R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING AND UPDATING THE PARKS AND RECREATION FEE SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Cloud recognizes the need to periodically review and update fees and requirements associated with the use of Parks and Recreation facilities, programs, and events to ensure they are equitable, competitive, and sufficient to support ongoing maintenance and operations; and

WHEREAS, the City of St. Cloud finds it in the best interest of the public to adopt a master Parks and Recreation Fee Schedule for clarity.

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

SECTION 1. The Parks and Recreation Fee Schedule attached hereto as *Exhibit A* is hereby adopted with an effective Date of October 10, 2025.

SECTION 2. All previous fees and rental rates for Parks and Recreation facilities, programs, and events not explicitly included in *Exhibit A* are hereby superseded by this resolution.

SECTION 3. The Parks and Recreation Department shall make the updated fee schedule available to the public and post it prominently on the City's official website.

PASSED AND ADOPTED by the City of St. Cloud this 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
deBeaubien, Simmons, Knight, Mantzaris & Neal

_____
Daniel Mantzaris, City Attorney

EXHIBIT "A"
RESOLUTION NUMBER 2025-105R

WHEREAS, the last revision to the parks and recreation user fees was adopted by the City Council of the City of St. Cloud, Florida by Resolution 2025-030R on May 8, 2025; and

BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, that Resolution 2025-105R hereby amends Resolution 2025-030R as follows:

City Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes to the City of St. Cloud
Non-Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes but not to the City of St. Cloud.

SECTION I - OPEN SWIM FEES: Fees for memberships and daily admissions are as follows:

Daily Admission	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Entry Fee:	$5.50/4 years & older	$7.75/4 years & older
Entry Fee:	Free/3 years and younger	Free/3 years and younger
St. Cloud City Employee	Free	Free
Wibit Water Obstacle Course	$5.00 per person/unlimited	$7.00 per person/unlimited

- Price shown includes applicable general sales tax and discretionary tax.

SECTION II - ANNUAL POOL MEMBERSHIP: Fees at the Chris Lyle Aquatic Center are as follows:

Annual Pass:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3-month pass:		
Individual	$70.00	$96.75
Family (4, no guest)	$139.75	$193.50
Individual	$107.50	$161.25
Senior Citizen (60 and up)	$53.75	$80.75
Family of 4 with 1 guest	$242.00	$349.50
Additional Family members	$48.50/person	$70.00/person

- Annual membership includes admission to water fitness classes at a discounted price.
- Annual membership is good for a rotating calendar year, regardless of pool schedule.

Price shown includes applicable general sales tax and discretionary tax.

SECTION III - SWIM LESSONS: Fees for swim lessons at the Chris Lyle Aquatic Center are as follows:

Group Lessons per session:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$95.00/person	$140.00/person

- No makeup for group lessons for student absence.
- A credit is applied to their household if two or more days are missed due to unforeseen circumstances.

Private Swim Lessons:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3 hour or 6-30 minute	$210.00/person	$295.00/person
6 hour or 12-30 minute	$400.00/person	$560.00/person

- Lessons must be completed within 90 days of purchase.
- Failure to show/communicate absence for scheduled lesson(s) will forfeit time.

SECTION IV - AQUATIC CENTER RENTALS: Facility rental fees at the Chris Lyle Aquatic Center are as follows:

PAVILION RENTAL

Time block Sat., Sun & Holidays	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
11-4pm	$220.00/full pavilion	$275.00/full pavilion
Time block Weekdays:		
4-hour block	$165.00/ full pavilion	$210.00 full pavilion

- Includes 25 wristbands
- Additional wristbands - $60.00 for 25

DECKHOUSE ROOM RENTALS: (Only for meeting space)

	Jellyfish (Room capacity10)	
Time block (during operating hours)	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$75.00/day	$95.00/day

- $50.00 refundable security deposit per rental
- Tables and chairs are included.

PRIVATE POOL RENTAL: (minus administrative offices)
Available to rent Saturday 5:30-8:30 pm or Sunday 5:30-8:30pm

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$450.00	$565.00
$45.00/hour/additional lifeguard	$65.00/hour/additional lifeguard
$100.00 refundable deposit	$100.00 refundable deposit

Private Rental Optional Rental Equipment:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125.00/Wibit Aquatrack*	$160.00/Wibit Aquatrack*

- Private pool rental fee includes access to the pavilion, three (3) lifeguards and one (1) Supervisor.

*If Wibit is added, an additional lifeguard will be required at the rate of $30 an hour.

SECTION V - SWIM TEAMS/SCHOOL PROGRAMS/WATER POLO: Fees for teams using the Chris Lyle Aquatic Center are as follows: Per person, per season or quarter.

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$65.00	$ 90.00

SECTION VI – OTHER AQUATIC FEES:

Water exercise class: Per class, per person

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
With Membership	$1.00	$2.00
Without Membership	$1.00 + entry fee	$2.00 + entry fee

Special Water Exercise Class: Per class, per person

With membership	$5.00	$7.00
Without membership	$5.00 + entry fee	$7.00 + entry fee

Home School Rays: per session, 3-month enrollment (10 classes)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$65.00 per person	$90.00 per person

- Enrollment limited to 12 students.
- Sessions: March – May and August - October.
- Punch passes and daily drop-ins are not accepted.

Rent a Lane or Diving Well: 3 hours

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$120.00 + daily fee per person	$150.00 + daily fee per person
Additional hour	$40.00/ hour	$50.00/hour

SECTION VII - RECREATION INDOOR FACILITY RENTAL: Fees for reserved use of City Parks and Recreation facilities are as follows:

1) The City requires staff supervision at a charge of $30 per hour per staff member. The number of staff required is dependent upon the event and the number of participants.

2) No City facility may be rented to private businesses to gain profit with the exception of a party planner, caterer, and event coordinator. If any event deviates from the approved activities on the reservation application, it may result in cancellation of the event and loss of all reservation fees. Anyone not complying with this provision may not be granted use of a City of St. Cloud recreation facility rental in the future.

3) Any event that exceeds the maximum occupancy load of a facility will be charged the all-day rental rate and will be subject to a Special Event Permit fee of $315. Additional staff may be required and determined through the Special Event process at an hourly rate of $30.

4) The refundable security deposit plus one-half of the rental fees will be collected at the reservation agreement signing to reserve a date.

5) Reservation and final payment are due 30 days prior to the facility rental date. If full payment is not received 30 days prior, the City of St. Cloud may cancel the reservation with no refunds.

6) Indoor facility rentals include one (1) staff member. Additional staff will be required at a ratio of one (1) staff member per seventy-five (75) attendees. The cost of the additional staffing will be applied to the rental fee.

Woman's Club and Community House

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00
Refundable security deposit	$200.00	$200.00

Veteran's Memorial Park Bandshell – Rental requires a Special Event Permit

8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00

Hopkins Park Community Center

8am-12 pm or 1-5 pm or 6-10 pm	$375.00	$470.00
10am-11pm	$1,125.00	$1,410.00
Additional hour (if available)	$95.00	$120.00
Refundable security deposit	$250.00	$250.00

Cannery Park

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$250.00	$250.00

Civic Center, Room 2

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$200.00	$200.00

Peghorn Park (Includes Education Building, Cannery, and Courtyard)

8am-12 pm or 1-5 pm or 6-10 pm	$370.00	$445.00
10am-11pm	$1,015.00	$1,220.00
Additional hour (if available)	$100.00	$120.00
Refundable security deposit	$200.00	$200.00

Civic Center Building A: Entire building minus administrative offices.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$885.00	$1065.00
10am-11pm	$2,880.00	$3,600.00
Additional hour (if available)	$225.00	$270.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$350.00	$350.00

Meeting room rate	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
2-hours	$180.00	$220.00
Refundable security deposit	$125.00	$125.00

Gyms – A or B:

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$535.00	$660.00
10am-11pm	$1,740.00	$1970.00
Additional hour (if available)	$135.00	$170.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$250.00	$250.00

Community Center Magnolia Room

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Cypress Room	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Sunday	$85/hour	$110/hour
Refundable Security Deposit	$500	$500

- Minimum rental of four (4) hours.

The Ranch

All day rentals: 8:00 am – 11:00pm

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday	$3,750	$4,690
Friday, Saturday & Sunday	$4,450	$5,565
Refundable security deposit	$500	$500

Hourly Rate:

Monday – Thursday & Friday until 3:00 pm	$250 / hour	$350 / hour
Friday after 3:00 p.m. Sunday	$300 / hour	$375 / hour

- Minimum rental of four (4) hours.
- Special events at The Ranch are subject to the all-day rental rate.

Marina Banquet Hall	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Dan Tarrell Memorial Point

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$50/hour	$75/hour

- One hour included if utilizing the Dan Tarrell Memorial Point for a ceremony in conjunction with a weekend Marina Banquet Hall rental.
- The City of St. Cloud does not provide set up/clean-up for events at the Dan Tarrell Memorial Point.
- Full fee is due the date the reservation is made.

Performing Arts Pavilion – Rental requires a Special Event Permit
The fees of the Performing Arts Pavilion are hereby as follows:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/hour	$95/hour

- Performing Arts Pavilion rentals are not available during City of St. Cloud events or a citywide approved special events held at Lakefront Park.
- The City of St. Cloud does not provide set up/cleanup for events at the Performing Arts Pavilion. Arrangements must be made by the individual renting the Performing Arts Pavilion.
- Full fee is due the date the reservation is made.

SECTION VIII – PAVILION RENTALS:
The Lakefront, Ralph V. Chisholm Park and Partin Triangle Park pavilion rentals require booking two (2) business days prior to the reservation date. Pavilions shall be rented in a minimum of four-hour blocks of time or all day. Blocks of time are from 8:00 am – 12:00 pm or 1:00 pm - 5:00 pm. All day is considered as 8:00 am –5:00 pm.

The pavilions may not be available for rent if a special event is scheduled. At the direction of the City Manager, any other pavilions existing now or that may be constructed in the future may be added to this list.

Lakefront: Pavilions available for rent are as follows:
#1 - East Loop Pavilion (located at the corner of Lakeshore Blvd. and Mississippi Ave)
#2 – Sleeping Tiger Pavilion (located at the corner of Lakeshore Blvd. and Illinois Ave.)
#3 – East Lake Toho Pavilion – (located at the corner of Lakeshore Blvd. and Indiana Ave.)
#4 – Splash and Play Pavilion (located at Lakeshore Blvd. and Ohio Ave.)
#5 – West Loop Pavilion (located at Lakeshore Blvd. and Louisiana Ave.)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/ four (4) hour block	$125/ four (4) hour block
$150 all day (9 hours)	$250/all day (9 hours)

Ralph V. Chisholm Park:
Pavilions E, F, G, H, and I: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 / all day (9 hours)

Pavilions A, C and D: (Up to 60 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125 / four (4) hour block	$150 / four (4) hour block
$250 / all day (9 hours)	$300 / all day (9 hours)

Pavilion B: (Up to 200 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$250 / four (4) hour block	$300 / four (4) hour block
$440 / all day (9 hours)	$550 all day (9 hours)

Partin Triangle Park:

Pavilion A and B: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 /all day (9 hours)

SECTION IX: ATHLETIC FIELDS

CIVIC CENTER BALL FIELD COMPLEX			
		Ad-Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$65.00 hr.	$85.00 hr.
Monday - Friday/night	3:00 p.m.-10:00 p.m.	$75.00 hr.	$95.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$85.00 hr.	$110.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field
Weather prep		$25.00 per bag	$31.00 per bag
STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK			
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$50.00 hr.	$65.00 hr.
Monday- Friday/night	3:00 p.m.- 10:00 p.m.	$60.00 hr.	$75.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$65.00 hr.	$85.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field

a) Price includes one (1) staff member.
b) Light Fee at a cost of $30.00/hour/field.
c) Fields may be reserved based on availability with a 2-hour minimum rental.
d) All reservations and payment must be received within two (2) business days.

SECTION X: GOVERNMENT ENTITY/UTILITY PROVIDERS:

The City of St. Cloud shall assess a government and utility rate for facility use. This rate shall be applied solely to recover costs associated with staffing and cleaning services and shall not include additional rental fees.

SECTION XI – MT. PEACE CEMETERY INSCRIBED BRICK

Each standard sized brick, 4” x 8”, with engraving up to three lines of text, 13 characters per line including spaces $100.00.

SECTION XII -COMMUNITY GARDEN:

Promotes healthy lifestyles through the use of gardening systems; supports recreational opportunities; and initiates economic and educational preservation.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Per square foot	$2.00	$5.00

- Rental is valid for 6 months from the date of the agreement.

SECTION XIII – PAY TO PARK:

Fee is for vehicles with trailers utilizing the Lakefront boat basin, vacant lot located at New York Ave. and Lakeshore, Chisholm Park boat basin, overflow parking at Chisholm Park, and Partin Triangle Park. Annual parking passes run from Jan. 1 to Dec. 31 and are only available for City of St. Cloud and Osceola County residents.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Daily parking pass	$6.00	$6.00
Annual parking pass	$35.00	$150.00

SECTION XIV – COMMERCIAL WATERCRAFT BUSINESS PERMIT:

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Annual fee	$5,000.00	$7,000.00

SECTION XV- PROGRAM FEES:

Special Event and program fees are reviewed and adjusted periodically by the Parks and Recreation department based upon anticipated program costs. The special event and program fees are attached in Attachment "A" for reference. The camp program fees are attached in Attachment "B" for reference.

SECTION XVI- CITY EMPLOYEES:

City of St. Cloud employees and their immediate family members living within their household will receive a 50% discount on the City Ad Valorem taxpayer rate of all City of St. Cloud programs and aquatic passes, excluding contractual programs, special events, facility rentals, and already discounted programs/passes.

SECTION XVII – YOUTH BASKETBALL VOLUNTEER DISCOUNT:

Volunteers who actively participate in the City's Youth Basketball Program are eligible for a fifty percent (50%) discount on the program registration fee for one (1) child residing in the same household as the volunteer. Eligibility shall be contingent upon verification of volunteer status by the Parks and Recreation Department. Proof of residency demonstrating that the child resides in the same household as the volunteer is required at the time of registration. The discount shall apply only to the Youth Basketball Program and may not be combined with any other discounts or promotions.

SECTION XVIII- REFUND POLICY:

There is hereby established a refund policy applicable to the City programs/events and facilities identified in the resolution.

Program/Event:

Given at the discretion of the department director or his/her designee. A $25.00 or 20% administrative charge, whichever is less, will be assessed for each refund requested and approved. Administrative fee will be determined by program or event fee. If the program or event is discontinued or augmented, a refund will be given on a prorated basis.

Indoor Facility Rentals:

1) If a cancellation occurs ninety (90) days or more before the reservation date, a 100% refund will be given for rental fees and deposits that have been paid, minus a 20% administrative fee.

2) If a cancellation occurs sixty-one (61) through eighty-nine (89) days before the reservation date, a 50% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

3) If a cancellation occurs thirty-one (31) through sixty (60) days before the reservation date, a 25% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

4) If a cancellation occurs thirty (30) days or less before the reservation date, no refund of the rental fees will be given.

Outdoor Facility Rentals:

A $25.00 of 20% administrative charge, whichever is greater, will be assessed for each refund requested and approved. All refunds must be received and confirmed in writing at least 24 hours in advance.

ATTACHMENT "A"

Parks and Recreation-Special Events and Program Fees

NOTE: All fees are per participant

Any program, event or activity added will be assessed a fee at a comparable rate based on required resources

Special Event/ Program	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Adult Exercise Punch Card-TTT, Chair Volleyball, Zumba Gold and Walking Club	$20.00/25 classes	$40.00/25 classes
Adult Sports League *	$65.00/per player	$90.00/per player
Bingocise	$1.00 per card	$2.00 per card
Chair Volleyball	$1.00/class	$2.00/class
Friday Night Basketball	$5.00	$7.00
Home School Education	$10.00	$15.00
Home School Education punch pass	$65.00/10 visits	$90.00/10 visits
Home School Education punch pass	$115.00/20 visits	$145.00/20 visits
Home School Holiday Events	$15.00	$20.00
Lunch and Learn	$5.00	$7.00
Nature Tour	$10.00/child/tour	$15.00/child/tour
Open Gym Daily Pass	$5.50	$7.75
Open Gym - Pickleball	$5.50/person	$7.75/person
Open Gym Punch Pass	$48.50/10 visits	$70.00/10 visits
Open Gym Punch Pass	$118.25/25 visits	$161.25/25 visits
Parent/Child events	$10.00/event	$15.00/event
Senior Social	$35.00	$50.00
Toddler programs	$5.00	$7.00
Tuning Toning Talking	$1.00/class	$2.00/class
Walking Club	$1.00/class	$2.00/class
Youth Basketball Clinic	$45.00/week	$55.00/week
Youth Basketball League	$90.00/season	$115.00 season
Zumba Gold	$1.00	$2.00

* Minimum of 12 players per team

Special Event /Program	Prior to Event Date	Day of Event
Adult Egg Hunt	$15.00	$20.00
Community Event	$15.00	$20.00
Fall Festival	$15.00	$20.00
Father/Daughter Dance	$15.00	$20.00
Mother's Day Event	$15.00	$20.00
Nerf Battle	$15.00	$20.00
Rockin' the Cloud	$15.00	$20.00
Spring Fest	$15.00	$20.00
Trail of Terror	$15.00	$20.00
Tree Lighting/Winterfest	$15.00	$20.00
Woman's Empowerment Circle	$15.00	$20.00
Youth Fishing Tournament	$15.00	$20.00

ATTACHMENT "B"

Parks and Recreation Civic Center Camp Program Fees

Note:

- All fees are per participant
- To guarantee your child(ren)'s spot, advance payment in full is required for each week(s) desired.
- A late fee of $1.00 per minute will be assessed for each child not picked up by 6:00 p.m.
- Payment of late fee will be required prior to the child(ren) returning to camp/after school care.

CAMP		
Camp	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
School's Out, Fun's In (Day Camp)	$40.00/day	$50.00/day
Spring Break Camp	$125.00/week	$160.00/week
Summer Camp	$125.00/week	$160.00/week
Specialty Camp	$150.00/week	$190.00/week

RESOLUTION NO. ~~2025-030R~~2025-105R

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 NO. 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.

WHEREAS, the City of St. Cloud recognizes the need to periodically review and update fees and requirements associated with the use of Parks and Recreation facilities, programs, and events to ensure they are equitable, competitive, and sufficient to support ongoing maintenance and operations; and

~~WHEREAS, Resolution 2023-037R established Special Facility Rental Rates, and Resolution 2017-057R established Pavilion Rental Rates; and~~

~~WHEREAS, the City of St. Cloud Parks and Recreation Department has reviewed the current fee structure and recommends combining and updating these rates into a single, comprehensive Parks and Recreation Fee Schedule; and~~

WHEREAS, the City of St. Cloud finds it in the best interest of the public to adopt a master Parks and Recreation Fee Schedule for clarity~~, consistency, and ease of access.~~.

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

SECTION 1. The Parks and Recreation Fee Schedule attached hereto as *Exhibit A* is hereby adopted with an ~~,~~ effective ~~May 9, 2025.~~ Date of October 10, 2025.

~~**SECTION 2.** Resolution No. 2023-037R (Special Facility Rental Rates) and Resolution No. 2017-057R (Pavilion Rental Rates) are hereby rescinded in their entirety.~~

SECTION ~~3.~~2. All previous fees and rental rates for Parks and Recreation facilities, programs, and events not explicitly included in *Exhibit A* are hereby superseded by this resolution.

SECTION ~~4.~~3. The Parks and Recreation Department shall make the updated fee schedule available to the public and post it prominently on the City's official website.

~~**SECTION 5.** This resolution shall be in full force and effect upon its passage and approval on May 9, 2025.~~

PASSED AND ADOPTED by the City of St. Cloud this ~~8~~9th day of ~~May ,~~October 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

_____
Daniel Mantzaris, City Attorney

RESOLUTION NUMBER ~~2025-030R~~2025-105R

WHEREAS, the last revision to the parks and recreation user fees was adopted by the City Council of the City of St. Cloud, Florida by Resolution ~~2024-163R~~ 2025-030R on ~~October 14 2024~~ May 8, 2025; and

BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, that Resolution ~~2025-030R~~2025-105R hereby amends Resolution ~~2024-163R~~ 2025-030R ~~and incorporates Resolution 2017-057R and Resolution 2025-037R~~ as follows:

City Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes to the City of St. Cloud
Non-Ad Valorem Taxpayer - refers to an individual or entity that pays ad valorem taxes but not to the City of St. Cloud.
~~The rate is determined on the date the deposit is made.~~

SECTION I - OPEN SWIM FEES: Fees for ~~pool punch cards~~ memberships and daily admissions are as follows:

Daily Admission	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
~~Open Swim (Daily Fee)~~Entry Fee:	$~~5.00~~5.50/4 years & older	$~~7.00/~~7.75/4 years & older
~~Open Swim (Daily Fee)~~Entry Fee:	Free/3 years and younger	Free/3 years and younger
St. Cloud City Employee	Free	Free
Wibit Water Obstacle Course	$5.00 per person/unlimited	$7.00 per person/unlimited

- Price shown includes applicable general sales tax and discretionary tax

SECTION II - ANNUAL POOL MEMBERSHIP: Fees at the Chris Lyle Aquatic Center are as follows:

Annual Pass:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3-month pass:		
Individual	$~~65.00~~ 70.00	$~~90.00~~96.75
Family (4, no guest)	$~~130.00~~139.75	$~~180.00~~193.50
Individual	$~~100.00~~107.50	$~~150.00~~161.25
Senior Citizen (60 and up)	$~~50.00~~53.75	$~~75.00~~80.75
Family of 4 with 1 guest	$~~225.00~~242.00	$~~325.00~~349.50
Additional Family members	$~~45.00~~48.50/person	$~~65.00~~70.00/person

- Annual membership includes admission to water fitness classes at a discounted price.
- Annual membership is good for a rotating calendar year, regardless of pool schedule.
- ~~Price shown includes applicable general sales tax and discretionary tax~~

SECTION III - SWIM LESSONS: Fees for swim lessons at the Chris Lyle Aquatic Center are as follows:

Group Lessons per session:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$95.00/person	$140.00/person

- No makeup for group lessons for student absence.
- A credit is applied to their household if two or more days are missed due to unforeseen circumstances.

Private Swim Lessons:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
3 hour or 6-30 minute	$210.00/person	$295.00/person
6 hour or 12-30 minute	$400.00/person	$560.00/person

- Lessons must be completed within 90 days of purchase.
- Failure to show/communicate absence for scheduled lesson(s) will forfeit time.

SECTION IV - AQUATIC CENTER RENTALS: Facility rental fees at the Chris Lyle Aquatic Center are as follows:

PAVILION RENTAL

Time block Sat., Sun & Holidays	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
11-4pm	$220.00/full pavilion	$275.00/full pavilion
Time block Weekdays:		
4-hour block	$165.00/ full pavilion	$210.00 full pavilion

- Includes 25 wristbands
- Additional wristbands - $60.00 for 25
- ~~If a party exceeds 50 people, it must be considered a private pool rental and charged accordingly.~~

DECKHOUSE ROOM RENTALS: (Only for meeting space)

Jellyfish ~~or Sea Turtle Room:~~ (Room capacity10)

Time block (during operating hours)	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$75.00/day	$95.00/day

~~Coral Reef Room: (both Jellyfish & Sea Turtle as one room – capacity20)~~

~~Time block (during operating hours)~~	~~City Ad Valorem Taxpayer~~	~~Non-Ad Valorem Taxpayer~~
	~~$150.00/day~~	~~$190.00/day~~

- $50.00 refundable security deposit per rental
- Tables and chairs are included.

PRIVATE POOL RENTAL: (minus administrative offices)

Available to rent Saturday 5:30-8:30 pm or Sunday 5:30-8:30pm

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$450.00	$565.00
$45.00/hour/additional lifeguard	$65.00/hour/additional lifeguard
$100.00 refundable deposit	$100.00 refundable deposit

Private Rental Optional Rental Equipment:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125.00/Wibit Aquatrack*	$160.00/Wibit Aquatrack*

- Private pool rental fee includes access to the pavilion, three (3) lifeguards and one (1) Supervisor.

*If ~~more than 75 people or~~ Wibit is added, an additional lifeguard ~~will need to be purchased.~~will be required at the rate of $30 an hour.

SECTION V - SWIM TEAMS/SCHOOL PROGRAMS/WATER POLO: Fees for teams using the Chris Lyle Aquatic Center are as follows: Per person, per season or quarter.

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$65.00	$ 90.00

SECTION VI – OTHER AQUATIC FEES:

Water exercise class: Per class, per person

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
With Membership	$1.00	$2.00

Without Membership	$1.00 + entry fee	$2.00 + entry fee

Special Water Exercise Class: Per class, per person

With membership	$5.00	$7.00
Without membership	$5.00 + entry fee	$7.00 + entry fee

Home School Rays: per session, 3-month enrollment (10 classes)

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$65.00 per person	$90.00 per person

- Enrollment limited to 12 students.
- Sessions: March – May and August - October.
- Punch passes and daily drop-ins are not accepted.

Rent a Lane or Diving Well: 3 hours

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
	$120.00 + daily fee per person	$150.00 + daily fee per person
Additional hour	$40.00/ hour	$50.00/hour

SECTION VII - RECREATION INDOOR FACILITY RENTAL: Fees for reserved use of City Parks and Recreation facilities are as follows:

~~Note:~~ 1) The City requires staff supervision at a charge of $30 per hour per staff member. The number of staff required is dependent upon the event and the number of participants.

2) No City facility may be rented to private businesses to gain profit with the exception of a party planner, caterer, and event coordinator. If any event deviates from the approved activities on the reservation application, it may result in cancellation of the event and loss of all reservation ~~and deposit~~ fees. Anyone not complying with this provision may not be granted use of a City of St. Cloud recreation facility rental in the future.

3) Any event that exceeds the maximum occupancy load of a facility will be charged the all-day rental rate and will be subject to a Special Event Permit fee of $315. Additional staff may be required and determined through the Special Event process at an hourly rate of $30.

4) The refundable security deposit plus one-half of the rental fees will be collected at the reservation agreement signing to reserve a date.

5) Reservation and final payment are due 30 days prior to the facility rental date. If full payment is not received 30 days prior, the City of St. Cloud may cancel the reservation with no refunds.

6) Indoor facility rentals include one (1) staff member. Additional staff will be required at a ratio of one (1) staff member per seventy-five (75) attendees. The cost of the additional staffing will be applied to the rental fee.

~~**ATHLETIC FIELDS**~~

~~For the athletic field usage and tournament fees see Attachment "A".~~

Woman's Club and Community House

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00

10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00
Refundable security deposit	$200.00	$200.00

Veteran's Memorial Park Bandshell – Rental requires a Special Event Permit

8am-12 pm or 1-5 pm or 6-10 pm	$300.00	$330.00
10am-11pm	$900.00	$1,140.00
Additional hour (if available)	$75.00	$95.00

Hopkins Park Community Center

8am-12 pm or 1-5 pm or 6-10 pm	$375.00	$470.00
10am-11pm	$1,125.00	$1,410.00
Additional hour (if available)	$95.00	$120.00
Refundable security deposit	$250.00	$250.00

Cannery Park

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$250.00	$250.00

Civic Center, Room 2

8am-12 pm or 1-5 pm or 6-10 pm	$360.00	$440.00
10am-11pm	$1,080.00	$1,320.00
Additional hour (if available)	$90.00	$110.00
Refundable security deposit	$200.00	$200.00

Peghorn Park (Includes Education Building, Cannery, and Courtyard)

8am-12 pm or 1-5 pm or 6-10 pm	$370.00	$445.00
10am-11pm	$1,015.00	$1,220.00
Additional hour (if available)	$100.00	$120.00
Refundable security deposit	$200.00	$200.00

Civic Center Building A: Entire building minus administrative offices. ~~Includes 1 staff member. Additional staff member required for every 75 people.~~

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$885.00	$1065.00
10am-11pm	$2,880.00	$3,600.00
Additional hour (if available)	$225.00	$270.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$350.00	$350.00

Meeting room rate	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
2-hours	$180.00	$220.00
Refundable security deposit	$125.00	$125.00

Gyms – A or B: ~~(includes 1 staff member. Additional staff member required for every 75 people)~~

Time blocks:	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
8am-12 pm or 1-5 pm or 6-10 pm	$535.00	$660.00
10am-11pm	$1,740.00	$1970.00

Additional hour (if available)	$135.00	$170.00
Additional staff member/per hour	$30.00	$30.00
Refundable security deposit	$250.00	$250.00

Community Center Magnolia Room

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

~~**Marina Banquet Hall**~~

	~~City Ad Valorem Taxpayer~~	~~Non-Ad Valorem Taxpayer~~
~~Monday-Friday until 3:00 pm~~	~~$95/hour~~	~~$110/hour~~
~~Weekend hourly rate after 3:00 pm~~	~~$160/hour~~	~~$200/hour~~
~~Refundable Security Deposit~~	~~$500~~	~~$500~~

~~*Saturday and Sunday hourly rates must be a minimum of four hours.~~

~~Weekend Rentals (Friday night, Saturday and Sunday) The Banquet Hall/Magnolia Room is available as follows:~~

	~~City Ad Valorem Taxpayer~~	~~Non-Ad Valorem Taxpayer~~
~~Friday (3:00pm -12:00am)~~	~~$1,000~~	~~$1,250~~
~~Saturday (2:00pm – 12:00am)~~	~~$1,250~~	~~$1,565~~
~~Sunday (2:00pm – 11:00pm)~~	~~$1,125~~	~~$1,410~~

~~All day rental:~~

~~Saturday (10:00am-12:00am)~~	~~$1,625~~	~~$2,035~~
~~Sunday (10:00am-11:00pm)~~	~~$1,500~~	~~$1,875~~
~~Refundable Security Deposit~~	~~$500~~	~~$500~~

~~Hourly Rates (available as add on for weekend day)~~

~~Friday after 3pm, Saturday and Sunday*~~	~~$160/hour~~	~~$200/hour~~

- ~~Saturday and Sunday hourly rates mut be a minimum of four hours.~~
- ~~The security deposit is a non-waivable fee.~~

Cypress Room	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Sunday	$85/hour	$110/hour
Refundable Security Deposit	$500	$500

- Minimum rental of four (4) hours.

- ~~Cypress Room rate is available Sunday-Saturday.~~
- ~~Security deposit plus one-half of the rental fee is required to reserve a date.~~

The Ranch

All day rentals: 8:00 am – 11:00pm

~~Number of guests: 150 or less~~	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday	$3,750	$4,690
Friday, Saturday & Sunday	$4,450	$5,565
Refundable security deposit	$500	$500

Hourly Rate:		
Monday – Thursday & Friday until 3:00 pm	$250 / hour	$350 / hour
Friday after 3:00 p.m. ~~through~~ - Sunday	$300 / hour	$375 / hour

- Minimum rental of four (4) hours.
- Special events at The Ranch are subject to the all-day rental rate.
- ~~Any event over 150 will be charged the all-day rental rate and will be subject to a Special Event Permit fee of $315 plus one (1) additional hourly staff person per 75 attendees at an hourly rate of $65 during the scheduled event.~~
- ~~A $500.00 refundable security deposit plus one-half of the rental fees will be collected at the contract signing to reserve a date.~~

~~Final payment is due 30 days prior to rental date. If full payment is not received 30 days prior for the Marina Banquet Hall, Community Center and The Ranch rentals, the City of St. Cloud may cancel the event with no refunds.~~

~~**REFUND POLICY for Marina Building / Community Center / The Ranch**~~

~~90+ calendar days prior to rental date – Refund minus 25% admin fee~~
~~61-90 calendar days prior to rental date – Refund minus 50% admin fee~~
~~31-60 calendar days prior to rental date – Refund minus 75% admin fee & forfeiture of security deposit~~
~~30-1 calendar days prior to rental date - No refunds~~

~~Weekday Rental Cancellations:~~
~~Cancellations 30+ calendar days prior to rental date - 50% Admin fee~~
~~Cancellations 29 - 1 calendar days prior to rental date - No refund~~

Marina Banquet Hall

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday-Thursday & Friday until 3:00 pm	$95/hour	$110/hour
Hourly rate after 3:00 pm Friday – Sunday	$160/hour	$200/hour
Refundable security deposit	$500	$500

- Minimum rental of four (4) hours.

Weekend Rentals

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Friday (3:00pm -12:00am)	$1,000	$1,250
Saturday (2:00pm – 12:00am)	$1,250	$1,565
Saturday (10:00am-12:00am)	$1,625	$2,035
Sunday (2:00pm – 11:00pm)	$1,125	$1,410
Sunday (10:00am-11:00pm)	$1,500	$1,875
Refundable Security Deposit	$500	$500

Dan Tarrell Memorial Point

~~The fees for reserving Dan Tarrell Memorial Point, including the Pavilion:~~

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$50/hour	$75/hour

- One hour included ~~free~~ if utilizing the Dan Tarrell Memorial Point for a ceremony in conjunction with a weekend Marina ~~Building~~ Banquet Hall rental.
- The City of St. Cloud does not provide set up/clean-up for events at the Dan Tarrell Memorial Point. ~~Arrangements must be made by the individual renting the Point.~~
- Full fee is due the date the reservation is made.

Performing Arts Pavilion – Rental requires a Special Event Permit

The fees of the Performing Arts Pavilion are hereby as follows:

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75/hour	$95/hour

- Performing Arts Pavilion rentals are not available during City of St. Cloud events or a citywide approved special events ~~sponsored special events~~ held at Lakefront Park.
- The City of St. Cloud does not provide set up/cleanup for events at the Performing Arts Pavilion. Arrangements must be made by the individual renting the Performing Arts Pavilion.
- Full fee is due the date the reservation is made.

SECTION VIII – PAVILION RENTALS:

The Lakefront, Ralph V. Chisholm Park and Partin Triangle Park pavilion rentals require booking two (2) business days prior to the reservation date. Pavilions shall be rented in a minimum of four-hour blocks of time or all day. Blocks of time are from 8:00 am – 12:00 pm or 1:00 pm - 5:00 pm. All day is considered as 8:00 am –5:00 pm.

~~**Lakefront:**~~

~~Pavilions shall be rented in a minimum of four-hour blocks of time or all day. Blocks of time are from 8:00 am – 12:00 pm or 1:00 pm - 5:00 pm. All day is considered as 8:00 am – 5:00 pm.~~

The pavilions ~~will~~ may not be available for ~~rental or reservation on~~rent if a special event~~s the City co-sponsors. is scheduled.~~ ~~These events include, but are not limited to, the following: Spring Fling and 4th of July.~~ At the direction of the City Manager, any other pavilions existing now or that may be constructed in the future may be added to this list.

Lakefront:

Pavilions available for rent~~al~~ are as follows:

#1 - East Loop Pavilion (located at the corner of Lakeshore Blvd. and Mississippi Ave)
#2 – Sleeping Tiger Pavilion (located at the corner of Lakeshore Blvd. and Illinois Ave.)
#3 – East Lake Toho Pavilion – (located at the corner of Lakeshore Blvd. and Indiana Ave.)
#4 – Splash and Play Pavilion (located at Lakeshore Blvd. and Ohio Ave.)
#5 – West Loop Pavilion (located at Lakeshore Blvd. and Louisiana Ave.)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75~~ + tax~~/ four (4) hour block	$125~~+ tax~~/ four (4) hour block
$150 ~~+ tax~~/all day (9 hours)	$250~~+ tax~~/all day (9 hours)

Ralph V. Chisholm Park:

Pavilions E, F, G, H, and I: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 ~~+ tax~~/ four (4) hour block	$125 ~~+ tax~~ / four (4) hour block
$150 ~~+ tax~~ / all day (9 hours)	$250 ~~+ tax~~/ all day (9 hours)

Pavilions A, C and D: (Up to 60 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$125 ~~+ tax~~/ four (4) hour block	$150 ~~+ tax~~/ four (4) hour block
$250 ~~+ tax~~ / all day (9 hours)	$300 ~~+ tax~~/ all day (9 hours)

Pavilion B: (Up to 200 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$250 ~~+ tax~~/ four (4) hour block	$300 ~~+ tax~~ / four (4) hour block
$440 ~~+ tax~~/ all day (9 hours)	$550 ~~+ tax/~~ all day (9 hours)

Partin Triangle Park:

Pavilion A and B: (up to 20 people)

City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
$75 / four (4) hour block	$125 / four (4) hour block
$150 / all day (9 hours)	$250 /all day (9 hours)

SECTION IX: ATHLETIC FIELDS

CIVIC CENTER BALL FIELD COMPLEX			
		Ad-Valorem Taxpayer	Non-Ad Valorem Taxpayer
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$65.00 hr.	$85.00 hr.
Monday - Friday/night	3:00 p.m.-10:00 p.m.	$75.00 hr.	$95.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$85.00 hr.	$110.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field
Weather prep		$25.00 per bag	$31.00 per bag
STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK			
Monday - Friday/day	7:00 a.m. - 3:00 p.m.	$50.00 hr.	$65.00 hr.
Monday- Friday/night	3:00 p.m.- 10:00 p.m.	$60.00 hr.	$75.00 hr.
Saturday & Sunday	7:00 a.m. - 10:00 p.m.	$65.00 hr.	$85.00 hr.
Field Prep		$65.00 per day/field	$85.00 per day/field

a) Price includes one (1) staff member.

b) Light Fee at a cost of $30.00/hour/field.

c) Fields may be reserved based on availability with a 2-hour minimum rental.

d) All reservations and payment must be received within two (2) business days.

SECTION X: GOVERNMENT ENTITY/UTILITY PROVIDERS:

The City of St. Cloud shall assess a government and utility rate for facility use. This rate shall be applied solely to recover costs associated with staffing and cleaning services and shall not include additional rental fees.

SECTION XI – MT. PEACE CEMETERY INSCRIBED BRICK

Each standard sized brick, 4" x 8", with engraving up to three lines of text, 13 characters per line including spaces $100.00.

SECTION ~~I~~XII ~~- URBAN AGRICULTURAL PROGRAMS /~~COMMUNITY GARDEN:

~~A recreational program which:~~ pPromotes healthy lifestyles through the use of gardening systems; supports recreational opportunities; and initiates economic and educational preservation.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Per square foot	$2.00	$5.00

- Rental ~~fee~~ is ~~good~~ valid for 6 months from the date of the ~~contract.~~ agreement.

SECTION XIII – PAY TO PARK:

Fee is for vehicles with trailers utilizing the Lakefront boat basin, vacant lot located at New York Ave. and Lakeshore, Chisholm Park boat basin~~, and the~~ overflow parking at Chisholm Park, and Partin Triangle Park. Annual parking passes run from Jan. 1 to Dec. 31 and are only available for City of St. Cloud and Osceola County residents.

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Daily parking pass	$6.00	$6.00
Annual parking pass	$35.00	$150.00

SECTION XIV – COMMERCIAL WATERCRAFT BUSINESS PERMIT:

	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Annual fee	$5,000.00	$7,000.00

SECTION ~~XIIXV~~- PROGRAM FEES:

Special Event and program fees are reviewed and adjusted periodically by the Parks and Recreation department based upon anticipated program costs. The special event and program fees are attached in Attachment ~~B~~ "A" for reference. The camp ~~and after school care~~ program fees are attached in Attachment ~~C~~ "B" for reference.

~~Camp Late Pick-Up Penalty: Applies to all camps, i.e. Winter, Spring, Summer and Day Camp~~
~~For any child picked up after 6:00 p.m., a fee of $1/minute per child will be assessed. Child(ren) cannot attend camp until late fees are paid in full.~~

SECTION ~~XIII~~ XVI- CITY EMPLOYEES:

City of St. Cloud employees and their immediate family members living within their household will receive a 50% discount on the City Ad Valorem taxpayer rate of all City of St. Cloud programs and aquatic passes, excluding contractual programs, special events, facility rentals, and already discounted programs/passes.

SECTION XVII – YOUTH BASKETBALL VOLUNTEER DISCOUNT:

Volunteers who actively participate in the City's Youth Basketball Program are eligible for a fifty percent (50%) discount on the program registration fee for one (1) child residing in the same household as the volunteer. Eligibility shall be contingent upon verification of volunteer status by the Parks and Recreation Department. Proof of residency demonstrating that the child resides in the same household as the volunteer is required at the time of registration. The discount shall apply only to the Youth Basketball Program and may not be combined with any other discounts or promotions.

SECTION ~~XIV~~ XVIII- REFUND POLICY:

There is hereby established a refund policy applicable to the City programs/events and facilit~~y~~ies ~~and programs~~ identified in the resolution.

Program/Event~~Refunds~~:

Given at the discretion of the department director or his/her designee. A $25.00 or 20% administrative charge, whichever is less, will be assessed for each refund requested and approved. Administrative fee will be determined by program or event fee. If the program or event is discontinued or augmented, a refund will be given on a prorated basis.

~~Facility Rental:~~

~~1) If a cancellation occurs fourteen (14) calendar days or more before a program/event, a 100% refund will be given for rental fees and deposits that have been paid, minus a $25.00 administrative fee.~~

~~2) If cancellation occurs thirteen (13) calendar days or less before a program/event, a 50% refund will be given for rental fees and deposits that have been paid, minus a $25.00 administrative fee.~~

Indoor Facility Rentals:

1) If a cancellation occurs ninety (90) days or more before the reservation date, a 100% refund will be given for rental fees and deposits that have been paid, minus a 20% administrative fee.

2) If a cancellation occurs sixty-one (61) through eighty-nine (89) days before the reservation date, a 50% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

3) If a cancellation occurs thirty-one (31) through sixty (60) days before the reservation date, a 25% refund will be given for rental fees that have been paid, minus a 20% administrative fee.

4) If a cancellation occurs thirty (30) days or less before the reservation date, no refund of the rental fees will be given.

Outdoor Facility Rentals:

A $25.00 of 20% administrative charge, whichever is greater, will be assessed for each refund requested and approved. All refunds must be received and confirmed in writing at least 24 hours in advance.

~~ATTACHMENT "A"~~

~~Parks and Recreation-Athletic Field Usage Fees~~

~~CITY AD VALOREM TAXPAYER~~				
~~CIVIC CENTER BALL FIELD COMPLEX~~				
~~3001 17th Street~~	~~Monday - Friday/day~~	~~7:00 a.m. - 3:00 p.m.~~	~~$65.00 hr./includes staff*~~	
	~~Monday - Friday/night~~	~~3:00 p.m.-10:00 p.m.~~	~~$75.00 hr./includes staff*~~	
	~~Saturday & Sunday~~	~~7:00 a.m. - 10:00 p.m.~~	~~$85.00 hr./includes staff*~~	
	~~Field Prep~~		~~$65.00 per day/field~~	
~~STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK~~				
~~2701 Missouri Ave.~~	~~Monday - Friday/day~~	~~7:00 a.m. - 3:00 p.m.~~	~~$50.00 hr./includes staff*~~	
	~~Monday- Friday/night~~	~~3:00 p.m.- 10:00 p.m.~~	~~$60.00 hr./includes staff*~~	
	~~Saturday & Sunday~~	~~7:00 a.m. - 10:00 p.m.~~	~~$65.00 hr./includes staff*~~	
	~~Field Prep~~		~~$65.00 per day/field~~	
~~NON-AD VALOREM TAXPAYER~~				
~~CIVIC CENTER BALL FIELD COMPLEX~~				
~~3001 17th Street~~	~~Monday – Friday/day~~	~~7:00 a.m. – 3:00 p.m.~~	~~$85.00 hr./includes staff*~~	
	~~Monday - Friday/night~~	~~3:00 p.m. - 10:00 p.m.~~	~~$95.00 hr./includes staff*~~	
	~~Saturday & Sunday~~	~~7:00 a.m. – 10:00 p.m.~~	~~$110.00 hr./includes staff*~~	
	~~Field Prep~~		~~$85.00 per day/field~~	
~~STEPHANIE LEIGH ROTHSTEIN MEMORIAL PARK~~				
~~2701 Missouri Ave.~~	~~Monday – Friday/day~~	~~7:00 a.m. – 3:00 p.m.~~	~~$65.00 hr./includes staff*~~	
	~~Monday - Friday/night~~	~~3:00 p.m. - 10:00 p.m.~~	~~$75.00 hr./includes staff*~~	
	~~Saturday & Sunday~~	~~7:00 a.m. – 10:00 p.m.~~	~~$85.00 hr./includes staff*~~	
	~~Field Prep~~		~~$85.00 per day/field~~	

~~*Additional staff required for rentals over 250 participants and/or spectators.~~

~~Deposit $200.00~~

~~Light Fee $30.00/hour/field~~

~~1) Fields may be reserved on Sundays from 7:00 am – 10:00 pm with a 2-hour minimum rental.~~

~~2) A $25.00 fee may be assessed for failure to cancel reservation(s). All reservations must be received and confirmed in writing in advance.~~

~~3) All fees must be paid in full 2 weeks prior to access.~~

ATTACHMENT "~~B~~A"

Parks and Recreation-Special Events and Program Fees

NOTE: All fees are per participant

Any program, event or activity added will be assessed a fee at a comparable rate based on required resources

Special Event/ Program	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
Adult Exercise Punch Card-TTT, Chair Volleyball, Zumba Gold and Walking Club	$20.00/25 classes	$40.00/25 classes
Adult Sports League *	$65.00/per player	$90.00/per player
Bingocise	$1.00 per card	$2.00 per card
Chair Volleyball	$1.00/class	$2.00/class
Friday Night ~~Open Gym~~ Basketball	$5.00	$7.00
Home School Education	$10.00	$15.00
Home School Education punch pass	$65.00/10 visits	$90.00/10 visits
Home School Education punch pass	$115.00/20 visits	$145.00/20 visits
Home School Holiday Events	$15.00	$20.00
Lunch and Learn	$5.00	$7.00
Nature Tour	$10.00/child/tour	$15.00/child/tour
Open Gym Daily Pass	$~~5.00~~5.50	$~~7.00~~7.75
Open Gym - Pickleball	$5.50/person	$7.75/person
Open Gym ~~Membership~~Punch Pass	$~~45.00~~48.50/10 visits	$~~65.00~~70.00/10 visits
Open Gym ~~Membership~~Punch Pass	$~~110.00~~118.25/25 visits	$~~150.00~~161.25/25 visits
~~Open Gym – Toddler~~	~~$5.00~~	~~$7.00~~
Parent/Child events	$10.00/event	$15.00/event
~~Pickleball~~	~~$5.00/person~~	~~$7.00/person~~
Senior Social	$35.00	$50.00
Toddler programs	$5.00	$7.00
Tuning Toning Talking	$1.00/class	$2.00/class
Walking Club	$1.00/class	$2.00/class
Youth Basketball Clinic	$45.00/week	$55.00/week
Youth Basketball League	$90.00/season	$115.00 season
Zumba Gold	$1.00	$2.00

* Minimum of 12 players per ~~league~~team

Special Event /Program	Prior to Event Date	Day of Event
Adult Egg Hunt	$15.00	$20.00
Community Event	$15.00	$20.00
Fall Festival	$15.00	$20.00
Father/Daughter Dance	$15.00	$20.00
Mother's Day Event	$15.00	$20.00
Nerf Battle	$15.00	$20.00
Rockin' the Cloud	$15.00	$20.00
Spring Fest	$15.00	$20.00
Trail of Terror	$15.00	$20.00
Tree Lighting/Winterfest	$15.00	$20.00
Woman's Empowerment Circle	$15.00	$20.00

Youth Fishing Tournament	$15.00	$20.00

ATTACHMENT "~~C~~B"

Parks and Recreation Civic Center Camp ~~and After School Care~~ Program Fees

Note:

- All fees are per participant
- To guarantee your child(ren)'s spot, advance payment in full is required for each week(s) desired.
- A late fee of $1.00 per minute will be assessed for each child not picked up by 6:00 p.m.
- Payment of late fee will be required prior to the child(ren) returning to camp/after school care.

CAMP		
Camp	City Ad Valorem Taxpayer	Non-Ad Valorem Taxpayer
School's Out, Fun's In (Day Camp)	$40.00/day	$50.00/day
Spring Break Camp	$125.00/week	$160.00/week
Summer Camp	$125.00/week	$160.00/week
Specialty Camp	$150.00/week	$190.00/week

~~To guarantee your child(ren)'s spot, advance payment in full is required for each week(s) desired.~~

~~**AFTER SCHOOL CARE**~~		
~~After School Care~~	~~City Ad Valorem Taxpayer~~	~~Non-Ad Valorem Taxpayer~~
~~Daily~~	~~$5.00~~	~~$7.00~~
~~Weekly~~	~~$25.00~~	~~$35.00~~
~~Late Fee~~	~~$1.00 per minute~~	~~$1.00 per minute~~

~~**A late fee of $1.00 per minute will be assessed for each child not picked up by 6:00 p.m. Payment of late fee will be required prior to the child(ren) returning to camp/after school care.**~~

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-152R - Repealing the Special Event Co-Sponsorship and Fee Reduction Waiver Policy

Park & Recreation Agenda Item:
Resolution No. 2025-152R**,** a resolution of the City Council of the City of St. Cloud, Florida, repealing the Special Event Co-Sponsorship and Fee Reduction Waiver Policy; providing for the repeal of Resolution 2019-115R; conflict and an effective date.
COST: No cost associated with this item.
This item is to repeal the Signature Event Co-Sponsorship and Fee Reduction Waiver Policy adopted via Resolution No. 2019-115R on June 27, 2019.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
In 2019, City Council adopted a policy to provide criteria for nonprofit organizations requesting fee reductions/waivers and co-sponsorship for special events held on City property. This policy guided staff and applicants in determining eligibility and outlined the process for consideration of such requests.

Since that time, the City has evolved its approach to special event support. Moving forward, co-sponsorship and any fee considerations will be addressed directly within individual agreements between the City and the respective organizations. This change will streamline the process, provide flexibility, and allow staff to tailor agreements to the specific needs and impacts of each event.

Staff recommends repealing the existing Special Event Co-Sponsorship and Fee Reduction Waiver Policy (Resolution No. 2019-115R). With its repeal, fee adjustments and co-sponsorship arrangements will no longer be governed by a standalone policy but instead will be incorporated into each organization's agreement.

Legal Authority:
City of St. Cloud ordinance number 2016-40.

Budget and Recommendation:
No cost associated with this item.
Staff recommends **APPROVAL** of this Resolution.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
Final Action - 10/9/2025

Attachments:
1. 2025-152R - Repealing - Special Event Co-Sponsorship and Fee Reduction Waiver Policy staff report 9-24-25
2. 2025-152R - Repeal of Special Event Co-Sponsorship & Fee Reduction Waiver (final)10-9-25
3. 2025-152R - PR Event Sponsorship and Fee Waiver Policy Exhibit A (final) 9-18-25
4. 2025-152R - Repeal of Special Event Co-Sponsorship & Fee Reduction Waiver (Mark-up)10-9-25

MEMORANDUM REPORT
FOR CITY COUNCIL
October 9, 2025

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Resolution No. 2025-152R

Date: September 25, 2025

REQUEST:

The purpose of this agenda item is to request City Council approval to repeal Resolution No. 2019-115R, which established the Special Event Co-Sponsorship and Fee Reduction Waiver Policy

BACKGROUND:

In 2019, City Council adopted a policy to provide criteria for nonprofit organizations requesting fee reductions/waivers and co-sponsorship for special events held on City property. This policy guided staff and applicants in determining eligibility and outlined the process for consideration of such requests.

Since that time, the City has evolved its approach to special event support. Moving forward, co-sponsorship and any fee considerations will be addressed directly within individual agreements between the City and the respective organizations. This change will streamline the process, provide flexibility, and allow staff to tailor agreements to the specific needs and impacts of each event.

Staff recommends repealing the existing Special Event Co-Sponsorship and Fee Reduction Waiver Policy (Resolution No. 2019-115R). With its repeal, fee adjustments and co-sponsorship arrangements will no longer be governed by a standalone policy but instead will be incorporated into each organization's agreement.

STRATEGIC PLAN GOALS:

High-Performing Government

Focus on the continuity and sustainability of core public services

COST:
There is no cost associated with this item.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Resolution No. 2025-152R

Attachment – Resolution No. 2025-152R

RESOLUTION NO. 2025-152R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, REPEALING THE SPECIAL EVENT CO-SPONSORSHIP AND FEE REDUCTION WAIVER POLICY; PROVIDING FOR THE REPEAL OF RESOLUTION 2019-115R; CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, City Council directed staff to prepare a policy identifying and outlining the criteria required for an event organized by a non-profit organization; and,

WHEREAS, the Special Event Co-Sponsorship and Fee Reduction Waiver Policy was developed to establish the criterion for fee reduction/waivers and event co-sponsorship requests associated with Special Events held on City property for nonprofit organizations.

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

Section I. The City Council of the City of St. Cloud does approve and repeal the Special Event Co-Sponsorship and Fee Reduction Waiver Policy , which is set forth in Exhibit "A" attached hereto.

Section II. Resolution 2019-115R and any other policies and/or resolutions or parts of policies and/or resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

Passed and adopted on 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.
deBeaubien, Simmons, Knight, Mantzaris & Neal

_____
Daniel Mantzaris, City Attorney

CITY OF ST. CLOUD
PARKS & RECREATION

SPECIAL EVENT CO-SPONSORSHIP AND FEE REDUCTION/WAIVER POLICY

Parks & Recreation Department

CITY OF ST. CLOUD 1300 9th St. St. Cloud, FL 34769

CITY OF ST. CLOUD PARKS & RECREATION
SPECIAL EVENT CO-SPONSORSHIP AND
FEE REDUCTION/WAIVER POLICY

Request Guidelines

This policy establishes criterion for fee reductions/waivers and event co-sponsorship requests associated with Special Events held on City property for nonprofit organizations.

Fee reductions/waivers and event co-sponsorship by the City of St. Cloud of an event, fundraiser, or community function is expected to help create a favorable impression of and provide visibility for the City of St. Cloud, provide unique opportunities and experiences for the citizens and support the community as a whole.

The purpose of this policy is to provide fee reductions/waivers and or event co-sponsorships efficiently and effectively for community organizations in order to:

1) Establish mutually beneficial partnerships between the City and the community.
2) Equitably control the manner in which the City provides event contributions to eligible organizations.
3) Create visibility for the City of St. Cloud through prominent acknowledgement of City support and assistance through event publicity and during the event.
4) Support the Vision, Mission and Strategic Plan Goals of the City of St. Cloud.

Vision:
St. Cloud is a vibrant, progressive and diverse community, rooted in our unique history, offering an exceptional destination to live, work and play.

Mission:
To provide a safe and healthy environment, manage our resources and plan for the future. We are dedicated to cost-effective open government, professional management and quality service.

Strategic Plan Goals:

Economic Development**:** To promote economic development in the City of St. Cloud.
Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.
Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.
Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.
Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.
Professional Workforce: To attract and retain highly skilled staff in order to provide services to the community.

Fee reductions/waivers and co-sponsorships are available to a wide variety of special events including sporting, tourism, arts and cultural, general, health and human services and major community events.

Ineligible Events/Activities

- Events organized by groups or individuals that are unincorporated
- Private functions
- Lobbying, legislative efforts, political action committees, causes, campaigns or candidates or projects/programs promoting a political agenda
- Recipients of any other financial or other type of assistance from Council within the same calendar year
- Organizations outside Osceola County (unless Osceola county residents receive services that can be documented)
- Programs, projects or events promoting a religious doctrine
- Multi-year commitments
- Organizations that discriminate based on race, ethnicity, color, sex, religion, age, national origin, ancestry, citizenship, sexual orientation, gender identity and/or expression, disability, marital status, genetic information, veteran status or other factors that are protected by law
- Events that are completed or conducted prior to the date of application
- Projects or organizations that have not satisfactorily fulfilled their obligations following previous fee reductions, waivers, or sponsorships

Funding Considerations

Funding for the fee reductions/waivers and event co-sponsorships are appropriated annually during the budget process. The number of fee reductions/waivers and event co-sponsorships the City sponsors will depend on budget and may vary annually. All events must occur within the year they are budgeted to occur.

Fee reductions/waivers and co-sponsorships normally range between $250 and $1,000. Maximum request is $1,000 or 50% of the total cost of City fees/services, whichever is less.

Applicants shall not contact any Council Member, the City Manager or Assistant City Manager during the submission process. The submission process begins upon the date of application and concludes upon the final approval.

If awarded a fee waiver/reduction or event co-sponsorship, the agency agrees to create visibility for the City of St. Cloud through prominent acknowledgement of its support and assistance in event publicity, at the event itself and will utilize the City provided logo in all marketing materials. Promotional opportunities will be provided as detailed in the event application and will require approval of the City's Communications & Public Affairs Officer prior to distribution. **City of St. Cloud Logo Use Requirements will be provided upon notification and agreement of fee waiver/reduction or event co-sponsorship.*

Event Co-Sponsorship and Signature Event Co-Sponsorships are applicable only to events held on City of St. Cloud property.

Responsibility

Fee reductions/waivers, co-sponsorships or any special consideration(s) are determined by the City Manager or designee. Department staff shall ensure that the procedures set forth in this policy are adhered to by the applicant.

All agencies receiving fee reductions/waivers or co-sponsorship will be required to complete the Event Recap Form, within 30 days of event end. Any organization not complying with this requirement will be ineligible for future requests.

Organizations awarded a fee reduction/waiver are required to offer an in-kind event participation and other contribution of goods, services, or programs that will benefit the City of St. Cloud or its residents. All proposed in-kind contributions must equal or exceed the value of the fee reduction or sponsorship or provide a substantial but measurable public benefit. In-kind contributions may include, but are not limited to, vendor (booth/table) space for the City, parade/float entry, free entry for or the opportunity to seat a minimum of six (6) city representatives or guests at the event (corporate table or VIP seating), if applicable.

If awarded a fee reduction/waiver or co-sponsorship and the event includes a corporate table or VIP seating, the agency must forward an event invitation to grants@stcloud.org.

Scope

Fee Reduction Waiver or Event Sponsorship criteria:

- Be open to the public
- Number of expected attendees must be greater than two hundred fifty (250)
- Provide a unique experience and be of benefit to the residents
- Contain an educational component
- Be sponsored by one or more not-for-profit organizations and non-profit entities that have a documented federal 501(c)(3) status, or a similar non-profit status under state law

Fee Reduction/Waiver or *Signature* Event Co-sponsorship criteria:
(In addition to criteria Listed above)

- Create revenue generating opportunities for local businesses
- Reoccur annually
- Involve more than one St. Cloud community group (in event organization and/or participation)
- Provide vendor opportunities
- Number of expected attendees greater than or equal to two thousand five hundred (2,500)

Request Requirements

A Special Event Permit Application must be submitted in advance of, or concurrently with, this application to the Parks & Recreation Special Events Manager.

Any existing business or establishment within the City of St. Cloud that holds, sponsors, supports, or otherwise provides for an event for an establishment which is outside the normal scope of subject business practices requires a Special Event Permit if:

1) The daily attendance is greater than 250 persons, OR
2) Alcohol is served at the event, OR
3) The nature of the event creates traffic control, crowd control, public safety, and/or sanitation and other public health, safety and welfare issues.

The Parks and Recreation Director or his/her designee shall determine whether or not an activity is considered a special event.

The following fees will not be waived or reduced for <u>any</u> special event:

- **Special Event Permit fee**
- **Fire Permit fee**
- **Fire Marshal inspection fee**
- **Public Safety fees: Fire Department or Police Department services fees**
- **Electrical Meter usage fee**
- **Media Services fee**
- **Liquor license fees**

Request Considerations

This fee reduction/waiver and co-sponsorship application serves the purpose of answering the following questions; please keep these questions in mind when requesting sponsorship:

1. Is the event located on City Property?
2. Does the event meet the City of St. Cloud's Vision, Mission and Strategic Plan Goals?
3. Will the event provide a unique experience and be of benefit to the residents of the City of St. Cloud and/or Osceola County?
4. Is the event open to the public?
5. Will event proceeds, if any, benefit the community as a whole?
6. If successful, will the event have a meaningful economic impact?
7. Is this the best possible use of the program's limited resources?

The Application

The City of St. Cloud Parks & Recreation Department accepts applications for fee reductions/waivers and event co-sponsorship on an ongoing basis until funds are depleted for the current fiscal year. Application requests may take up to one month for the outcome to be determined; please plan accordingly.

Applications may be obtained on the City of St. Cloud website: http://www.stcloud.org

- Fee reductions/waivers and co-sponsorship applications must be submitted at minimum 45 days prior to the event, but not more than 180 days prior to event date. Requests made less than 45 days of an event date will not be considered.
- The Parks and Recreation Director or designee will forward the request to the appropriate departments to evaluate eligibility and estimate fees.
- The Special Event Permit Application must be completed in advance of or concurrently with this fee waiver/reduction co-sponsorship application.
- Scheduling and use of City facilities are requested through the Facility Rental Application and are subject to the availability of the requested facilities.
- Fee reductions/waivers and co-sponsored events do not have preference over City programs and activities or previous commitments to third parties.
- Decisions made by staff can be appealed to the City Manager or the City Manager's designee. Decisions made by the City Manager cannot be appealed.
- Required attachments must include:
    - 501(c)3 determination letter
    - Budget from the prior year's event; not applicable to inaugural events
    - Proposed event budget

For questions regarding the application you may call 407-957-7226 or email ejenks@stcloud.org

Incomplete and/or unsigned applications will not be accepted.

APPLICATIONS SHOULD BE TYPEWRITTEN OR COMPLETED IN INK; DIGITAL OR HAND WRITTEN SIGNATURES ARE ACCEPTABLE.

Fee Reduction/Waiver for City provided services or facility rentals:

Section I – Administrative Information

- Please enter all information as accurately as possible.
- The Authorized Representative name should be the same as the person signing on page 1 of the application.
- The Event coordinator is the name of the individual that can be reached should any questions arise.
- The mailing address is where any forms/agreements will be mailed.
- The office address is the agency's primary physical location.
- Percentage of funds an agency uses for administrative costs versus actual services. **This amount should reflect the Overall position of the agency revenues; the amount used towards actual programs and services versus the amount used for administrative costs to include salaries, benefits, and other operating costs.**

Questions 1 - 24:

Questions 1 – 24 are specific to the event, fundraiser, or community function sponsorship for which the agency is requesting a fee reduction/waiver or co-sponsorship. *Do not include overall agency data in this section.*

Question 25:

Question 25 is specific to the agency overall. If the agency has received funding for any purpose during the City of St. Cloud's current fiscal year, details regarding that funding must be provided. The City's fiscal year starts October 1 and ends September 30. Please provide specific dollar amounts. If the agency has received funding on more than one occasion or for a separate purpose, please copy and paste and complete section a – d and the description from question 25 for each.

MISCELLANEOUS:

If the event, fundraiser, or community function has past event material, you may submit the material with the application, no more than 3 additional pages.

Florida has a very broad Public Records Law. E-mails and documents submitted to the City of St. Cloud or its employees may be considered a public record. Your e-mail communication, including your email address may be disclosed to the public and media at any time.

RESOLUTION NO. ~~2024-113R~~2025-152R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ~~ADOPTING~~ REPEALING THE ~~PARKS AND RECREATION SIGNATURE EVENT POLICY~~ SPECIAL EVENT CO-SPONSORSHIP AND FEE REDUCTION WAIVER POLICY; PROVIDING FOR THE REPEAL OF RESOLUTION 2019-115R; CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, City Council directed staff to prepare a policy identifying and outlining the criteria required for an event organized by a non-profit organization; and,

WHEREAS, the ~~Signature Event Policy~~ Special Event Co-Sponsorship and Fee Reduction Waiver Policy was developed ~~as a result of that request and is in the best interest of the City of St. Cloud.~~to establish the criterion for fee reduction/waivers and event co-sponsorship requests associated with Special Events held on City property for nonprofit organizations.

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

Section I. The City Council of the City of St. Cloud does approve and ~~adopts~~ repeal the ~~City of St. Cloud, Parks and Recreation, Signature Event Policy~~ Special Event Co-Sponsorship and Fee Reduction Waiver Policy , which is set forth in Exhibit "A" attached hereto.

Section II. Resolution 2019-115R and any other policies and/or resolutions or parts of policies and/or resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

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

Passed and adopted on this ~~10th~~ 9th day of October ~~2024.~~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

_____
Daniel Mantzaris, City Attorney

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-052R Cross Prairie Village (Urban Center - Heritage)

Community Development Agenda Item:
Resolution No. 2025-052R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Heritage St. Cloud, LLC, for the design, permitting, and construction of roadway improvements to Cross Prairie Parkway and Nolte Road, and conveyance of right-of-way; 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 $12,299,449.03 in mobility fee credits to fund roadway improvements to Cross Prairie Parkway and Nolte Road.
This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Heritage St. Cloud, LLC, and the City of St. Cloud. These properties are currently inside City limits.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The applicant is developing a property generally located west of Florida Turnpike and east of Lake Tohopekaliga known as Cross Prairie Village. The 2045 Framework Street Map adopted by the City recognizes Cross Prairie Parkway and Nolte Road as framework streets. Under the agreement, the Developer is responsible for the design, permitting, right of way dedication, and construction of Cross Prairie Parkway from the northern boundary line to the southern boundary line of the property and Nolte Road from the Turnpike to Southbury Road. The total estimated construction cost including right of way is $25,182,862.82 and Jurisdiction's estimated responsibility is $12,996,449.03.

Cross Prairie Village will serve as an Urban Center for the community by integrating commercial, medical, multi-family, and hotel developments. With the new Turnpike interchange at Nolte Road expected to open in 2028, it is essential that the supporting framework roadways are completed in time to accommodate future growth and accessibility.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads 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.

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 to provide up to $12,996,449.03 in mobility fee credits for the roadway improvements on Cross Prairie Parkway and Nolte Road.

- Mobility Fees Generated - $13,821,221.10
- Mobility Fee Credit for Framework Road Construction - $12,996,449.03 (94%)
- Remaining Fees to Jurisdictions - $824,772.07 (6%)
- Mobility Fees to City - $659,817.66 (5%)
- Mobility Fees to County - $164,954.41 (1%)

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

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:
10/9/25- Final Action

Attachments:
1. 1. TPA25-00001 Cross Prairie Village Staff Memo 100925 CC
2. 2. TPA25-00001 Cross Prairie Village - Resolution 2025-052R - 100925 CC
3. 3. TPA25-00001 Cross Prairie Village Exhibit A 100925

MEMORANDUM REPORT
FOR CITY COUNCIL MEETING - ON OCTOBER 9, 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. 2025-052R

Date: October 9, 2025

REQUEST:
Resolution No. 2025-052R requests the City to enter a Tri-Party Agreement with Osceola County and Heritage St. Cloud, LLC for the design, permitting, right-of-way dedication, and construction of Cross Prairie Parkway and Nolte Road, providing for mobility fee credits.

BACKGROUND:
The applicant is developing a property generally located west of Florida Turnpike and east of Lake Tohopekaliga known as Cross Prairie Village. The 2045 Framework Street Map adopted by the City recognizes Cross Prairie Parkway and Nolte Road as framework streets. Under the agreement, the Developer is responsible for the design, permitting, right of way dedication, and construction of Cross Prairie Parkway from the northern boundary line to the southern boundary line of the property and Nolte Road from the Turnpike to Southbury Road. The total estimated construction cost including right of way is $25,182,862.82 and Jurisdiction's estimated responsibility is $12,996,449.03.

Cross Prairie Village will serve as an Urban Center for the community by integrating commercial, medical, multi-family, and hotel developments. With the new Turnpike interchange at Nolte Road expected to open in 2028, it is essential that the supporting framework roadways are completed in time to accommodate future growth and accessibility.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads 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 $12,996,449.03 in mobility fee credits for the roadway improvements on Cross Prairie Parkway and Nolte Road.

Estimated Mobility Fees Generated*				
Category	**Development Program**	**Mobility Fee Unit**	**Mobility Fee (unit rate)**	**Total**
Hotel	300 units	300	$ 6,219.11	$ 1,865,733.00
Multi Family Residential	600 units	600	$ 8,921.52	$ 5,352,912.00
Medical/Institutional	10,000 square feet	10	$9,293.59 / 1000 SF	$ 92,935.90
Commercial/Office**	490,000 square feet	490	$13,284.98 / 1000SF	$ 6,509,640.20
			Total	**$ 13,821,221.10**
Estimate based on Proposed Initial Development.				
*Mobility fee charged at building permit issuance, fee subject to change based on current rate at the time of the permit issuance.				
**Category and rate applied subject to change based on actual use of property (restaurant, drive-thru, office, etc.)				

	Dollar Amount	Percentage of Total Mobility Fees Generated
Mobility Fees Generated	$ 13,821,221.10	
Mobility Fee Credit/Reimbursement for Framework Road Construction	$ 12,996,449.03	94%
Remaining Fees to Jurisidiction	$ 824,772.07	6%
Mobility Fees to City	$ 659,817.66	5%
Mobility Fees to County	$ 164,954.41	1%

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 Heritage St. Cloud, LLC, Osceola County, and the City of St. Cloud to provide mobility fee credits for roadway improvements.

Attachments:

- Resolution No. 2025-052R
- Exhibit A: Tri-Party Roadway Improvements Heritage St. Cloud

RESOLUTION NUMBER 2025-052R

RESOLUTION NO. 2025-052R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ENTERING AN AGREEMENT WITH OSCEOLA COUNTY AND HERITAGE ST. CLOUD, LLC FOR THE DESIGN, PERMITTING, CONSTRUCTION OF ROADWAY IMPROVEMENTS TO CROSS PRAIRIE PARKWAY AND NOLTE ROAD, AND CONVEYANCE OF RIGHT-OF-WAY; 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 within City limits and the Joint Planning Area (JPA) with Osceola County; and

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

WHEREAS, the Project approval conditions require roadway improvements to Cross Prairie Parkway and Nolte Road.

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with Osceola County and Heritage St. Cloud, 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 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:
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
HERITAGE ST. CLOUD

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 34744 (the "**County**") and **HERITAGE ST. CLOUD, LLC,** a Florida Limited Liability Company, whose address is 270 West Plant Street, Suite 210, Winter Garden, FL 34787 (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. Developer, City, and County may be collectively referred to as the Parties.

RECITALS:

A. Developer is developing Cross Prairie Village, Parcel ID#172630000000100000, 162630000000100000 and 162630000000180000 as are more specifically described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

B. The following approvals have been received ZMA 13-0066, Edgewater East Concept Plan CP21-00004 and Edgewater East Urban Center PS (PS21-00007), Preliminary Subdivision Plan (PSP24-00004) and Development Agreement (Resolution No. 2025-054R) (collectively referred to as the "**Approvals**") of which this Property is within.

C. The City and County have each adopted regulations establishing a mobility fee assessment to offset the Jurisdictions' cost of providing new identified framework roads, as amended from time to time (the "**Mobility Fee Ordinance**"). The regulations contain provisions allowing for the award of credit against Jurisdictions' requirement for developer funded construction and conveyance of transportation facilities which mitigate impact from development.

D. Developer is willing to convey to the Jurisdictions portions of right of way which are needed in order to construct the certain framework roads located within the Property, namely, Nolte Road and Cross Prairie Parkway as to the land swap with the County.

E. In order to facilitate the development of a portion of the transportation network to serve the Property in the Approvals, it is necessary to identify when certain framework roads should be constructed by Developer to accommodate the Jurisdictions' regional transportation network. It is Developer's understanding that the Edgewater East Developer's Agreement will be responsible for constructing Southbury Drive.

F. The Jurisdictions have determined that the identified framework roads and the right of way (the "**ROW**") will provide an integral part of the Jurisdictions' planned transportation network and acknowledge that the identified framework roads will provide additional capacity beyond what the Property requires.

G. The Jurisdictions have determined that a portion of the costs associated with the construction of the identified framework roads are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinance or cash and as further set forth in this Agreement.

H. The Jurisdictions have further determined that the identified framework roads are consistent with the Approvals within the Edgewater development, the construction of the identified framework roads will provide an integral part of the Jurisdictions' planned transportation network and will significantly benefit the residents of Osceola County and reimbursement by the Jurisdictions and other obligations pursuant to this Agreement serve a proper public benefit and will further the goals, objectives and policies of the Osceola County Comprehensive Plan and the City of St. Cloud Comprehensive Plan.

I. The Agreement is limited to address the framework roads within the boundary of the Property.

J. The County owns right of way for Cross Prairie Parkway that is no longer in the correct designated corridor for Cross Prairie Parkway and agrees that this property should be conveyed to Developer in fee simple in exchange for property conveyed from Developer that is in the correct designated corridor.

K. In furtherance of the development of the Property, the parties desire to enter into this Agreement for the purpose of setting forth the terms and conditions under which reimbursement will be provided to the Developer for the Roadway Improvements that

provide additional mobility capacity over that required to serve the Property as outlined in this Agreement.

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:

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**. To develop the Property, approval conditions require improvements be made to Cross Prairie Parkway and Nolte Road. The improvements consist of the construction of Cross Prairie Parkway from the northern boundary line to the southern boundary line and Nolte Road from the Turnpike to Southbury Road (the "**Roadway Improvements**") with the typical sections and ultimate typical sections set forth on **Exhibit "B"** attached hereto and incorporated herein. The Roadway Improvements are anticipated to be completed at the same time as the completion of the new Turnpike interchange improvements at Nolte Road which follows the Edgewater East Roadway Phasing as set forth in **Exhibit "C"** attached hereto and incorporated herein but is not required to be earlier than as shown in **Exhibit "C"**. Developer shall facilitate the design, planning, permitting, and construction of a four-lane Premium Transit Corridor section for both Cross Prairie Parkway and Nolte Road together with the joint pond (the "**Construction Costs**"), as more particularly shown on **Exhibit "D"** attached hereto and incorporated herein. In the event the Developer desires any enhanced roadway design elements as part of the Roadway Improvements, these enhanced roadway design elements shall not be eligible for reimbursement.

Developer shall retain the right to receive mobility fee credits or cash at the option of the applicable Jurisdiction to be granted hereunder. In conjunction with the development of the Property, and subject to the terms and conditions of this Agreement, the Developer agrees to pay inspection fees to the jurisdiction that permits the certain Roadway Improvements. These fees shall be consistent with the adopted Fee Schedule at the time of the inspections. Upon completion of the Roadway Improvements, Nolte Road and Cross Prairie Parkway shall be transferred to the appropriate Jurisdiction and the Jurisdiction shall be responsible for the maintenance of Nolte Road and Cross Prairie Parkway.

Prior to confirmation of the mobility fee credit or cash reimbursement to be granted hereunder, the Developer's engineer shall provide documents to support and evidence, to the satisfaction of the appropriate Jurisdiction, all actual costs of the Roadway Improvements. The Jurisdiction shall review all information provided in a timely manner as presented in a format similar to **Exhibit "E"** attached hereto. Any mobility fee credits may be transferred to any other developer, subject to a deduction for administrative expenses incurred by the Jurisdiction, if any,

to be used for any project, within the established Joint Planning Area if the credits were issued by the County or within the municipal boundaries of the City, if the credits were issued by the City

4. **Conveyance of Right of Way.** The Developer's conveyance of the ROW for Nolte Road or Southbury Road, if applicable, shall be by special warranty deed or plat, 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. Upon conclusion of any conveyance of ROW, Developer shall be reimbursed in the form of mobility fee credits or, if applicable, cash as shown on **Exhibit "D"** of the ROW acreage that is over and above that required for the development of the Property, times the acreage value of $174,000 per acre. This is subject to change and the final acreage provided will be multiplied by the acreage value. This shall be the minimum value per acre over the term of this Agreement. The Parties agree that the value of the ROW shall adjust annually based on the percentage adjustment of values in Osceola County as determined annually by the Property Appraiser. 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.

5. **Method of Reimbursement.**

A. Right of Way. The Jurisdictions agree that the Developer shall be entitled to receive mobility fee credits or cash at the option of the applicable Jurisdiction for right of way over and above that required for the development of the Property in the amount per acre as set forth in Section 4 for Nolte Road and Cross Prairie Parkway by deed or plat. The determination of mobility fee credits or cash shall be determined by the Jurisdictions at the time of the conveyance of the right of way. The estimated value for right of way that are not required/necessary for this development of this Property are set forth in **Exhibit "D**". Therefore, they are reimbursable for mobility fee credits or cash.

B. Mobility Fee Account. The Jurisdictions 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 if any are approved. 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. Any such assignment shall be subject to appropriate documentation as required and administrative expenses as required by the Jurisdiction.

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.

C. Construction Costs. The Developer shall receive mobility fee credits or cash 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 in mobility fee credits or cash at the option of the Jurisdiction reimbursing the Developer within thirty (30) days of the approval of the reimbursement by crediting the Mobility Fee Account established pursuant to subpart B above. The mobility fee credits or cash at the Jurisdictions' option 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 as set forth in **Exhibit "D"** and the framework road requirements as set forth in **Exhibit "D"** as further shown and referenced in **Exhibit "D"**. At this time the estimated amount for reimbursement which includes the estimated right of way and construction is Twelve Million, Six Hundred Ninety-Five Thousand Two Hundred Sixty-Seven and 65/100 Dollars ($12,695,267.65). The Developer shall use the Reimbursement form as set forth in **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. Mobility Fee Credits shall be made available within ten (10) days of the approval of the reimbursement request.

D. Cash Reimbursement. Due to the commercial nature of this development, together with the importance of having Nolte Road and Cross Prairie Parkway completed within this Property at the same time as the Nolte Turnpike Interchange is completed, the County agrees to exchange the Mobility Fee Credits accumulated in the Mobility Fee Account for cash up to the amount of Six Million and 00/100 Dollars ("Cash Reimbursement") payable as follows:

i. As defined in the Transportation Interlocal Agreement between Osceola County and the City of St. Cloud, each fiscal quarter the City shall transfer a portion of the mobility fee revenue collected by the City to the County.

ii. Once the County receives the City's quarterly mobility fee revenue, the County will utilize the revenue received and exchange the Mobility Fee Credits accumulated in the Developer's Mobility Fee Account to a quarterly Cash Reimbursement payable to the Developer.

iii. The quarterly Cash Reimbursement shall not exceed either the Mobility Fee Credits accumulated in the Developer's Mobility Fee Account at the time of the quarterly Cash Reimbursement nor the quarterly transfer the County received from the City.

iv. The Cash Reimbursement shall be capped at Two Million per year.

v. The quarterly Cash Reimbursement will terminate once Six Million in Mobility Fee Credits have been exchanged for Cash Reimbursement or the Developer has assigned or transferred all remaining Mobility Fee Credits associated with this agreement.

vi. Nothing herein shall act as or create an obligation of any kind for City to exchange cash for any Mobility Fee Credits issued by City.

E. Inspections. The Developer shall include CEI providers, costs in the estimated engineer's costs, which shall not exceed 10% 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. 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 "F"** 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. **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.

7. **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 acknowledge and agree 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.

8. **No Development Risk by Jurisdictions.** No development risk shall be assumed by the City or County as a result of entering into this Agreement.

9. **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.

10. **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 4200 Kissimmee, Florida 34741
If to Developer:	WMG Acquisitions, LLC 270 West Plant Street, Suite 210 Winter Garden, FL 34787
With a copy to:	Nelson Mullins Riley & Scarborough Attn: Jo O. Thacker, Esq. 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801

11. **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 CONTRACT, CONTACT THE PUBLIC RECORDS COORDINATOR AT:

City of St. Cloud	Public Records Coordinator
1300 Ninth Street Building A	1 Courthouse Square, Suite 4700
St. Cloud, FL 34741	Kissimmee, FL 34741
407-957-7320	407-742-2395
Ivy.llauro@stcloud.org	PublicRecords@osceola.org

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:

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 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, 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.

12. **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 Jurisdiction and shall be retained by the Developer for a period of three years after termination or completion of the Agreement or until the full 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.

13. **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.

14. **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.

15. **Transferability.** Any 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 the County are assignable and transferrable from the Property to another development or parcel within the Joint Planning Agreement and within the Southeast Mobility Fee District or West 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 and costs as may be established by the County.

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 and costs as may be established by the City.

16. **Amendments**. No amendment, modification or other changes to this Agreement shall be binding upon the parties, unless in writing and executed by all the parties.

17. **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.

18. **Counterparts.** This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts together constitute duplicates of the one and same instrument.

19. **Recording.** The Developer shall record this Agreement in the Public Records of Osceola County, at the Developer's expense.

20. **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.

21. **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.

22. **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.

23. **Effect of Administrative Procedures.** Notwithstanding the adoption of any administrative procedures in respect of mobility fees or mobility fee credits or impact fees or impact 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 unless such changes inure to the benefit of Developer.

24. **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.

25. **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.

26. **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.

27. **Time.** Time is of the essence of this Agreement. 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.

28. **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.

29. **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 twenty (20) years, whichever is earlier unless extended by a further agreement in writing by the parties, or their successors, for an additional time period of no greater than twenty (20) years and recorded in the Public Records of Osceola County, Florida, or terminated between the parties.

30.

31. **Force Majeure.** If for any reason or contingency beyond the reasonable control of either the Jurisdictions or the Developer, including, but not limited 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.

32. **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.

33. **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.

34. **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.

35. **Annexation.** The City and County acknowledge that they recently approved interlocal agreement concerning transportation issues. Both Jurisdictions agree that the interlocal agreement approved by the Jurisdictions provided for the transference of mobility fee credits earned and unused and will be in place prior to the annexation of the Property. The parties agree that mobility fee credits shall not be diminished or reduced upon transfer from the County to the

City. By way of example, if one million dollars ($1,000,000) of earned and unused mobility fee is available for application prior to annexation and is transferred by the County to the City upon annexation, the same one million dollars ($1,000,000) of earned and unused mobility fee credit will be available for application to development within the City.

36. **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.

37. **County Property to be Conveyed.** The County agrees to convey to Developer the property by County Deed that was purchased by the County for the former Cross Prairie Parkway alignment as illustrated in **Exhibit "H"** attached hereto and incorporated herein and as recorded in OR Book 4249 Page 2879 Public Records of Osceola County, Florida. In exchange, the Developer agrees to convey to the County the right-of-way for the new Cross Prairie Parkway alignment either by deed or plat as illustrated in Exhibit "B". Due to the fact that the property being swapped is in the same project, the value of the respective parcels being swapped is equal as the acreages are approximately equal. The Developer shall provide to County a title report and Phase I environmental report that is in Developer's possession prior to conveying the right-of-way for Cross Prairie Parkway to County. The County Deed shall be recorded by the County at the same time as property is conveyed to the County for right-of-way for Cross Prairie Parkway either by deed or plat by Developer. The County agrees to immediately execute upon request of Developer any and all permits/applications that may be required by any jurisdiction or agency pursuant to its ownership of this property until it is conveyed to Developer.

38. **Annual Review.** The Jurisdictions 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 it is found, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of the Agreement on the part of the Developer, the Agreement may be revoked or modified by the Jurisdictions upon proper notice and hearings.

[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":

BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA

By:_____
Chair/Vice Chair

ATTEST:

OSCEOLA COUNTY CLERK OF THE BOARD

By:_____

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.

"**DEVELOPER**":

HERITAGE ST. CLOUD, LLC

Signed, sealed and delivered
In the presence of:

By:_____
Name:_____
Title: _____
Date:_____

_____
Printed Name

_____
Address

_____
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 _____, as _____of the 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

LEGAL DESCRIPTION (PURCHASE PARCEL)

A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE RUN SOUTH 89°29'09" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 370.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE (STATE ROAD NO. 91, A VARIABLE WIDTH RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT 441224-2);; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 7°29'00" EAST, A DISTANCE OF 188.04 FEET TO A POINT OF CURVATURE OF A 40.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 21°09'29" WEST AND A CHORD LENGTH OF 38.35 FEET; 2) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°16'58", AN ARC DISTANCE OF 39.99 FEET TO A POINT OF TANGENCY; 3) THENCE RUN SOUTH 49°47'58" WEST, A DISTANCE OF 74.36 FEET; 4) THENCE RUN SOUTH 80°26'10" WEST, A DISTANCE OF 228.53 FEET; 5) THENCE RUN NORTH 89°29'00" WEST, A DISTANCE OF 335.00 FEET; 6) THENCE RUN SOUTH 0°31'00" WEST, A DISTANCE OF 230.00 FEET; 7) THENCE RUN SOUTH 89°29'00" EAST, A DISTANCE OF 285.00 FEET; 8) THENCE RUN SOUTH 78°54'35" EAST, A DISTANCE OF 381.48 FEET; 9) THENCE RUN SOUTH 89°29'00" EAST, A DISTANCE OF 85.10 FEET TO A POINT ON A 106.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°32'36" EAST AND A CHORD LENGTH OF 43.99 FEET; 10) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'14", AN ARC DISTANCE OF 44.32 FEET; 11) THENCE RUN SOUTH 74°31'00" WEST, A DISTANCE OF 281.55 FEET; 12) THENCE RUN SOUTH 15°29'00" EAST, A DISTANCE OF 300.00 FEET; 13) THENCE RUN NORTH 74°31'00" EAST, A DISTANCE OF 325.70 FEET; 14) THENCE RUN SOUTH 25°12'06" EAST, A DISTANCE OF 236.95 FEET; 15) THENCE RUN SOUTH 23°29'00" EAST, A DISTANCE OF 398.61 FEET TO A POINT OF CURVATURE OF A 3368.04 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°48'03" EAST AND A CHORD LENGTH OF 624.27 FEET; 16) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°38'07", AN ARC DISTANCE OF 625.17 FEET; 17) THENCE RUN SOUTH 63°48'07" WEST, A DISTANCE OF 220.21 FEET TO A POINT ON A 6229.58 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°49'23" EAST AND A CHORD LENGTH OF 570.61 FEET; 18) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°15'00", AN ARC DISTANCE OF 570.81 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°34'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1259.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°40'52" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 1296.13 FEET TO A POINT ON A 1250.00 FOOT RADIUS NON-TANGENT

CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 15°14'10" WEST AND A CHORD LENGTH OF 311.40 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°18'38", AN ARC DISTANCE OF 312.21 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 22°23'30" WEST, A DISTANCE OF 194.32 FEET TO A POINT OF CURVATURE OF A 1150.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°11'45" WEST AND A CHORD LENGTH OF 446.57 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°23'30", AN ARC DISTANCE OF 449.43 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°00'00" EAST, A DISTANCE OF 1724.64 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°42'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1503.58 FEET TO THE POINT OF BEGINNING.

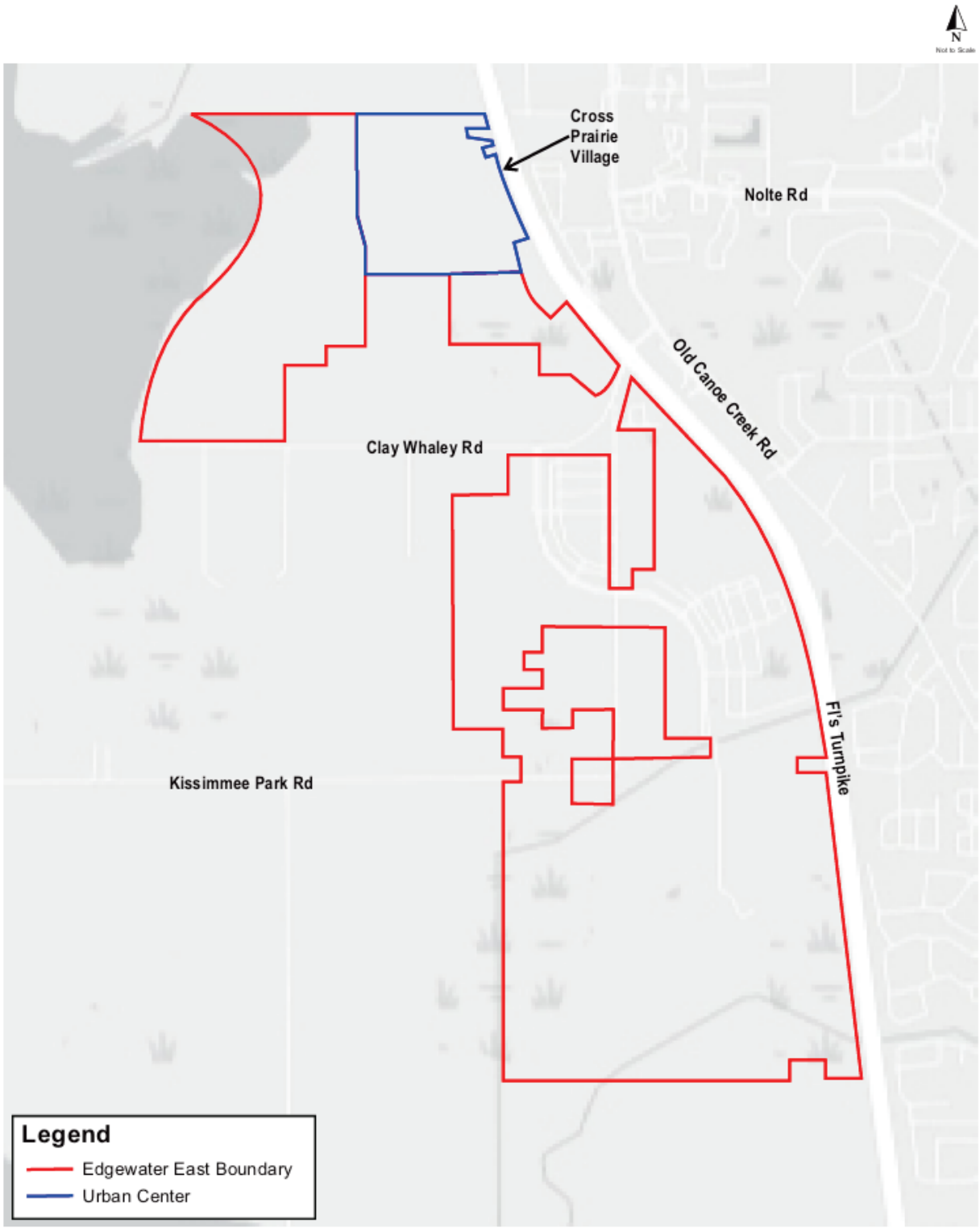
LESS AND EXCEPT THE FOLLOWING LANDS:

ALL OF POND 10 AND A PORTION OF ROAD A - SEGMENT 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4249, PAGE 2879, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, OSCEOLA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE RUN NORTH 89°42'13" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 246.34 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROAD A - SEGMENT 1 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 12°39'53" WEST, A DISTANCE OF 215.10 FEET TO A POINT OF CURVATURE OF A 935.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°46'05" EAST AND A CHORD LENGTH OF 1110.55 FEET; 2) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°51'55", AN ARC DISTANCE OF 1189.08 FEET TO A POINT OF TANGENCY; 3) THENCE RUN SOUTH 60°12'02" EAST, A DISTANCE OF 239.55 FEET TO A POINT OF CURVATURE OF A 1065.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°53'35" EAST AND A CHORD LENGTH OF 773.98 FEET; 4) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°36'54", AN ARC DISTANCE OF 792.12 FEET TO A POINT OF TANGENCY; 5) THENCE RUN SOUTH 17°35'08" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A 935.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°54'42" EAST AND A CHORD LENGTH OF 206.05 FEET; 6) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'07", AN ARC DISTANCE OF 206.46 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 30°14'15" EAST, A DISTANCE OF 376.54 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°34'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 151.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID ROAD A-SEGMENT 1; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 30°14'15" WEST, A DISTANCE OF 299.47 FEET TO A POINT OF CURVATURE OF A 1065.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°54'42" WEST AND A CHORD

LENGTH OF 234.69 FEET; 2) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°39'07", AN ARC DISTANCE OF 235.17 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 17°35'08" WEST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A 935.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'22" WEST AND A CHORD LENGTH OF 13.18 FEET; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'28", AN ARC DISTANCE OF 13.18 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE AFORESAID POND 10; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN ALONG THE BOUNDARY OF SAID POND 10 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 71°36'23" WEST, A DISTANCE OF 78.16 FEET; 2) THENCE RUN SOUTH 17°34'51" WEST, A DISTANCE OF 332.88 FEET; 3) THENCE RUN NORTH 77°46'16" WEST, A DISTANCE OF 448.71 FEET; 4) THENCE RUN NORTH 16°46'38" WEST, A DISTANCE OF 113.95 FEET; 5) THENCE RUN NORTH 46°16'32" EAST, A DISTANCE OF 650.62 FEET TO A POINT ON THE AFORESAID ROAD A -SEGMENT 1 AND A POINT ON A 935.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°20'10" WEST AND A CHORD LENGTH OF 320.37 FEET; THENCE DEPARTING THE NORTHERLY LINE OF SAID POND 10, RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°43'45", AN ARC DISTANCE OF 321.95 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 60°12'02" WEST, A DISTANCE OF 239.55 FEET TO A POINT OF CURVATURE OF A 1065.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°46'05" WEST AND A CHORD LENGTH OF 1264.96 FEET; 3) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°51'55", AN ARC DISTANCE OF 1354.40 FEET TO A POINT OF TANGENCY; 4) THENCE RUN NORTH 12°39'53" EAST, A DISTANCE OF 186.60 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°42'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 133.09 FEET TO THE POINT OF BEGINNING.

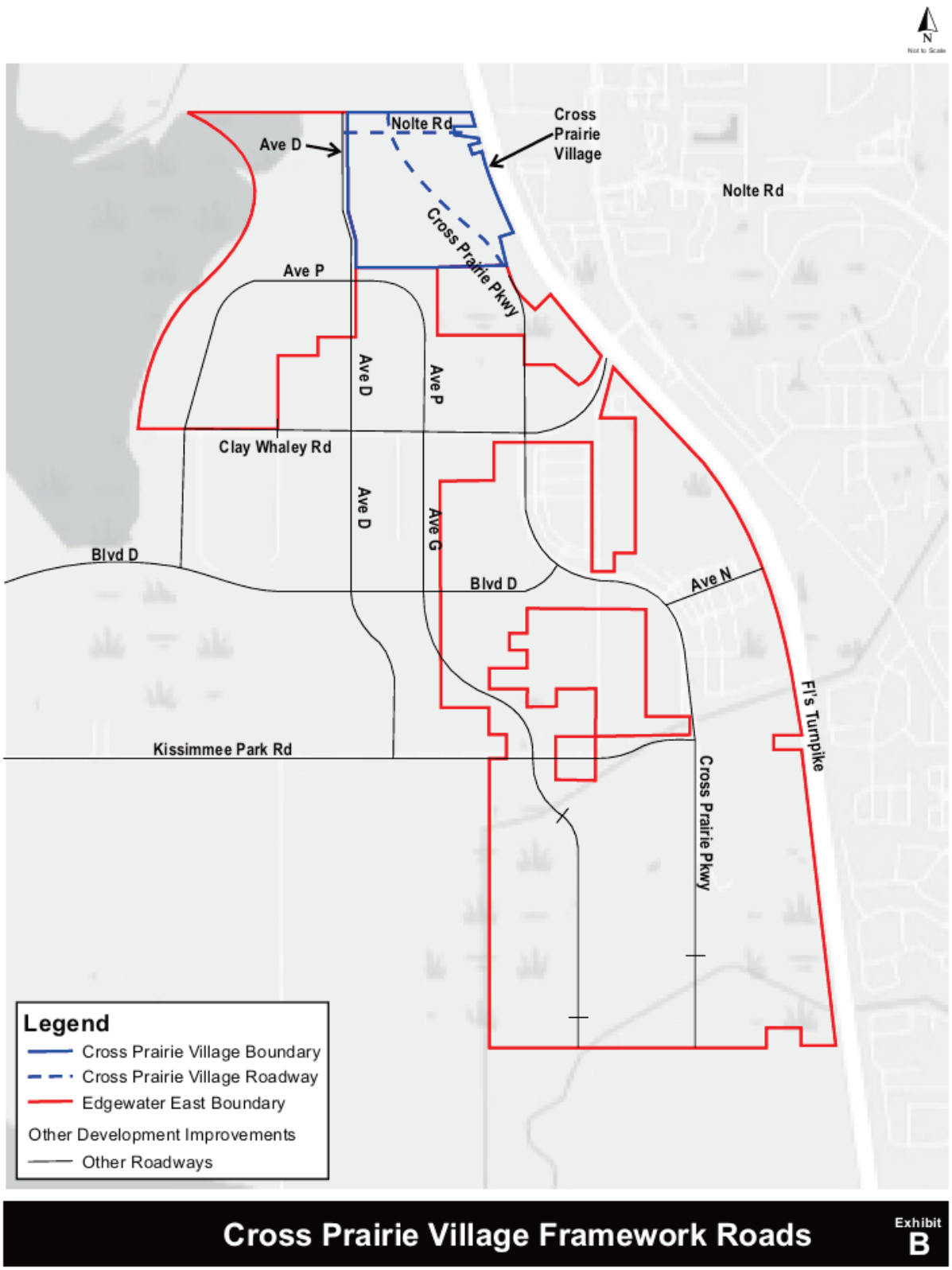
SAID PURCHASE PARCEL LANDS TOTALING 117.28 ACRES, MORE OR LESS.



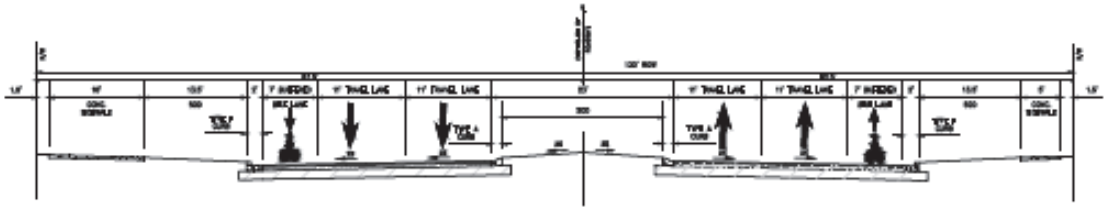
Cross Prairie Village Property

Exhibit **A**

EXHIBIT B
ROADWAY IMPROVEMENTS



ULTIMATE TYPICAL SECTIONS*

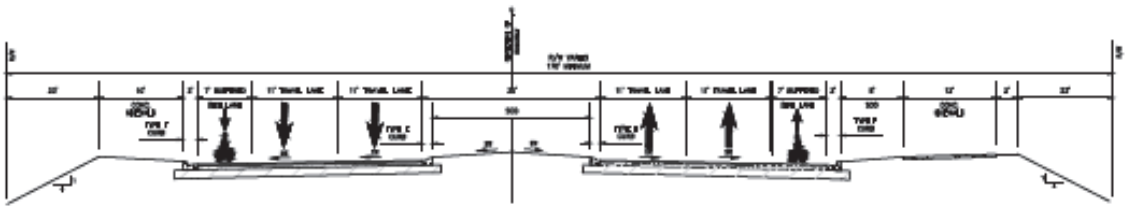


CROSS PRARIE PARKWAY
130' R/W – TYPICAL SECTION

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON–STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS

*OPERATIONAL IMPROVEMENTS TO BE COORDINATED DURING SDP TO DETERMINE INTERSECTION CONTROL AND TURNING MOVEMENTS

ULTIMATE TYPICAL SECTIONS*

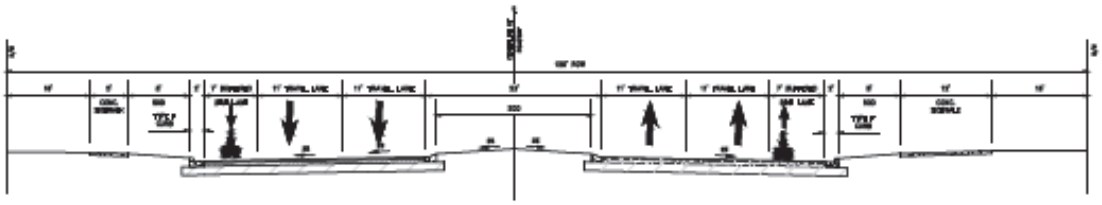


NOLTE ROAD
170' R/W – TYPICAL SECTION

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS

*OPERATIONAL IMPROVEMENTS TO BE COORDINATED DURING SDP TO DETERMINE INTERSECTION CONTROL AND TURNING MOVEMENTS

ULTIMATE TYPICAL SECTIONS*

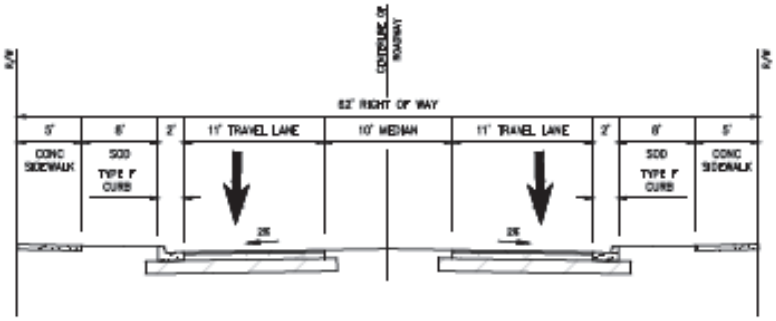


NOLTE ROAD
150' R/W – TYPICAL SECTION

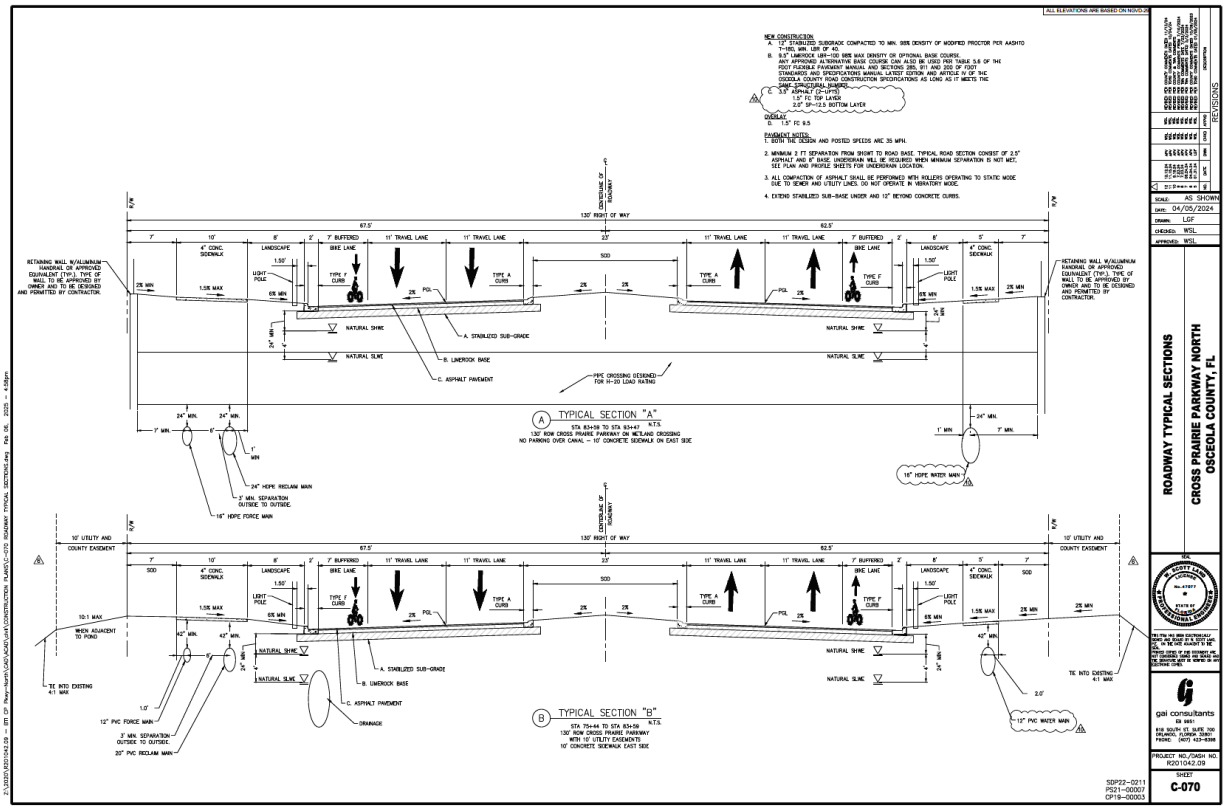
*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON–STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS

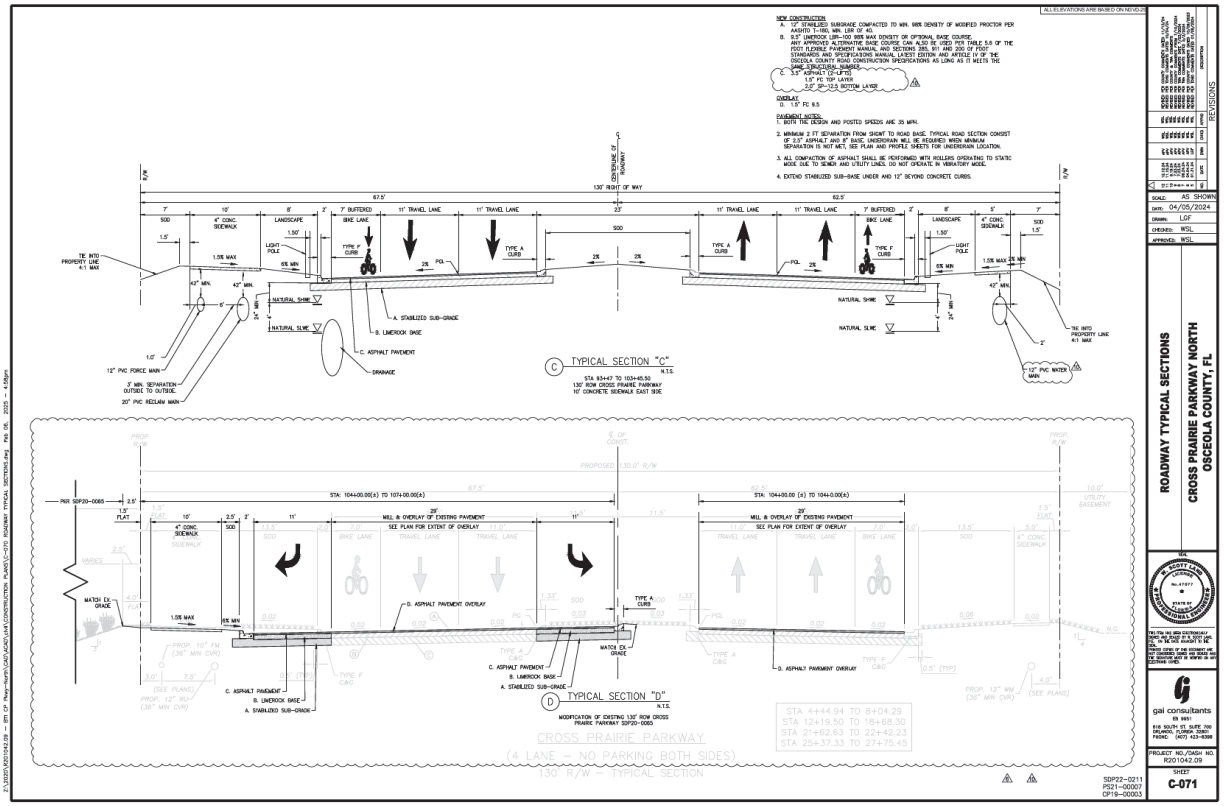
*OPERATIONAL IMPROVEMENTS TO BE COORDINATED DURING SDP TO DETERMINE INTERSECTION CONTROL AND TURNING MOVEMENTS

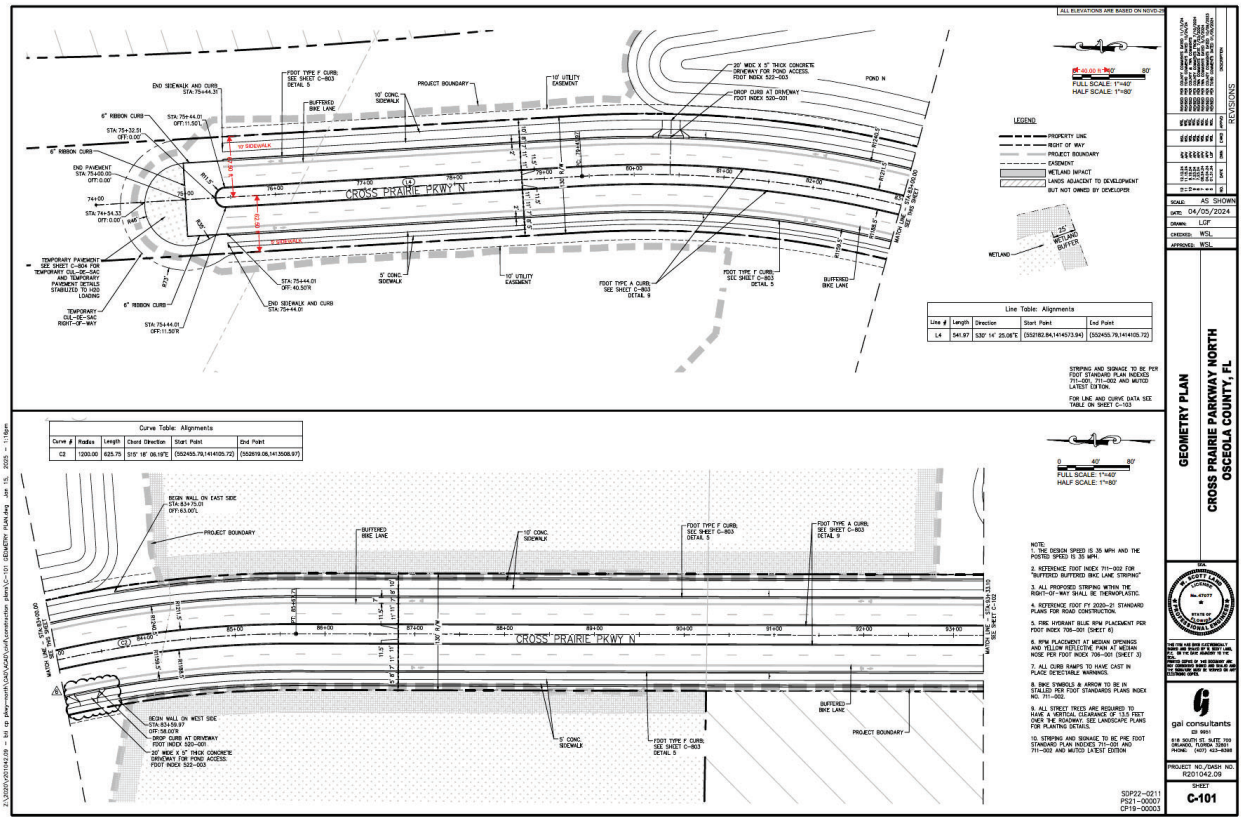
BASELINE 2–LANE ROAD



TYPICAL SECTION
2–LANE DIVIDED LOCAL ROADWAY


ALL ELEVATIONS ARE BASED ON NGVD29
NEW CONSTRUCTION:
A. 12" STABILIZED SUBGRADE COMPACTED TO MIN. 98% DENSITY OF MODIFIED PROCTOR PER AASHTO T-180, MIN. LBR OF 40.
B. 9.5" LIMEROCK LBR=100 98% MAX DENSITY OR OPTIONAL BASE COURSE.
ANY APPROVED ALTERNATIVE BASE COURSE CAN ALSO BE USED PER TABLE 5.8 OF THE FDOT FLEXIBLE PAVEMENT MANUAL AND SECTIONS 285, 911 AND 200 OF FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION AND ARTICLE IV OF THE OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS AS LONG AS IT MEETS THE SAME STRUCTURAL RAMPS.
C. 3.5" ASPHALT (S-1/PS1)
1.5" FC TOP LAYER
2.0" SP-12.5 BOTTOM LAYER
OVERLAY
D. 1.5" FC 9.5
PAVEMENT NOTES:
1. BOTH THE DESIGN AND POSTED SPEEDS ARE 35 MPH.
2. MINIMUM 2 FT SEPARATION FROM SHOWN TO ROAD BASE. TYPICAL ROAD SECTION CONSIST OF 2.5" ASPHALT AND 8" BASE. UNDERDRAIN WILL BE REQUIRED WHEN MINIMUM SEPARATION IS NOT MET. SEE PLAN AND PROFILE SHEETS FOR UNDERDRAIN LOCATION.
3. ALL COMPACTION OF ASPHALT SHALL BE PERFORMED WITH ROLLERS OPERATING TO STATIC MODE DUE TO SENSOR AND UTILITY LINES. DO NOT OPERATE IN VIBRATORY MODE.
4. EXTEND STABILIZED SUB-BASE UNDER AND 12" BEYOND CONCRETE CURBS.
CENTERLINE OF ROADWAY
130' RIGHT OF WAY
67.5'
62.5'
RETAINING WALL W/ALUMINUM HANDRAIL OR APPROVED EQUIVALENT (TYP.). TYPE OF WALL TO BE APPROVED BY OWNER AND TO BE DESIGNED AND PERMITTED BY CONTRACTOR.
4" CONC. SIDEWALK
LANDSCAPE
BIKE LANE
TYPE F CURB
TYPE A CURB
LIGHT POLE
SOD
NATURAL SHWE
NATURAL SLWE
A. STABILIZED SUB-GRADE
B. LIMEROCK BASE
C. ASPHALT PAVEMENT
PIPE CROSSING DESIGNED FOR H-20 LOAD RATING
A TYPICAL SECTION "A"
STA. 83+58 TO STA. 83+47
130' ROW CROSS PRAIRIE PARKWAY ON WETLAND CROSSING
NO PARKING OVER CANAL – 10' CONCRETE SIDEWALK ON EAST SIDE
24" HDPE REUSE MAIN
3' MIN. SEPARATION OUTSIDE TO OUTSIDE
16" HDPE FORCE MAIN
16" HDPE WATER MAIN
10' UTILITY AND COUNTY EASEMENT
10:1 MAX WHEN ADJACENT TO POND
TIE INTO EXISTING 4:1 MAX
12" PVC FORCE MAIN
20" PVC RECLAIM MAIN
12" PVC WATER MAIN
DRAINAGE
B TYPICAL SECTION "B"
STA. 79+44 TO STA. 83+58
130' ROW CROSS PRAIRIE PARKWAY WITH 10' UTILITY EASEMENTS
10' CONCRETE SIDEWALK EAST SIDE
SDP22-0211
PS21-00007
CP19-00003
REVISIONS
SCALE: AS SHOWN
DATE: 04/05/2024
DRAWN: LGF
CHECKED: WSL
APPROVED: WSL
ROADWAY TYPICAL SECTIONS
CROSS PRAIRIE PARKWAY NORTH
OSCEOLA COUNTY, FL
gai consultants
PROJECT NO./DASH NO.
R201042.09
SHEET
C-070


ALL ELEVATIONS ARE BASED ON NGVD29
NEW CONSTRUCTION:
A. 12" STABILIZED SUBGRADE COMPACTED TO MIN. 98% DENSITY OF MODIFIED PROCTOR PER AASHTO T-180, MIN. LBR OF 40.
B. 9.5" LIMEROCK LBR=100 98% MAX DENSITY OR OPTIONAL BASE COURSE.
ANY APPROVED ALTERNATIVE BASE COURSE CAN ALSO BE USED PER TABLE 5.8 OF THE FDOT FLEXIBLE PAVEMENT MANUAL AND SECTIONS 285, 911 AND 200 OF FDOT STANDARDS AND SPECIFICATIONS MANUAL LATEST EDITION AND ARTICLE IV OF THE OSCEOLA COUNTY ROAD CONSTRUCTION SPECIFICATIONS AS LONG AS IT MEETS THE SAME STRUCTURAL RAMPS.
C. 3.5" ASPHALT (S-1/PS1)
1.5" FC TOP LAYER
2.0" SP-12.5 BOTTOM LAYER
OVERLAY
D. 1.5" FC 9.5
PAVEMENT NOTES:
1. BOTH THE DESIGN AND POSTED SPEEDS ARE 35 MPH.
2. MINIMUM 2 FT SEPARATION FROM SHOWN TO ROAD BASE. TYPICAL ROAD SECTION CONSIST OF 2.5" ASPHALT AND 8" BASE. UNDERDRAIN WILL BE REQUIRED WHEN MINIMUM SEPARATION IS NOT MET. SEE PLAN AND PROFILE SHEETS FOR UNDERDRAIN LOCATION.
3. ALL COMPACTION OF ASPHALT SHALL BE PERFORMED WITH ROLLERS OPERATING TO STATIC MODE DUE TO SENSOR AND UTILITY LINES. DO NOT OPERATE IN VIBRATORY MODE.
4. EXTEND STABILIZED SUB-BASE UNDER AND 12" BEYOND CONCRETE CURBS.
CENTERLINE OF ROADWAY
130' RIGHT OF WAY
67.5'
62.5'
4" CONC. SIDEWALK
LANDSCAPE
BIKE LANE
TYPE F CURB
TYPE A CURB
LIGHT POLE
SOD
NATURAL SHWE
NATURAL SLWE
A. STABILIZED SUB-GRADE
B. LIMEROCK BASE
C. ASPHALT PAVEMENT
DRAINAGE
TIE INTO PROPERTY LINE 4:1 MAX
12" PVC FORCE MAIN
3" MIN. SEPARATION OUTSIDE TO OUTSIDE
20" PVC RECLAIM MAIN
12" PVC WATER MAIN
C TYPICAL SECTION "C"
STA. 83+47 TO 103+45.50
130' ROW CROSS PRAIRIE PARKWAY
10' CONCRETE SIDEWALK EAST SIDE
PROP. R/W
℄ OF CONST.
PROPOSED 130.00' R/W
PER SDP20-0065
STA: 104+00.00(-) TO 1074-00.00(+)
STA: 104+00.00 (-) TO 1044-0.00(+)
MILL & OVERLAY OF EXISTING PAVEMENT
SEE PLAN FOR EXTENT OF OVERLAY
UTILITY EASEMENT
MATCH EX. GRADE
D. ASPHALT PAVEMENT OVERLAY
TYPE A CURB
C. ASPHALT PAVEMENT
B. LIMEROCK BASE
A. STABILIZED SUB-GRADE
D TYPICAL SECTION "D"
MODIFICATION OF EXISTING 130' ROW CROSS PRAIRIE PARKWAY SDP20-0065
STA 4+44.94 TO 8+04.29
STA 12+19.50 TO 18+68.30
STA 21+62.63 TO 22+42.23
STA 25+37.33 TO 27+75.45
CROSS PRAIRIE PARKWAY
(4 LANE – NO PARKING BOTH SIDES)
130' R/W – TYPICAL SECTION
SDP22-0211
PS21-00007
CP19-00003
REVISIONS
SCALE: AS SHOWN
DATE: 04/05/2024
DRAWN: LGF
CHECKED: WSL
APPROVED: WSL
ROADWAY TYPICAL SECTIONS
CROSS PRAIRIE PARKWAY NORTH
OSCEOLA COUNTY, FL
gai consultants
PROJECT NO./DASH NO.
R201042.09
SHEET
C-071


CROSS PRAIRIE PKWY N
PROJECT BOUNDARY
POND N
LEGEND:
PROPERTY LINE
RIGHT OF WAY
PROJECT BOUNDARY
EASEMENT
WETLAND IMPACT
LANDS ADJACENT TO DEVELOPMENT BUT NOT OWNED BY DEVELOPER
Line Table: Alignments
Curve Table: Alignments
STRIPING AND SIGNAGE TO BE PER FDOT STANDARD PLAN INDICES 711-001, 711-002 AND MUTCD LATEST EDITION.
FOR LINE AND CURVE DATA SEE TABLE ON SHEET C-103
NOTE:
1. THE DESIGN SPEED IS 35 MPH AND THE POSTED SPEED IS 35 MPH.
2. REFERENCE FDOT INDEX 711-002 FOR "BUFFERED BUFFERED BIKE LANE STRIPING"
3. ALL PROPOSED STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
4. REFERENCE FDOT FY 2020-21 STANDARD PLANS FOR ROAD CONSTRUCTION.
5. FIRE HYDRANT BLUE REFLECTIVE PAVEMENT MARKER PLACEMENT PER FDOT INDEX 706-001 (SHEET 6)
6. RPM PLACEMENT AT MEDIAN OPENINGS AND YELLOW REFLECTIVE PAIN AT MEDIAN NOSE PER FDOT INDEX 706-001 (SHEET 3)
7. ALL CURB RAMPS TO HAVE CAST IN PLACE DETECTABLE WARNINGS.
8. BIKE SYMBOLS & ARROW TO BE IN STALLED PER FDOT STANDARDS PLANS INDEX NO. 711-002.
9. ALL STREET TREES ARE REQUIRED TO HAVE A VERTICAL CLEARANCE OF 13.5 FEET OVER THE ROADWAY. SEE LANDSCAPE PLANS FOR PLANTING DETAILS.
10. STRIPING AND SIGNAGE TO BE PRE FDOT STANDARD PLAN INDICES 711-002 AND 711-002 AND MUTCD LATEST EDITION
GEOMETRY PLAN
CROSS PRAIRIE PARKWAY NORTH
OSCEOLA COUNTY, FL
gai consultants
PROJECT NO./DASH NO. R201042.09
SHEET C-101

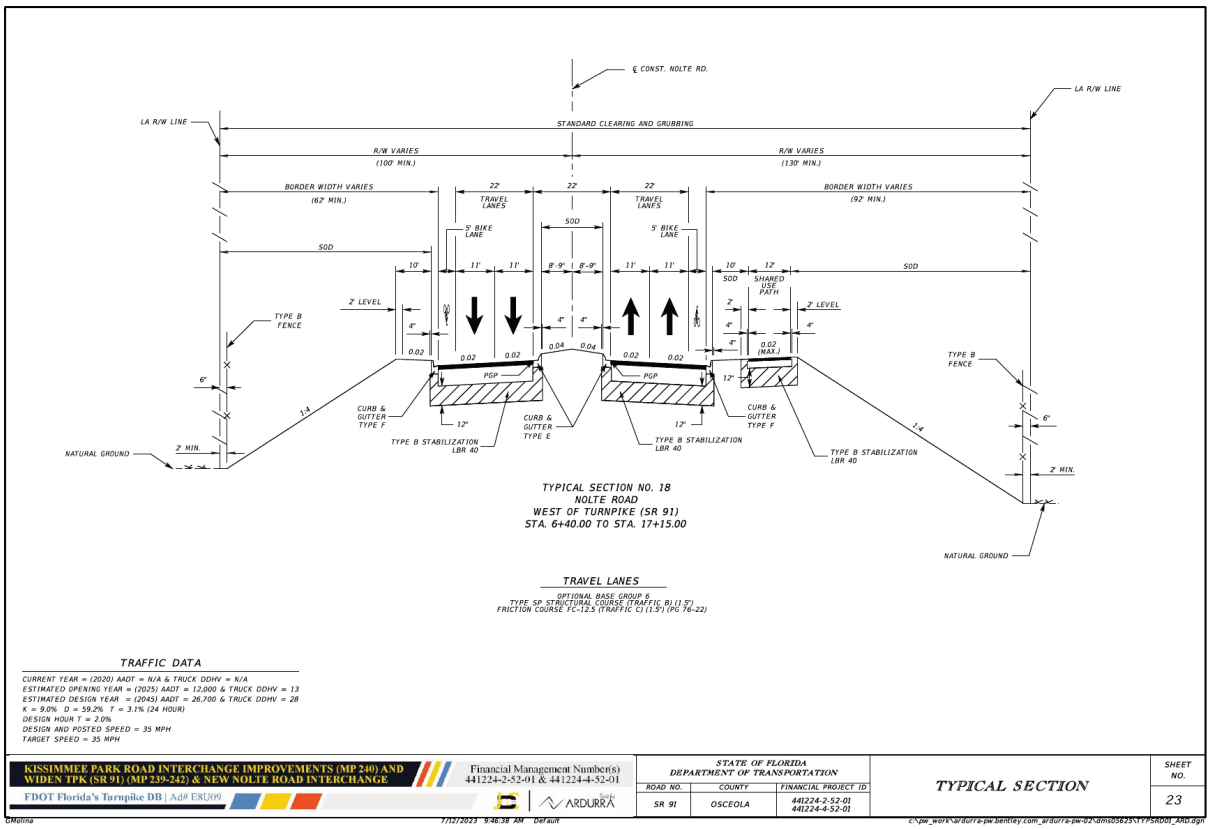

℄ CONST. NOLTE RD.
LA R/W LINE
STANDARD CLEARING AND GRUBBING
R/W VARIES (100' MIN.)
R/W VARIES (130' MIN.)
BORDER WIDTH VARIES (62' MIN.)
BORDER WIDTH VARIES (92' MIN.)
TRAVEL LANES
5' BIKE LANE
SOD
SHARED USE PATH
TYPE B FENCE
Z LEVEL
CURB & GUTTER TYPE F
CURB & GUTTER TYPE E
PGP
TYPE B STABILIZATION LBR 40
NATURAL GROUND
Z MIN.
TYPICAL SECTION NO. 18
NOLTE ROAD
WEST OF TURNPIKE (SR 91)
STA. 6+40.00 TO STA. 17+15.00
TRAVEL LANES
OPTIONAL BASE GROUP 6
TYPE SP STRUCTURAL COURSE (TRAFFIC B) (1.5')
FRICTION COURSE FC-12.5 (TRAFFIC C) (1.5') (PG 76-22)
TRAFFIC DATA
CURRENT YEAR = (2020) AADT = N/A & TRUCK DDHV = N/A
ESTIMATED OPENING YEAR = (2025) AADT = 12,000 & TRUCK DDHV = 13
ESTIMATED DESIGN YEAR = (2045) AADT = 26,700 & TRUCK DDHV = 28
K = 9.0% D = 59.2% T = 3.1% (24 HOUR)
DESIGN HOUR T = 2.0%
DESIGN AND POSTED SPEED = 35 MPH
TARGET SPEED = 35 MPH
KISSIMMEE PARK ROAD INTERCHANGE IMPROVEMENTS (MP 240) AND WIDEN TPK (SR 91) (MP 239-242) & NEW NOLTE ROAD INTERCHANGE
FDOT Florida's Turnpike DB | Ad# E8U09
Financial Management Number(s) 441224-2-52-01 & 441224-4-52-01
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
ROAD NO. SR 91
COUNTY OSCEOLA
FINANCIAL PROJECT ID 441224-2-52-01 441224-4-52-01
TYPICAL SECTION
SHEET NO. 23
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

EXHIBIT C
PHASING OF ROADWAY IMPROVEMENTS

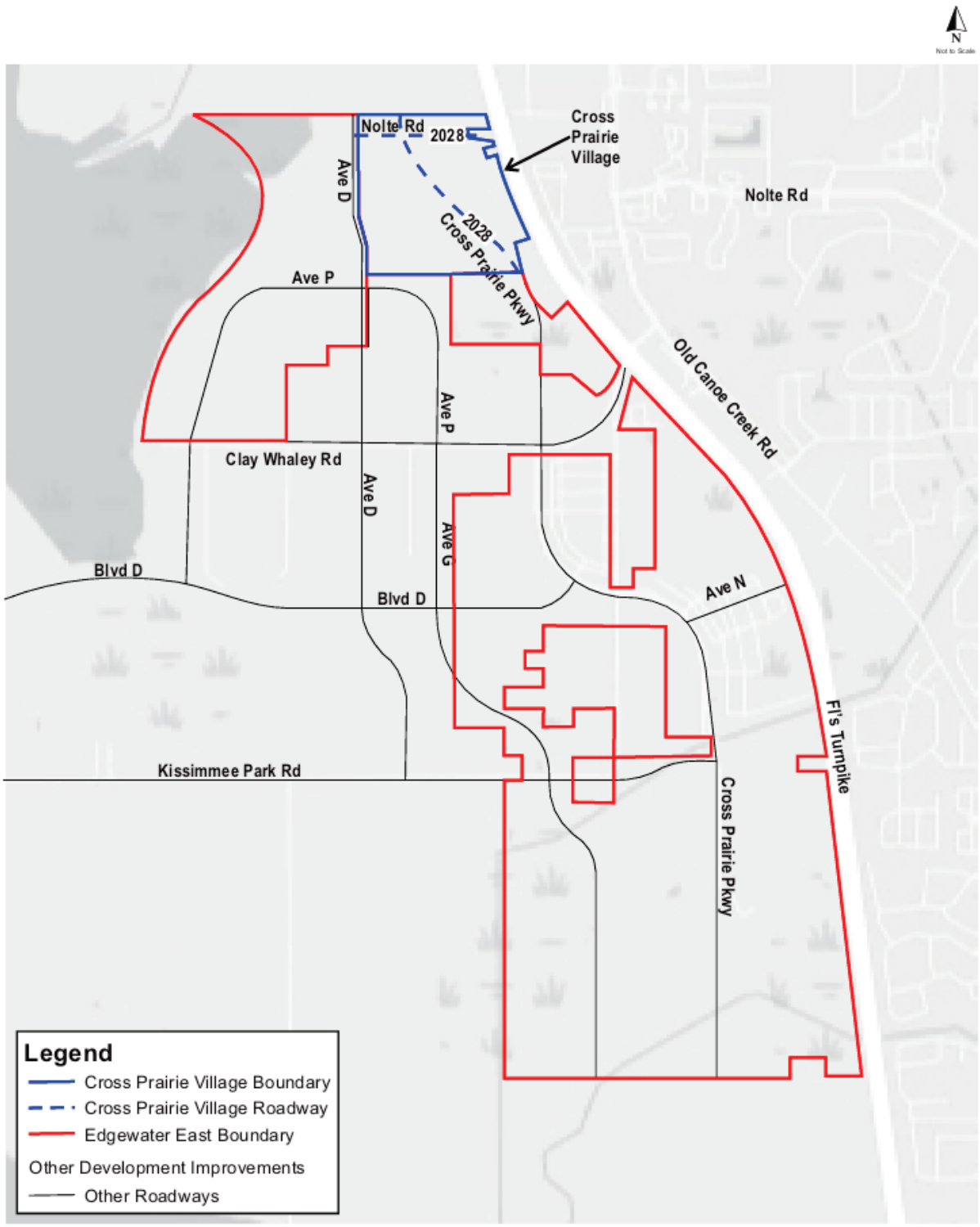


EXHIBIT D

CONSTRUCTION COSTS

EXHIBIT D1 - Estimated Costs: Cross Prairie VIllage Framework Roadway Network

Summary of Ultimate, Baseline, and Delta Costs

Construction Unit Cost/Mile [1]

New 2-lane Divided	$	9,347,310.11
New 4-lane Divided	$	15,488,326.43
Baseline 2-lane	$	7,524,459.39

*See **Exhibit D2** for details* *See **Exhibit D3** for details*

Roadway Attributes						Ultimate Configuration	Baseline Configuration (Developer Obligation)	Roadway Delta (Agency Obligation) [3]	Percentage Cost Share (%) [4]	
Roadway	Segment Start	Segment End	Roadway Type	Length (mi)	Expected Buildout Year	Ultimate Cost + 40% (Design/CEI/Misc.) + Escalation [2]	Baseline Cost + 40% (Design/CEI/Misc.) + Escalation [2]		*Developer*	*Agency*
Cross Prairie Parkway	Nolte Road	CPV Southern Boundary	Blvd	0.609	2028	$ 15,445,890.11	$ 7,503,843.20	$ 7,942,046.92	*48.58%*	*51.42%*
Cross Prairie Parkway	CPV Northern Boundary	Nolte Road	Blvd	0.077	2028	$ 1,960,162.73	$ 952,276.21	$ 1,007,886.51	*48.58%*	*51.42%*
Nolte Road	Turnpike	Cross Prairie Parkway	Ave	0.117	2028	$ 2,969,070.01	$ 1,442,418.38	$ 1,526,651.63	*48.58%*	*51.42%*
Nolte Road	Cross Prairie Parkway	Southbury Road	Ave	0.1375	2028	$ 3,487,936.62	$ 1,694,491.50	$ 1,793,445.12	*48.58%*	*51.42%*
Joint Pond (Nolte/CPP)	-	-	-	-	2028	$ 772,598.12	$ 347,360.66	$ 425,237.46	*44.96%*	*55.04%*
				0.941		**$ 24,635,657.59**	**$ 11,940,389.94**	**$ 12,695,267.65**		

*See **Exhibit D2** for details* *See **Exhibit D3** for details*

Roadway Attributes						Ultimate Configuration	Baseline Configuration (Developer Obligation)	Roadway Delta (Agency Obligation) [3]	Percentage Cost Share (%) [4]	
Roadway	Segment Start	Segment End	Roadway Type	Length (mi)	Expected Buildout Year	Ultimate ROW Cost	Baseline ROW Cost		*Developer*	*Agency*
Joint Pond (Nolte/CPP)	-	-	-	-	2028	$ 547,205.23	$ 246,023.86	$ 301,181.38	*44.96%*	*55.04%*
				-		**$ 547,205.23**	**$ 246,023.86**	**$ 301,181.38**		

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2024 Update)
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2024)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + Escalation]
4. Joint Pond acreage based on 20% of dedicated ROW acreage

EXHIBIT D2 - Estimated Costs: Cross Prairie Village Framework Roadway Network

Ultimate Costs - Detail

Construction Unit Cost/Mile [1]

New 2-lane Divided	$	9,347,310.11
New 4-lane Divided	$	15,488,326.43
Baseline 2-lane	$	7,524,459.39

Roadway Attributes						Ultimate Configuration					
Roadway	Segment Start	Segment End	Responsible Agency	Length (mi)	Expected Buildout Year	Ultimate Cost (construction)[2]	Ultimate Typical Section	Ultimate ROW Width (ft)	ROW Length (miles)	Ultimate ROW (acres)[3]	Ultimate Cost + 40% (Design/CEI/Misc.) + Escalation [4]
Cross Prairie Parkway	Nolte Road	CPV Southern Boundary	County	0.609	2028	$ 9,430,865.43	4-lane Boulevard	130	0.609	9.595	$ 15,445,890.11
Cross Prairie Parkway	CPV Northern Boundary	Nolte Road	County	0.077	2028	$ 1,196,825.22	4-lane Boulevard	130	0.077	1.218	$ 1,960,162.73
Nolte Road	Turnpike	Cross Prairie Parkway	County	0.117	2028	$ 1,812,838.21	4-lane Boulevard	170	0.117	2.412	$ 2,969,070.01
Nolte Road	Cross Prairie Parkway	Southbury Road	County	0.1375	2028	$ 2,129,644.88	4-lane Boulevard	150	0.138	2.500	$ 3,487,936.62
Joint Pond (Nolte/CPP)	-	-	Developer	-	2028	$ 471,728.65	-	-		3.145	$ 772,598.12
				0.941		**$ 15,041,902.40**					**$ 24,635,657.59**

Roadway Attributes						Ultimate Configuration			
Roadway	Segment Start	Segment End	Responsible Agency	Length (mi)	Expected Buildout Year	Ultimate ROW Width (ft)	ROW Length (miles)	Ultimate ROW (acres)[3]	Ultimate ROW @ $174,000/acre
Joint Pond (Nolte/CPP)	-	-	Developer	-	2028	-		3.145	$ 547,205.23
									$ 547,205.23

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2024 Update)
2. Joint Pond construction costs based on $150,000/acre of pond
3. Joint Pond acreage based on 20% of dedicated ROW acreage
4. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2024)]

EXHIBIT D3 - Estimated Costs: Cross Prairie Village Framework Roadway Network

Baseline Costs (Developer Obligation) - Detail

Construction Unit Cost/Mile [1]

New 2-lane Divided	$	9,347,310.11
New 4-lane Divided	$	15,488,326.43
Baseline 2-lane	$	7,524,459.39

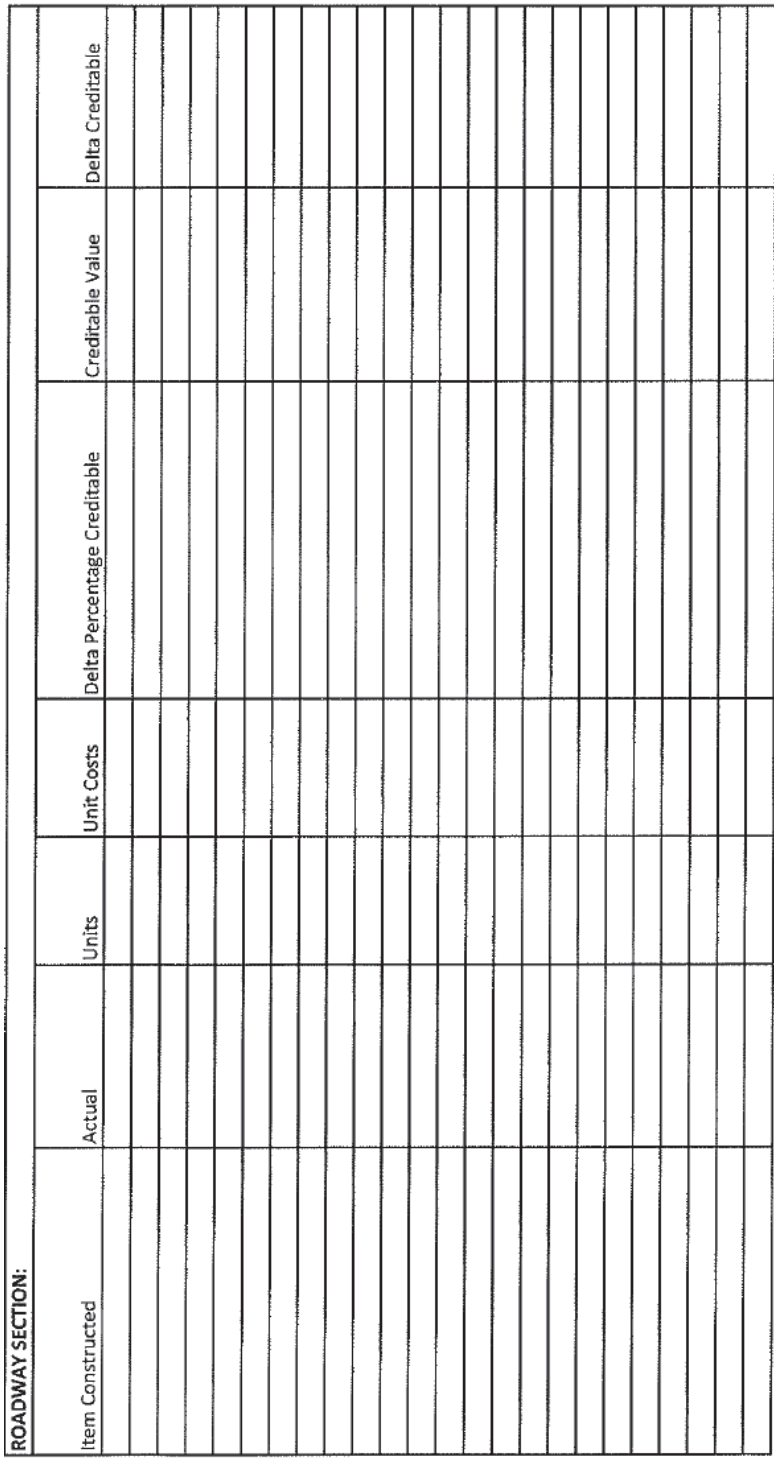
Roadway Attributes						Baseline Configuration (Developer Obligation)			
Roadway	Segment Start	Segment End	Responsible Agency	Length (mi)	Expected Buildout Year	Baseline Cost (construction)[2]	Baseline ROW Width (ft)	Baseline ROW (acres)[3]	Baseline Cost + 40% (Design/CEI/Misc.) + Escalation [4]
Cross Prairie Parkway	Nolte Road	CPV Southern Boundary	County	0.609	2028	$ 4,581,654.72	62	4.576	$ 7,503,843.20
Cross Prairie Parkway	CPV Northern Boundary	Nolte Road	County	0.077	2028	$ 581,435.50	62	0.581	$ 952,276.21
Nolte Road	Turnpike	Cross Prairie Parkway	County	0.117	2028	$ 880,703.77	62	0.880	$ 1,442,418.38
Nolte Road	Cross Prairie Parkway	Southbury Road	County	0.1375	2028	$ 1,034,613.17	62	1.033	$ 1,694,491.50
Joint Pond (Nolte/CPP)	-	-	Developer	-	2028	$ 212,089.53	-	1.414	$ 347,360.66
				0.941		**$ 7,290,496.69**			**$ 11,940,389.94**

Roadway Attributes						Baseline Configuration (Developer Obligation)		
Roadway	Segment Start	Segment End	Responsible Agency	Length (mi)	Expected Buildout Year	Baseline ROW Width (ft)	ROW Length (miles)	Baseline ROW @ $174,000/acre
Joint Pond (Nolte/CPP)	-	-	Developer	-	2028	-	-	$ 246,023.86
				0.000				**$ 246,023.86**

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2024 Update)
2. Joint Pond construction costs based on $150,000/acre of pond
3. Joint Pond acreage based on 20% of dedicated ROW acreage
4. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2024)]

EXHIBIT E
REIMBURSEMENT FORM



ROADWAY SECTION:							
Item Constructed	Actual	Units	Unit Costs	Delta Percentage Creditable	Creditable Value	Delta Creditable	

EXHIBIT F
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 50yd^3 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 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 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 Osceoal 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)

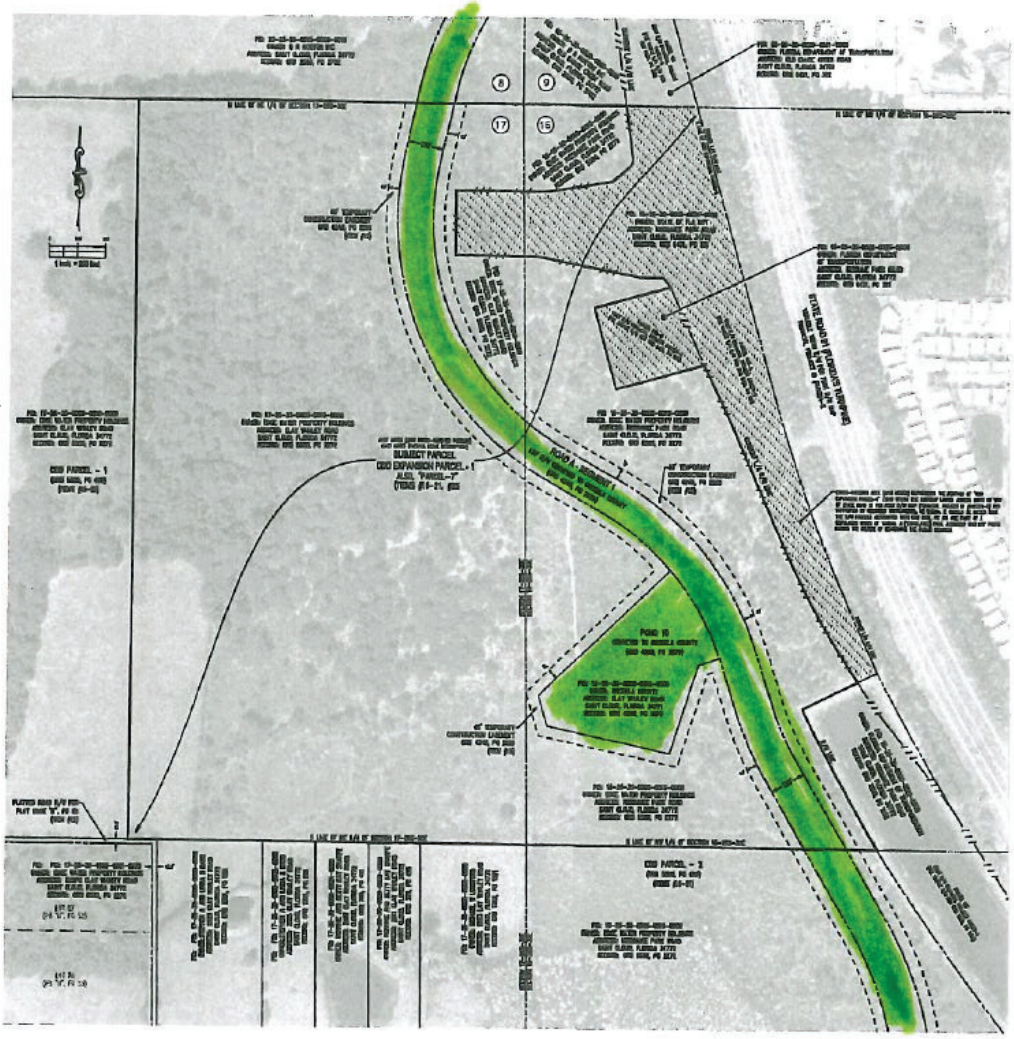
_____
(Signature of Notary Public)

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

EXHIBIT H

COUNTY PROPERTY TO BE CONVEYED

TITLE COMMITMENT EXHIBIT
-FOR-
WMG ACQUISITIONS, LLC.
EDGEWATER SITE - ST. CLOUD
LOCATED IN
SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST
OSCEOLA COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY



Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-116R Edgewater East
DVA24-00007

Community Development Agenda Item:
Resolution No. 2025-116R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Edgewater East Community Development District for the design, permitting, and construction of roadway improvements to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D; conveyance of right-of-way and stormwater retention ponds; 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 $44,941,006.00 in mobility fee credits to fund the roadway improvements to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D.
This item is to authorize the Mayor to execute a Tri-Party Interlocal Agreement between Osceola County, Edgewater East Community Development District, and the City of St. Cloud. These properties are currently inside City limits.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The applicant is developing a property generally located west of Florida Turnpike and east of Lake Tohopekaliga known as Edgewater East. The 2045 Framework Street Map adopted by the City recognizes to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D as framework streets.

Under the agreement, the Developer is responsible for the design, permitting, right of way (ROW) dedication, and construction of 6.59 miles of framework streets, including 72.6 ROW acres and 10.89 pond acres. The total estimated construction cost including right of way is $127,078,838.00 and Jurisdiction's estimated responsibility is $44,941,006.00.

Edgewater East was annexed into the City on December 8, 2022. The development is located in the Mixed-Use district and includes an urban center, neighborhood centers, and Neighborhood 1 (NH-1) and Neighborhood 2 (NH-2) types of housing.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads 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.

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 to provide up to $44,941,006.00 in mobility fee credits

- Mobility Fees Generated - $46,300,853.00
- Mobility Fee Credit for Framework Road Construction - $44,941,006.00 (97%)
- Remaining Fees to Jurisdiction - $1,359,847.00 (3%)
- Mobility Fees to City - $1,087,877.60 (2%)
- Mobility Fees to County - $271,969.40 (1%)

Staff recommends **APPROVAL** for the City to enter into a Tri-Party Agreement between Edgewater East Community Development District, Osceola County, and the City of St. Cloud to provide mobility fee credits for roadway improvements.

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:
10/9/25- Final Action

Attachments:
1. 1. DVA24-00007 Edgewater East - Staff Memo 100925 CC
2. 2. DVA24-00007 Edgewater East - Resolution 2025-116R - 100925 CC
3. 3. DVA24-00007 Edgewater East - Exhibit A - 100925 CC

MEMORANDUM REPORT
FOR CITY COUNCIL MEETING - ON OCTOBER 9, 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. 2025-116R

Date: October 9, 2025

REQUEST:
Resolution No. 2025-116R requests the City to enter a Tri-Party Agreement with Osceola County and Edgewater East Community Development District for the design, permitting, and construction of roadway improvements to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D, providing for mobility fee credits.

BACKGROUND:
The applicant is developing a property generally located west of Florida Turnpike and east of Lake Tohopekaliga known as Edgewater East. The 2045 Framework Street Map adopted by the City recognizes to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D as framework streets.

Under the agreement, the Developer is responsible for the design, permitting, right of way (ROW) dedication, and construction of 6.59 miles of framework streets, including 72.6 ROW acres and 10.89 pond acres. The total estimated construction cost including right of way is $127,078,838.00 and Jurisdiction's estimated responsibility is $44,941,006.00.

Edgewater East was annexed into the City on December 8, 2022. The development is located in the Mixed-Use district and includes an urban center, neighborhood centers, and Neighborhood 1 (NH-1) and Neighborhood 2 (NH-2) types of housing.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads 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 $44,941,006.00 in mobility fee credits

for the roadway improvements on to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D.

Estimated Mobility Fees Generated: For this calculation, the previous mobility fee rate (in effect prior to June 18, 2025) was applied to the units that have already been built. The units that are yet to be constructed were estimated using the current mobility fee rate.

Note: The Urban Center was excluded from this calculation, as its estimate is being addressed separately under agreement TPA25-00001 / Resolution 2025-052R.

	Dollar Amount	Percentage of Total Mobility Fees Generated
Mobility Fees Generated*	$ 46,300,853.00	
Mobility Fee Credit/Reimbursement for Framework Road Construction	$ 44,941,006.00	97%
Remaining Fees to Jurisidiction	$ 1,359,847.00	3%
Mobility Fees to City	$ 1,087,877.60	2%
Mobility Fees to County	$ 271,969.40	1%

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

*This is the *minimum* Mobility Fees expected to be generated. Mobility fees may increase based on proposed SDP for neighborhood center parcels.

Builder	Pod/Take	TH Units	SF Units	Total Units	Total Mobility Fees
Meritage	ED4 - 1st Take	0	272	272	$ 1,752,224
Meritage	ED4 - 2nd Take	145	27	172	$ 1,977,631
Meritage	ED4 - 3rd Take	20	81	101	$ 1,337,458
M/I Homes	ED4 - 1st Take	58	86	144	$ 927,648
M/I Homes	ED4 - 2nd Take	52	68	120	$ 1,076,321
Jones	ED4 - 1st Take	45	107	152	$ 1,020,877
Jones	ED4 - 2nd Take	34	80	114	$ 1,371,702
Lennar	ED2 - 1st Take	73	250	323	$ 4,251,953
Lennar	ED2 - 2nd Take	15	127	142	$ 1,917,049
Lennar	ED2 - 3rd Take	123	60	183	$ 2,180,839
KHOV	ED6N - 1st Take (1A)	140	64	204	$ 2,423,036
KHOV	ED6N - 2nd Take (2A)	56	157	213	$ 2,781,951
KHOV	ED6S - 3rd Take (3A/4A)	76	148	224	$ 2,877,808
David Weekly	ED6N - 1st Take (1B)	104	137	241	$ 3,034,081
David Weekly	ED6N - 2nd Take (2B)	39	124	163	$ 2,139,683
M/I Homes	ED6S - 1st Take (3B)	69	107	176	$ 2,235,184
M/I Homes	ED6S - 2nd Take (4B)	78	127	205	$ 2,610,103
WMG	Urban Center (resi-MF)	0	0	0	$ -
WMG	Urban Center (comm)	0	0	0	$ -
Beazer	ED5	81	164	245	$ 3,153,542
TBD	ED1	84	144	228	$ 2,910,633
TBD	ED5 - Multifamily	300	0	300	$ 3,300,258
TBD	ED6S - Pod 5A	0	74	74	$ 1,020,871
Total		1592	2404	3996	$ 46,300,853

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 Edgewater East Community Development District, Osceola County, and the City of St. Cloud to provide mobility fee credits for roadway improvements.

Attachments:

- Resolution No. 2025-116R
- Exhibit A: Tri-Party Roadway Improvements Edgewater East

RESOLUTION NUMBER 2025-116R

RESOLUTION NO. 2025-116R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ENTERING AN AGREEMENT WITH OSCEOLA COUNTY, AND EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT FOR THE DESIGN, PERMITTING, AND CONSTRUCTION OF ROADWAY IMPROVEMENTS TO CROSS PRAIRIE PARKWAY, KISSIMMEE PARK ROAD, CLAY WHALEY ROAD, AVENUE D, AVENUE G, AVENUE P, AVENUE N, AND BOULEVARD D; CONVEYANCE OF RIGHT-OF-WAY AND STORMWATER RETENTION PONDS; 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 within City limits and the Joint Planning Area (JPA) with Osceola County; and

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

WHEREAS, the Project approval conditions require roadway improvements to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D.

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with Osceola County and Edgewater East Community Development District 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 9th day of October 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

This Instrument Prepared by and Return to:

Kutak Rock, LLP
Attn: Michael C. Eckert
107 West College Avenue
Tallahassee, Florida 32301

EDGEWATER EAST
TRI PARTY DEVELOPMENT INTERLOCAL AGREEMENT

THIS AGREEMENT (this "**Agreement**") is made and entered into as of the Effective Date (defined below) by and among **Edgewater East Community Development District**, a special-purpose unit of local government, created pursuant to Chapter 190, Florida Statutes, (the "EECDD"), 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**"), and **OSCEOLA COUNTY**, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Suite 3100, Kissimmee, Florida 34741 (the "**County").** The City and County may be collectively referred to as the Jurisdictions or Jurisdiction. City, County and EECDD may be collectively referred to as the Parties.

W I T N E S S E T H

WHEREAS, the EECDD's boundaries contain that certain real property situated in the City of St. Cloud, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property" or "Edgewater East"); and

WHEREAS, the Jurisdictions, and the EECDD desire that the Property be entitled to establish a community providing a major regional economic center to attract high-value, high-wage jobs to the Jurisdictions to increase the fiscal sustainability of the Jurisdictions' tax bases; and

WHEREAS, County has approved CPA09-0010, CP21-00004, PS21-00003, PS21-00007, PS21-00018, PS21-00020, PS21-00021; and the City has approved PSP23-00002, DVA24-00005 and that certain Water and Wastewater Service, Annexation and Development Agreement between Edgewater Property Holdings, LLC a Delaware limited liability company doing business in Florida as Edgewater Property Florida Holdings, LLC and City dated July 30, 2021 and recorded at Official Records Book 6020, Page 2060, Official Records of Osceola County, Florida (the "Approvals"); and

WHEREAS, the EECDD, and its successors and assigns, intend to develop Edgewater East pursuant to the Approvals; and

WHEREAS, the Jurisdictions have each adopted regulations establishing a mobility fee assessment to offset the Jurisdictions' cost of providing new identified framework roads, as amended from time to time (collectively the "Mobility Fee Ordinance"); and

WHEREAS, the regulations contain provisions allowing for the award of credit against Jurisdictions' requirement for developer funded construction and conveyance of transportation facilities which mitigate impact from development; and

WHEREAS, the EECDD is willing to convey to the Jurisdictions portions of the right of way which are needed to construct the certain framework roads located within the Property and the EECDD is willing to construct those certain framework roads in return for mobility fee credits as further set forth herein (the "ROW; also the "Framework Roads"); and

WHEREAS, in order to facilitate the development of a portion of the transportation network to serve the Property as described in the Approvals it is necessary to identify when certain framework roads should be constructed by the EECDD to accommodate the Jurisdictions' regional transportation network; and

WHEREAS, the Jurisdictions have determined that the identified framework roads and the ROW will provide an integral part of the Jurisdictions' planned transportation network; and

WHEREAS, the Jurisdictions acknowledge that the identified framework roads will provide additional capacity beyond what the Property requires; and

WHEREAS, the Jurisdictions have determined that a portion of the costs associated with the construction of the identified framework roads and the value of the right-of way and stormwater management areas conveyances are eligible for mobility fee credits in accordance with the Mobility Fee Ordinance and as further set forth in this Agreement; and

WHEREAS, the Jurisdictions have further determined that: 1) the identified framework roads are consistent with the Approvals; 2) the construction of the identified framework roads will provide an integral part of the Jurisdictions' planned transportation network and will significantly benefit the residents of Jurisdictions; and 3) reimbursement by the Jurisdictions and other obligations pursuant to this Agreement serve a proper public benefit and will further the goals, objectives and policies of the Jurisdictions' Comprehensive Plan; and

WHEREAS, in furtherance of the development of the Property, the parties desire to enter into this Agreement for the purpose of setting forth the terms and conditions to provide mobility fee credits or reimburse the EECDD for providing right of way and transportation improvements required to serve the Property; and

WHEREAS, it is in the mutual interest of the Parties to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

WHEREAS, the Parties desire to exercise jointly their common powers and authority concerning the cost-effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the

unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" (hereinafter, the "Cooperation Act"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

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

1. **Recitals**. The above recitals are true and correct, are incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are incorporated herein by reference and form a material part of this Agreement.

2. **Transportation Improvements.** The Parties agree that identified framework roads are critical for the successful development of the Property and the overall Jurisdictions' transportation network beyond Edgewater East. The EECDD shall be responsible to construct and/or convey these identified onsite framework roads (the "Edgewater East Framework Roads") as set forth in **Exhibits "B", "D" and "E"** attached hereto and incorporated herein, subject to other terms of this Agreement. Utilities will be coordinated with the construction of the Edgewater East Framework Roads.

The EECDD shall be responsible for the design, permitting, mitigation, CEI and construction of the Edgewater East Framework Roads including, but not limited to, all associated stormwater management areas, sidewalks, lighting, landscaping, inspections and certification costs, traffic signals (the "Construction Costs"), as public facilities, recognizing that such stormwater management areas may be joint use areas as reasonably determined by the EECDD, subject to the Jurisdiction review process. The EECDD shall obtain all necessary regulatory approvals and permits required to construct the Edgewater East Framework Roads 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 Edgewater East Framework Roads may be adjusted, if applicable by amendment to this Agreement. Further, the timing of the construction of Edgewater East Framework Roads is not required to be earlier than shown on the **Exhibit "C"**. The EECDD may advance any segment ahead of the timing identified in **Exhibit "C"** at its own discretion by providing nine (9) months advance written notice to the Jurisdictions in which case the EECDD would be able to seek the applicable mobility fee credits as set forth herein. In the event that certain aspects of the regional transportation network, out of the control of the EECDD, are delayed, the EECDD shall have additional time to complete the Edgewater East Framework Roads and the Jurisdictions agree to amend this Agreement to recognize this

delay. Additionally, the EECDD's timing for completion of the Edgewater East Framework Roads included on Exhibit C may be adjusted to accommodate changing market conditions, materials availability, labor conditions and other external factors, and such adjustment shall be approved so long as development remains compliant with the Land Development Code. The costs of the traffic signals will be allocated on a proportionate share basis based on an approved Traffic Impact Analysis.

In the event there are any enhanced roadway design elements for any Edgewater East Framework Roads, these enhanced roadway design elements shall not be eligible for mobility fee credits. The Parties acknowledge that the EECDD may desire enhanced streetlights, signage, landscape, hardscape and other improvements, on Edgewater East Framework Roads which shall not be unreasonably denied by the Jurisdictions. Any enhancements to the standard streetlight above the standard streetlighting facilities, as may be desired by the EECDD that are not required by the Jurisdictions, shall not be the responsibility of the Jurisdictions.

The Edgewater East Framework Roads shall be dedicated to and accepted by the appropriate Jurisdiction as public facilities. As set forth in the *Second Amended and Restated Interlocal Agreement Between Osceola County, Florida, the City of St. Cloud, Florida and Edgewater East Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure ("Second Amended Interlocal Agreement")*, the Edgewater East Framework Roads shall be maintained to at least the Jurisdictions' minimum standards, except EECDD shall be responsible for maintenance of enhanced landscaping and irrigation installed by EECDD therein.

3. **Framework Roads**. The EECDD shall be responsible to design, permit and construct the Edgewater East Framework Roads. The timing of the Edgewater East Framework Roads shall be subject to the timing as shown in **Exhibit "C"**, subject to allowable delays as provided in Section 2, Transportation Improvements and Section 34, Force Majeure. The EECDD shall convey the right of way and the Edgewater East Framework Roads to the Jurisdictions, in exchange for mobility fee credits, as and when and otherwise in the manner required hereunder. The EECDD shall obtain all necessary regulatory permits and approvals required to construct the Edgewater East Framework Roads and shall comply with all applicable local, state and federal regulations and requirements, and the Jurisdictions Land Development Code unless otherwise set forth in the Approvals. The Jurisdictions agree to cooperate with and timely provide any agent authorizations or other permitting forms which may be applicable. The permits and approvals for the Edgewater East Framework Roads shall be coordinated in the normal course of development of project roads.

4. **Conveyance of Right of Way.** The EECDD's conveyance of the ROW for Edgewater East Framework Roads shall be by special warranty deed or platted dedication 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 for the Edgewater East Framework Roads. Upon conclusion of any conveyance of ROW, EECDD shall be assigned mobility fee credits as shown on **Exhibit "E"** of the ROW and Pond acreage that is over and above that required for the development of the Property, times the

acreage value of $150,000.00 per acre, which shall be the minimum value per acre over the term of this Agreement (the "Minimum Acreage Value"). The Parties agree that the value of the ROW and Ponds shall adjust annually, subject to the Minimum Acreage Value, based on the percentage adjustment of values in Osceola County as determined annually by the Property Appraiser. At the time of the conveyance, the EECDD, 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 EECDD 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 EECDD 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.

5. **Method of Reimbursement.**

A. Right of Way. The Jurisdictions agree that the EECDD shall be entitled to receive mobility fee credits for any dedication of land and/or right of way in the amount per acre as set forth in Section 4 for Edgewater East Framework Roads by deed or plat.

B. Mobility Fee Account. The City will establish a mobility fee account (the "Mobility Fee Account") for the benefit of the EECDD 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 EECDD so that the EECDD has the opportunity (at its sole election) to assign the required mobility fee credits to such applicant at EECDD's sole discretion.

Upon receipt of an assignment of mobility fee credits from the EECDD to the applicant, the City shall deduct the applicable credits from the EECDD's Mobility Fee Credit Account and shall accept such credits as payment for such applicant's mobility fees.

C. Construction Costs. The EECDD shall receive mobility fee credits from the City for construction costs by delivering to the City a certification of the actual Construction Costs prepared by the EECDD'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 City may reasonably require. The mobility fee credits provided for the EECDD's actual expenditures for the Construction Costs shall be provided by the City by crediting the Mobility Fee Account established pursuant to subpart A above. The mobility fee credits shall be available to the EECDD upon inspection, approval and acceptance of the certification by the City, which shall not be unreasonably withheld, conditioned or delayed. The amount of mobility fee credits provided shall be the delta percent difference between the local road requirements as set forth in **Exhibit "F**" attached hereto and incorporated herein and the framework road requirements as set forth in

Exhibit "B" as further shown and referenced in Exhibits "**D-1, D-2, D-3 and E"** attached hereto and incorporated herein. At this time the estimated construction and right-of-way costs of the Edgewater East Framework Roads is $127,078,838.00 and the Jurisdiction's estimated total share of the estimated construction costs and right-of-way is $44,941,006.00, which does not exceed the total estimated Mobility Fees payable of $46,300,853.00 with respect to the development of Edgewater East. The EECDD shall use the Mobility Fee Request form as set forth in **Exhibit "K"** attached hereto and incorporated herein. The EECDD may file the Mobility Fee Request form, together with highlighted plan set sheets showing the areas completed and the corresponding actual invoices, no more often than every sixty (60) days. The Jurisdictions agree to review and approve completed mobility fee credit requests within thirty (30) days. Credits shall be made within ten (10) days of the approval of the mobility fee request.

D. Inspections. The EECDD 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). The EECDD will not pay additional inspection fees to the Jursidictions. The EECDD may seek assignment of credits in the same percentage as the corresponding road delta percentage. The EECDD shall hire inspectors that are pre-qualified by the Florida Department of Transportation. The Jurisdictions agree 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 "**M**". 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.

E. The Jurisdictions acknowledge and agree that the EECDD has completed roadway segments 3A, 16, 17 and a phase of 14 for which Jurisdiction fees, including inspection fees and CEI work/costs, have been paid. Within thirty (30) days of this Agreement, the Jurisdictions agree to approve mobility fee credit requests for the Completed Roadway Reimbursement, and Credits shall be provided to EECDD for such work within ten (10) days of the approval of this agreement, which shall include associated CEI work and costs. All future roadway segments shall follow the inspection and reimbursement procedure outlined in this Section 5.

6. **Maintenance Agreements.** The EECDD, 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 the EECDD in its reasonable discretion, shall be required to enter into reasonable maintenance agreements with the Jurisdictions for the enhanced landscape, hardscape, street lights not leased from OUC, and enhanced irrigation maintenance associated with the Edgewater East Framework Roads and local roads; provided however, no additional maintenance agreements shall be required if inconsistent with the Second Amended Interlocal Agreement.

7. **On-Site Easements and Off-Site Easements.** The appropriate Jurisdiction agrees to provide the EECDD with any necessary construction and maintenance easements on-site that may be identified after the construction plans and permits have been approved for any Edgewater East Framework Roads included within this Agreement, to provide for the temporary construction access or easements, at no expense to the EECDD.

8. **Stormwater Ponds Owned by either Jurisdiction.** The Jurisdictions agree that in the event there are any Stormwater Ponds owned by either Jurisdiction, within the Property, they may be expanded by the EECDD or its successors/assigns to allow for the development of the EECDD's property and joint use of such Stormwater Ponds. The EECDD shall be responsible for all costs as to the modification of any permits and the expansion of any Stormwater Ponds. The appropriate Jurisdiction shall be responsible for the operation and maintenance of any of the Stormwater Ponds until such time as the EECDD begins any work on that particular Stormwater Pond. At that time, the EECDD shall be responsible for the future operation and maintenance of that Stormwater Pond. The EECDD shall have the right, at the EECDD's sole cost and expense, to expand, reconfigure and reconstruct any Stormwater Pond to accommodate drainage for the Project (the "Pond Improvements"). The EECDD shall be responsible, at its expense, for the engineering, design, permitting, excavation, construction and installation of any and all Pond Improvements. The EECDD shall coordinate any such work with the Jurisdictions and, prior to any such construction, the EECDD shall provide the appropriate Jurisdiction with copies of detailed proposed construction plans ("Pond Improvement Plans") and any Permit or modification of Permit application related to the Pond Improvements issued by the South Florida Water Management District (the "SFWMD Permit") for consent and approval through the appropriate approval process, which includes payment of application fees for review and inspection fees for construction. The appropriate Jurisdiction will review, comment, approve or approve with conditions within a timeframe consistent with the established review process. The EECDD shall also provide the appropriate Jurisdiction with any comments received from SFWMD. The appropriate Jurisdiction shall be provided with copies of final approved Pond Improvement Plans and SFWMD Permit(s). Promptly after approval of the Pond Improvement Plan and receipt of all required Permits, the EECDD shall diligently pursue construction of the Pond Improvements to completion. The EECDD's construction contractor will provide a performance bond or other reasonable security prior to pre-construction in an amount equal to 125% of the estimated costs of the pond improvements, naming the Jurisdictions as dual obligees. No other bonds shall be required by either of the Jurisdictions for the work. In the event a Jurisdiction has compensated the EECDD for the property underlying a Stormwater Pond, the EECDD shall reimburse the Jurisdiction for the percentage of the Stormwater Pond acreage that the EECDD is using based on the value the EECDD was compensated for the property where the Stormwater Pond is located. The value of the property may be adjusted based on the increases in property determined by the Osceola County Property Appraiser. Any existing excess capacity within a stormwater pond owned by either Jurisdiction shall be maintained for use by such Jurisdiction unless otherwise agreed to by separate agreement with the applicable Jurisdiction.

In connection with the approval of the Pond Improvement Plans, the Jurisdiction shall grant to the EECDD (i) a Temporary Construction Easement in the form provided in **Exhibit "H"** over the Stormwater Pond for ingress, egress and construction to complete the Pond Improvements (the "Temporary Construction Easement"). Upon completion of construction and issuance of a certificate of completion, the Jurisdiction shall provide a Deed for the pond to the EECDD in the form provided in **Exhibit "I"** and the EECDD shall provide the Jurisdiction with a stormwater Drainage Easement in the form provided in **Exhibit "J"** that covers the deeded property and any other stormwater management areas constructed by the EECDD that is hydraulically connected to the Stormwater Pond. The Stormwater Pond property granted to the EECDD hereunder shall be conveyed "as-is" and "where-is" without warranty of any kind as to title, condition or quality and subject to all matters of record in the Public Records of Osceola

County, Florida. The terms and conditions of the Stormwater Drainage Easement shall run, with the title to the EECDD's Property and shall ensure the benefit of and be binding upon the Parties and their respective heirs, successors in title and assigns. Upon completion of the Pond Improvements by the EECDD, the EECDD shall, at its sole cost and expense, assume responsibility for the mowing, landscaping, aquatic weed control and Pond Improvements installed for the Pond (the "EECDD Maintenance Responsibilities"), keeping the same in good order and repair. The EECDD may turnover the EECDD Maintenance and Repair Responsibilities to any homeowner's/property owner's association, community development district or stewardship district (subject the stewardship district's separate consent). In the event any maintenance or repair is required hereunder is not performed by the EECDD, any association, community development district or stewardship district, the Jurisdictions may deliver a notice thereof, setting forth the maintenance or repair deficiencies, whereupon the EECDD, or any association, community development district or stewardship district (if the same have assumed such responsibilities), shall have a period of thirty (30) days to remedy the deficiencies. In the event the deficiencies are not remedied in a commercially reasonable fashion within such thirty (30) day period, the Jurisdiction shall have the right upon not less than forty-eight (48) hours advance written notice and may enter upon the Easement Areas and undertake all reasonably necessary maintenance and repair itself and recover from the EECDD or any association, community development district or stewardship district, (if the same have assumed such responsibilities), the reasonable actual fees, costs and expenses incurred in connection therewith within forty-five (45) days after receipt by the EECDD or the allowable maintaining Party of a detailed written invoice and receipts evidencing such costs incurred. In the event of a declared emergency situation, the Jurisdictions may immediately repair or maintain and these actions shall not be deemed as taking over permanent responsibility from the EECDD.

The Parties acknowledge and agree that any rights granted-hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals. The EECDD, any association, community development district or stewardship district shall not cause and shall use commercially reasonable efforts to not permit any hazardous or toxic substance or other contaminant regulated under any local, state, or federal laws to be discharged or released into or upon the Stormwater Pond. To the extent allowed by law and without waiving any of the privileges or immunities afforded to the EECDD by state or federal law, the EECDD, any association, community development district or stewardship district, shall, indemnify, defend and hold the Jurisdictions harmless from and against any loss, cost, claim or liability (including, without limitation, costs of necessary testing, cleanup or repair and reasonable attorney's fees and costs)(the "Losses") arising directly or indirectly out of any discharge or release into the Stormwater Pond hazardous or toxic substance or other contaminant directly caused by the EECDD, any association, community development district or stewardship district, respectively.

It is anticipated that some of the Stormwater Ponds within Edgewater East will be originally constructed as joint use ponds. In that event, the EECDD will maintain said Stormwater Ponds. Easements will be granted to the appropriate Jurisdiction for the ability but not the obligation to maintain the ponds in the event of a failure to do so by the EECDD or subsequent owners or assignees.

9. **Representations and Warranties of the EECDD.** The EECDD, 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 the EECDD's knowledge and belief.

A. The EECDD 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 EECDD hereunder.

B. Based upon the EECDD'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 the EECDD of any provision of any agreement or other instrument to which the EECDD is a Party nor shall it result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against the EECDD.

C. The EECDD further represents and warrants that no one was paid a fee, commission, gift or other consideration by the EECDD 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. **Representations and Warranties of 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 the EECDD. 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 acknowledge and agree that the obligations of the EECDD 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 the EECDD and without any out-of-pocket expense to the Jurisdictions, the Jurisdictions will make reasonable efforts to assist the EECDD in acquiring all necessary, local, state, and federal permits, licenses, easements and other approvals to construct the improvements contemplated by this Agreement.

11. **No Development Risk by Jurisdictions.** No development risk shall be assumed by the
City or County as a result of the entering into this Agreement.

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

Public Information Office	City of St. Cloud
1 Courthouse Square, Suite 3100	1300 9th Street Building A
Kissimmee, FL 34741	St. Cloud, FL 34769
407-742-0100	407-957-7300
BCCPIO@osceola.org	Ivy.llauro@stcloudfl.gov

The EECDD 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 EECDD will act on behalf of the appropriate Jurisdiction, as provided under section 119.011(2), Florida Statutes, the EECDD, 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'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 EECDD 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 EECDD or keep and maintain public records required by the Jurisdiction to perform the service. If the EECDD keeps and maintains public records upon completion of the Agreement, the EECDD 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 EECDD does not comply with a public records request, the Jurisdiction shall enforce the contract provisions in accordance with the Agreement.

13. **Audit.** In the performance of this Agreement, the EECDD 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 EECDD 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 EECDD 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.

14. **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.

15. **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.

16. **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.

17. **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.

18. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted electronically (i.e., telecopier device) or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

If to the EECDD: Edgewater East Community Development District
Attn: Craig Wrathell
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

With a copy to:
Kutak Rock, LLP
Attn: District Counsel
107 W. College Avenue
Tallahassee, FL 32301
Michael.eckert@kutakrock.com

With a copy to:
Noah Breakstone
401 East Las Olas Blvd, Suite 1870
Fort Lauderdale, FL 33301
nbreakstone@btipartners.com

With a copy to: Dickinson Wright, LLLP
Attention: Allison Jones, Esq.
350 E Las Olas Blvd #1750,
Fort Lauderdale, FL 33301

If to the County: Osceola County, Florida
Attention: County Manager
1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741

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

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

or to such other address as either Party hereto shall from time to time designate to the other Party by notice in writing as herein provided.

19. **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.

20. **Governing Law and Binding Effect.** The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The terms and provisions of this Agreement shall bind, and the benefits and advantages hereof shall inure to and be enforceable by, the parties hereto as well as their respective

successors and permitted assigns. Whenever used herein, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Any causes of actions arising hereunder shall be tried in the Osceola County Circuit Court.

21. **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.

22. **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.

23. **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.

24. **Assignability.** The parties hereto acknowledge and agree that the EECDD shall have the right to assign their 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 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 the Jurisdictions (i) the EECDD 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 "EECDD" 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 the EECDD to that third-party in a recorded assignment and only in accordance with the express terms of that assignment. Notwithstanding the above, EECDD shall have the unilateral right to assign to the Edgewater West Community Development District ("EWCDD") its responsibility to design, permit, construct and convey designated segments of the Edgewater East Framework Roads. In that event, EWCDD shall convey, or cause to be conveyed, the right of way and the Edgewater East Framework Roads to the Jurisdictions in accordance with the terms of this Agreement, in exchange for mobility fee credits, as and when and otherwise in the manner required hereunder.

25. **Transferability.** The mobility fee credits established hereunder are assignable and transferable from the Property to another development or parcel that is within the Property or anywhere within the Southeast (Zone 3) or West (Zone 1) Mobility Fee Districts of the County.

Any application of credits by the City shall be subject to administrative procedures as may be established by the City.

26. **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 EECDD to all or any part of the Property.

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 the EECDD. The EECDD 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.

28. No **Personal Liability; Limitations on Governmental 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 or EECDD 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 or EECDD hereunder. Nothing in this Agreement shall be deemed as a waiver of any Party's sovereign immunity or limits of liability as set forth in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

29. **Effect of Administrative Procedures.** Notwithstanding the adoption of any administrative procedures in respect of mobility fees or mobility fee credits or impact fees or impact 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 unless such changes inure to the benefit of the EECDD.

30. **Recording of Agreement.** The EECDD shall be responsible for filing this Agreement with the Clerk of the Circuit Court of Osceola County. Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act and recording (including all costs associated therewith) on the Property within the Public Records of Osceola County, Florida, within thirty (30) days of its execution. With regard to all property located within the boundaries of the EECDD, said recordation shall be for informational purposes only and it is understood and intended that this Agreement shall not constitute a cloud or encumbrance on any portion of that property.

31. **Employment Eligibility Verification (E-VERIFY).** Pursuant to Florida Statutes, Section 448.095, any Contractor performing services within Approvals 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 Jurisdictions or EECDD 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 Jurisdictions or EECDD. 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.

32. **Term.** The terms of this Agreement shall be thirty (30) years which may be extended upon the request of any of the EECDD, its successors or assigns, or the Jurisdictions, for an additional time period of no greater than thirty (30) years.

33. **Force Majeure.** If for any reason or contingency beyond the reasonable control of either the Jursidictions or the EECDD, including, but not limited 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.

34. **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.

35. **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.

36. **Liability of Successors.** Notwithstanding any other provision of this Agreement, on conveying a portion of Edgewater East, the EECDD 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 the EECDD records such an agreement, the other Parties shall look solely to the EECDD for those obligations, liabilities, and requirements the third-party successor did not expressly assume.

37. **Annual Review**. The Jurisdictions 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 Jurisdictions find, 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 Jurisdictions.

38. **Annexation**. As of the date of this Agreement, Edgewater East has been annexed into the City. The parties agree that mobility fee credits shall not be diminished or reduced upon transfer from the County to the City. By way of example, if one million dollars ($1,000,000) of earned and unused mobility fee is available for application prior to annexation and is transferred by the County to the City upon annexation, the same one million dollars ($1,000,000) of earned and unused mobility fee credit will be available for application to development within the City.

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

40. **Special Conditions.** The Jurisdictions agree to update their Comprehensive Plans to match the transportation network as set forth in 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.

CITY OF ST. CLOUD, FLORIDA

By: _____
Christian B. Robertson, City Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By: _____
Chair/Vice Chair

ATTEST:

OSCEOLA COUNTY CLERK OF THE COURT

By: _____

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.

EDGEWATER EAST COMMUNITY DEVELOPMENT DISTRICT, a special-purpose unit of local government, created pursuant to Chapter 190, Florida Statutes
By: _____
Name: _____
Its: _____

Signed, sealed and delivered
in the presence of:

_____
Witness Signature

_____
Witness (Print Name)

Address:_____
_____

_____
Witness Signature

_____
Witness (Print Name)

Address:_____
_____

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 special-purpose unit of government, created pursuant to Chapter 190, Florida Statutes, on behalf of said district. 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: _____

Exhibit A
Edgewater East CDD Property

CDD PARCEL – 1

A parcel of land being a portion of the Northeast 1/4 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida, AND Government Lots 1 and 2 of Section 17, Township 26 South, Range 30 East, Osceola County, Florida, LESS AND EXCEPT that portion of Government Lot 1, in Section 17, Township 26 South, Range 30 East, lying Northwesterly of Canal C-31 a/k/a St. Cloud Canal, AND Lots 67, 68, 69, 70, 74, 75, 76, 77, 78, 83, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 100, 101, 102, 103, 104, 105, 106, 107, 108, 117, 118, 119, 120, 121, 122, 123 and 124, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 55, Public Records of Osceola County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 17; thence run N89°41’52”W along the North line of said Section 17, a distance of 1375.99 feet to the Point of Beginning; thence departing said North line, run thence run S00°18'08"W, a distance of 2,641.70 feet to a point on the South line of the Northeast ¼ of said Section 17; thence run S89°40'58"E along said South line, a distance of 84.65 feet; thence departing said South line, run along the Easterly line of the aforesaid Platted Lots the following five (5) courses and distance; thence run S00°34'45"E, a distance of 1,333.22 feet; thence run N89°31'28"W, a distance of 643.27 feet; thence run S00°36'41"E, a distance of 329.96 feet; thence run N89°29'18"W, a distance of 678.18 feet; thence run S00°38'28"E, a distance of 970.25 feet to a point on the North Right of Way line of Clay Whaley Road; thence run N89°30'02"W along said North right of Way line, a distance of 2,405.26 feet to a point on the Meander-Witness line of Lake Tohopekaliga; thence along said Meander-Witness line the following seven (7) courses and distances; thence run N10°10'23"E, a distance of 954.03 feet; thence run N24°40'23"E, a distance of 1,188.07 feet; thence run N58°10'23"E, a distance of 264.02 feet; thence run N54°10'23"E, a distance of 792.05 feet; thence run N38°40'23"E, a distance of 1,188.07 feet; thence run N06°19'37"W, a distance of 330.02 feet; thence run N26°19'37"W, a distance of 1,122.07 feet; thence run N61°49'37"W, a distance of 792.05 feet to a point on the aforesaid North line of Section 17; thence run S89°41'52"E along said North line, a distance of 2,586.89 feet to the Point of Beginning.

Containing 266.3 acres, more or less. (calculated to the Meander-Witness line as shown on the sketch)

Containing 250.5 acres, more or less. (calculated to Elevation 56.5 contour line – Safe Development line of Lake Tohopekaliga)

(these areas also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 2

A parcel of land being a portion of the Southwest 1/4 of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, and being more particularly described as follows: Commence at the Southwest corner of said Section 16; thence run N00°31’03”W along the West line of the Southwest ¼ of said Section 16, a distance of 1328.92 feet to the Point of Beginning; thence continue N00°31'03"W along said West line, a distance of 1,328.82 feet to the Northwest corner of the Southwest ¼ of said Section 16; thence run S89°35'06"E along the North line of the Southwest ¼, a distance of 1,258.21 feet to a Point on a non-tangent curve, concave to the Northeast, having a Radius of 6,229.58 feet and a Central Angle of 07°47'11", said point being a point on the Westerly line of property per Stipulated Order of Taking as recorded in Official Records Book 2776, Page 2504, Public Records of Osceola County, Florida; thence along said Westerly line the following seven (7) courses and distances; thence run Southeasterly, along the Arc of said curve, a distance of 846.58 feet (Chord Bearing = S35°19'41"E, Chord = 845.92 feet) to a point; thence run N50°46'44"E, a distance of 298.80 feet; thence run S31°09'21"E, a distance of 340.17 feet to the Point of Curvature of a curve, concave to the Northeast, having a Radius of 2,958.79 feet and a Central Angle of 11°37'31"; thence run Southeasterly, along the Arc of said curve, a distance of 600.34 feet (Chord Bearing = S36°58'07"E, Chord = 599.31 feet) to the Point of Tangency thereof; thence run S42°46'53"E, a distance of 199.38 feet; thence run S11°58'13"W, a distance of 293.39 feet to a Point on a non-tangent curve, concave to the East, having a Radius of 1,296.23 feet and a Central Angle of 00°03'00"; thence run Southerly, along the Arc of said curve, a distance of 1.13 feet (Chord Bearing = S11°18'47"W, Chord = 1.13 feet) to a point on the Westerly line of Road A Connector as recorded in Official Records Book 4249, Page 2879; thence along said Westerly line the following two (2) courses and distances; thence run S23°39'16"W, a distance of 220.82 feet; to the Point of Curvature of a curve, concave to the Northwest, having a Radius of 1,120.00 feet and a Central Angle of 07°52'31"; thence run Southwesterly, along the Arc of said curve, a distance of 153.95 feet (Chord Bearing = S27°35'32"W, Chord = 153.82 feet) to a point on the South line of Pond 9 as recorded in Official Records Book 4249, Page 2879; thence along said South line the following two (2) courses and distances; thence run S89°36'48"W, a distance of 116.36 feet; thence run N50°13'38"W, a distance of 249.11 feet to a point on the North line of the South 19.6176 acres of the Southeast ¼ of the Southwest ¼ of said Section 16; thence run N89°36'17"W along said North line, a distance of 655.87 feet to a point on the East line of Road A Segment 1 as recorded in Official Records Book 4249, Page 2879; thence run N00°21'47"W along said East line, a distance of 551.30 feet to a point on the South line of the North ½ of the Southwest ¼ of said Section 16; thence run N89°35'57"W along said South line, a distance of 1,450.60 feet to the Point of Beginning. Containing 3,198,081.98 square feet or 73.418 acres, more or less

CDD PARCEL – 3

A parcel of land being the East ¼ of the Northwest 1/4 of the Northwest ¼ of Section 21, Township 26 South, Range 30 East, Osceola County, Florida, AND Lots 5, 11, 12, 21, 22, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59, 60, 69, 70, 71, 72, 73, 74, 88, 89, 90, 104, 105, 106, 108, 117, 118, 119, 123 and a portion of Lots 6, 87, and 122, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, and being more particularly described as follows:

Begin at the Northeast corner of said Lot 5, said point being a point on the West Right of Way line of Kissimmee Park Road (State Road 525); thence along said West Right of Way line the following two (2) courses and distances; thence run S00°20'10"E, a distance of 2,619.93 feet; thence run S00°19'41"E, a distance of 329.00 feet; thence departing said West Right of Way line, run N89°41'51"W, a distance of 1,284.08 feet; thence run S00°17'29"E, a distance of 409.30 feet to a point on the Easterly extension of the North line of Well Site #3 as recorded in Official Records Book 3040, Page 35, Public Records of Osceola County, Florida; thence along the boundary of said Well Site #3 the following three (3) courses and distances; thence run N89°45'24"W, a distance of 285.03 feet; thence run S00°17'29"E, a distance of 250.03 feet; thence run S89°45'24"E, a distance of 285.03 feet; thence run S00°17'29"E, a distance of 329.66 feet; thence run N89°47'10"W, a distance of 677.35 feet; thence run S00°16'23"E, a distance of 330.01 feet; thence run S89°48'56"E, a distance of 677.45 feet; thence run S00°17'29"E, a distance of 329.66 feet; thence run S89°50'42"E, a distance of 642.55 feet; thence run N00°18'35"W, a distance of 329.33 feet; thence run S89°48'56"E, a distance of 642.45 feet to a point on the aforesaid West Right of Way line of Kissimmee Park Road; thence run S00°19'41"E along said West Right of Way line, a distance of 658.00 feet; thence departing said West Right of Way line, run N89°52'28"W, a distance of 642.65 feet; thence run S00°18'35"E, a distance of 309.33 feet to a point on the North Right of Way line of Kissimmee Park Road; thence run N89°54'14"W along said North Right of Way line, a distance of 1,070.48 feet to point on the boundary of Well Site #1, as recorded in Official Records Book 3040, Page 13, Public Records of Osceola County, Florida; thence along said boundary the following two (2) courses and distances; thence run N00°16'23"W, a distance of 250.02 feet; thence run N89°54'14"W, a distance of 250.02 feet; thence run N00°16'23"W, a distance of 390.00 feet; thence run N89°50'42"W, a distance of 660.05 feet; thence run N00°15'17"W, a distance of 2,644.75 feet; thence run S89°30'15"E, a distance of 20.00 feet; thence run N00°15'17"W, a distance of 660.08 feet; thence run S89°37'37"E, a distance of 968.46 feet; thence run N00°17'07"W, a distance of 1,299.70 feet to a point on the South Right of Way line of Clay Whaley Road; thence run S89°36'17"E along said South Right of Way line, a distance of 329.27 feet to a point on the boundary of Road A Segment 1 and Road A Connector as recorded in Official Records Book 4249, Page 2879, Public Records of Osceola County, Florida; thence along said boundary the following four (4) courses and distances; thence run S00°21'47"E, a distance of 70.01 feet; thence run S89°36'17"E, a distance of 130.01 feet; thence run N00°21'47"W, a distance of 10.01 feet to a Point on a non-tangent curve, concave to the North, having a Radius of 1,280.00 feet and a Central Angle of 17°22'39"; thence run Easterly, along the Arc of said curve, a distance of 388.22 feet (Chord Bearing = N81°28'18"E, Chord = 386.73 feet) to a point on the aforesaid South Right of Way line of Clay Whaley Road; thence run S89°36'17"E along said South Right of Way line, a distance of 786.67 feet to the Point of Beginning.
Containing 218.579 acres, more or less.

(these areas also include platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 4

A parcel of land being a portion of the Southeast t ¼ of Section 16, Township 26 South, Range 30 East, Osceola County, Florida, AND Lots 3, 14, 19, 30, 31, 34, 35, 46, 47, 49, 50, 51, 61, 62, 63, 64, 65, 66, 67, 68, 78, 79, 80, 81, 82, 83, 94, 95, 96, 97, 98, 99, 111, 112, 113, 114, 125, 126, 127 and 128 and a portion of Lots 2, 15, 17, 18, 32, 33, 48, and 52, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 8, Public Records of Osceola County, Florida, AND a portion of Lots 41, 56, 57, 72, 73, 88, 89, 104, 105, and 120, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 9, Public Records of Osceola County, AND Lots 8, 9, 24, 25, 40, 41, 56, 57, 72, 73, 88, 89, 104 and a portion of Lots 7, 10, 23, 26, 39, 42, 55, 58, 71, 74, 87, 90, 103 and 106, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 14, Public Records of Osceola County, AND Lots 1, 2, 3, 4, 6, 7, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 103, 106, 109, 110, 111, and 112 and a portion of Lots 5 and 12, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 30 EAST, as recorded in Plat Book "B", Page 15, Public Records of Osceola County, and being more particularly described as follows:

Begin at the Northeast corner of Section 28, Township 26 South, Range 30 East; thence run S89°05’39”E, a distance of 678.23 feet to a point on the West Right of Way line of the Florida’s Turnpike; thence run S07°25'37"E along said West Right of Way line, a distance of 4,692.42 feet; thence departing said West Right of Way line, run N89°43'24"W, a distance of 618.61 feet; thence run N00°04'06"W, a distance of 332.21 feet; thence run N89°39'17"W, a distance of 664.77 feet; thence run N89°28'39"W, a distance of 20.00 feet; thence run S00°00'43"E, a distance of 332.64 feet; thence run N89°25'23"W, a distance of 2,615.32 feet; thence run N89°48'21"W, a distance of 17.50 feet; thence run N00°03'47"W, a distance of 660.33 feet; thence run N89°47'13"W, a distance of 1,285.54 feet; thence run S00°03'46"E, a distance of 660.76 feet; thence run N89°48'21"W, a distance of 677.77 feet; thence run N00°03'46"W, a distance of 1,982.96 feet; thence continue N00°03’46”W along said line, a distance of 2,626.62 feet to a point on the South Right of Way line of Kissimmee Park Road; thence run S89°54'14"E along said South Right of Way line, a distance of 1,320.51 feet to a point on the boundary of the Water Plant Site as recorded in Official Records Book 3040, Page 46, Public Records of Osceola County, Florida; thence along said boundary of said Water Plant Site the following four (4) courses and distances; thence run S00°02'06"E, a distance of 410.68 feet; thence run S89°54'07"E, a distance of 460.85 feet; thence run N57°33'43"E, a distance of 215.39 feet; thence run N00°01'33"W, a distance of 294.86 feet to a point on the aforesaid Right of Way of Kissimmee Park Road; thence along said Right of Way the following two (2) courses and distances; thence run S89°54'14"E, a distance of 35.11 feet; thence run N00°19'41"W, a distance of 349.01 feet; thence departing said Right of Way, run S89°56'02"E, a distance of 1,302.46 feet; thence run N00°16'26"W, a distance of 657.21 feet; thence run N89°54'02"W, a distance of 660.30 feet; thence run N00°18'04"W, a distance of 1,315.19 feet; thence run N89°50'01"W, a distance of 643.42 feet to a point on the East Right of Way of Kissimmee Park Road; thence

along said East Right of Way the following two (2) courses and distances; thence run N00°19'41"W, a distance of 328.99 feet; thence run N00°20'10"W, a distance of 409.93 feet to a point on the boundary of Well Site #2 as recorded in Official Records Book 3040, Page 24, Public Records of Osceola County, Florida; thence along said boundary the following two (2) courses and distances; thence run S89°44'21"E, a distance of 250.03 feet; thence run N00°20'10"W, a distance of 250.03 feet; thence run S89°44'21"E, a distance of 393.83 feet; thence run N00°18'45"W, a distance of 1,957.22 feet; thence run N48°59'04"E, a distance of 30.18 feet; thence run N00°11'18"W, a distance of 330.04 feet; thence run N89°30'18"W, a distance of 667.59 feet to a point on the East Right of Way line of Kissimmee Road; thence run N00°11'18"W, a distance of 146.08 feet to a point on the Right of Way for the Florida's Turnpike; thence along said Right of Way the following eight (8) courses and distances; thence run N89°36'48"E, a distance of 72.12 feet; thence run N00°23'12"W, a distance of 98.77 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 1,055.93 feet and a Central Angle of 24°02'29"; thence run Northerly, along the Arc of said curve, a distance of 443.07 feet (Chord Bearing = N11°38'03"E, Chord = 439.83 feet) to the Point of Tangency thereof; thence run N23°39'18"E, a distance of 28.84 feet; thence run S50°40'48"E, a distance of 610.80 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5,604.58 feet and a Central Angle of 03°51'08"; thence run Southeasterly, along the Arc of said curve, a distance of 376.82 feet (Chord Bearing = S48°45'14"E, Chord = 376.75 feet) to a point; thence run S42°46'53"E, a distance of 1,089.11 feet to the Point of Curvature of a curve, concave to the Southwest, having a Radius of 5,529.58 feet and a Central Angle of 35°21'16"; thence run Southeasterly, along the Arc of said curve, a distance of 3,412.05 feet (Chord Bearing = S25°06'15"E, Chord = 3,358.17 feet) to the Point of Tangency thereof; thence run S07°25'37"E, a distance of 1,525.20 feet; thence departing said Right of Way, run N89°06'39"W, a distance of 636.55 feet; thence run S00°12'52"E, a distance of 328.22 feet to the Point of Beginning..

Containing 828.537 acres, more or less.

(this area also includes platted Right of Ways lying within and adjacent to the boundary of the described parcel that have not been formally vacated)

CDD PARCEL – 5

LOT 110, The SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, according to the plat thereof, as recorded in Plat Book B, Page 8, of the Public Records of Osceola County, Florida.

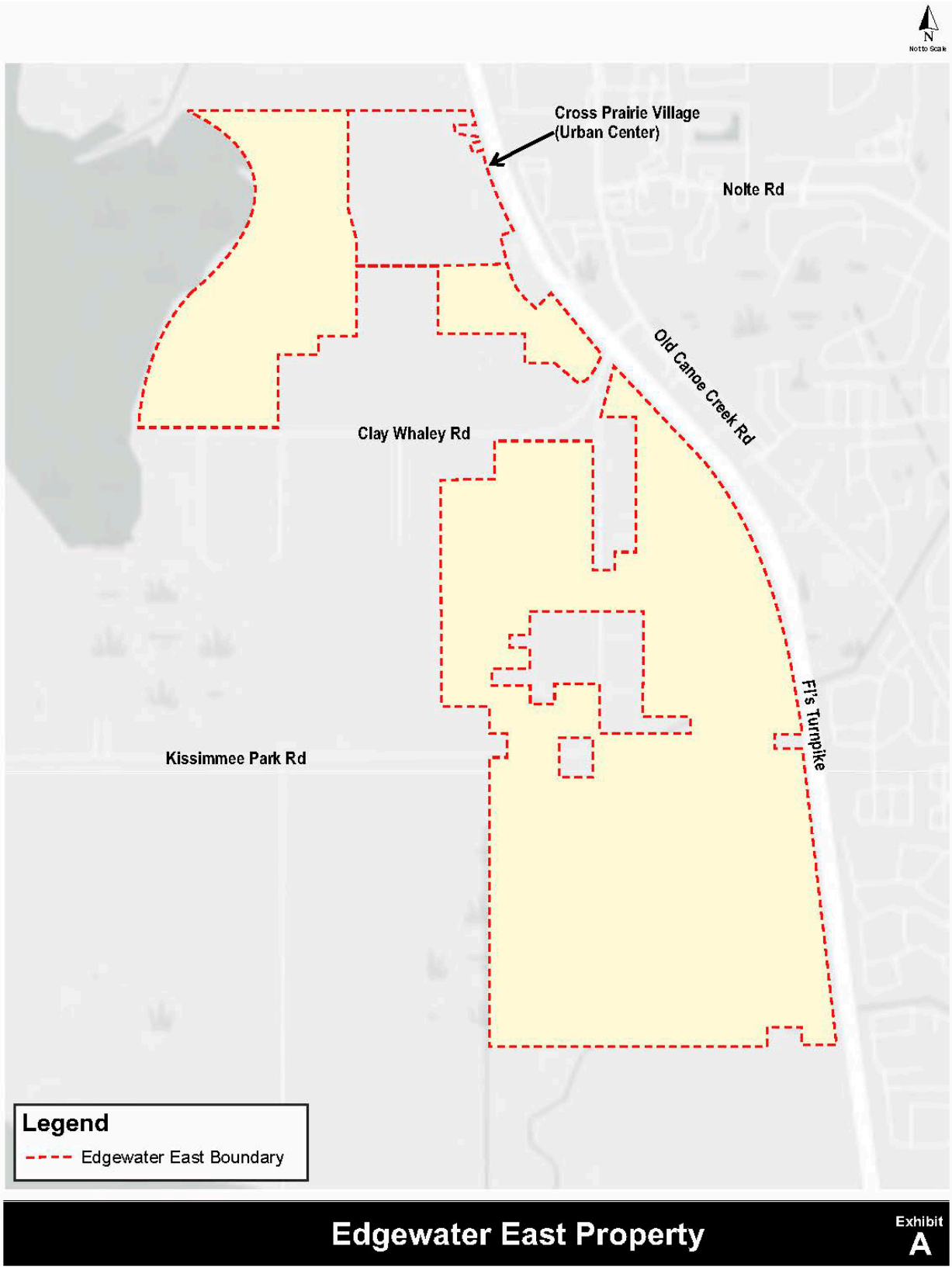
Less and excepting therefrom the following described property:

A parcel of land, being a portion of Lot 110, THE SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 30 EAST, according to the Plat thereof, as recorded in Plat Book B, Page 8, of the public records of Osceola County, Florida, being more particularly described as:

Beginning the Southwest corner of said Lot 110, run North 00°18'02" West along the West line of said Lot 110, a distance of 115.14 feed; thence run South 89°55'02" East, a distance of 469.48 feet; thence run South 00°16'26" East along said East line, a distance of 22.73 feet; thence run South 89°55'02" East, a distance of 173.21 feet to a point on the East line of said Lot 110; thence run South 00°16'26"E along said East line, a distance of 92.41 feet to the Southeast corner of said Lot 110; thence run North 89°55'02" West along the South line of said Lot 110, a distance of 642.64 feet to the Point of Beginning.

Containing 3.24 acres more or less (this area does not include any platted right of ways).

FOR A TOTAL ACREAGE OF: 1,390.074



Edgewater East Property — Exhibit **A**

Exhibit B

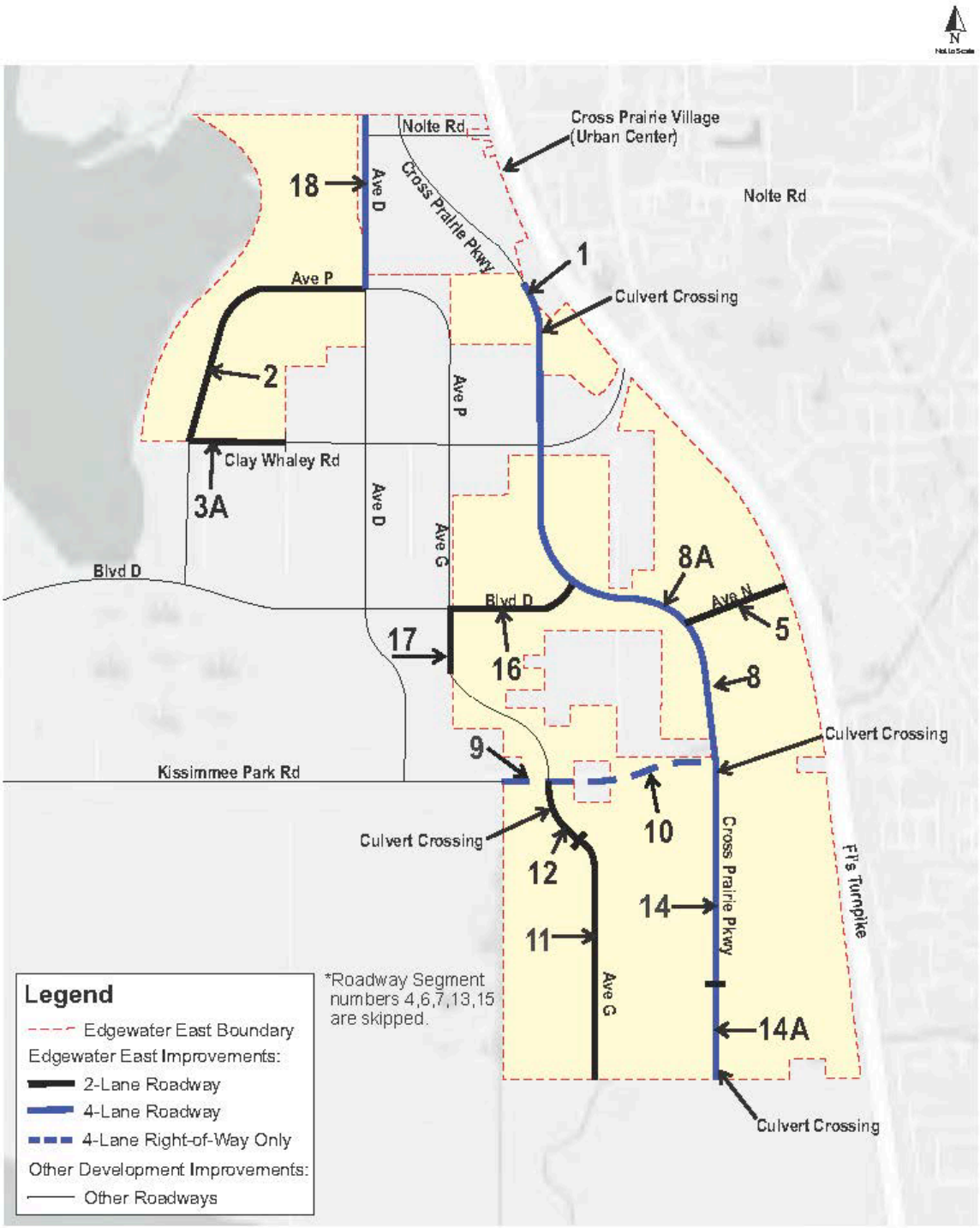
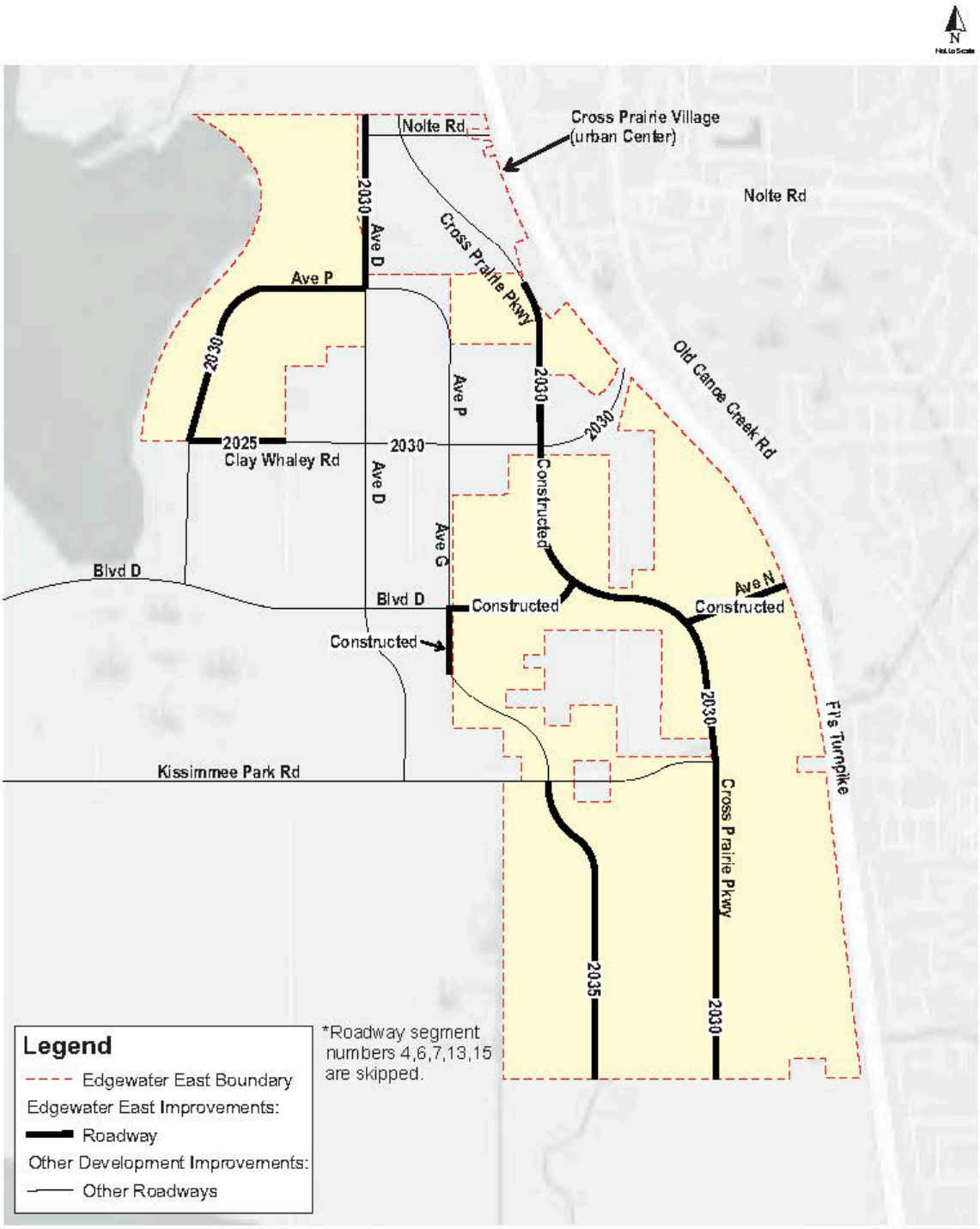

N
Not to Scale
Nolte Rd
Cross Prairie Village
(Urban Center)
Nolte Rd
18
Ave D
Cross Prairie Pkwy
1
Culvert Crossing
Ave P
2
Ave P
Clay Whaley Rd
3A
Ave D
Ave G
Blvd D
8A
Ave N
5
Blvd D
17
16
8
Culvert Crossing
9
Kissimmee Park Rd
Culvert Crossing
10
12
Cross Prairie Pkwy
Fl's Turnpike
14
11
Ave G
14A
Culvert Crossing
Legend
Edgewater East Boundary
Edgewater East Improvements:
2-Lane Roadway
4-Lane Roadway
4-Lane Right-of-Way Only
Other Development Improvements:
Other Roadways
*Roadway Segment numbers 4,6,7,13,15 are skipped.
Edgewater East Framework Roads
Exhibit B

Exhibit C



Edgewater East Roadway Phasing Outside Dates Exhibit C

EXHIBIT D1 - Estimated Construction Costs: Edgewater East Framework Roadway Network

Summary of Ultimate Baseline and Detail Construction Cost

ROADWAY ATTRIBUTES							See D2 for Details	See D3 for Details			
							Ultimate Configuration	Baseline Configuration	Roadway Delta	Cost Allocation	
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Cost + 40% (Design/CEI/Misc.) + Escalation (2)	Cost + 40% (Design/CEI/Misc.) + Escalation (2)	Agency Obligation	Developer % Cost Share	Agency % Cost Share
Sub-Set I: Agency Obligation for Rodway Delta = Ultimate - Baseline											
9	8	Kissimmee Park Rd	East Bella Tara Boundary	Ave G	City	2025	$ -	$ -	$ -	0.0%	0.0%
10	8	Kissimmee Park Rd	Ave G	Cross Prairie	City	2025	$ -	$ -	$ -	0.0%	0.0%
16	-	Blvd D	Ave G	Cross Prairie Parkwa	City	2025	$ 4,476,888	$ 4,057,561	$ 419,327	90.6%	9.4%
17	-	Ave G	Blvd D (going south)	Temp Stop	City	2025	$ 1,618,945	$ 1,467,307	$ 151,638	90.6%	9.4%
14	-	Cross Prairie Parkway	Gator Bay Slough	WPA Canal	County	2030	$ 22,507,504	$ 11,415,089	$ 11,092,415	50.7%	49.3%
14A	-	Cross Prairie Parkway	Fontana Northern Boundary	Gator Bay Slough	County	2030	$ 6,680,850	$ 3,158,525	$ 3,522,324	47.3%	52.7%
1	9	Cross Prairie Parkway	Clay Whaley	Urban Center Southern Boundary	County	2030	$ 15,449,671	$ 7,733,108	$ 7,716,564	50.1%	49.9%
3A	-	Clay Whaley	Ave P	Wagon Ct.	City	2025	$ 3,844,994	$ 3,484,853	$ 360,141	90.6%	9.4%
18	-	Ave D	Ave P	Nolte	County	2030	$ 11,335,306	$ 5,913,485	$ 5,421,822	52.2%	47.8%
						Sub-Set Total	**$ 65,914,158**	**$ 37,229,928**	**$ 28,684,230**	**56.5%**	**43.5%**
Sub-Set II: Agency Obligation for Completion of Interim Framework Road*											
8	7	Cross Prairie Parkway	Ave N	Kissimmee Park Rd	County	2030	$ 4,919,095	$ 2,566,229	$ 2,352,866	52.2%	47.8%
8A	7	Cross Prairie Parkway	WPA Canal	Ave N	County	2030	$ 8,127,201	$ 4,239,857	$ 3,887,344	52.2%	47.8%
						Sub-Set Total	**$ 13,046,296**	**$ 6,806,086**	**$ 6,240,210**	52.2%	47.8%
						LESS: Interim Framework Rd. Construction Credits Recevied (City Res.#: 2024-024R)			**$ 1,145,233**		
						Net Agency Obligation for Additional 2-lane Buildout*			**$ 5,094,977**		
Sub-Set III: Agency Obligation for Segments 2, 11 & 5 are applied to Segment 12*											
2	6	Ave P - west of Ave D	Ave D	Clay Whaley	City	2030	$ 10,896,716	$ 9,876,077	$ 1,020,639	90.6%	9.4%
11	4	Ave G (within EDI6 subdivision)	Gator Bay Slough	WPA Canal	City	2035	$ 10,634,175	$ 9,638,127	$ 996,048	90.6%	9.4%
5	5	Ave N	Cross Priarie Pkwy	Turnpike	City	2025	$ 3,339,074	$ 3,026,320	$ 312,754	90.6%	9.4%
						Sub-Set Total (for Segments 2, 11, & 5 construction)	**$ 24,869,964**	**$ 22,540,525**	**$ 2,329,440**	90.6%	9.4%
12	5	Ave G	WPA Canal	Kissimmee Park Rd	City	2035	$ 6,654,223	$ 5,064,563	$ 1,589,660	76.1%	23.9%
						Sub-Total (for Segment 12 constrruction)	**$ 6,654,223**	**$ 5,064,563**	**$ 1,589,660**	76.11%	23.89%
						ADD: Sub-Set Total (for Segments 2, 11, & 5 construction)			**$ 2,329,440**		
						ADD: Sub-Set Total (for Segments 2, 11, & 5 ROW)			**$ 2,196,756**		
						Net Calculation of Agency Obligation for Segment 12	**$ 6,654,223.25**		**$ 6,115,856**	8.1%	91.9%
						Grand Total	**$ 110,484,642**	**$ 70,589,578**	**$ 39,895,063**	63.89%	36.11%

Sub-Set II: Agency Obligation for Completion of Interim Framework Road*

Credits received for previous construction (City Res. #2024-024R) was reduced by the Baseline Cost. The additional 2-lanes are Utilitmate Cost only, therefore Agency Obligation is 100% of additional 2-Lane buildout up to $4,854,969

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 6,425,160.85
New 4-lane Divided (Ultimate)	$ 11,162,530.09
Baseline 2-lane	$ 5,823,349.52

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500
Ultimate 4-Lane Boulevard	$ 1,500,000
Ultimate 4-Lane PTC	$ 1,812,500

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2022 Update)
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2022)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + ROW + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + ROW + Escalation]
4. Ave G is not required to meet St Cloud code for access points. However, ultimate section is constructed and ROW conveyed as part of subdivision development.
5. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP21-043) no credits provided.
6. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP22-0177) no credits provided.
7. These segments were previously constructed and credited for 2-lanes (per St Cloud res. 2024-024R) in the amount of $1,145,233 for constuction + $278,446 for ROW. The delta calculation shown above is reduced by the credits already recevied for this road segment.
8. Calculation includes only DELTA ROW credits.
9. Existing 130' ROW.
10. Roadway segment numbers 4,6,7,13,15 are skipped.

Exhibit D-1

EXHIBIT D2 - Estimated Construction Costs: Edgewater East Framework Roadway Network

Ultimate Cost Detail

ROADWAY ATTRIBUTES							ULTIMATE CONFIGURATION					
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Constr. Cost	Typical Section	Road Type for Constr. Calc	ROW Width (ft)	ROW Length (Miles)	Constr. Cost + 40% (Design/CEI/Misc.) + Escalation (2)
Sub-Set I: Agency Obligation for Rodway Delta = Ultimate - Baseline												
9	8	Kissimmee Park Rd	East Bella Tara Boundary	Ave G	City	2025	$ -	4-lane Blvd	NEW4	122	0.19	$ -
10	8	Kissimmee Park Rd	Ave G	Cross Prairie	City	2025	$ -	4-lane Blvd	NEW4	122	0.52	$ -
16	-	Blvd D	Ave G	Cross Prairie Parkwa	City	2025	$ 2,842,812	2-lane Ave	NEW2	120	0.44	$ 4,476,888
17	-	Ave G	Blvd D (going south)	Temp Stop	City	2025	$ 1,028,026	2-lane Ave	NEW2	75.5	0.16	$ 1,618,945
14	-	Cross Prairie Parkway	Gator Bay Slough	WPA Canal	County	2030	$ 11,747,152	4-lane CPP	NEW4	130	0.89	$ 22,507,504
14A	-	Cross Prairie Parkway	Fontana Northern Boundary	Gator Bay Slough	County	2030	$ 3,486,880	4-lane CPP	NEW4	130	0.15	$ 6,680,850
1	9	Cross Prairie Parkway	Clay Whaley	Urban Center Southern Boundary	County	2030	$ 8,063,517	4-lane CPP	NEW4	130	0.56	$ 15,449,671
3A	-	Clay Whaley	Ave P	Wagon Ct	City	2025	$ 2,441,561	2-lane Ave	NEW2	100	0.38	$ 3,844,994
18	-	Ave D	Ave P	Nolte	County	2030	$ 5,916,141	4-lane Ave	NEW4	109	0.53	$ 11,335,306
						Sub-Set Total	**$ 35,526,088**				**3.82**	**$ 65,914,158**
Sub-Set II: Agency Obligation for Completion of Interim Framework Road*												
8	7	Cross Prairie Parkway	Ave N	Kissimmee Park Rd	County	2030	$ 2,567,382	4-lane CPP	NEW4	130	0.23	$ 4,919,095
8A	7	Cross Prairie Parkway	WPA Canal	Ave N	County	2030	$ 4,241,761	4-lane CPP	NEW4	130	0.38	$ 8,127,201
						Sub-Set Total	**$ 6,809,143**				**0.61**	**$ 13,046,296**
						LESS: Interim Framework Rd. Construction Credits Received (City Res.#: 2024-024R)						
						Net Agency Obligation for Additional 2-lane Buildout*						
Sub-Set III: Agency Obligation for Segments 2, 11 & 5 are applied to Segment 12*												
2	6	Ave P - west of Ave D	Ave D	Clay Whaley	City	2030	$ 5,687,231	2-lane Ave	NEW2	100	0.89	$ 10,896,716
11	4	Ave G (within ED6 subdivision)	Gator Bay Slough	WPA Canal	City	2035	$ 4,561,864	2-lane Ave	NEW2	100	0.71	$ 10,634,175
5	5	Ave N	Cross Prairie Pkwy	Turnpike	City	2025	$ 2,120,303	2-lane Ave	NEW2	100	0.33	$ 3,339,074
						Sub-Set Total (for Segments 2, 11, & 5 construction)	**$ 12,369,398**				**1.93**	**$ 24,869,964**
12	5	Ave G	WPA Canal	Kissimmee Park Rd	City	2035	$ 2,854,539	2-lane Ave	NEW2	100	0.24	$ 6,654,223
						Sub-Total (for Segment 12 construction)	**$ 2,854,539**				**0.24**	**$ 6,654,223**
						ADD: Sub-Set Total (for Segments 2, 11, & 5 construction)						
						ADD: Sub-Set Total (for Segments 2, 11, & 5 ROW)						
						Net Calculation of Agency Obligation for Segment 12						
						Grand Total	**$ 57,559,169**				**6.59**	**$ 110,484,642**

***Credits received for previous construction (City Res. #2024-024R) was reduced by the Baseline Cost. The additional 2-lanes are Utilitmate Cost only, therefore Agency Obligation is 100% of additional 2-Lane buildout up to $4,854,969.**

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 6,425,160.85
New 4-lane Divided (Ultimate)	$ 11,162,530.09
Baseline 2-lane	$ 5,823,349.52

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500
Ultimate 4-Lane Boulevard	$ 1,500,000
Ultimate 4-Lane PTC	$ 1,812,500

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2022 Update)
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2022)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + ROW + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + ROW + Escalation]
4. Ave G is not required to meet St Cloud code for access points. However, ultimate section is constructed and ROW conveyed as part of subdivision development.
5. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP21-043) no credits provided.
6. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP22-0177) no credits provided.
7. These segments were previously constructed and credited for 2-lanes (per St Cloud res. 2024-024R) in the amount of $1,145,233 for constuction + $278,446 for ROW. The delta calculation shown above is reduced by the credits already received for this road segment.
8. Calculation includes only DELTA ROW credits.
9. Existing 130' ROW.
10. Roadway segment numbers 4,6,7,13,15 are skipped.

Exhibit D-2

EXHIBIT D3 - Estimated Construction Costs: Edgewater East Framework Roadway Network

Baseline Cost Detail

ROADWAY ATTRIBUTES							BASELINE BUILDOUT DATA (Developer Obligation)			
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Costs (Constr.)	ROW Width	ROW Length	Cost + 40% (Design/CEI/Misc.) + Escalation (2)
Sub-Set I: Agency Obligation for Rodway Delta = Ultimate - Baseline										
9	8	Kissimmee Park Rd	East Bella Tara Boundary	Ave G	City	2025	$ -	62	0.19	$ -
10	8	Kissimmee Park Rd	Ave G	Cross Prairie	City	2025	$ -	62	0.52	$ -
16	-	Blvd D	Ave G	Cross Prairie Parkwa	City	2025	$ 2,576,541	62	0.44	$ 4,057,561
17	-	Ave G	Blvd D (going south)	Temp Stop	City	2025	$ 931,736	62	0.16	$ 1,467,307
14	-	Cross Prairie Parkway	Gator Bay Slough	WPA Canal	County	2030	$ 5,957,781	62	0.89	$ 11,415,089
14A	-	Cross Prairie Parkway	Fontana Northern Boundary	Gator Bay Slough	County	2030	$ 1,648,502	62	0.15	$ 3,158,525
1	9	Cross Prairie Parkway	Clay Whaley	Urban Center Southern Boundary	County	2030	$ 4,036,076	62	0.56	$ 7,733,108
3A	-	Clay Whaley	Ave P	Wagon Ct.	City	2025	$ 2,212,873	62	0.38	$ 3,484,853
18	-	Ave D	Ave P	Nolte	County	2030	$ 3,086,375	62	0.53	$ 5,913,485
						Sub-Set Total	**$ 20,449,884**		**3.82**	**$ 37,229,928**
Sub-Set II: Agency Obligation for Completion of Interim Framework Road*										
8	7	Cross Prairie Parkway	Ave N	Kissimmee Park Rd	County	2030	$ 1,339,370	62	0.23	$ 2,566,229
8A	7	Cross Prairie Parkway	WPA Canal	Ave N	County	2030	$ 2,212,873	62	0.38	$ 4,239,857
						Sub-Set Total	**$ 3,552,243**		**0.61**	**$ 6,806,086**
						LESS: Interim Framework Rd. Construction Credits Recevied (City Res.#: 2024-024R)				
						Net Agency Obligation for Additional 2-lane Buildout*				
						Credits received for previous construction (City Res. #2024-024R) was reduced by the Baseline Cost. The additional 2-lanes are Utilitmate Cost only, therefore Agency Obligation is 100% of additional 2-Lane buildout up to $4,854,969				
Sub-Set III: Agency Obligation for Segments 2, 11 & 5 are applied to Segment 12*										
2	6	Ave P - west of Ave D	Ave D	Clay Whaley	City	2030	$ 5,154,538	62	0.89	$ 9,876,077
11	4	Ave G (within ED6 subdivision)	Gator Bay Slough	WPA Canal	City	2035	$ 4,134,578	62	0.71	$ 9,638,127
5	5	Ave N	Cross Priarie Pkwy	Turnpike	City	2025	$ 1,921,705	62	0.33	$ 3,026,320
						Sub-Set Total (for Segments 2, 11, & 5 construction)	**$ 11,210,821**		**1.93**	**$ 22,540,525**
12	5	Ave G	WPA Canal	Kissimmee Park Rd	City	2035	$ 2,172,604	62	0.24	$ 5,064,563
						Sub-Total (for Segment 12 construction)	**$ 2,172,604**		**0.24**	**$ 5,064,563**
						ADD: Sub-Set Total (for Segments 2, 11, & 5 construction)				
						ADD: Sub-Set Total (for Segments 2, 11, & 5 ROW)				
						Net Calculation of Agency Obligation for Segment 12				
						Grand Total	**$ 37,385,563**		**6.59**	**$ 71,641,102**

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 6,425,160.85
New 4-lane Divided (Ultimate)	$ 11,162,530.09
Baseline 2-lane	$ 5,823,349.52

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500
Ultimate 4-Lane Boulevard	$ 1,500,000
Ultimate 4-Lane PTC	$ 1,812,500

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2022 Update)
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2022)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + ROW + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + ROW + Escalation]
4. Ave G is not required to meet St Cloud code for access points. However, ultimate section is constructed and ROW conveyed as part of subdivision development.
5. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP21-043) no credits provided.
6. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP22-0177) no credits provided.
7. These segments were previously constructed and credited for 2-lanes (per St Cloud res. 2024-024R) in the amount of $1,145,233 for constuction + $278,446 for ROW. The delta calculation shown above is reduced by the credits already recevied for this road segment.
8. Calculation includes only DELTA ROW credits.
9. Existing 130' ROW.
10. Roadway segment numbers 4,6,7,13,15 are skipped.

EXHIBIT E - Estimated ROW Costs: Edgewater East Framework Roadway Network

Summary of Ultimate and Baseline Details

ROADWAY ATTRIBUTES							ULTIMATE CONFIGURATION						BASELINE ROW DATA (Developer Obligation)						Ultimate Configuration	Baseline Configuration	Roadway Delta	Cost Allocation	
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Typical Section	ROW Width (ft)	ROW Length (Miles)	ROW Acres	Pond Acres (15% of ROW Area) (10)	ROW + Pond Value = $150,000/ac.	ROW + Pond Ultimate Cost (2)	ROW Width	ROW Length	ROW Acres	Pond Acres (15% of ROW Area) (10)	ROW + Pond Value = $150,000/ac.	ROW + Pond Baseline Cost (2)	ROW + Pond Baseline Cost (2)	ROW + Pond Baseline Cost (2)	Agency Obligation	Developer % Cost Share	Agency % Cost Share
Sub-Set I: Agency Obligation for Rodway Delta = Ultimate - Baseline																								
9	8	Kissimmee Park Rd	East Bella Tara Boundary	Ave G	City	2025	4-lane Blvd	122	0.19	2.8	0.42	$ 484,673	$ 545,191	62	0.19	1.4	0.21	$ 246,309	$ 277,064	$ 545,191	$ 277,064	$ 268,127	**50.8%**	**49.2%**
10	8	Kissimmee Park Rd	Ave G	Cross Prairie	City	2025	4-lane Blvd	122	0.52	7.6	1.15	$ 1,319,203	$ 1,483,924	62	0.52	3.9	0.58	$ 670,414	$ 754,125	$ 1,483,924	$ 754,125	$ 729,798	**50.8%**	**49.2%**
16	-	Blvd D	Ave G	Cross Prairie Parkway	City	2025	2-lane Ave	120	0.44	6.4	0.97	$ 1,110,147	$ 1,248,765	62	0.44	3.3	0.50	$ 573,576	$ 645,195	$ 1,248,765	$ 645,195	$ 603,570	**51.7%**	**48.3%**
17	-	Ave G	Blvd D (going south)	Temp Stop	City	2025	2-lane Ave	75.5	0.16	1.5	0.22	$ 252,582	$ 284,120	62	0.16	1.2	0.18	$ 207,418	$ 233,317	$ 284,120	$ 233,317	$ 50,803	**82.1%**	**17.9%**
14	-	Cross Prairie Parkway	Gator Bay Slough	WPA Canal	County	2030	4-lane CPP	130	0.89	14.0	2.10	$ 2,419,182	$ 3,310,817	62	0.89	6.7	1.00	$ 1,153,764	$ 1,579,005	$ 3,310,817	$ 1,579,005	$ 1,731,812	**47.7%**	**52.3%**
14A	12	Cross Prairie Parkway	Fontana Northern Boundary	Gator Bay Slough	County	2030	4-lane CPP	130	0.15	2.4	0.35	$ 407,727	$ 558,003	62	0.15	1.1	0.17	$ 194,455	$ 266,124	$ 558,003	$ 266,124	$ 291,878	**47.7%**	**52.3%**
1	9	Cross Prairie Parkway	Clay Whaley	Urban Center Southern	County	2030	4-lane CPP	130	0.00	-	0.00	$ -	$ -	62	0.00	-	0.00	$ -	$ -	$ -	$ -	$ -	**0.0%**	**0.0%**
3A	-	Clay Whaley	Ave P	Wagon Ct.	City	2025	2-lane Ave	100	0.38	4.6	0.69	$ 794,545	$ 893,756	62	0.38	2.9	0.43	$ 492,618	$ 554,128	$ 893,756	$ 554,128	$ 339,627	**62.0%**	**38.0%**
18	-	Ave D	Ave P	Nolte	County	2030	4-lane Ave	109	0.53	7.0	1.05	$ 1,207,918	$ 1,653,119	62	0.53	4.0	0.60	$ 687,073	$ 940,306	$ 1,653,119	$ 940,306	$ 712,813	**56.9%**	**43.1%**
						Sub-Set Total				**46.35**	**6.95**	**$ 7,995,977**	**$ 9,977,695**			**24.50**	**3.67**	**$ 4,225,627**	**$ 5,249,266**	**$ 9,977,695**	**$ 5,249,266**	**$ 4,728,428**	**52.6%**	**47.4%**
Sub-Set II: Agency Obligation for Completion of Interim Framework Road																								
8	7	Cross Prairie Parkway	Ave N	Kissimmee Park	County	2030	4-lane CPP	130	0.23	-	-	$ -	$ -	62	0.23	-	-	$ -	$ -	$ -	$ -	$ -	**0.0%**	**0.0%**
8A	7	Cross Prairie Parkway	WPA Canal	Ave N	County	2030	4-lane CPP	130	0.38	-	-	$ -	$ -	62	0.38	-	-	$ -	$ -	$ -	$ -	$ -	**0.0%**	**0.0%**
						Sub-Set Total				**-**	**-**	**$ -**	**$ -**			**-**	**-**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**0.0%**	**0.0%**
Sub-Set III: Agency Obligation for Segments 2, 11 & 5 are applied to Segment 12"																								
2	6	Ave P - west of Ave D	Ave D	Clay Whaley	City	2030	2-lane Ave	100	0.89	10.7	1.61	$ 1,850,758	$ 2,532,904	62	0.89	6.7	1.00	$ 1,147,476	$ 1,570,401	$ 2,532,904	$ 1,570,401	$ 962,504	**62.0%**	**38.0%**
11	4	Ave G (within ED6 subdivision)	Gator Bay Slough	WPA Canal	City	2035	2-lane Ave	100	0.71	8.6	1.29	$ 1,484,545	$ 2,471,877	62	0.71	5.3	0.80	$ 920,418	$ 1,532,564	$ 2,471,877	$ 1,532,564	$ 939,313	**62.0%**	**38.0%**
5	5	Ave N	Cross Prairie Pkwy	Turnpike	City	2025	2-lane Ave	100	0.33	4.0	0.60	$ 690,000	$ 776,156	62	0.33	2.5	0.37	$ 427,800	$ 481,217	$ 776,156	$ 481,217	$ 294,939	**62.0%**	**38.0%**
						Sub-Set Total (for Segments 2, 11, & 5 ROW)				**23.34**	**3.50**	**$ 4,025,314**	**$ 5,780,938**			**14.47**	**2.17**	**$ 2,495,694**	**$ 3,584,181**	**$ 5,780,938**	**$ 3,584,181**	**$ 2,196,756**	**62.0%**	**38.0%**
12	5	Ave G	WPA Canal	Kissimmee Park	City	2035	2-lane Ave	100	0.24	2.9	0.44	$ 501,818	$ 835,564	62	0.24	1.8	0.27	$ 311,127	$ 518,050	$ 835,564	$ 518,050	$ 317,514	**62.0%**	**38.0%**
						Sub-Total (for Segment 12 ROW)				**2.91**	**0.44**	**$ 501,818**	**$ 835,564**			**1.80**	**0.27**	**$ 311,127**	**$ 518,050**	**$ 835,564**	**$ 518,050**	**$ 317,514**	**62.0%**	**38.0%**
						Agency Obligation for Segments 2, 11, & 5 ROW															**applied to Segment 12 Construction Calc**			
						Sub-Set Total																**$ 317,514**		
						Grand Total				**72.60**	**10.89**	**$ 12,523,109**	**$ 16,594,196**			**40.77**	**6.12**	**$ 7,032,449**	**$ 9,351,497**	**$ 16,594,196**	**$ 11,548,254**	**$ 5,045,943**	**69.6%**	**30.4%**

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 6,425,160.85
New 4-lane Divided (Ultimate)	$ 11,162,530.09
Baseline 2-lane	$ 5,823,349.52

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500
Ultimate 4-Lane Boulevard	$ 1,500,000
Ultimate 4-Lane PTC	$ 1,812,500

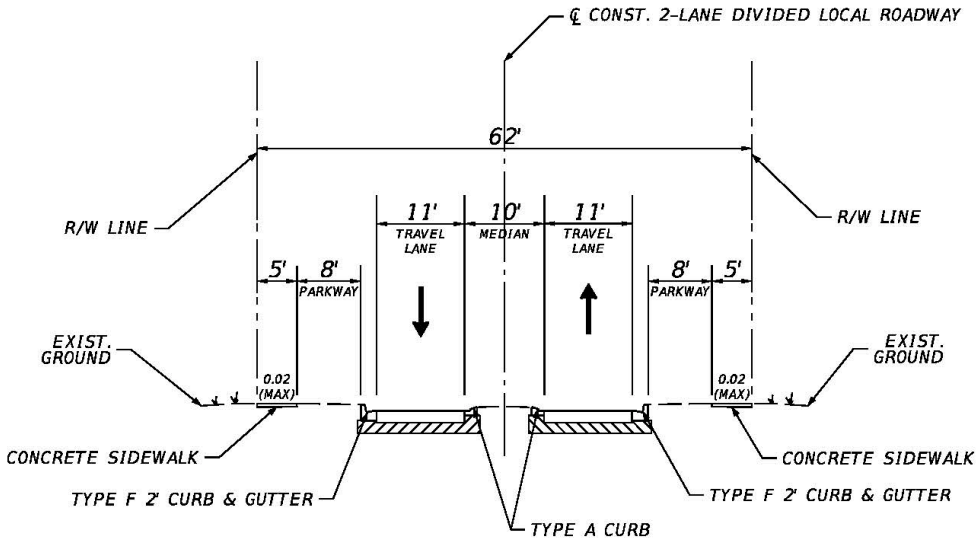
Notes:

1. Unit costs were developed based on FDOT Long Range Estimates (October 2022 Update)
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2022)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + ROW + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + ROW + Escalation]
4. Ave G is not required to meet St Cloud code for access points. However, ultimate section is constructed and ROW conveyed as part of subdivision development.
5. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP21-043) no credits provided.
6. Ultimate section is constructed and ROW conveyed as part of subdivision development (SDP22-0177) no credits provided.
7. These segments were previously constructed and credited for 2-lanes (per St Cloud res. 2024-024R) in the amount of $1,145,233 for constuction + $278,446 for ROW.
   The delta calculation shown above is reduced by the credits already receiving for this road segment.
8. Calculation includes only DELTA ROW credits.
9. Existing 130' ROW.
10. It is difficult to calculate the Pond Area that would be needed for the Baseline condition, therefore it is agreed that the Pond Area is 15% of the ROW Area for both the Ultimate & Baseline conditions.
11. Roadway segment numbers 4,6,7,13,15 are skipped.

Exhibit E

Exhibit F

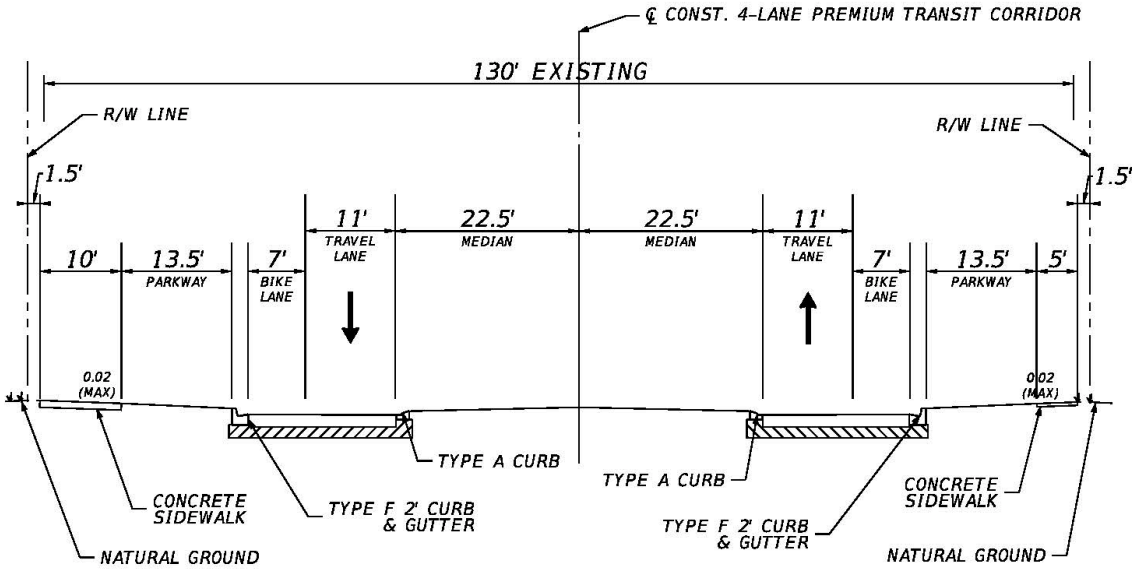
EXHIBIT F - BASELINE TYPICAL SECTION
2-LANE DIVIDED LOCAL ROAD



MAP KEY	ROADWAY
1	CROSS PRAIRIE PARKWAY
18	AVENUE D
2	AVENUE P
3A	CLAY WHALEY ROAD
5	AVENUE N
11	AVENUE G
12	AVENUE G
13	AVENUE G
14	CROSS PRAIRIE PARKWAY
14A	CROSS PRAIRIE PARKWAY
16	BOULEVARD D
17	AVENUE G

EXHIBIT F - BASELINE TYPICAL SECTION*

2-LANE CONSTRUCTED OF 4-LANE PREMIUM TRANSIT CORRIDOR

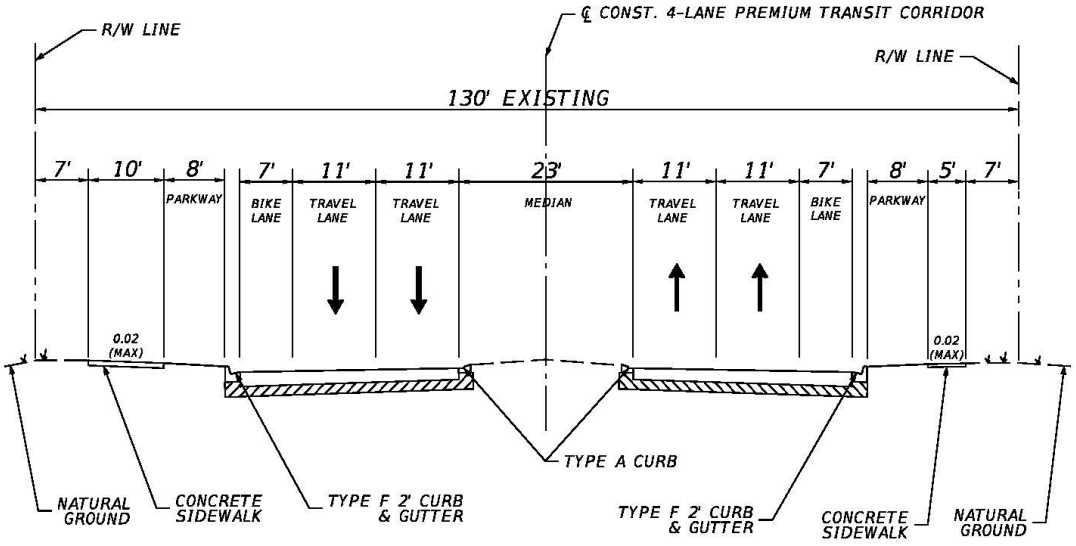


MAP KEY	ROADWAY
8	CROSS PAIRIE PARKWAY
8A	CROSS PAIRIE PARKWAY

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

Exhibit G

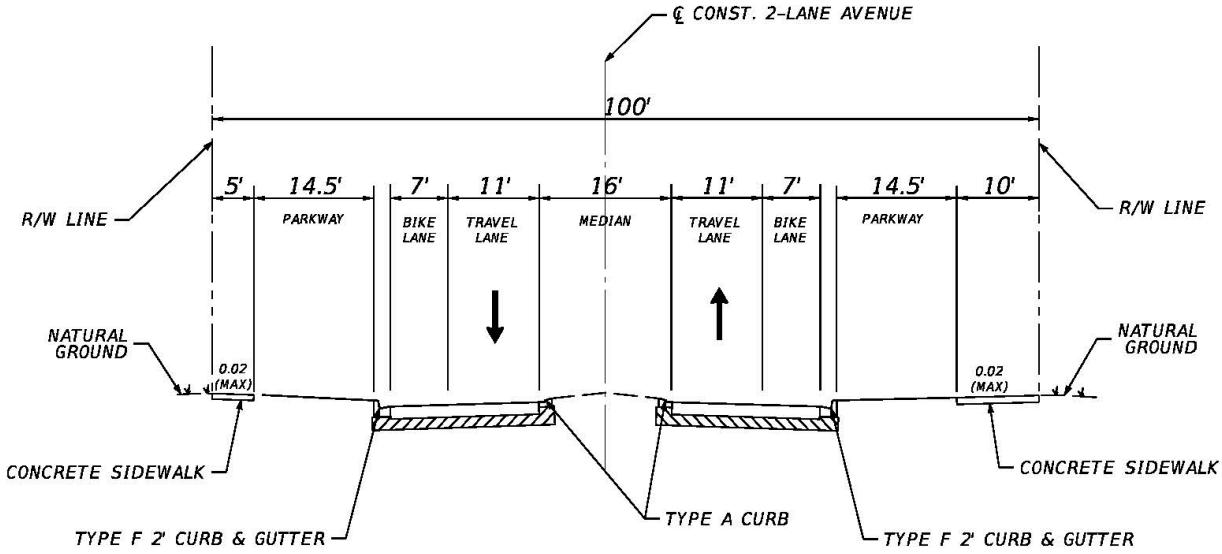
EXHIBIT G - ULTIMATE TYPICAL SECTION
4-LANE PREMIUM TRANSIT CORRIDOR



MAP KEY	ROADWAY	STATUS
1	CROSS PRAIRIE PARKWAY	SDP22-0211 APPROVED

* THE ROADWAY ALIGNMENT AND TYPICAL SECTION WILL BE COORDINATED WITH THE URBAN CENTER DEVELOPER TO ENSURE THE DESIGN OF CROSS PRAIRIE PARKWAY MATCH.

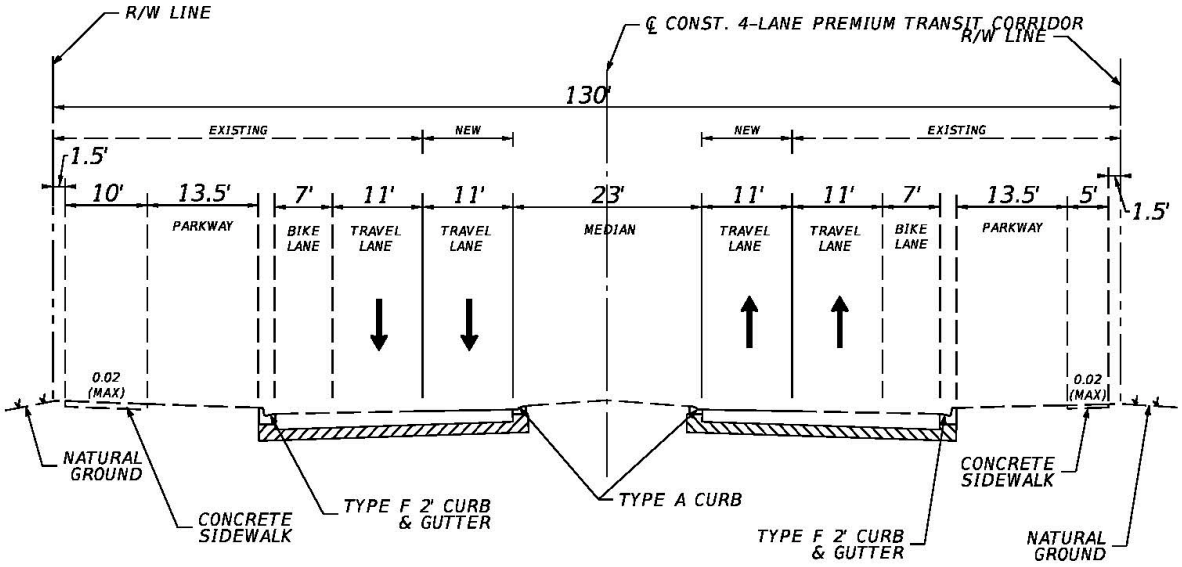
EXHIBIT G - ULTIMATE TYPICAL SECTION*
2-LANE DIVIDED



MAP KEY	ROADWAY	STATUS
2	AVENUE P	SDP22-0177 APPROVED IN SUBDIVISION PLANS
3A	CLAY WHALEY ROAD	SDP21-0157 APPROVED & CONSTRUCTED
5	AVENUE N	SDP21-043 APPROVED IN SUBDIVISION PLANS
11	AVENUE G	SUB23-00009 APPROVED IN SUBDIVISION PLANS
12	AVENUE G	FUTURE
13	AVENUE G	FUTURE

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

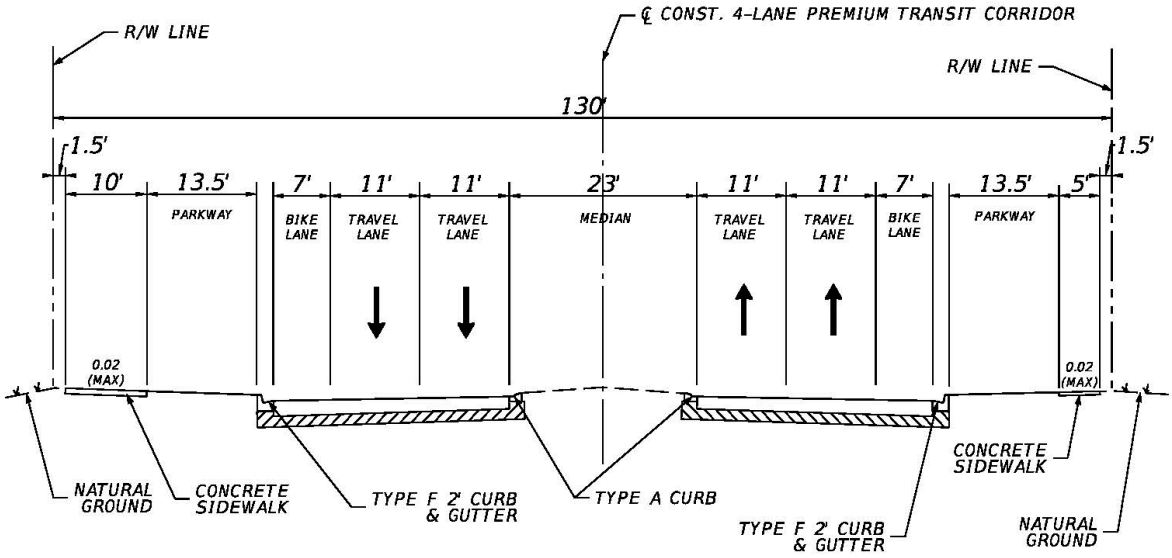
EXHIBIT G - ULTIMATE TYPICAL SECTION*
4-LANE PREMIUM TRANSIT CORRIDOR



MAP KEY	ROADWAY	STATUS
8A	CROSS PRAIRIE PARKWAY	FUTURE-ADD 2-LANES TO EXISTING
8	CROSS PRAIRIE PARKWAY	FUTURE-ADD 2-LANES TO EXISTING

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

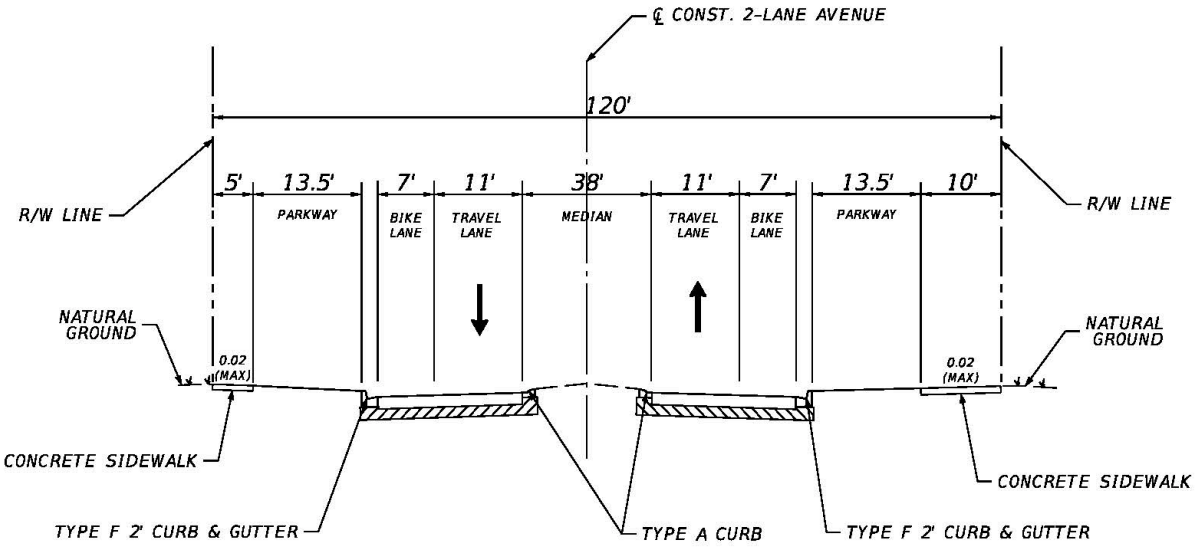
EXHIBIT G - ULTIMATE TYPICAL SECTION*
4-LANE PREMIUM TRANSIT CORRIDOR



MAP KEY	ROADWAY	STATUS
14	CROSS PRAIRIE PARKWAY	SDP22-0029 APPROVED & CONSTRUCTED SDP23-0143 APPROVED
14A	CROSS PRAIRIE PARKWAY	FUTURE

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

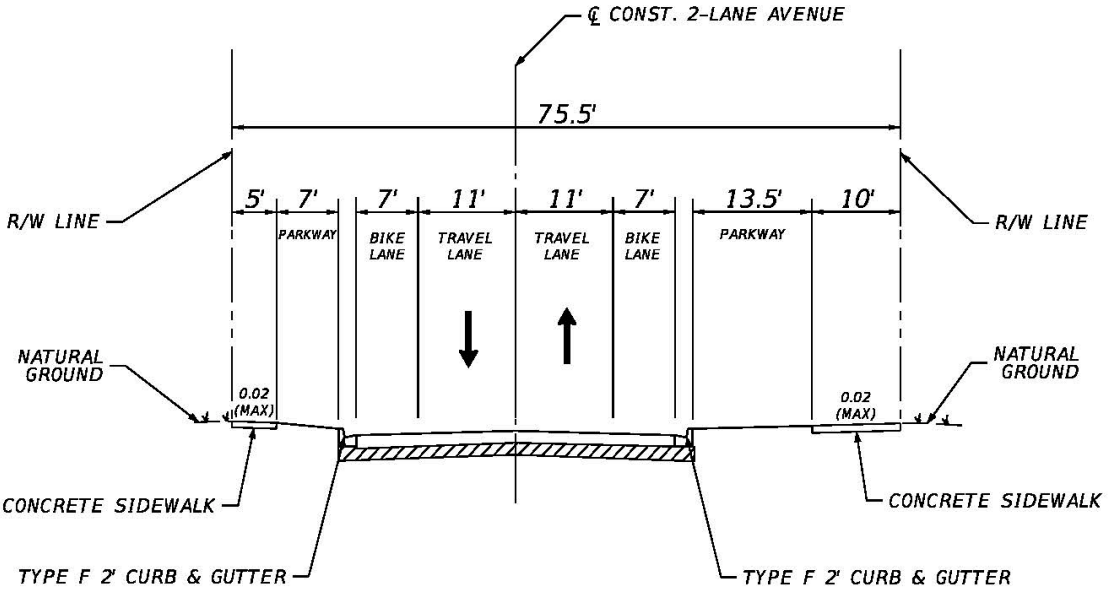
EXHIBIT G- ULTIMATE TYPICAL SECTION*
2-LANE DIVIDED W/ROOM FOR 2 ADDITIONAL LANES



MAP KEY	ROADWAY	STATUS
16	BOULEVARD D	SDP21-0183 APPROVED & CONSTRUCTED

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

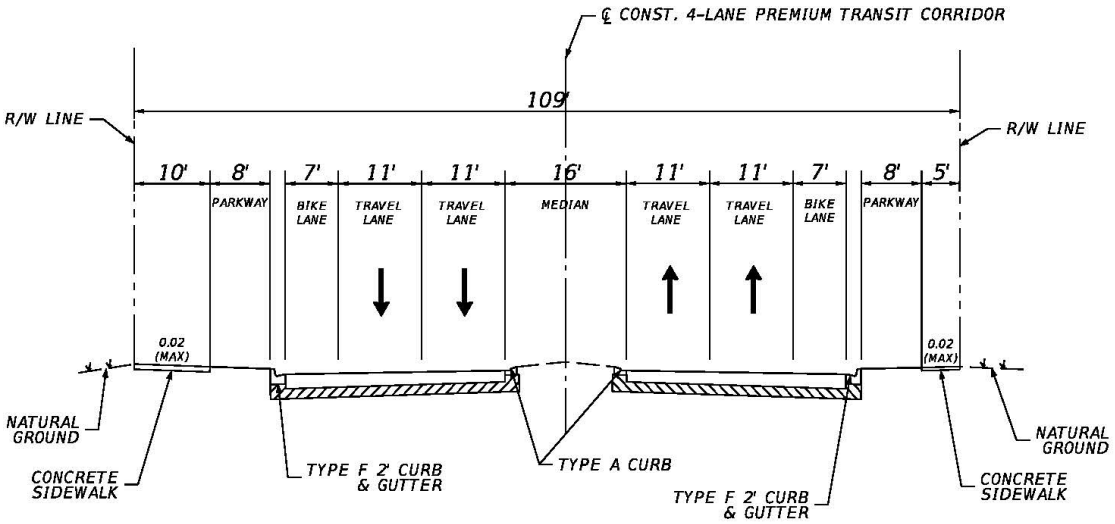
EXHIBIT G - ULTIMATE TYPICAL SECTION*
2-LANE UNDIVIDED



MAP KEY	ROADWAY	STATUS
17	AVENUE G	SDP21-0163 APPROVED & CONSTRUCTED

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

EXHIBIT G – ULTIMATE TYPICAL SECTION*
4-LANE DIVIDED



MAP KEY	ROADWAY	STATUS
18	AVENUE D	FUTURE

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

Exhibit H
Temporary Construction Easement form

Upon recording, this instrument should be returned to: [Insert Contact Info]	

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT ("**Easement Agreement**") is made and entered into to be effective the ___ day of [ ], 202[ ] (the "**Effective Date**"), by and between:

[EW Property Holdings], a Delaware limited liability company, whose address is 401 E. Las Olas Boulevard, Suite 1870, Ft. Lauderdale, Florida 33301 ("**Landowner**" or "**Grantor**"); and

[Applicable Entity], [ ], and located in Osceola County, Florida ("**[ ]**" or "**Grantee,**" and together with the Grantor, the "**Parties**").

RECITALS

WHEREAS, the Grantee [insert appropriate governmental entity authorization], and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the Grantee to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities, and basic infrastructure and other infrastructure improvements within or without the boundaries of the [City/County]; and

WHEREAS, the Grantor is the owner in fee simple of certain real property located in Osceola County, Florida, lying within the boundaries of the [City/County], including those certain parcels more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Easement Area**"); and

WHEREAS, Grantee has requested that Grantor grant to Grantee a temporary construction, access and maintenance easement over the Easement Area for constructing the [insert applicable description of improvements] in conformance with [construction plan name and application/permit number] (collectively, the "**Improvements**"), and the Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. EASEMENT; AUTOMATIC TERMINATION[1]. The Grantor hereby grants to Grantee a temporary easement over, upon, under, through, and across the Easement Area for ingress and egress and for the construction, installation, maintenance, repair and replacement of the Improvements ("**Easement**"). Grantee shall use all due care to protect the Easement Area and adjoining property from damage resulting from Grantee's use of the Easement Area. The Easement shall terminate automatically, without the recording of any additional instrument, with respect to any lands comprising a portion of the Easement Area which are (1) platted as residential lots, (2) conveyed to a local, state or federal government, or agency, or (3) conveyed to a public or private utility. Notwithstanding the foregoing, Grantor and Grantee hereby agree to execute and record any documents necessary to evidence to termination of this Easement if so requested.

3. DAMAGE. In the event that Grantee, its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives cause damage to the Easement Area or to adjacent property or improvements in the exercise of the easement rights granted herein, Grantee, at Grantee's sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the condition and grade existing immediately prior to such damage, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures or improvements of any kind.

4. INSURANCE[2]. Grantee shall carry insurance complying with the provisions of **Exhibit B-1** attached hereto. Grantee shall contractually require all contractors, sub-contractors, employees or materialmen performing work for Grantee on the Easement Area shall at all times maintain insurance at least in the amounts and with the requirements set forth in **Exhibit B-2** attached hereto.

Grantee shall contractually require any contractors, sub-contractors, employees or materialmen to provide the Grantee with a certificate or certificates of insurance evidencing compliance with the requirements of **Exhibit B-2**. Grantee shall provide an insurance certificate evidencing compliance with this section to the Grantor prior to the commencement of any performance of any work by any applicable contractors, sub-contractors, employees or materialmen in the Easement Area.

5. INDEMNITY. To the extent permitted by law, but without waiving any sovereign immunity protection or other limits on liability afforded to the Grantee by law, Grantee shall, and shall contractually cause Grantee's contractors, sub-contractors, and employees (which contractual indemnity obligation shall, as to such contractors, sub-contractors, and employees, not be limited by sovereign immunity) to indemnify and hold harmless Grantor, and its direct and

[1] NTD: To be updated as applicable.
[2] NTD: This section and applicable exhibits are subject to updates based on review by Grantor's insurance consultant.

indirect members, affiliates, agents, employees, staff, contractors, subcontractors, officers, directors, and representatives and their respective successors and assigns (together, "**Indemnitees**"), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys' fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees which arise out of any of the activities referred to under the terms of this Easement Agreement or use of the Easement Area by Grantee, its successors, assigns, agents, employees, contractors (including but not limited to Grantee's contractors and sub-contractors), officers, invitees, or representatives, including but not limited to loss of life, injury to persons or damage to, or destruction or theft of, property.

SOVEREIGN IMMUNITY. Grantor agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of Grantee's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other applicable law.

LIENS. Grantee shall not permit (and shall cause to be cured and removed from Grantor's title within thirty (30) days) any construction or mechanic's lien or encumbrance against the Easement Area or other Grantor property in connection with the exercise of its rights hereunder.

EXERCISE OF RIGHTS. The rights and Easement created by this Easement Agreement are subject to the following provisions:

Grantee shall install the Improvements in a sound, professional manner and shall have sole responsibility for obtaining any necessary permits and other regulatory approvals for the Improvements installation. Any rights granted hereunder shall be exercised by Grantee only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereof. Grantee and its contractors (including, but not limited to subcontractors, employees and materialmen) shall not discharge, or permit the discharge, into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, petroleum products, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

Grantor makes no representation that the Easement Area is suitable for installation of the Improvements. Grantee acknowledges that there are or may be existing facilities located within the Easement Area. Grantee shall not interfere with the day-to-day operation of all existing facilities in the Easement Area.

Nothing herein shall be construed to limit in any way Grantor's rights to (i) construct and maintain in the Easement Area any structures or other improvements that do not materially interfere with the use or enjoyment of the Easement granted herein for the purposes for which they are created as contemplated herein, or (ii) to use the Easement Area, or allow the use of the Easement Area by others, in common with Grantee, its successors and assigns.

DEFAULT. A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event,

consequential, incidental, special or punitive damages. Each of the Parties hereto shall give the other party written notice of any defaults hereunder and shall allow the defaulting party not less than fifteen (15) days from the date of receipt of such notice to cure monetary defaults and thirty (30) days to cure other defaults; provided, however, if any non-monetary default cannot reasonably cured within thirty (30) days, then such cure period shall be extended so long as the defaulting party has commenced to cure within thirty (30) days and diligently proceeds to complete such cure.

ENFORCEMENT. In the event that the Grantor or Grantee seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

NOTICES. All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, overnight delivery service, or e-mail to the parties, as follows:

A.	**If to Grantee:**	[ ]
	With a copy to:	[•]
B.	**If to Landowner:**	[EW Property Holdings, LLC] 401 E. Las Olas Boulevard, Suite 1870 Ft. Lauderdale, Florida 33301 Attn: Noah Breakstone E-Mail: nbreakstone@btipartners.com
	With a copy to:	EW Property Holdings, LLC [ ]
	And with a copy to:	Morris, Manning& Martin, LP 1333 New Hampshire Street, NW, Sutie 800 Washington, C.C. 20036 Attn: Elizabeth A Karmin Email: bkarmin@mmmlaw.com

Except as otherwise provided herein, any Notice shall be deemed received upon actual delivery at the address set forth herein. Notices sent by email shall be deemed given when sent without receipt of any bounceback error message. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change

in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

THIRD PARTIES. This Easement Agreement is solely for the benefit of the Grantor and Grantee, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement, expressed or implied, is intended or shall be construed to confer upon any person, corporation, or entity other than the Grantor and Grantee any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions of this Easement Agreement. The Grantor shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the Grantor's right to protect its rights from interference by a third party.

ASSIGNMENT. Neither of the Parties hereto may assign, transfer, or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other party. Any purported assignment, transfer, or license by one of the Parties absent the written consent of the other party shall be void ab initio and unenforceable.

NO DEDICATION. Nothing contained in this Easement Agreement shall in any way be construed as a dedication of any portion of the Easement Area for public use, and all of the easements herein created are private and do not constitute grants for public use.

CONTROLLING LAW; VENUE. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Osceola County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Easement Agreement.

PUBLIC RECORDS. All documents of any kind provided in connection with this Easement Agreement are public records and are treated as such in accordance with Florida law.

SEVERABILITY. The invalidity or unenforceability of any one or more provisions or part of a provision of this Easement Agreement shall not affect the validity or enforceability of the remaining provisions of this Easement Agreement or any part of this Easement Agreement not held to be invalid or unenforceable.

BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, transferees, and/or licensees.

AUTHORIZATION. The execution of this Easement Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both the Grantor and Grantee.

ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

EXCULPATION. No direct or indirect member, partner, shareholder, manager, trustee, trust beneficiary, director, officer, manager, or employee of any party hereto shall have any liability under this Agreement.

COUNTERPARTS. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same agreement. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor and Grantee have caused this Easement Agreement to be executed, to be effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

[INSERT ENTITY]
[ ]

_____
Print Name:_____

By:_____
Chairperson/Vice Chairperson

_____
Print Name:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____ 202[ ], by the Chairperson/Vice Chairperson of the [ ], a [ ]. He is personally known to me or has produced _____ as identification.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

{Notary Seal}

Signed, sealed and delivered in the presence of:

_____
Print Name_____

_____
Print Name:_____

[ ], a Delaware limited liability company,

By: _____
Name: _____
Title: _____

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 [ ], who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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 [ ], who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Legal Description

EXHIBIT B-1
GRANTEE'S INSURANCE REQUIREMENTS

1. Grantee shall obtain and maintain the following insurance: (a) Commercial General Liability Insurance written on an occurrence form no less broad than the most recently filed edition of the CG 00 01 occurrence policy form, as published by the Insurance Services Office (ISO), providing coverage for any liability arising out of the services, including coverage for bodily injury, property damage, personal injury, advertising injury, premises/operations hazard, and contractual liability, with limits of not less than $1,000,000 per occurrence, and $1,000,000 personal and advertising injury, and $1,000,000 product-completed operations aggregate which shall be maintained for the greater period under which a claim may be properly asserted under the applicable statute of limitations or repose. Such policy must include a separation of insureds clause without any limitation or exclusion related to cross-liability. Such policy must not contain any classification limitation endorsement which limits or excludes coverage applicable to the services or project construction type contemplated by the Agreement. The required limits may be achieved via a combination of primary, umbrella and/or excess liability policies provided that such umbrella and/or excess liability policies provide coverage no more restrictive than the underlying insurance; (b) to the extent the Grantee has employees, workers' compensation insurance with statutory limits, including employers' liability insurance with minimum liability limits of $1,000,000 bodily injury (each accident), $1,000,000 bodily injury by disease (each employee), and $1,000,000 bodily injury by disease (policy limit); and (c) to the extent the Grantee utilizes owned, non-owned, and hired automobiles, automobile liability insurance covering any auto (including, as applicable, owned, non-owned and hired) in an amount of not less than $1,000,000 combined single limit per accident.

2. Additional Insurance Requirements. Grantee shall cause its insurance to comply with the following additional insurance requirements.

(a) Prior to the performance of any work or services in connection with the Agreement, Grantee will file with Grantor certificates of insurance and Grantor requested endorsements, if applicable, showing the required insurance to be in force. Certificates of insurance alone, without the requisite endorsements, are not acceptable to satisfy the provisions of the required insurance. In no event will any acceptance of certificates of insurance and endorsements by Grantor, or failure of Grantee to provide certificates of insurance and endorsements, be construed as a waiver of or estoppel to assert Grantee's obligations to procure and maintain the insurance coverages in accordance with the insurance requirements set forth herein. Prior to the renewal or expiration of any required insurance, Grantee shall provide Grantor with evidence of renewal insurance in form as acceptable to Grantor.

(b) Within ten (10) days of Grantor's written request, Grantee shall furnish to Grantor copies of the required insurance policies and endorsements to the extent the same are available.

(c) All insurance required herein this Exhibit B-1 shall: (i) include at least thirty (30) days' notice of cancellation (ten (10) days if cancellation is due to non-payment of premium) to Grantor; and (ii) contain deductibles not greater than $10,000 absent written approval from Grantor, and Grantee shall be solely responsible for any deductible and or self-insured retention payments; (iii) by a company or companies licensed to do business in the State of Florida and satisfactory to Grantor; and (iv) provide that defense costs shall be outside the policy coverage limits. Grantee's failure to maintain the insurance required herein may, at the election of Grantor in its sole discretion, be deemed a material breach of the Agreement.

EXHIBIT B-2

CONTRACTOR, SUBCONTRACTOR, CONSULTANT, MATERIALMEN AND VENDOR INSURANCE REQUIREMENTS

Prior to the commencement or performance of any work or services related to the Project, Grantee shall cause each contractor, consultant, materialman and vendor (as used herein, each is a "Contractor") to procure and maintain throughout the term and thereafter as required herein, at their sole cost and expense, the insurance specified in this Exhibit B-2.

A. Additional Insureds. The following (collectively, the "**Additional Insureds**") must be included as additional insureds under Contractor's applicable insurance policies, on a primary and noncontributory basis: [ ], EW Property Holdings, LLC, [ ], and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, agents, subcontractors and employees.

B. Required Coverages. Contractor shall maintain the following minimum insurance with respect to the work or services performed without interruption from the date of this Agreement through Final Completion, at any time thereafter when Contractor enters the worksite to perform corrective Work, and during any additional periods specified in this Agreement:

Commercial general liability insurance on the most recently filed ISO CG 00 01 form that, without limitation:

a. has limits of not less than the greater of (A) $1,000,000 each occurrence, $2,000,000 general aggregate (per-project), and $2,000,000 products-completed operations aggregate;
b. provides coverage for claims arising out of or resulting from operations under the applicable agreement and for which the insured may be legally liable, including (A) damages because of bodily injury, sickness or disease, including occupational sickness or disease, and coverage for death and mental anguish, (B) personal and advertising injury, (C) damages because of physical damage to or destruction of tangible property, including the loss of use of such property, (D) bodily injury or property damage arising out of completed operations, and (E) Contractor's indemnity obligations under any applicable agreement;
c. does not exclude or restrict coverage with respect to the following: (A) claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim; (B) claims for property damage to the work arising out of the products-completed operations hazard where the damaged work or the work out of which the damage arises was performed by a subcontractor; (C) claims for bodily injury other than to employees of the insured; (D) claims for indemnity under the applicable agreement arising out of injury to employees of the insured; (E) claims or loss excluded under a prior work endorsement or other similar exclusionary language; (F) claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language; or (G) claims that apply to the type or nature of the work being performed (*e.g.*, if the work involves earth subsidence or movement, there must be no exclusion for these hazards, and if the work involves explosion, collapse or underground hazards, there must be no exclusion for these hazards);

d. includes the Additional Insureds as additional insureds via an ISO 20 10 11 85 endorsement if available, and otherwise via one or more endorsements (*e.g.*, a combination of CG 20 10 and CG 20 37) that provides coverage for both ongoing and completed operations, does not limit coverage to vicarious liability, and is otherwise reasonably acceptable to the Grantee; and
e. applies as primary and non-contributory insurance with respect to any other insurance or self-insurance program available to the Additional Insureds, provides coverage to the Additional Insureds at least as broad as that available to the named insureds, and does not include terms that make the coverage afforded to an Additional Insured excess to other insurance on which such party is also an additional insured.

Contractor shall maintain its products-completed operations coverage for the greater of three years after final completion of the work or the time during which a claim arising out of the work may be properly asserted under the applicable statute of limitations or repose (such applicable period, the "Repose Period"), and shall include the Additional Insureds as additional insureds during this period, on a primary and non-contributory basis.

Automobile liability insurance, covering vehicles owned by Contractor and non-owned vehicles used by Contractor or anyone for whose acts Contractor is responsible, with a combined single limit of not less than $1,000,000 per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage. Contractor shall cause the Additional Insureds to be included as additional insureds under this policy on a primary and non-contributory basis. If the work will involve hauling or transporting waste materials, hazardous material, hazardous substances or any other environmentally regulated substances that require a regulated manifest, Contractor shall also obtain CA-9948 and MCS-90 endorsements.

Workers compensation and employers liability insurance for all persons that perform work for Contractor or anyone for whose conduct Contractor is responsible. The workers' compensation insurance must fulfill applicable statutory requirements. The employers liability insurance must have limits of not less than $500,000 each employee – each accident, $500,000 each employee – each disease, and $500,000 policy limit.

Commercial excess or umbrella liability insurance with respect to Contractor's CGL, automobile, and employers liability insurance, with limits of no less than (1) for subcontractors, vendors and materialmen, $2,000,000 per occurrence and in the annual aggregate, and (2) for general contractors, $5,000,000 per occurrence and in the annual aggregate. This insurance must be at least as broad as the underlying coverages, must be maintained for the Repose Period, must (with respect to Contractor's CGL and automobile insurance) include the Additional Insureds as additional insureds on a primary and non-contributory basis until the end of the Repose Period, and must include a waiver of subrogation. The excess policy must not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers. Notwithstanding the specified minimum limits for primary CGL, automobile, and employers liability insurance and the separate specified minimum limit for commercial excess or umbrella liability insurance, in each case this provision is to be construed as requiring only the combined primary and excess/umbrella minimum limit and that combined minimum limit may be achieved with any combination of primary and excess or umbrella insurance.

Professional liability insurance, if the work includes any professional services, with limits of not less than $1,000,000 each claim and $1,000,000 annual aggregate. This insurance, if required, must be

retroactive to the date of the commencement of the professional services and must be maintained for at least three years after final completion or the earlier termination of the applicable agreement.

Contractors' pollution liability insurance (or "contractor's pollution indemnity insurance") covering losses caused by pollution conditions that arise from the work, with limits of not less than $1,000,000 per loss and in the aggregate. This insurance (i) must be retroactive to the date of the commencement of the work, if it is written on a claims-made basis, (ii) must be maintained, or an extended reporting period must be exercised, until the end of the Repose Period, and (iii) must include the Additional Insureds as additional insureds on a primary and non-contributory basis, until the end of the Repose Period.

C. Insurance Requirements. Required Insurance must, unless otherwise agreed in writing, be issued by reputable insurance carriers authorized to transact that class of insurance in the State(s) in which the work is performed, having an A.M. Best rating of at least A- VIII. The cost of the Required Insurance (including deductibles and self-insured retentions related to claims arising out of the Work), as well as the cost of any other insurance carried by Contractor with respect to the work, will be borne solely by Contractor, and Contractor shall reimburse Grantee for amounts paid by Grantee or other Additional Insureds due to deductibles or self-insured retentions with respect to Required Insurance. Contractor shall require the issuers of Required Insurance to waive subrogation rights with respect to the Additional Insureds, and Contractor hereby waives all rights against the Additional Insureds and others for damage occurring on or after the date on which the applicable agreement is executed to the extent that damage (a) is covered by Required Insurance or any other insurance maintained by Contractor, (b) is attributable to any deductible or self-insured retention relating to insurance maintained by Contractor, or (c) arises out of the sole negligence of any Contractor-group members. Contractor shall ensure that Required Insurance policies (with the exception of any professional liability policies) do not include defense costs within the limits of liability, and do not include a deductible or self-insured retention in excess of $10,000 (or $50,000 for professional liability) except with prior written approval.

D. Evidence of Insurance. Contractor shall provide to Grantee a certificate of insurance on ACORD Form 25 evidencing the Required Insurance, and if requested, the required additional insured, waiver of subrogation, notice of cancellation, and primary and non-contributory endorsements, at the following times: (a) prior to commencement of the work; (b) upon renewal or replacement of each required policy of insurance; and (c) upon Grantee's written request. Contractor shall require Required Insurance policies to provide Grantee with at least 30 days' written notice of cancellation (or 10 days' written notice if cancellation is due to non-payment of premium), and in any event shall ensure that Grantee is notified before the cancellation or non-renewal of any Required Insurance. Contractor shall cause its certificates of insurance to disclose any deductible or self-insured retention applicable to any of its Required Insurance policies, and shall provide certified copies of Required Insurance policies if requested. Grantee's failure to require Contractor to provide evidence of Required Insurance, or Owner's acceptance of evidence that indicates insurance that fails to satisfy any requirements herein, will not constitute a waiver of these requirements.

E. Minimum Limits. Any insurance limits required of contractors, consultants, or vendors herein are minimum limits only and shall not restrict the liability imposed on such party for work or services performed in connection with the Project. Grantee shall have a written agreement with all contractors, consultants and vendors and such agreement shall set forth insurance requirements that meet or exceed those specified herein. Grantee shall require within the written agreement that the minimum limits of insurance required of contractor, consultant or vendor be equal to the greater of: (i) those required in this Schedule B-2; (ii) those indicated on the declaration page of the pertinent policy; or (iii) those as required by law. Notwithstanding anything to the contrary herein, provided that a contractor, consultant or vendor: (x) is not performing any structural construction work; and (y) is engaged for a contract with a value of $50,000 or less; Grantee may approve insurance limits less than those required herein (but no less than $1

million in commercial general liability insurance); provided that such approved limits are no less than those customarily required of vendors performing a similar scope of work or services. Grantee must obtain indemnification and hold harmless provisions in favor of Grantor and Grantee. Grantee must obtain defense provisions in favor of Grantor and Grantee except for professional liability.

Exhibit I
Deed form

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made as of the ____ day of _____, 20__, by _____, a Delaware limited liability company, whose address is _____ ("**Grantor**"), to _____, a _____ limited liability company, whose address is _____ ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

W I T N E S S E T H :

THAT, for and in consideration of the sum of TEN AND 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Osceola County, State of Florida, and legally described in **Exhibit "A"**[3] attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year _____, and subsequent years, which are not yet due and payable, and all easements, rights of way, encumbrances, liens, covenants, conditions, obligations and liabilities as may appear of record, provided, that this reference shall not serve to reimpose the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

[SIGNATURE PAGE TO FOLLOW]

[3] Legal description to be inserted.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____
, a Delaware limited liability company

By:_____
Print Name:_____

By:_____
Print Name:_____

By:_____
Name:
Title:

By:_____
Print Name:_____

By:_____
Print Name:_____

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 _____, by _____, as _____ of _____, a Delaware limited liability company on behalf of said company, who personally appeared before me and is [___] personally known to me or [___] has produced _____ as identification.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:_____

STATE OF _____
COUNTY OF_____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, by _____, as

_____ of _____, LLC, a Delaware limited liability company on behalf of said company, who personally appeared before me and is [___] personally known to me or [___] has produced _____ as identification.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:_____

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Exhibit J
Drainage Easement form

This instrument prepared by:
Justin C. Vine, Esq.
Morris, Manning & Martin, LLP
3343 Peachtree Rd., NE
1600 Atlanta Financial Center
Atlanta, GA 30326

and return to:
[Insert Title Company/Escrow Agent Address]

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (this "**Agreement**") is made and entered into effective as of [ ] __, 2025, by and between **[Insert Property Owner]**, a Delaware limited liability company, whose address is [ ] ("**Grantor**") and **[Insert Buyer Entity],** a [ ] limited liability company, whose address is [Insert Address] ("**Grantee**").

RECITALS:

A. **WHEREAS**, Grantor owns that certain real property, located in [ ] more particularly described in **Exhibit "A"**, attached hereto and incorporated herein (the "**Grantor Property**").

B. **WHEREAS**, Grantee owns that certain real property, located in [ ], adjacent to the Grantor Property and as more particularly described in **Exhibit "B"**, attached hereto and incorporate herein (the "**Grantee Property**").

C. **WHEREAS**, Grantor has agreed to grant to Grantee, and Grantee has agreed to receive for itself, its successors and assigns, a perpetual, non-exclusive easement over, under, and across that portion of the Grantor Property more particularly described in **Exhibit "C"**, attached hereto and incorporated herein (the "**Easement Area**") for the purposes of access, construction, installation, maintenance, operation, modification, and repair of certain drainage improvements for the benefit of the Grantee Property and adjacent properties, on the terms and conditions set forth in this Agreement.

NOW THEREFORE, IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and of the mutual undertakings of Grantor and Grantee set forth in this Agreement and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged by the parties, the following perpetual grant, agreements, covenants, and restrictions are made:

1. Recitals. The foregoing recitals are true and correct and are incorporated into and form a part of this Agreement.

2. Grant of Drainage Improvements Easement. Grantor does hereby grant, bargain, sell, and convey to Grantee, its successors, assigns, homeowner's associations, agents, employees, contractors, and subcontractors (collectively, the "**Benefited Parties**"), a perpetual, non-exclusive easement over the Easement Area for access, construction, installation, maintenance, operation, modification, and repair of drainage

structures and improvements (collectively, the "**Improvements**"), with the right to (i) convey and discharge stormwater outfall from the Grantee Property over under and across the Easement Area, and (ii) reconstruct, improve, add to, enlarge, change the size of and remove such Improvements with the prior written consent of Grantor (the "**Easement**"), with full right and authority of ingress and egress over, on, upon, and across the Easement Area at all times to carry out the purposes of this Agreement. By acceptance of the benefits of this Easement, Grantee, or its successors and assigns, agrees to perpetually maintain, repair, and replace the Improvements within the Easement Area in a neat and orderly manner to standards no less than are required, from time to time, by applicable governmental authorities.

3. Maintenance of Easement Area. Grantee, or its successors and assigns, shall be responsible, at its sole cost and expense, for operating, maintaining, repairing, and keeping the Improvements located within the Easement Area in good condition. All work performed by the Benefitted Parties on the Easement Area shall be performed in a lien free manner.

4. Insurance.[4] Grantee shall carry insurance complying with the provisions of **Exhibit "D-1"** attached hereto. Grantee shall contractually require all contractors, sub-contractors, employees or materialmen using the any portion of the Easement Area or performing work for Grantee on the Easement Area shall at all times maintain insurance at least in the amounts and with the requirements set forth in **Exhibit "D-2"** attached hereto. Grantee shall contractually require any contractors, sub-contractors, employees or materialmen to provide Grantor with a certificate or certificates of insurance evidencing compliance with the requirements of **Exhibit "D-2"**. Grantee shall provide an insurance certificate evidencing compliance with this section to Grantor prior to the commencement of any performance of any work by any applicable contractors, sub-contractors, employees or materialmen within the Easement Area. All work performed within the Easement Area shall be performed in a lien free manner.

5. Indemnity. Grantee hereby releases and agrees to indemnify, defend, and hold harmless Grantor and its representatives, agents, employees, members, partners, shareholders, directors and officers, owners, and affiliates (collectively, the "**Indemnitees**") from and against any and all losses, damages, costs, expenses (including, without limitation, reasonable attorneys' fees, court costs and litigation expenses), liens, claims, suits and liabilities of any kind or nature, damage to or destruction of property, and death of or injury to any person, caused by, or arising out of or resulting from the use of the Easement within the Easement Area by Grantee pursuant to this Agreement, except Grantee shall not be liable for (a) any loss, liability, cost or expense to the extent arising from or relating to the acts or omissions of Indemnitees, (b) any latent defects within the Easement Area discovered or impacted by Grantee while using the Easement, or (c) the discovery of any pre-existing conditions or Hazardous Substance (as defined below) on or under the Easement Area. The indemnity contained herein shall survive any termination of this Agreement for a period of three years. "**Hazardous Substance"** means any substance or material defined or designated as a hazardous or toxic waste, material or substance, chemical contaminant, or other similar term, deemed to be such by any applicable federal, state or local environmental statute, regulation or ordinance presently in effect.

6. Limitation of Easement. This Easement is given by Grantor to Grantee subject to the following terms, conditions, and limitations: Grantor shall have no obligation to repair, maintain, or replace any Improvements within the Easement Area now or in the future.

7. Land Preservation and Non-Interference. Grantor and Grantee, their successors and assigns, agree not to use the Easement Area for surface use inconsistent with the purposes and uses described herein. Grantor shall utilize the Easement Area in a safe and careful manner as to not disturb or interfere with the

[4] NTD: This Section and the applicable exhibits are subject to updates from Grantor's insurance consultant.

Easement and the Improvements located on the Easement Area or that might otherwise obstruct or hinder Grantee's exercise of its rights and easement granted herein.

8. Not a Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Easement Area to the general public, it being the intention that this Easement shall be strictly limited to and for the purposes herein expressed.

9. Termination. The Easement shall terminate automatically as to any portion of the Easement Area which is dedicated or otherwise conveyed to [ ] or a community development district formed to serve the Property.

10. Estoppel. Each party herein shall, from time to time during the term of this Agreement, upon request of the other party herein, execute, acknowledge, and deliver to the requesting party (or its designee) a statement in writing, certifying (a) that this Agreement is unmodified and in full force and effect if such is the fact (or if there have been any modifications thereof, that the same is in full force as modified and stating the modifications); (b) whether there are any uncured defaults hereunder by such party or, to such party's actual knowledge, by the requesting party; (c) whether any sums are owed by either party herein to the other hereunder; and (d) such other information as may be reasonably required by the requesting party.

11. Governing Law and Venue. This Agreement is governed by the internal laws of the State of Florida. The parties agree that any litigation arising from this Agreement shall be maintained in a court of competent jurisdiction sitting in [ ], Florida.

12. Successors and Assigns. The Easement shall be binding upon and inure to the benefit of the parties specified herein, their respective legal representatives, successors and assigns, and the benefits and burdens hereof shall run with title to the Easement Area in perpetuity.

13. Construction. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

14. Savings Clause. If any provision or portion of this Agreement is for any reason held to be invalid or unenforceable, such invalidity or unenforceability will not affect any other provision or portion of the Agreement, but this Agreement will, in such event, be construed as if such invalid or unenforceable provision or portion had never been contained herein.

15. Execution in Counterparts. The parties may execute this Agreement in multiple counterparts, by e-mail, portable document format (PDF) or electronic signature format, or facsimile, each of which constitutes an original, and all of which, collectively, constitute one agreement.

16. Entire Agreement. This Agreement sets forth the entire understanding between the Grantor and Grantee and shall not be altered, modified, or amended unless such alternation, modification, or amendment is set forth in writing and signed by the party against whom the enforcement of any such alteration, modification, or amendment is sought.

17. Exculpation. No direct or indirect member, partner, shareholder, manager, trustee, trust beneficiary, director, officer, manager, or employee of any Party hereto shall have any personal liability under this Agreement.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the dates set forth below.

GRANTOR:

[ ], a Delaware limited liability company

By:_____
Name:_____
Its: _____

_____
Printed Name:_____

Address: _____
_____

By:_____
Name: _____
Its: _____

_____
Printed Name:_____

Address: _____
_____

[ACKNOWLEDGEMENT FOR GRANTOR ON NEXT PAGE]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this _____ day of March, 2025, before me, the undersigned notary public, personally appeared _____, the person who subscribed to the foregoing instrument, as the _____ (title), of [ ], a Delaware limited liability company, and acknowledged that he/she executed the same on behalf of said company, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this _____ day of March, 2025, before me, the undersigned notary public, personally appeared _____, the person who subscribed to the foregoing instrument, as the _____ (title), of [ ], a Delaware limited liability company, and acknowledged that he/she executed the same on behalf of said company, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:

GRANTEE:

Witnesses:

[ ], a Delaware limited liability company

_____
Printed Name:_____

Address: _____
_____

By:_____
Name:_____
Its: _____

_____
Printed Name:_____

Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, ___ by physical presence or ___ by online notarization, this ____ day of _____, by _____as _____ _____of **[ ],** a Delaware limited liability company on behalf of the company, who is ____ personally known to me or _____ has provided _____ as identification.

_____
Notary Public, State of Florida at Large
Print Name:_____
Commission #_____
My Commission Expires:_____
He/she is: [check one]:
Personally known _____
OR Produced I.D. _____ Type of Identification Produced
_____

Exhibit "A"
Grantor Property

Exhibit "B"
Grantee Property

Exhibit "C"
Easement Area

(See attached)

Exhibit "D-1"

Grantee Insurance Requirements

1. Grantee shall obtain and maintain the following insurance:

(a) Commercial General Liability Insurance written on an occurrence form no less broad than the most recently filed edition of the CG 00 01 occurrence policy form, as published by the Insurance Services Office (ISO), providing coverage for any liability arising out of the services, including coverage for bodily injury, property damage, personal injury, advertising injury, premises/operations hazard, and contractual liability, with limits of not less than $1,000,000 per occurrence, $2,000,000 general aggregate, $1,000,000 personal and advertising injury, and $2,000,000 product-completed operations aggregate. Such policy must include a separation of insureds clause without any limitation or exclusion related to cross-liability. Such policy must not contain any classification limitation endorsement which limits or excludes coverage applicable to the services or project construction type contemplated by the Agreement. The required limits may be achieved via a combination of primary, umbrella and/or excess liability policies provided that such umbrella and/or excess liability policies provide coverage no more restrictive than the underlying insurance;

(b) Workers' compensation insurance with statutory limits, including employers' liability insurance with minimum liability limits of $1,000,000 bodily injury (each accident), $1,000,000 bodily injury by disease (each employee), and $1,000,000 bodily injury by disease (policy limit);

(c) Automobile Liability insurance covering any auto (including owned, if applicable, non-owned and hired) in an amount of not less than $1,000,000 combined single limit per accident; and

(d) Umbrella/excess liability insurance applying on a follow form basis in amounts of not less than $10,000,000 each occurrence and in the annual aggregate. Coverage must be in excess of the Commercial General Liability insurance policies, automobile liability insurance, and employer's liability insurance, concurrent to, and not more restrictive than the underlying insurance policies.

2. Additional Insurance Requirements. Grantee shall comply with the following additional insurance requirements.

(a) Prior to the performance of any work or services in connection with the Agreement, Grantee will deliver to Grantor certificates of insurance and requested endorsements (e.g. additional insured, primary and non-contributory, notice of cancellation, and waiver of subrogation) showing the required insurance to be in force. Certificates of insurance alone, without the requisite endorsements, are not acceptable to satisfy the provisions of the required insurance. In no event will any acceptance of certificates of insurance and endorsements by Grantor, or failure of Grantee, to provide certificates of insurance and endorsements, be construed as a waiver of or estoppel to assert obligations to procure and maintain the insurance coverages in accordance with the insurance requirements set forth herein. Prior to the renewal or expiration of any required insurance, Grantee will deliver to Grantor evidence of renewal.

(b) Within ten (10) days of written request by Grantor, Grantee shall provide copies of the required insurance endorsements to Grantor, to the extent the same are available.

(c) All insurance required in this Exhibit D-1 shall: (i) include at least thirty (30) days' notice of cancellation (ten (10) days if cancellation is due to non-payment of premium) to Grantor; and (ii) Grantee shall be solely responsible for any deductible and or self-insured retention payments; and (iii) be written by a company or companies authorized to do business in the state in which the property is located and having a rating of not less than "A-IX" by AM Best and "A-" by Standard and Poors.

Exhibit "D-2"

Contractor, Subcontractor, Consultant, Materialmen and Vendor Insurance Requirements

Prior to the commencement or performance of any work or services within the Easement Areas under this Agreement, Grantee shall cause each of its contractors, consultants, materialmen and vendors (as used herein, each is a "**Contractor**") to procure and maintain throughout the term and thereafter as required herein, at their sole cost and expense, the insurance specified in this Exhibit D-2.

A. Additional Insureds. The following (collectively, the "**Additional Insureds**") must be included as additional insureds under Contractor's applicable insurance policies, on a primary and noncontributory basis:

(i) as to Contractors engaged by Grantee and performing work within the Easement Area ("**Grantee Contractors**"): [ ], a Delaware limited liability company and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, agents, subcontractors and employees.

B. Required Coverages. Each Contractor shall maintain the following minimum insurance with respect to the work or services performed within the Easement Area (with respect to Grantee's Contractors):

1. *Commercial general liability insurance* on the most recently filed ISO CG 00 01 form that, without limitation:

a. has limits of not less than the greater of (A) $1,000,000 each occurrence, $2,000,000 general aggregate (per-project), and $2,000,000 products-completed operations aggregate;

b. provides coverage for claims arising out of or resulting from operations under the applicable agreement and for which the insured may be legally liable, including (A) damages because of bodily injury, sickness or disease, including occupational sickness or disease, and coverage for death and mental anguish, (B) personal and advertising injury, (C) damages because of physical damage to or destruction of tangible property, including the loss of use of such property, (D) bodily injury or property damage arising out of completed operations, and (E) Contractor's indemnity obligations under any applicable agreement;

c. does not exclude or restrict coverage with respect to the following: (A) claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim; (B) claims for property damage to the work arising out of the products-completed operations hazard where the damaged work or the work out of which the damage arises was performed by a subcontractor; (C) claims for bodily injury other than to employees of the insured; (D) claims for indemnity under the applicable agreement arising out of injury to employees of the insured; (E) claims or loss excluded under a prior work endorsement or other similar exclusionary language; (F) claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language; or (G) claims that apply to the type or nature of the work being performed (*e.g.*, if the work involves earth subsidence or movement, there must be no exclusion for these hazards, and if the work involves explosion, collapse or underground hazards, there must be no exclusion for these hazards);

d. includes the Additional Insureds as additional insureds via an ISO 20 10 11 85 endorsement if available, and otherwise via one or more endorsements (*e.g.*, a combination of CG 20 10 and CG 20 37) that provides coverage for both ongoing and completed operations, does not limit coverage to vicarious liability, and is otherwise reasonably acceptable to the Grantee; and

e. applies as primary and non-contributory insurance with respect to any other insurance or self-insurance program available to the Additional Insureds, provides coverage to the Additional Insureds at least as broad as that available to the named insureds, and does not include terms that make the coverage afforded to an Additional Insured excess to other insurance on which such party is also an additional insured.

Each Contractor shall maintain its products-completed operations coverage for the greater of three years after final completion of the work or the time during which a claim arising out of the work may be properly asserted under the applicable statute of limitations or repose (such applicable period, the "**Repose Period**"), and shall include the Additional Insureds as additional insureds during this period, on a primary and non-contributory basis.

2. *Automobile liability insurance*, covering vehicles owned by each Contractor and non-owned vehicles used by each Contractor or anyone for whose acts a Contractor is responsible, with a combined single limit of not less than $1,000,000 per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage. Each Contractor shall cause the Additional Insureds to be included as additional insureds under this policy on a primary and non-contributory basis. If the work will involve hauling or transporting waste materials, hazardous material, hazardous substances or any other environmentally regulated substances that require a regulated manifest, Contractor shall also obtain CA-9948 and MCS-90 endorsements.

3. *Workers compensation and employers liability insurance* for all persons that perform work for a Contractor or anyone for whose conduct such Contractor is responsible. The workers' compensation insurance must fulfill applicable statutory requirements. The employers liability insurance must have limits of not less than $500,000 each employee – each accident, $500,000 each employee – each disease, and $500,000 policy limit.

4. *Commercial excess or umbrella liability insurance* with respect to each Contractor's CGL, automobile, and employers liability insurance, with limits of no less than (1) for subcontractors, vendors and materialmen, $2,000,000 per occurrence and in the annual aggregate, and (2) for general contractors, $5,000,000 per occurrence and in the annual aggregate. This insurance must be at least as broad as the underlying coverages, must be maintained for the Repose Period, must (with respect to Contractor's CGL and automobile insurance) include the Additional Insureds as additional insureds on a primary and noncontributory basis until the end of the Repose Period, and must include a waiver of subrogation. The excess policy must not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers. Notwithstanding the specified minimum limits for primary CGL, automobile, and employers liability insurance and the separate specified minimum limit for commercial excess or umbrella liability insurance, in each case this provision is to be construed as requiring only the combined primary and excess/umbrella minimum limit and that combined minimum limit may be achieved with any combination of primary and excess or umbrella insurance.

5. *Professional liability insurance*, if the work includes any professional services, with limits of not less than $1,000,000 each claim and $1,000,000 annual aggregate. This insurance, if required, must be retroactive to the date of the commencement of the professional services and must be maintained for at least three years after final completion or the earlier termination of the applicable agreement.

6. *Contractors' pollution liability insurance* (or "contractor's pollution indemnity insurance") covering losses caused by pollution conditions that arise from the work, with limits of not less than $1,000,000 per loss

and in the aggregate. This insurance (i) must be retroactive to the date of the commencement of the work, if it is written on a claims-made basis, (ii) must be maintained, or an extended reporting period must be exercised, until the end of the Repose Period, and (iii) must include the Additional Insureds as additional insureds on a primary and non-contributory basis, until the end of the Repose Period.

C. Insurance Requirements. Required Insurance must, unless otherwise agreed in writing, be issued by reputable insurance carriers authorized to transact that class of insurance in the State(s) in which the work is performed, having an A.M. Best rating of at least A- VIII. The cost of the Required Insurance (including deductibles and self-insured retentions related to claims arising out of the work), as well as the cost of any other insurance carried by Contractor with respect to the work, will be borne solely by Contractor, and Contractor shall reimburse Grantee for amounts paid by Grantee or other Additional Insureds due to deductibles or self-insured retentions with respect to Required Insurance. Contractor shall require the issuers of Required Insurance to waive subrogation rights with respect to the Additional Insureds, and Contractor hereby waives all rights against the Additional Insureds and others for damage occurring on or after the date on which the applicable agreement is executed to the extent that damage (a) is covered by Required Insurance or any other insurance maintained by Contractor, (b) is attributable to any deductible or self-insured retention relating to insurance maintained by Contractor, or (c) arises out of the sole negligence of any Contractor-group members. Contractor shall ensure that Required Insurance policies (with the exception of any professional liability policies) do not include defense costs within the limits of liability, and do not include a deductible or self-insured retention in excess of $10,000 (or $50,000 for professional liability) except with prior written approval.

D. Evidence of Insurance. The Grantee Contractors shall provide to Grantor a certificate of insurance on ACORD Form 25 evidencing the Required Insurance, and if requested, the required additional insured, waiver of subrogation, notice of cancellation, and primary and non-contributory endorsements, at the following times: (a) prior to commencement of the work; (b) upon renewal or replacement of each required policy of insurance; and (c) upon written request from Grantor. Contractor shall require Required Insurance policies to provide Grantee with at least 30 days' written notice of cancellation (or 10 days' written notice if cancellation is due to non-payment of premium), and in any event shall ensure Grantor is notified before the cancellation or non-renewal of any Required Insurance. Contractor shall cause its certificates of insurance to disclose any deductible or self-insured retention applicable to any of its Required Insurance policies and shall provide certified copies of Required Insurance policies if requested. Failure to require Contractor to provide evidence of Required Insurance, or acceptance of evidence that indicates insurance that fails to satisfy any requirements herein, will not constitute a waiver of these requirements.

E. Minimum Limits. Any insurance limits required of contractors, consultants, or vendors herein are minimum limits only and shall not restrict the liability imposed on such party for work or services performed within the Easement Area. Grantee shall have a written agreement with all contractors, consultants and vendors and such agreement shall set forth insurance requirements that meet or exceed those specified herein. Grantee shall require within the written agreement that the minimum limits of insurance required of contractor, consultant or vendor be equal to the greater of: (i) those required in this Schedule D-2; (ii) those indicated on the declaration page of the pertinent policy; or (iii) those as required by law. Notwithstanding anything to the contrary herein, provided that a contractor, consultant or vendor: (x) is not performing any structural construction work; and (y) is engaged for a contract with a value of $50,000 or less; Grantee may approve insurance limits less than those required herein (but no less than $1 million in commercial general liability insurance); provided that such approved limits are no less than those customarily required of vendors performing a similar scope of work or services. Grantee must obtain indemnification and hold harmless provisions in favor of Grantor. Grantee must obtain defense provisions in favor of Grantor, except for professional liability.

Exhibit K
Mobility Fee Request form

[city provide]

Exhibit L
Bond Form

AIA® Document A312® – 2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)

SURETY:
(Name, legal status and principal place of business)

OWNER:
(Name, legal status and address)

CONSTRUCTION CONTRACT
Date:
Amount: $
Description:
(Name and location)

BOND
Date:
(Not earlier than Construction Contract Date)
Amount: $
Modifications to this Bond:

(Any additional signatures appear on the last page of this Performance Bond.)

CONTRACTOR AS PRINCIPAL	**SURETY**
Company: *(Corporate Seal)*	Company: *(Corporate Seal)*
Signature:	Signature:
Name and Title:	Name and Title:

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or **BROKER:**

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

DRAFT

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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from

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the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

"This Bond is hereby amended so that the provisions and limitations of Section 255.05 or Sections 713.23 and 713.245, Florida Statutes, whichever are applicable, are incorporated by reference herein."

(Any additional signatures appear on the last page of this Performance Bond)

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Exhibit M
Osceola County CEI Scope of Services

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 needed 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 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 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 50yd^3 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 deliver) 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 operation 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.

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

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-117R Edgewater West
TPA25-00002

Community Development Agenda Item:
Resolution No. 2025-117R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Edgewater West Community Development District for the design, permitting, and construction of roadway improvements to Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D; conveyance of right-of-way and stormwater retention ponds; 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 $45,219,674.00 in mobility fee credits (up to $44,719,674.00 in mobility fee credits for the roadway improvements on Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D and up to $500,000.00 in mobility fee credits for the Avenue P PD&E Study.)
This item is to authorize the Mayor to execute a Tri-Party Interlocal Agreement between Osceola County, Edgewater West Community Development District and the City of St. Cloud. These properties are currently inside City limits.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The applicant is developing a property generally located west of Florida Turnpike and east of Lake Tohopekaliga known as Edgewater East. The 2045 Framework Street Map adopted by the City recognizes to Cross Prairie Parkway, Kissimmee Park Road, Clay Whaley Road, Avenue D, Avenue G, Avenue P, Avenue N, and Boulevard D as framework streets.

Under the agreement, the Developer is responsible for the design, permitting, right of way (ROW) dedication, and construction of 6.59 miles of framework streets, including 72.6 ROW acres and 10.89 pond acres. The total estimated construction cost including right of way is $127,078,838.00 and Jurisdiction's estimated responsibility is $44,941,006.00.

Edgewater East was annexed into the City on December 8, 2022. The development is located in the Mixed-Use district and includes an urban center, neighborhood centers, and Neighborhood 1 (NH-1) and Neighborhood 2 (NH-2) types of housing.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads 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.

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 to provide up to $45,219,674.00 in mobility fee credits (up to $44,719,674.00 in mobility fee credits for the roadway improvements on Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D and up to $500,000.00 in mobility fee credits for the Avenue P PD&E Study.)

- Mobility Fees Generated - $57,823,053.40
- Mobility Fee Credit for Framework Road Construction and PD&E Study - $45,219,674.00 (78%)
- Remaining Fees to Jurisdiction - $12,603,379.40 (22%)
- Mobility Fees to City- $10,082,703.52 (17%)
- Mobility Fees to County - $2,520,675.88 (4%)

Staff recommends **APPROVAL** for the City to enter into a Tri-Party Agreement between Edgewater West Community Development District, Osceola County, and the City of St. Cloud to provide mobility fee credits for roadway improvements.

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:
10/9/25- Final Action

Attachments:
1. 1. TPA25-00002 Edgewater West - Staff Memo 100925 CC
2. 2. TPA25-00002 Edgewater West - Resolution 2025-117R-100925 CC
3. 3. TPA25-00002 Edgewater West - Exhibit A - 100925 CC

MEMORANDUM REPORT
FOR CITY COUNCIL MEETING - ON OCTOBER 9, 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. 2025-117R

Date: October 9, 2025

REQUEST:
Resolution No. 2025-117R requests the City to enter a Tri-Party Agreement with Osceola County and Edgewater West Community Development District for the design, permitting, and construction of roadway improvements to Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D, providing for mobility fee credits.

BACKGROUND:
The applicant is developing a property generally located west of Florida Turnpike, north of Kissimmee Park Road and east of Lake Tohopekaliga known as Edgewater West. The 2045 Framework Street Map adopted by the City recognizes Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D as framework streets.

Under the agreement, the Developer is responsible for the design, permitting, right of way (ROW) dedication, and construction of 5.39 miles of framework streets, including 67.1 ROW acres and 10.1 pond acres. The total estimated construction cost including right of way is $134,150,708.00 and the estimated total cost of the Avenue P PD&E study is $500,000.00. The estimated Jurisdiction's total responsibility is $45,219,674.00.

Edgewater West was annexed into the City on June 20, 2025. The development is located in the Mixed-Use district and includes neighborhood centers, a K–8 school site, and Neighborhood 1 (NH-1) type of housing.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads 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 $45,219,674.00 in mobility fee credits (up to $44,719,674.00 in mobility fee credits for the roadway improvements on Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D and up to $500,000.00 in mobility fee credits for the Avenue P PD&E Study.)

Estimated Mobility Fees Generated*				
Category	**Development Program**	**Mobility Fee Unit**	**Mobility Fee (unit rate)**	**Total**
Single Family (Detached)	2839 units	2839	$ 13,795.56	$ 39,165,594.84
Single Family (Attached)	1696 units	1696	$ 11,000.86	$ 18,657,458.56
			Total	**$ 57,823,053.40**

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

*This is the *minimum* Mobility Fees expected to be generated. Mobility fees may increase based on proposed SDP for commercial parcel.

	Dollar Amount	Percentage of Total Mobility Fees Generated
Mobility Fees Generated	$ 57,823,053.40	
Mobility Fee Credit for Framework Road Construction and PD&E Study	$ 45,219,674.00	78%
Remaining Fees to Jurisidiction	$ 12,603,379.40	22%
Mobility Fees to City	$ 10,082,703.52	17%
Mobility Fees to County	$ 2,520,675.88	4%

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 Edgewater West Community Development District, Osceola County, and the City of St. Cloud to provide mobility fee credits for roadway improvements and PD&E Study.

Attachments:

- Resolution No. 2025-117R
- Exhibit A: Tri-Party Roadway Improvements Edgewater West

RESOLUTION NUMBER 2025-117R

RESOLUTION NO. 2025-117R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ENTERING AN AGREEMENT WITH OSCEOLA COUNTY AND EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT FOR THE DESIGN, PERMITTING, AND CONSTRUCTION OF ROADWAY IMPROVEMENTS TO AVENUE D, AVENUE G, AVENUE P, AVENUE Q, AVENUE O AND BOULEVARD D; CONVEYANCE OF RIGHT-OF-WAY AND STORMWATER RETENTION PONDS; 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 within City limits and the Joint Planning Area (JPA) with Osceola County; and

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

WHEREAS, the Project approval conditions require roadway improvements to Avenue D, Avenue G, Avenue P, Avenue Q, Avenue O and Boulevard D; and

WHEREAS, the mobility fee credits allocated for the PD&E Study on Avenue P shall be used exclusively to cover costs directly associated with the PD&E Study.

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with Osceola County and Edgewater West Community Development District 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 9th day of October2025.

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

This Instrument Prepared by and Return to:

Kutak Rock, LLLP
Attn:Michael C. Eckert
107 West College Avenue
Tallahassee, FL 32301

EDGEWATER WEST
TRI PARTY DEVELOPMENT INTERLOCAL AGREEMENT

THIS AGREEMENT (this "**Agreement**") is made and entered into as of the Effective Date (defined below) by and among **Edgewater West Community Development District**, a special-purpose unit of government, created pursuant to Chapter 190, Florida Statutes, (the "EWCDD"), 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**"), and **OSCEOLA COUNTY**, a political subdivision of the State of Florida, whose address is 1 Courthouse Square, Suite 3100, Kissimmee, Florida 34741 (the "**County").** The City and County may be collectively referred to as the Jurisdictions or Jurisdiction. City, County and EWCDD may be collectively referred to as the Parties.

W I T N E S S E T H

WHEREAS, the EWCDD's boundaries contain that certain real property situated in the City of St. Cloud, Florida, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property" or "Edgewater West"); and

WHEREAS, the Jurisdictions, and the EWCDD desire that the Property be entitled to establish a community providing a major regional economic center to attract high-value, high-wage jobs to the Jurisdictions to increase the fiscal sustainability of the Jurisdictions' tax bases; and

WHEREAS, County has approved CPA09-0010, CP21-00004, CP21-00006, CP21-00011, CP24-00002, PS22-00011, PS24-00014, PS22-00051, PS22-00052, PS22-00055, PS22-00056, PS22-00057, PS22-00058, PS22-00059, PS22-00060; and that certain Water and Wastewater Service, Annexation and Development Agreement between EW Property Holdings, LLC, a Delaware limited liability company, and City dated July 30, 2021 and recorded at Official Records Book 6020, Page 2060, Official Records of Osceola County, Florida (the "Approvals"); and

WHEREAS, the EWCDD, and its successors and assigns, intend to develop Edgewater West pursuant to the Approvals; and

WHEREAS, the Jurisdictions have each adopted regulations establishing a mobility fee assessment to offset the Jurisdictions' cost of providing new identified framework roads, as amended from time to time (collectively the "Mobility Fee Ordinance"); and

WHEREAS, the regulations contain provisions allowing for the award of credit against Jurisdictions' requirement for developer funded construction and conveyance of transportation facilities which mitigate impact from development; and

WHEREAS, the EWCDD is willing to convey to the Jurisdictions portions of the right of way which are needed to construct the certain framework roads located within the Property and the EWCDD is willing to construct those certain framework roads in return for mobility fee credits as further set forth herein (the "ROW; also the "Framework Roads"); and

WHEREAS, in order to facilitate the development of a portion of the transportation network to serve the Property as described in the Approvals it is necessary to identify when certain framework roads should be constructed by the EWCDD to accommodate the Jurisdictions' regional transportation network; and

WHEREAS, the Jurisdictions have determined that the identified framework roads and the ROW will provide an integral part of the Jurisdictions' planned transportation network; and

WHEREAS, the Jurisdictions acknowledge that the identified framework roads will provide additional capacity beyond what the Property requires; and

WHEREAS, the Jurisdictions have determined that a portion of the costs associated with the construction of the identified framework roads and the value of the right-of way and stormwater management areas conveyances are eligible for mobility fee credits in accordance with the Mobility Fee Ordinance and as further set forth in this Agreement; and

WHEREAS, the Jurisdictions have further determined that: 1) the identified framework roads are consistent with the Approvals; 2) the construction of the identified framework roads will provide an integral part of the Jurisdictions' planned transportation network and will significantly benefit the residents of Jurisdictions; and 3) providing mobility fee credits by the Jurisdictions and other obligations pursuant to this Agreement serve a proper public benefit and will further the goals, objectives and policies of the Jurisdictions' Comprehensive Plan; and

WHEREAS, in furtherance of the development of the Property, the parties desire to enter into this Agreement for the purpose of setting forth the terms and conditions to provide mobility fee credits or reimburse the EWCDD for providing right of way and transportation improvements required to serve the Property; and

WHEREAS, it is in the mutual interest of the Parties to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

WHEREAS, the Parties desire to exercise jointly their common powers and authority concerning the cost-effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the

unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

WHEREAS, Section 163.01, *Florida Statutes*, known as the "Florida Interlocal Cooperation Act of 1969" (hereinafter, the "**Cooperation Act**"), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

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

1. **Recitals**. The above recitals are true and correct, are incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are incorporated herein by reference and form a material part of this Agreement.

2. **Transportation Improvements.** The Parties agree that identified framework roads are critical for the successful development of the Property and the overall Jurisdictions' transportation network beyond Edgewater West. The EWCDD shall be responsible to construct and/or convey these identified onsite framework roads (the "Edgewater West Framework Roads") as set forth in **Exhibits "B", "D" and "E"** attached hereto and incorporated herein, subject to other terms of this Agreement. Utilities will be coordinated with the construction of the Edgewater West Framework Roads.

The EWCDD shall be responsible for the design, permitting, mitigation, CEI and construction of the Edgewater West Framework Roads including, but not limited to, all associated stormwater management areas, sidewalks, lighting, landscaping, inspections and certification costs, traffic signals (the "Construction Costs"), as public facilities, recognizing that such stormwater management areas may be joint use areas as reasonably determined by the EWCDD, subject to the Jurisdiction review process. The EWCDD shall obtain all necessary regulatory approvals and permits required to construct the Edgewater West Framework Roads 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 Edgewater West Framework Roads may be adjusted, if applicable by amendment to this Agreement. Further, the timing of the construction of Edgewater West Framework Roads is not required to be earlier than shown on the **Exhibit "C"**. The EWCDD may advance any segment ahead of the timing identified in **Exhibit "C"** at its own discretion by providing nine (9) months advance written notice to the Jurisdictions in which case the EWCDD would be able to seek the applicable mobility fee credits as set forth herein. In the event that certain aspects of the regional transportation network, out of the control of the EWCDD, are delayed, the EWCDD shall have additional time to complete the Edgewater West Framework Roads and the Jurisdictions agree to amend this Agreement to recognize this

delay. Additionally, the EWCDD's timing for completion of the Edgewater West Framework Roads included on Exhibit C may be adjusted to accommodate changing market conditions, materials availability, labor conditions and other external factors, and such adjustment shall be approved so long as development remains compliant with the applicable Land Development Code. The costs of the traffic signals will be allocated on a proportionate share basis based on an approved Traffic Impact Analysis.

Portions of Avenue P , as depicted in **Exhibit "B"**, may require offsite ROW and easements to accommodate the proposed transportation improvements (the "Offsite Avenue P improvements"). The EWCDD agrees to advance the funds necessary for the Jurisdictions to perform a PD&E or similar study up to a maximum of $500,000.00 to identify the additional ROW and easements necessary to accommodate the Offsite Avenue P Improvements. The Jurisdiction will select and hire a professional services consultant (the "Consultant") following the Jurisdictions procurement process and agrees to commence such PD&E or similar study within ninety (90) days of the Effective Date of this Agreement. The PD&E or similar study results shall not cause a reconfiguration or a reduction in the number of residential lots from Approvals. The Consultant will submit monthly invoices to the Jurisdictions for work completed. Upon payment by the Jurisdictions to the Consultant, the Jurisdictions shall then invoice EWCDD for reimbursement. The EWCDD shall submit payment within 30 days of invoice presentation and is past due 31 days from invoice date. Invoices will itemize charges for different personnel and expense classification. The EWCDD shall be responsible for and pay all costs for invoices up to the agreed amount to the Jurisdictions and will be assigned as mobility fee credits on a dollar-for-dollar basis. Such credits may be used in lieu of payments by the EWCDD for mobility fees due at such times as they are customarily due per City ordinance and Florida Statute. The EWCDD shall be reimbursed by the applicable Jurisdiction for the Offsite Avenue P Improvements in mobility fee credits as set forth in Section 5.C of this Agreement with the exception of the PD&E or similar study costs as described further herein.

Upon completion of the PD&E or similar study for the Offsite Avenue P Improvements, the applicable Jurisdiction, at its sole cost and expense, shall be responsible to obtain all offsite ROW and easements required to accommodate the Offsite Avenue P Improvements and to provide all required easements and authorizations to the EWCDD to perform its duties hereunder. Upon the applicable Jurisdiction completing the PD&E or similar study and acquiring all the required ROW and easements, the EWCDD agrees to commence to design, permit and construct the Offsite Avenue P Improvements based on the estimated construction timeline represented on **Exhibit "C",** subject to allowable delays as provided in this Agreement, and the Jurisdictions agree to perform their obligations under this paragraph in a manner to allow the EWCDD to comply with the construction timeframes contained in this Agreement and the exhibits hereto.

In the event there are any enhanced roadway design elements for any Edgewater West Framework Roads, these enhanced roadway design elements shall not be eligible for mobility fee credits. The Parties acknowledge that the EWCDD may desire enhanced streetlights, signage, landscape, hardscape and other improvements, on Edgewater West Framework Roads which shall not be unreasonably denied by the Jurisdictions. Any enhancements to the standard streetlight above the standard streetlighting facilities, as may be desired by the EWCDD that are not required by the Jurisdictions, shall not be the responsibility of the Jurisdictions.

The Edgewater West Framework Roads shall be dedicated to and accepted by the appropriate Jurisdiction as public facilities. As set forth in the *First Interlocal Agreement Between Osceola County, Florida, the City of St. Cloud, Florida and Edgewater West Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure ("First Interlocal Agreement"),*the Edgewater West Framework Roads shall be maintained by the Jurisdictions to at least the Jurisdictions' minimum standards, except EWCDD shall be responsible for maintenance of enhanced landscaping and irrigation installed by EWCDD therein. In the event the party responsible to maintain the Edgewater West Framework Roads fails to do so, the appropriate Jurisdiction has the right but not the obligation to maintain the Edgewater West Framework Roads.

3. **Framework Roads**. The EWCDD shall be responsible to design, permit and construct the Edgewater West Framework Roads. The timing of the Edgewater West Framework Roads shall be subject to the timing as shown in **Exhibit "C"**, subject to allowable delays as provided in Section 2, Transportation Improvements and Section 34, Force Majeure. The EWCDD shall convey the right of way and the Edgewater West Framework Roads to the Jurisdictions, in exchange for mobility fee credits, as and when and otherwise in the manner required hereunder. The EWCDD shall obtain all necessary regulatory permits and approvals required to construct the Edgewater West Framework Roads and shall comply with all applicable local, state and federal regulations and requirements, and the Jurisdictions Land Development Code unless otherwise set forth in the Approvals. The Jurisdictions agree to cooperate with and timely provide any agent authorizations or other permitting forms which may be applicable. The permits and approvals for the Edgewater West Framework Roads shall be coordinated in the normal course of development of project roads.

4. **Conveyance of Right of Way.** The EWCDD's conveyance of the ROW for Edgewater West Framework Roads shall be by special warranty deed or platted dedication 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 for the Edgewater West Framework Roads. Upon conclusion of any conveyance of ROW, EWCDD shall be assigned mobility fee credits as shown on **Exhibit "E"** of the ROW and Pond acreage that is over and above that required for the development of the Property, times the acreage value of $150,000.00 per acre, which shall be the minimum value per acre over the term of this Agreement (the "Minimum Acreage Value"). The Parties agree that the value of the ROW and Ponds shall adjust annually, subject to the Minimum Acreage Value, based on the percentage adjustment of values in Osceola County as determined annually by the Property Appraiser. At the time of the conveyance, the EWCDD, 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 EWCDD 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 EWCDD 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.

5. **Method of Reimbursement.**

A. Right of Way. The Jurisdictions agree that the EWCDD shall be entitled to receive mobility fee credits for any dedication of land and/or right of way in the amount per acre as set forth in Section 4 for Edgewater West Framework Roads by deed or plat.

B. Mobility Fee Account. The City will establish a mobility fee account (the "Mobility Fee Account") for the benefit of the EWCDD 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 EWCDD so that the EWCDD has the opportunity (at its sole election) to assign the required mobility fee credits to such applicant at EWCDD's sole discretion.

Upon receipt of an assignment of mobility fee credits from the EWCDD to the applicant, the City shall deduct the applicable credits from the EWCDD's Mobility Fee Credit Account and shall accept such credits as payment for such applicant's mobility fees. It is the sole responsibility of the developer and the assignee to keep financial credit records.

C. Construction Costs. The EWCDD shall receive mobility fee credits from the City for construction costs by delivering to the City a certification of the actual Construction Costs prepared by the EWCDD'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 City may reasonably require. The mobility fee credits provided for the EWCDD's actual expenditures for the Construction Costs shall be provided by the City by crediting the Mobility Fee Account established pursuant to subpart A above. The mobility fee credits shall be available to the EWCDD upon inspection, approval and acceptance of the certification by the City, which shall not be unreasonably withheld, conditioned or delayed. The amount of mobility fee credits provided shall be the delta percent difference between the local road requirements as set forth in **Exhibit "F**" attached hereto and incorporated herein and the framework road requirements as set forth in **Exhibit "B"** and **"G"** as further shown and referenced in Exhibits "**D-1, D-2, D-3 and E"** attached hereto and incorporated herein. At this time the estimated construction and right-of-way costs of the Edgewater West Framework Roads is $134,150,708.00 (comprised of $119,048,787.00 construction costs and $15,101,921.00 right-of-way costs) and the Jurisdiction's estimated total share of the estimated construction costs and right-of-way is $44,719,674.00 (comprised of $38,753,766.00 construction costs and $5,965,908.00 right-of-way costs), which does not exceed the total estimated Mobility Fees payable of $57,823,053.00 with respect to the development of Edgewater West. The EWCDD shall use the Mobility Fee Request form as set forth in **Exhibit "K"** attached hereto and incorporated herein. The EWCDD may file the Mobility Fee Request form, together with highlighted plan set sheets showing the areas completed and the corresponding actual invoices, no more often than every sixty (60) days. The Jurisdictions agree

to review and approve completed mobility fee credit requests within thirty (30) days. Credits shall be made within ten (10) days of the approval of the mobility fee request.

D. Inspections. The EWCDD 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). The EWCDD will not pay additional inspection fees to the Jurisdictions for the construction of the framework roads. The EWCDD may seek assignment of credits in the same percentage as the corresponding road delta percentage. The EWCDD shall hire inspectors that are pre-qualified by the Florida Department of Transportation. The Jurisdictions agree 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 "M"**. 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 EWCDD, 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 the EWCDD in its reasonable discretion, shall be required to enter into reasonable maintenance agreements with the Jurisdictions for the enhanced landscape, hardscape, street lights not leased from OUC and enhanced irrigation maintenance associated with the Edgewater West Framework Roads and local roads; provided however, no additional maintenance agreements shall be required if inconsistent with the First Interlocal Agreement.

7. **On-Site Easements and Off-Site Easements.** The appropriate Jurisdiction agrees to provide the EWCDD with any necessary construction and maintenance easements on-site that may be identified after the construction plans and permits have been approved for any Edgewater West Framework Roads included within this Agreement, to provide for the temporary construction access or easements, at no expense to the EWCDD.

8. **Stormwater Ponds Owned by either Jurisdiction.** The Jurisdictions agree that in the event there are any Stormwater Ponds owned by either Jurisdiction, within the Property, they may be expanded by the EWCDD or its successors/assigns to allow for the development of the EWCDD's property and joint use of such Stormwater Ponds. The EWCDD shall be responsible for all costs as to the modification of any permits and the expansion of any Stormwater Ponds. The appropriate Jurisdiction shall be responsible for the operation and maintenance of any of the Stormwater Ponds until such time as the EWCDD begins any work on that particular Stormwater Pond. At that time, the EWCDD shall be responsible for the future operation and maintenance of that Stormwater Pond. The EWCDD shall have the right, at the EWCDD's sole cost and expense, to expand, reconfigure and reconstruct any Stormwater Pond to accommodate drainage for the Project (the "Pond Improvements"). The EWCDD shall be responsible, at its expense, for the engineering, design, permitting, excavation, construction and installation of any and all Pond Improvements. The EWCDD shall coordinate any such work with the Jurisdictions and, prior to any such construction, the EWCDD shall provide the appropriate Jurisdiction with

copies of detailed proposed construction plans ("Pond Improvement Plans") and any Permit or modification of Permit application related to the Pond Improvements issued by the South Florida Water Management District (the "SFWMD Permit") for consent and approval through the appropriate approval process, which includes payment of application fees for review and inspection fees for construction. The appropriate Jurisdiction will review, comment, approve or approve with conditions within a timeframe consistent with the established review process. The EWCDD shall also provide the appropriate Jurisdiction with any comments received from SFWMD. The appropriate Jurisdiction shall be provided with copies of final approved Pond Improvement Plans and SFWMD Permit(s). Promptly after approval of the Pond Improvement Plan and receipt of all required Permits, the EWCDD shall diligently pursue construction of the Pond Improvements to completion. The EWCDD's construction contractor will provide a performance bond or other reasonable security prior to pre-construction in an amount equal to 125% of the estimated costs of the pond improvements, naming the Jurisdictions as dual obligees. No other bonds shall be required by either of the Jurisdictions for the work. In the event a Jurisdiction has compensated the EWCDD for the property underlying a Stormwater Pond, the EWCDD shall reimburse the Jurisdiction for the percentage of the Stormwater Pond acreage that the EWCDD is using based on the value the EWCDD was compensated for the property where the Stormwater Pond is located. The value of the property may be adjusted based on the increases in property determined by the Osceola County Property Appraiser. Any existing excess capacity within a stormwater pond owned by either Jurisdiction shall be maintained for use by such Jurisdiction unless otherwise agreed to by separate agreement with the applicable Jurisdiction.

In connection with the approval of the Pond Improvement Plans, the Jurisdiction shall grant to the EWCDD (i) a Temporary Construction Easement in the form provided in **Exhibit "H"** over the Stormwater Pond for ingress, egress and construction to complete the Pond Improvements (the "Temporary Construction Easement"). Upon completion of construction and issuance of a certificate of completion, the Jurisdiction shall provide a Deed for the pond to the EWCDD in the form provided in **Exhibit "I"** and the EWCDD shall provide the Jurisdiction with a stormwater Drainage Easement in the form provided in **Exhibit "J"** that covers the deeded property and any other stormwater management areas constructed by the EWCDD that is hydraulically connected to the Stormwater Pond. The Stormwater Pond property granted to the EWCDD hereunder shall be conveyed "as-is" and "where-is" without warranty of any kind as to title, condition or quality and subject to all matters of record in the Public Records of Osceola County, Florida. The terms and conditions of the Stormwater Drainage Easement shall run, with the title to the EWCDD's Property and shall inure to the benefit of and be binding upon the Parties and their respective heirs, successors in title and assigns. Upon completion of the Pond Improvements by the EWCDD, the EWCDD shall, at its sole cost and expense, assume responsibility for the mowing, landscaping, aquatic weed control and Pond Improvements installed for the Pond (the "EWCDD Maintenance Responsibilities"), keeping the same in good order and repair. The EWCDD may turnover the EWCDD Maintenance and Repair Responsibilities to any homeowner's/property owner's association, community development district or stewardship district (subject the stewardship district's separate consent). In the event any maintenance or repair is required hereunder is not performed by the EWCDD, any association, community development district or stewardship district, the Jurisdictions may deliver a notice thereof, setting forth the maintenance or repair deficiencies, whereupon the EWCDD, or any association, community development district or stewardship district (if the same have assumed such responsibilities), shall have a period of thirty (30) days to remedy the deficiencies. In the

event the deficiencies are not remedied in a commercially reasonable fashion within such thirty (30) day period, the Jurisdiction shall have the right upon not less than forty-eight (48) hours advance written notice and may enter upon the Easement Areas and undertake all reasonably necessary maintenance and repair itself and recover from the EWCDD or any association, community development district or stewardship district, (if the same have assumed such responsibilities), the reasonable actual fees, costs and expenses incurred in connection therewith within forty-five (45) days after receipt by the EWCDD or the allowable maintaining Party of a detailed written invoice and receipts evidencing such costs incurred. In the event of a declared emergency situation, the Jurisdictions may immediately repair or maintain and these actions shall not be deemed as taking over permanent responsibility from the EWCDD.

The Parties acknowledge and agree that any rights granted-hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals. The EWCDD, any association, community development district or stewardship district shall not cause and shall use commercially reasonable efforts to not permit any hazardous or toxic substance or other contaminant regulated under any local, state, or federal laws to be discharged or released into or upon the Stormwater Pond. To the extent allowed by law and without waiving any of the privileges or immunities afforded to the EWCDD by state or federal law, the EWCDD, any association, community development district or stewardship district, shall, indemnify, defend and hold the Jurisdictions harmless from and against any loss, cost, claim or liability (including, without limitation, costs of necessary testing, cleanup or repair and reasonable attorney's fees and costs)(the "Losses") arising directly or indirectly out of any discharge or release into the Stormwater Pond hazardous or toxic substance or other contaminant directly caused by the EWCDD, any association, community development district or stewardship district, respectively.

It is anticipated that some of the Stormwater Ponds within Edgewater West will be originally constructed as joint use ponds. In that event, the EWCDD will maintain said Stormwater Ponds. Easements will be granted to the appropriate Jurisdiction for the ability but not the obligation to maintain the ponds in the event of a failure to do so by the EWCDD or subsequent owners or assignees.

9. **Representations and Warranties of the EWCDD.** The EWCDD, 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 the EWCDD's knowledge and belief.

A. The EWCDD 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 EWCDD hereunder.

B. Based upon the EWCDD'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 the EWCDD of any provision of any agreement or other instrument to which the EWCDD is a Party nor shall it result in or constitute a violation or breach of any judgment, order, writ, injunction or decree issued against the EWCDD.

C. The EWCDD further represents and warrants that no one was paid a fee, commission, gift or other consideration by the EWCDD 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. **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 the EWCDD. 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 acknowledge and agree that the obligations of the EWCDD 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 the EWCDD and without any out-of-pocket expense to the Jurisdictions, the Jurisdictions will make reasonable efforts to assist the EWCDD in acquiring all necessary, local, state, and federal permits, licenses, easements and other approvals to construct the improvements contemplated by this Agreement.

11. **No Development Risk by Jurisdictions.** No development risk shall be assumed by the City or County as a result of the entering into this Agreement.

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

Public Information Office
1 Courthouse Square, Suite 3100
Kissimmee, FL 34741
407-742-0100
BCCPIO@osceola.org

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

The EWCDD 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 EWCDD will act on behalf of the appropriate

Jurisdiction, as provided under section 119.011(2), Florida Statutes, the EWCDD, 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'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 EWCDD 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 EWCDD or keep and maintain public records required by the Jurisdiction to perform the service. If the EWCDD keeps and maintains public records upon completion of the Agreement, the EWCDD 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 EWCDD does not comply with a public records request, the Jurisdiction shall enforce the contract provisions in accordance with the Agreement.

13. **Audit.** In the performance of this Agreement, the EWCDD 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 EWCDD 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 EWCDD 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.

14. **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.

15. **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.

16. **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.

17. **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.

18. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given as of the date and time the same are personally delivered, transmitted electronically (i.e., telecopier device) or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested, or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as follows:

If to the EWCDD: Edgewater West Community Development District
Attn: Craig Wrathell
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

With a copy to:
Kutak Rock, LLP
Attn: District Counsel
107 W. College Avenue
Tallahassee, FL 32301
Michael.eckert@kutakrock.com

With a copy to:
Noah Breakstone
401 East Las Olas Blvd, Suite 1870
Fort Lauderdale, FL 33301
nbreakstone@btipartners.com

With a copy to: Dickinson Wright, LLLP

Attention: Allison Jones, Esq.
350 E Las Olas Blvd #1750,
Fort Lauderdale, FL 33301

If to the County: Osceola County, Florida
Attention: County Manager
1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741

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

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

or to such other address as either Party hereto shall from time to time designate to the other Party by notice in writing as herein provided.

19. **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.

20. **Governing Law and Binding Effect.** The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The terms and provisions of this Agreement shall bind, and the benefits and advantages hereof shall inure to and be enforceable by, the parties hereto as well as their respective successors and permitted assigns. Whenever used herein, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Any causes of actions arising hereunder shall be tried in the Osceola County Circuit Court.

21. **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.

22. **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.

23. **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 bythis Agreement.

24. **Assignability.** The parties hereto acknowledge and agree that the EWCDD shall have the right to assign their 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 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 the Jurisdictions (i) the EWCDD 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 "EWCDD" 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 the EWCDD to that third-party in a recorded assignment and only in accordance with the express terms of that assignment.

25. **Transferability.** The mobility fee credits established hereunder are assignable and transferable from the Property to another development or parcel that is within the Property or anywhere within the Southeastern Mobility Fee Zones of the County, or after the effective date of annexation of the Property into the City, to another development or parcel within the City which receives benefits from the improvement or contribution that generated the credits. Any application of credits by the City shall be subject to administrative procedures as may be established by the City.

26. **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 EWCDD to all or any part of the Property.

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 the EWCDD. The EWCDD 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.

28. **No Personal Liability; Limitations on Governmental 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 or EWCDD 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 or EWCDD hereunder. Nothing in this Agreement shall be deemed as a waiver of any Party's sovereign immunity or limits of liability as set forth in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

29. **Effect of Administrative Procedures.** Notwithstanding the adoption of any administrative procedures in respect of mobility fees or mobility fee credits or impact fees or impact 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 unless such changes inure to the benefit of the EWCDD.

30. **Recording of Agreement.** The EWCDD shall be responsible for filing this Agreement with the Clerk of the Circuit Court of Osceola County. Florida, in accordance with the requirements of Section 163.01(11) of the Cooperation Act and recording (including all costs associated therewith) on the Property within the Public Records of Osceola County, Florida, within thirty (30) days of its execution. With regard to all property located within the boundaries of the EWCDD, said recordation shall be for informational purposes only and it is understood and intended that this Agreement shall not constitute a cloud or encumbrance on any portion of that property.

31. **Employment Eligibility Verification (E-VERIFY).** Pursuant to Florida Statutes, Section 448.095, any Contractor performing services within Approvals 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 Jurisdictions or EWCDD 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 Jurisdictions or EWCDD. 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.

32. **Term.** The terms of this Agreement shall be thirty (30) years which may be extended upon the request of any of the EWCDD, its successors or assigns, or the Jurisdictions, for an additional time period of no greater than thirty (30) years.

33. **Force Majeure.** If for any reason or contingency beyond the reasonable control of either the Jurisdictions or the EWCDD, including, but not limited 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.

34. **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.

35. **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.

36. **Liability of Successors.** Notwithstanding any other provision of this Agreement, on conveying a portion of Edgewater West, the EWCDD 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 the EWCDD records such an agreement, the other Parties shall look solely to the EWCDD for those obligations, liabilities, and requirements the third-party successor did not expressly assume.

37. **Annual Review**. The Jurisdictions 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 Jurisdictions find, 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 Jurisdictions.

38. **Annexation**. As of the date of this Agreement, Edgewater West has been annexed into the City. The parties agree that mobility fee credits shall not be diminished or reduced upon transfer from the County to the City. By way of example, if one million dollars ($1,000,000) of earned and unused mobility fee is available for application prior to annexation and is transferred by the County to the City upon annexation, the same one million dollars ($1,000,000) of earned and unused mobility fee credit will be available for application to development within the City.

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

40. **Special Conditions.** The Jurisdictions agree to update their Comprehensive Plans to match the transportation network as set forth in 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.

CITY OF ST. CLOUD, FLORIDA

By: _____
Christian B. Robertson, City Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA

By: _____
Chair/Vice Chair

ATTEST:

OSCEOLA COUNTY CLERK OF THE COURT

By: _____

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.

EDGEWATER WEST COMMUNITY DEVELOPMENT DISTRICT, a special-purpose unit of local government, created pursuant to Chapter 190, Florida Statutes
By: _____
Name: _____
Its: _____

Signed, sealed and delivered
in the presence of:

_____
Witness Signature

_____
Witness (Print Name)

Address:_____
_____

_____
Witness Signature

_____
Witness (Print Name)

Address:_____
_____

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 special-purpose unit of local government, created pursuant to Chapter 190, Florida Statutes, on behalf of said district. 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: _____

Exhibit A

Edgewater West CDD Property

A portion of Kissimmee Park, as recorded in Plat Book 1, Page 41 and Seminole Land and Investment Company's Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56 and Seminole Land and Investment Company's Subdivision of Section 20, Township 26 South, Range 30 East, recorded in Plat Book B, Page 7, Public Records of Osceola County, Florida, all lying in Sections 18, 19 and 20, Township 26 South, Range 30 East and Sections 13 and 24, Township 26 South, Range 29 East, and being more particularly described as follows:

C**OMMENCE** at the Southwest corner of Section 19, Township 26 South, Range 30 East; thence run N 89°56'31" E along the South line of said Section 19, a distance of 2053.97 feet; thence departing said South line, run N 00°03'30" W, a distance of 15.43 feet to the POINT OF BEGINNING; thence N 00°10'21" W, a distance of 654.24 feet; thence S 89°56'31" W, a distance of 660.04 feet; thence N 00°10'21" W, a distance of 327.12 feet; thence N 89°56'31" E, a distance of 660.04 feet; thence N 00°10'21" W, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 710.04 feet; thence S 00°10'21" E, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 659.48 feet; thence S 00°10'26" E, a distance of 327.12 feet; thence S 89°56'31" W, a distance of 659.48 feet; thence N 00°10'21" W, a distance of 654.24 feet; thence N 89°52'09" W, a distance of 713.23 feet; thence N 00°18'39" W, a distance of 1358.50 feet; thence N 89°57'52" W, a distance of 1370.09 feet; thence N 00°18'41" W, a distance of 1308.50 feet; thence N 89°53'26" W, a distance of 1213.78 feet to a point on the Easterly Right-of-way of Cherokee Road, thence run along said Easterly Right-of-way line the following two (2) courses: 1) N 13°30'44" E, a distance of 2389.66 feet; 2) N 00°04'33" W, a distance of 23.23 feet; thence departing said Easterly Right-of-way line, run N 89°58'34" E, a distance of 330.02 feet; thence N 00°04'33" W, a distance of 990.06 feet; thence N 89°58'34" E, a distance of 1014.38 feet; thence N 00°05'19" W, a distance of 330.16 feet; thence S 89°58'13" W, a distance of 685.04 feet; thence N 00°02'05" W, a distance of 1370.08 feet; thence N 89°58'13" E, a distance of 2056.54 feet; thence N 89°58'13" E, a distance of 683.81 feet; thence S 00°00'13" E, a distance of 650.57 feet; thence S 62°53'31" E, a distance of 744.27 feet; thence S 43°37'13" E, a distance of 69.04 feet; thence S 34°02'25" E, a distance of 2363.64 feet; thence N 89°31'31" E, a distance of 140.26 feet; thence S 13°56'04" E, a distance of 678.68 feet; thence S 34°21'49" E, a distance of 1701.52 feet; thence N 00°05'07" W, a distance of 872.96 feet; thence N 78°00'00" E, a distance of 788.74 feet; thence N 89°43'54" E, a distance of 510.83 feet; thence S 00°05'07" E, a distance of 333.24 feet; thence S 89°38'46" E, a distance of 680.26 feet; thence S 00°06'03" E, a distance of 998.12 feet; thence S 89°52'25" E, a distance of 642.02 feet; thence S 00°05'09" E, a distance of 663.76 feet; thence N 89°56'10" E, a distance of 1355.03 feet; thence N 00°05'11" W, a distance of 329.78 feet; thence S 89°30'15" E, a distance of 2608.72 feet; thence S 00°15'17" E, a distance of 3285.66 feet; thence S 89°53'22" W, a distance of 643.93 feet; thence N 00°12'45" W, a distance of 310.03 feet; thence S 89°51'52" W, a distance of 663.71 feet; thence N 00°10'13" W, a distance of 995.18 feet; thence N 89°57'29" W, a distance of 662.98 feet; thence S 00°07'41" E, a distance of 331.67 feet; thence N 89°59'46" W, a distance of 645.72 feet; thence N 00°05'11" W, a distance of 343.76 feet; thence S 43°56'33" W, a distance of 50.02 feet; thence S 61°04'54" W, a distance of 369.91 feet; thence S 77°39'58" W, a distance of 305.54 feet; thence S 61°41'00" W, a distance of 341.57 feet; thence S 60°58'49" W, a distance of 342.23 feet; thence S 70°34'31" W, a distance of 424.01 feet; thence S 00°06'49" E, a distance of 574.24 feet; thence S 89°55'29" W, a distance of 199.94 feet; thence N 00°08'28" W, a distance of 584.21 feet; thence N 81°52'57" W, a distance of 404.44 feet; thence N 75°26'08" W, a distance of 412.52 feet; thence N 00°05'07" W, a distance of 569.07 feet; thence S 89°49'59" W, a distance of 1320.08 feet; thence S 00°04'42" E, a distance of 769.80 feet; thence N

90°00’00” W, a distance of 1187.41 feet; thence S 00°10’21” E, a distance of 547.78 feet; thence S 89°49’39” W, a distance of 709.97 feet to the POINT OF BEGINNING.

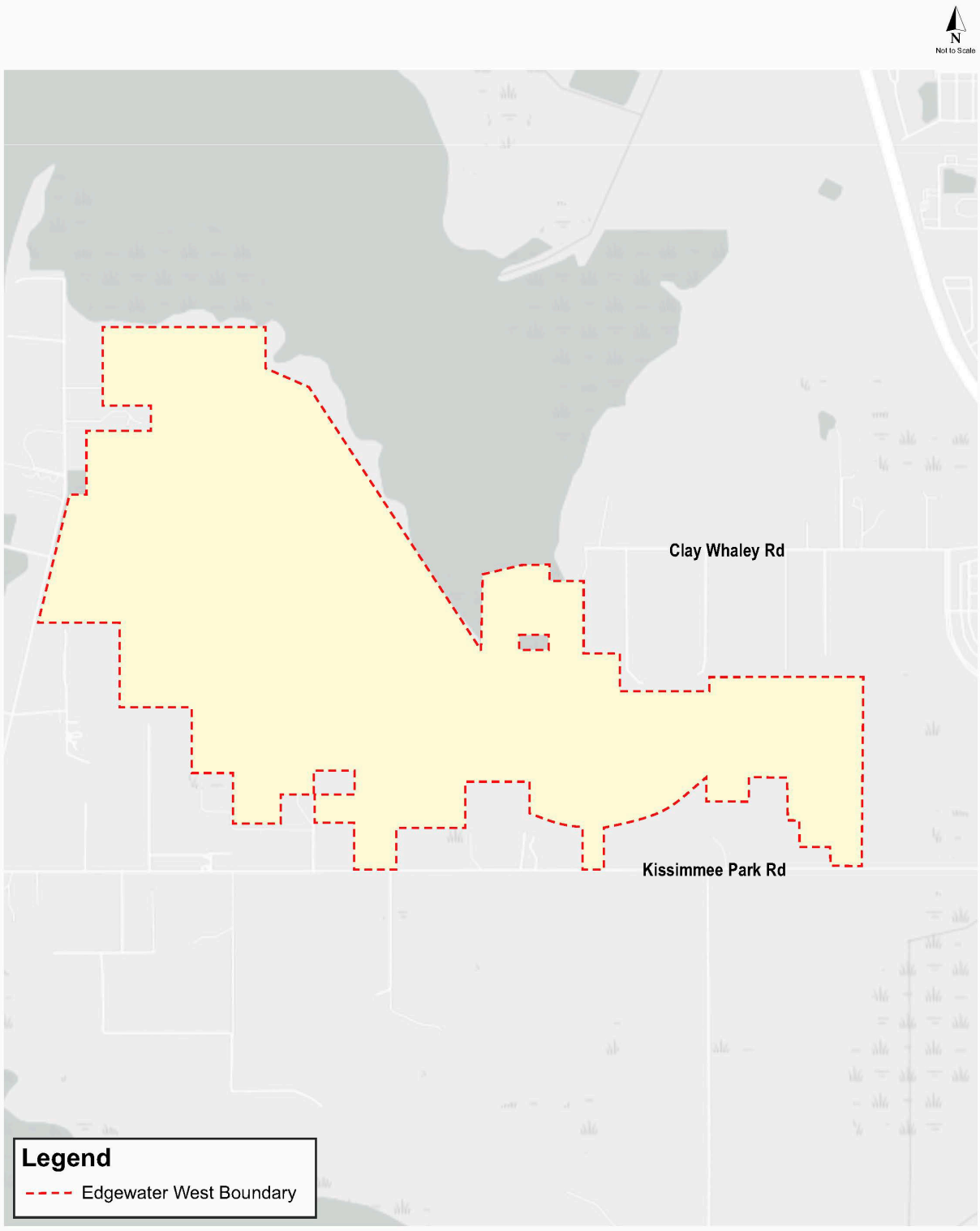
LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

Lot 33 of Seminole Land and Investment Company’s Subdivision of Section 19, Township 26 South, Range 30 East, recorded in Plat Book B, Page 56, lying in Section 19, Township 26 South, Range 30 East, and being more particularly described as follows:

C**OMMENCE** at the Northeast corner of Section 19, Township 26 South, Range 30 East; thence run S 00°05’07” E along the East line of said Section 19, a distance of 1335.39 feet to the POINT OF BEGINNING; thence continue along said East line, S 00°05’07” E, a distance of 333.85 feet; thence departing said East line, run S 89°43’54” W, a distance of 660.04 feet; thence N 00°05’07” W, a distance of 333.85 feet; thence N 89°43’54” E, a distance of 660.04 feet to the POINT OF BEGINNING.

Containing 5.059 acres, more or less.

Containing a total of 1,378.542 acres, more or less.



Edgewater West Property Exhibit **A**

Exhibit B

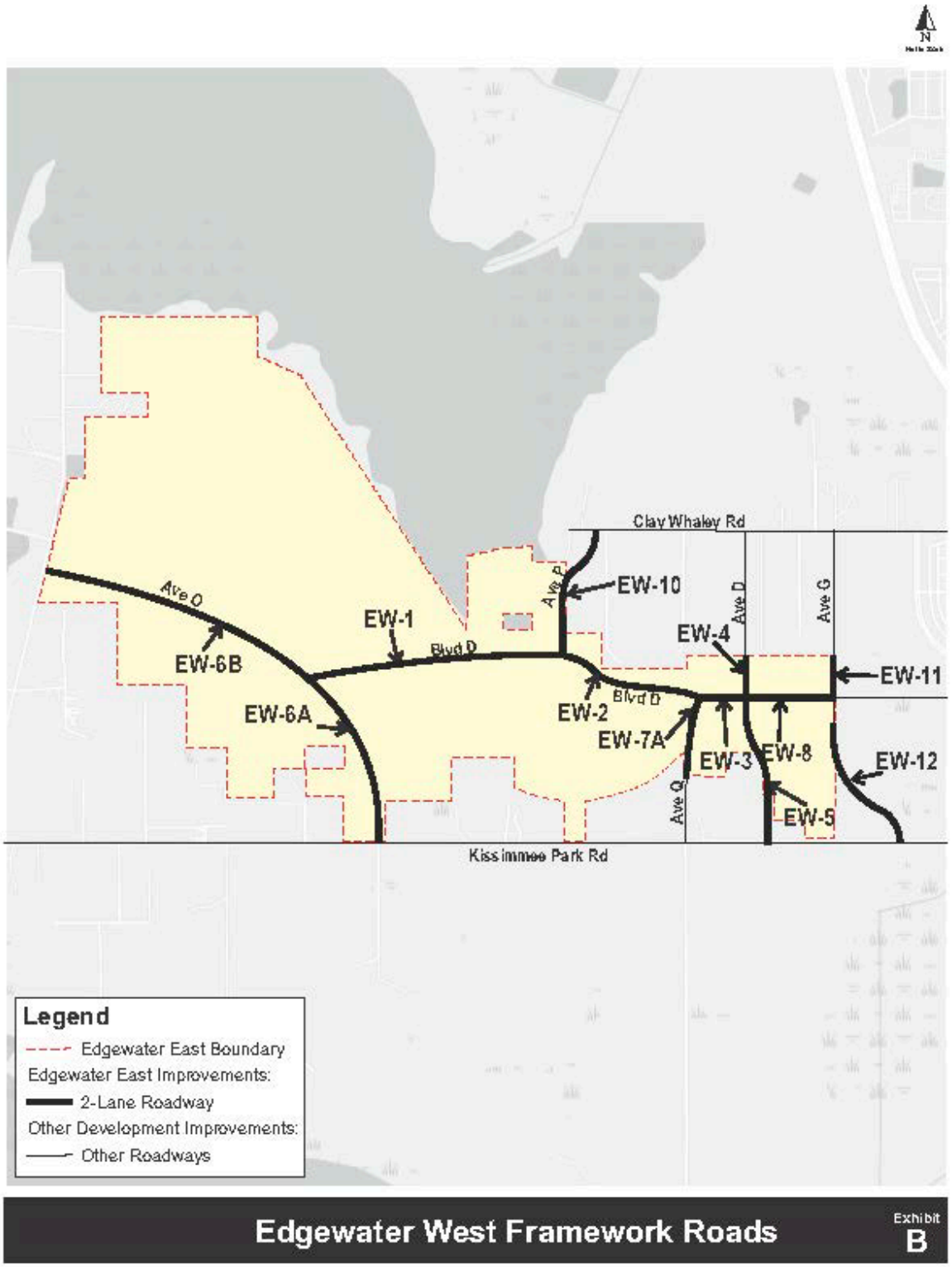

Clay Whaley Rd
Ave O
EW-1
EW-6B
Blvd D
EW-10
Ave B
Ave D
Ave G
EW-4
EW-11
EW-6A
EW-2
Blvd D
EW-7A
EW-3
EW-8
EW-12
Ave Q
EW-5
Kissimmee Park Rd
Legend
Edgewater East Boundary
Edgewater East Improvements:
2-Lane Roadway
Other Development Improvements:
Other Roadways
Edgewater West Framework Roads
Exhibit B

Exhibit C

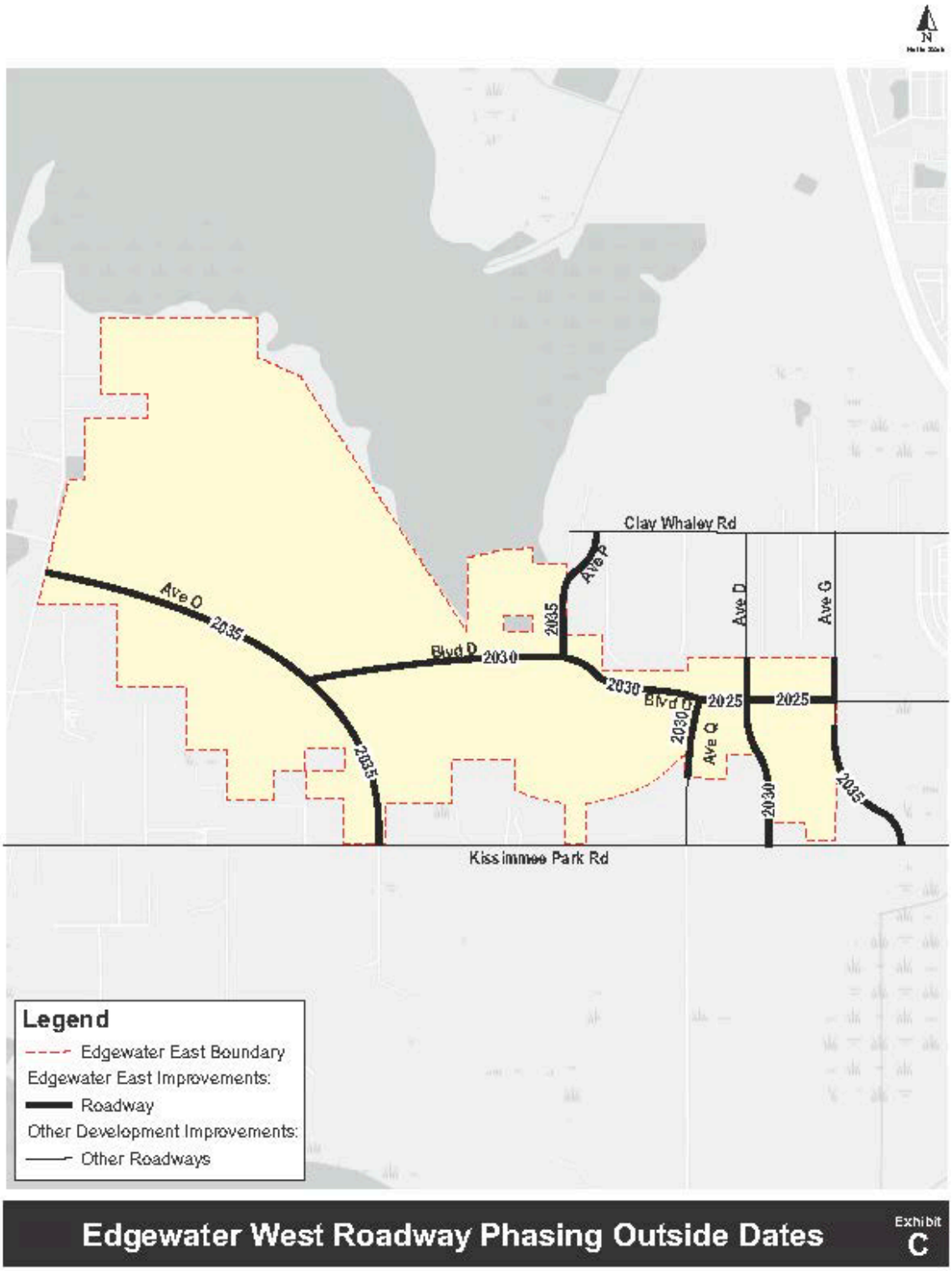

Clay Whaley Rd
Ave P
Ave D
Ave G
Ave O
2035
Blvd D
2030
2030
Blvd G
2025
2025
2030
Ave Q
2035
2030
2035
Kissimmee Park Rd
Legend
Edgewater East Boundary
Edgewater East Improvements:
Roadway
Other Development Improvements:
Other Roadways
Edgewater West Roadway Phasing Outside Dates
Exhibit C

EXHIBIT D1 - Estimated Construction Costs: Edgewater East Framework Roadway Network

Summary of Ultimate and Baseline Cost Detail

See D2 for Details | See D3 for Details

ROADWAY ATTRIBUTES							Ultimate Configuration	Baseline Configuration	Roadway Delta (3)	Cost Allocation	
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Cost + 40% (Design/CEI/Misc.) w escalation (2)	Baseline Cost + 40% (Design/CEI/Misc.) w escalation (2)	Agency Obligation	Developer % Cost Share	Agency % Cost Share
EW5	-	Ave D	Blvd D	Kissimmee Park Rd	County	2030	$ 9,099,014	$ 6,166,851	$ 2,932,163	67.8%	32.2%
EW6A	-	Ave O	Kissimmee Park Rd	Blvd. D	City	2035	$ 14,920,896	$ 10,112,627	$ 4,808,268	67.8%	32.2%
EW6B	-	Ave O	Blvd. D	Cherokee Rd. (exist.)	City	2035	$ 25,028,599	$ 16,963,116	$ 8,065,482	67.8%	32.2%
EW7A	-	Ave Q	Blvd D	Edgewater West Southern Boundary	City	2030	$ 4,945,116	$ 3,351,549	$ 1,593,567	67.8%	32.2%
EW1	5	Blvd D	Ave O	Ave P	City	2030	$ 21,086,790	$ 13,901,343	$ 7,185,448	65.9%	34.1%
EW2	-	Blvd D	Ave P	Ave Q	City	2030	$ 10,795,585	$ 7,316,700	$ 3,478,884	67.8%	32.2%
EW3	-	Blvd D	Ave Q	Ave D	City	2025	$ 3,039,940	$ 2,060,317	$ 979,623	67.8%	32.2%
EW8	-	Blvd D	Ave D	Ave G	City	2025	$ 4,227,106	$ 2,864,918	$ 1,362,188	67.8%	32.2%
EW4	-	Ave D	Northern Property Boundary	Blvd D	County	2025	$ 2,926,458	$ 1,983,405	$ 943,053	67.8%	32.2%
EW10	-	Ave P	Clay Whaley	Blvd D	-	2035	$ 9,867,044	$ 6,687,382	$ 3,179,661	67.8%	32.2%
EW11	-	Ave G	Blvd D	Northern Property Boundary	City	2025	$ 2,763,877	$ 1,873,216	$ 890,661	67.8%	32.2%
EW12	-	Ave G	Kissimmee Park Rd	Blvd D	City	2035	$ 10,348,363	$ 7,013,596	$ 3,334,767	67.8%	32.2%
						Total	**$ 119,048,787**	**$ 80,295,022**	**$ 38,753,766**	**67.4%**	**32.6%**

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 11,612,929
Baseline 2-lane	$ 7,870,655

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates.
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2025)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + Escalation]
4. N.A.
5. Includes culvert crossing cost in both Ultimate and Baseline configurations.

EXHIBIT D2 - Estimated Construction Costs: Edgewater East Framework Roadway Network

Ultimate Cost Detail

ROADWAY ATTRIBUTES							ULTIMATE CONFIGURATION					
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Construction Cost	Typical Section	Road Type for Constr. Calc	ROW Width (ft)	ROW Length (Miles)	Cost + 40% (Design/CEI/Misc.) w escalation (2)
EW5	-	Ave D	Blvd D	Kissimmee Park Rd	County	2030	$ 5,341,947	2-lane Ave	NEW2	100	0.46	$ 9,099,014
EW6A	-	Ave O	Kissimmee Park Rd	Blvd. D	City	2035	$ 7,200,016	2-lane Ave	NEW2	123	0.62	$ 14,920,896
EW6B	-	Ave O	Blvd. D	Cherokee Rd. (exist.)	City	2035	$ 12,077,446	2-lane Ave	NEW2	100	1.04	$ 25,028,599
EW7A	-	Ave Q	Blvd D	Edgewater West Southern Boundary	City	2030	$ 2,903,232	2-lane Ave	NEW2	100	0.25	$ 4,945,116
EW1	5	Blvd D	Ave O	Ave P	City	2030	$ 12,379,860	2-lane Ave	NEW2	100	0.84	$ 21,086,790
EW2	-	Blvd D	Ave P	Ave Q	City	2030	$ 6,337,988	2-lane Ave	NEW2	109	0.55	$ 10,795,585
EW3	-	Blvd D	Ave Q	Ave D	City	2025	$ 2,171,385	2-lane Ave	NEW2	113.5	0.19	$ 3,039,940
EW8	-	Blvd D	Ave D	Ave G	City	2025	$ 3,019,362	2-lane Ave	NEW2	113.5	0.26	$ 4,227,106
EW4	-	Ave D	Northern Property Boundary	Blvd D	County	2025	$ 2,090,327	2-lane Ave	NEW2	100	0.18	$ 2,926,458
EW10	-	Ave P	Clay Whaley	Blvd D	-	2035	$ 4,761,301	2-lane Ave	NEW2	100	0.41	$ 9,867,044
EW11	-	Ave G	Blvd D	Northern Property Boundary	City	2025	$ 1,974,198	2-lane Ave	NEW2	100	0.17	$ 2,763,877
EW12	-	Ave G	Kissimmee Park Rd	Blvd D	City	2035	$ 4,993,559	2-lane Ave	NEW2	75.5	0.43	$ 10,348,363
						Total	$ 65,250,623	-	-	-	5.39	$ 119,048,787

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 11,612,929
Baseline 2-lane	$ 7,870,655

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates.
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2025)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + Escalation]
4. N.A.
5. Includes culvert crossing cost in both Ultimate and Baseline configurations.

EXHIBIT D3 - Estimated Construction Costs: Edgewater East Framework Roadway Network

Baseline Cost Detail

ROADWAY ATTRIBUTES							BASELINE CONFIGURATION			
Map Key	Note #	Roadway	Segment Start	Segment End	Responsible Agency	SEATS Year Complete	Construction Cost	ROW Width	ROW Length	Baseline Cost + 40% (Design/CEI/Misc.) w escalation (2)
EW5	-	Ave D	Blvd D	Kissimmee Park Rd	County	2030	$ 3,620,501	62	0.46	$ 6,166,851
EW6A	-	Ave O	Kissimmee Park Rd	Blvd. D	City	2035	$ 4,879,806	62	0.62	$ 10,112,627
EW6B	-	Ave O	Blvd. D	Cherokee Rd. (exist.)	City	2035	$ 8,185,481	62	1.04	$ 16,963,116
EW7A	-	Ave Q	Blvd D	Edgewater West Southern Boundary	City	2030	$ 1,967,664	62	0.25	$ 3,351,549
EW1	5	Blvd D	Ave O	Ave P	City	2030	$ 8,161,350	62	0.84	$ 13,901,343
EW2	-	Blvd D	Ave P	Ave Q	City	2030	$ 4,295,567	62	0.55	$ 7,316,700
EW3	-	Blvd D	Ave Q	Ave D	City	2025	$ 1,471,655	62	0.19	$ 2,060,317
EW8	-	Blvd D	Ave D	Ave G	City	2025	$ 2,046,370	62	0.26	$ 2,864,918
EW4	-	Ave D	Northern Property Boundary	Blvd D	County	2025	$ 1,416,718	62	0.18	$ 1,983,405
EW10	-	Ave P	Clay Whaley	Blvd D	-	2035	$ 3,226,969	62	0.41	$ 6,687,382
EW11	-	Ave G	Blvd D	Northern Property Boundary	City	2025	$ 1,338,011	62	0.17	$ 1,873,216
EW12	-	Ave G	Kissimmee Park Rd	Blvd D	City	2035	$ 3,384,382	62	0.43	$ 7,013,596
						Total	$43,994,475	-	5.39	$ 80,295,022

Construction Cost / Mile (1)	Cost
New 2-lane Divided (Ultimate)	$ 11,612,929
Baseline 2-lane	$ 7,870,655

Culvert Water Crossing (1)	Crossing Cost
Baseline Crossing	$ 775,000
Ultimate 2-Lane Avenue	$ 1,312,500

Notes:

1. Unit costs were developed based on FDOT Long Range Estimates.
2. Cost = [(Construction Cost * 1.40)] * [(1 + 4%)^(Buildout Year - 2025)]
3. Roadway Delta = [Ultimate Cost + 40% (Design/CEI/Misc.) + Escalation] - [Baseline Cost + 40% (Design/CEI/Misc.) + Escalation]
4. N.A.
5. Includes culvert crossing cost in both Ultimate and Baseline configurations.

EXHIBIT E - Estimated ROW Costs: Edgewater East Framework Roadway Network

Summary of Ultimate and Baseline Cost Details

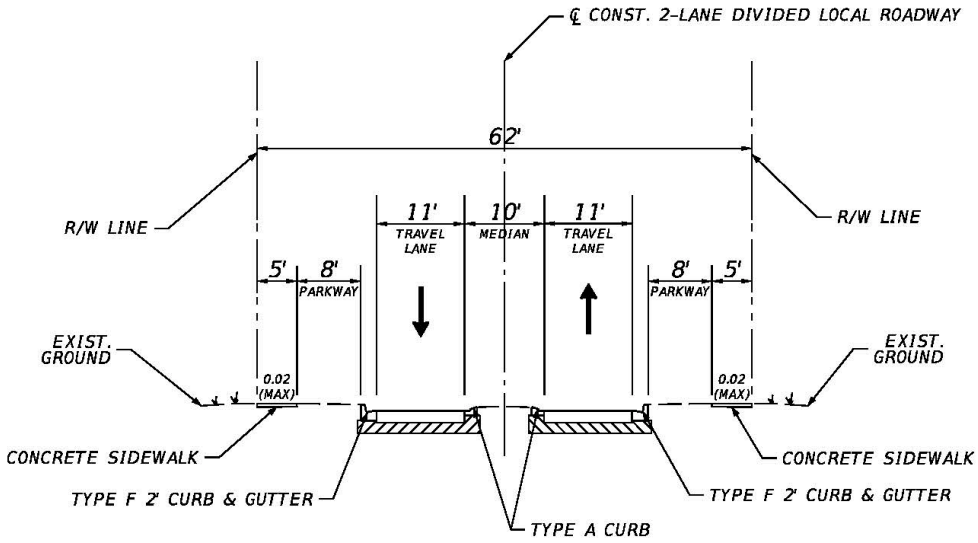
ROADWAY ATTRIBUTES							ULTIMATE CONFIGURATION							BASELINE ROW DATA (Developer Obligation)						Ultimate Configuration	Baseline Configuration	Roadway Delta	Cost Allocation	
Map Key	Note #	Roadway	Segment Start	Segment End	SEATS Year Complete		Typical Section	ROW Width (ft)	ROW Length (Miles)	ROW Acres	Pond Acres (15% of ROW Area) (6)	ROW + Pond Value = $150,000/ ac.	ROW + Pond Ultimate Cost (2)	ROW Width	ROW Length	ROW Acres	Pond Acres (15% of ROW Area) (6)	ROW + Pond Value = $150,000/ ac.	ROW + Pond Baseline Cost (2)	ROW + Pond Baseline Cost (2)	ROW + Pond Baseline Cost (2)	ROW + Pond Baseline Cost (2)	Agency Obligation	Developer % Cost Share	Agency % Cost Share
EW5	-	Ave D	Blvd D	Kissimmee Park Rd	County	2030	2-lane Ave	100	0.46	5.6	0.8	$ 961,818	$ **1,170,199**	62	0.46	3.46	0.52	$596,327	**$725,523**	$ 1,170,199	$ 725,523	$ 444,676	**62.0%**	**38.0%**
EW6A	-	Ave O	Kissimmee Park Rd	Blvd. D	City	2035	2-lane Ave	123	0.62	9.2	1.4	$ 1,594,527	$ **2,360,290**	62	0.62	4.66	0.70	$803,745	**$1,189,740**	$ 2,360,290	$ 1,189,740	$ 1,170,550	**50.4%**	**49.6%**
EW6B	-	Ave O	Blvd. D	Cherokee Rd. (existing)	City	2035	2-lane Ave	100	1.04	12.6	1.9	$ 2,174,545	$ **3,218,858**	62	1.04	7.82	1.17	$1,348,218	**$1,995,692**	$ 3,218,858	$ 1,995,692	$ 1,223,166	**62.0%**	**38.0%**
EW7A	-	Ave Q	Blvd D	Edgewater West Southern Boundary	City	2030	2-lane Ave	100	0.25	3.0	0.5	$ 522,727	$ **635,978**	62	0.25	1.88	0.28	$324,091	**$394,306**	$ 635,978	$ 394,306	$ 241,672	**62.0%**	**38.0%**
EW1		Blvd D	Ave O	Ave P	City	2030	2-lane Ave	100	0.84	10.2	1.5	$ 1,756,364	$ **2,136,885**	62	0.84	6.31	0.95	$1,088,945	**$1,324,869**	$ 2,136,885	$ 1,324,869	$ 812,016	**62.0%**	**38.0%**
EW2	-	Blvd D	Ave P	Ave Q	City	2030	2-lane Ave	109	0.55	7.2	1.1	$ 1,243,859	$ **1,513,345**	62	0.55	4.10	0.62	$707,516	**$860,802**	$ 1,513,345	$ 860,802	$ 652,543	**56.9%**	**43.1%**
EW3	-	Blvd D	Ave Q	Ave D	City	2025	2-lane Ave	113.5	0.19	2.6	0.4	$ 443,738	$ **443,738**	62	0.19	1.41	0.21	$242,394	**$242,394**	$ 443,738	$ 242,394	$ 201,343	**54.6%**	**45.4%**
EW8	-	Blvd D	Ave D	Ave G	City	2025	2-lane Ave	113.5	0.26	3.6	0.5	$ 617,027	$ **617,027**	62	0.26	1.95	0.29	$337,055	**$337,055**	$ 617,027	$ 337,055	$ 279,973	**54.6%**	**45.4%**
EW4	-	Ave D	Northern Property Boundary	Blvd D	County	2025	2-lane Ave	100	0.18	2.2	0.3	$ 376,364	$ **376,364**	62	0.18	1.35	0.20	$233,345	**$233,345**	$ 376,364	$ 233,345	$ 143,018	**62.0%**	**38.0%**
EW10	_	Ave P	Clay Whaley	Blvd D	-	2035	2-lane Ave	100	0.41	5.0	0.7	$ 857,273	$ **1,268,973**	62	0.41	3.08	0.46	$531,509	**$786,763**	$ 1,268,973	$ 786,763	$ 482,210	**62.0%**	**38.0%**
EW11	-	Ave G	Blvd D	Northern Property Boundary	City	2025	2-lane Ave	100	0.17	2.1	0.3	$ 355,455	$ **355,455**	62	0.17	1.28	0.19	$220,382	**$220,382**	$ 355,455	$ 220,382	$ 135,073	**62.0%**	**38.0%**
EW12	-	Ave G	Kissimmee Park Rd	Blvd D	City	2035	2-lane Ave	75.5	0.43	3.9	0.6	$ 678,814	$ **1,004,810**	62	0.43	3.23	0.48	$557,436	**$825,142**	$ 1,004,810	$ 825,142	$ 179,668	**82.1%**	**17.9%**
					Total					**67.1**	**10.1**	$ **11,582,511**	$ **15,101,921**			**40.5**	**6.1**	**$6,990,965**	**$9,136,013**	**$ 15,101,921**	**$ 9,136,013**	**$ 5,965,908**	**60.5%**	**39.5%**

Notes:
1. N.A.
2. ROW Cost = [Value] * [(1 + 4%)^(Buildout Year - 2025)]
3. N.A.
4. N.A.
5. N.A.
6. It is difficult to calculate the Pond Area that would be needed for the Baseline condition, therefore it is agreed that the Pond Area is 15% of the ROW Area for both the Ultimate & Baseline conditions.

Exhibit E

Exhibit F

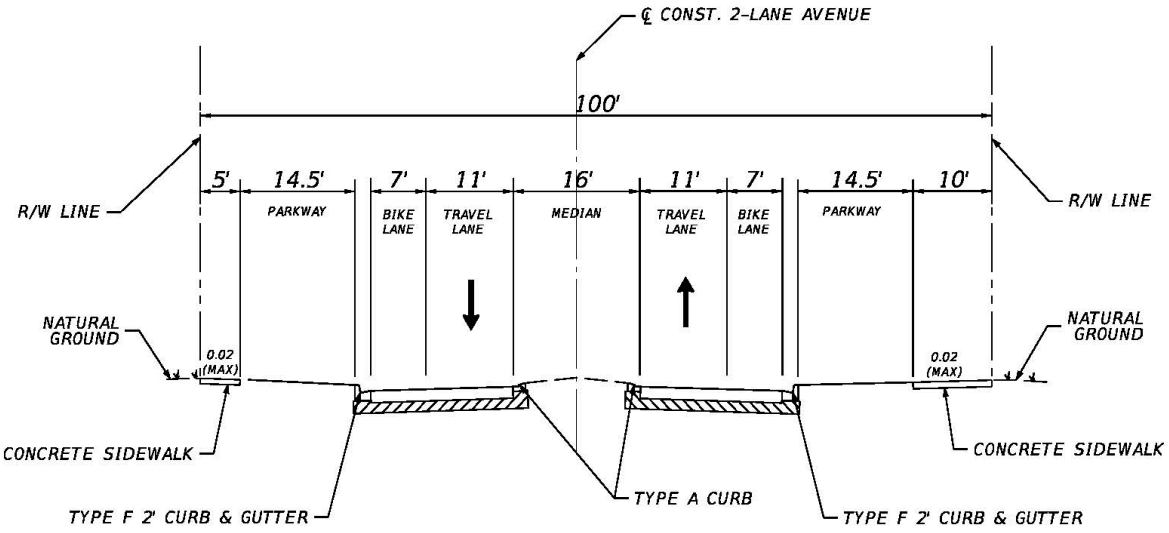
EXHIBIT F - BASELINE TYPICAL SECTION
2-LANE DIVIDED LOCAL ROAD



MAP KEY	ROADWAY
EW-1	BOULEVARD D
EW-2	BOULEVARD D
EW-3	BOULEVARD D
EW-4	AVENUE D
EW-5	AVENUE D
EW-6A	AVENUE O
EW-6B	AVENUE O
EW-7A	AVENUE Q
EW-8	BOULEVARD D
EW-10	AVENUE P
EW-11	AVENUE G
EW-12	AVENUE G

Exhibit G

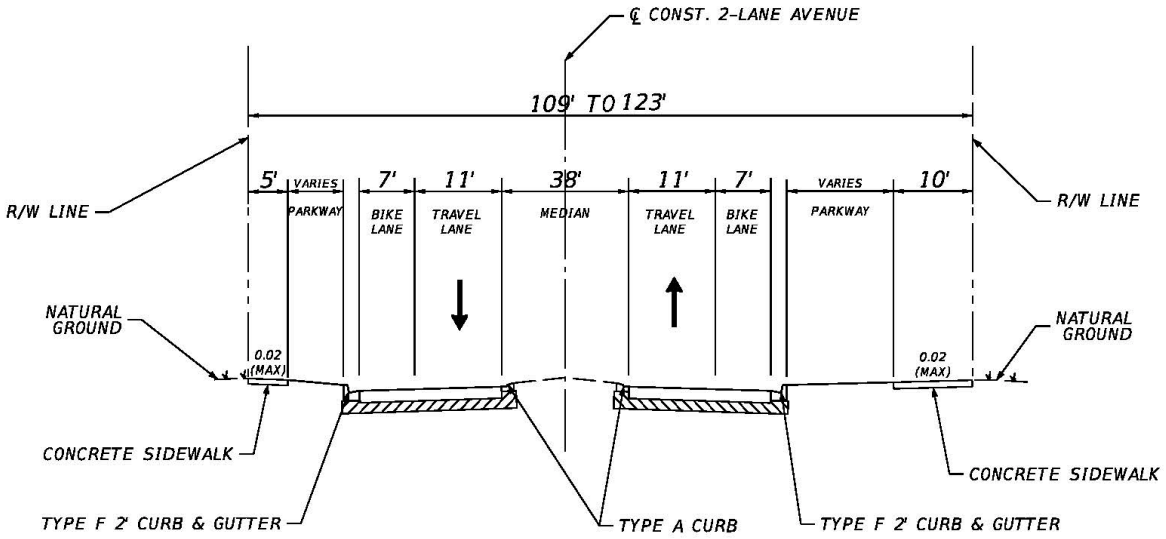
EXHIBIT G - ULTIMATE TYPICAL SECTION*
2-LANE DIVIDED



MAP KEY	ROADWAY	STATUS
EW-1	BOULEVARD D	SDP22-0155 APPROVED
EW-4	AVENUE D	SDP22-0133 APPROVED & CONSTRUCTED
EW-5	AVENUE D	SDP24-0021 APPROVED
EW-6B	AVENUE O	FUTURE
EW-7A	AVENUE Q	SDP24-0021 APPROVED
EW-10	AVENUE P	FUTURE
EW-11	AVENUE G	SDP22-0133 APPROVED & CONSTRUCTED

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

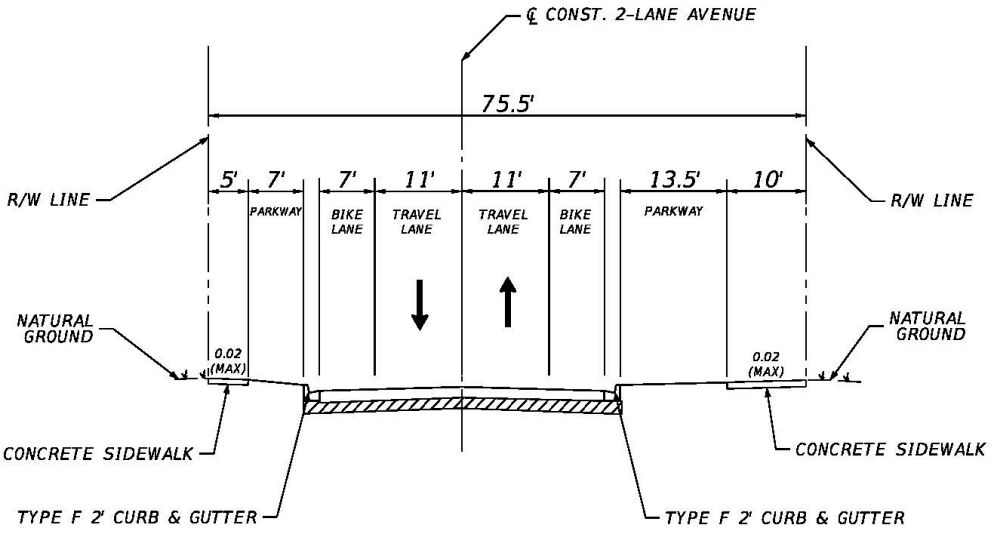
EXHIBIT G – ULTIMATE TYPICAL SECTION*
2-LANE DIVIDED W/ROOM FOR 2 ADDITIONAL LANES



MAP KEY	ROADWAY	STATUS
EW-2	BOULEVARD D	SDP22-0155 APPROVED
EW-3	BOULEVARD D	SDP22-0133 APPROVED & CONSTRUCTED
EW-6A	AVENUE O	FUTURE
EW-8	BOULEVARD D	SDP22-0133 APPROVED & CONSTRUCTED

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

EXHIBIT G – ULTIMATE TYPICAL SECTION*
2-LANE UNDIVIDED



MAP KEY	ROADWAY	STATUS
EW-12	AVENUE G	FUTURE

*TYPICAL SECTIONS ARE GENERALIZED AND MAY BE MODIFIED TO ADD ELEMENTS SUCH AS ON-STREET PARKING OR OTHER MINOR DESIGN DEVIATIONS.

Exhibit H
Temporary Construction Easement form

Upon recording, this instrument should be returned to: [Insert Contact Info]	

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT ("**Easement Agreement**") is made and entered into to be effective the ___ day of [ ], 202[ ] (the "**Effective Date**"), by and between:

[EW Property Holdings], a Delaware limited liability company, whose address is 401 E. Las Olas Boulevard, Suite 1870, Ft. Lauderdale, Florida 33301 ("**Landowner**" or "**Grantor**"); and

[Applicable Entity], [ ], and located in Osceola County, Florida ("**[ ]**" or "**Grantee,**" and together with the Grantor, the "**Parties**").

RECITALS

WHEREAS, the Grantee [insert appropriate governmental entity authorization], and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the Grantee to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain certain systems, facilities, and basic infrastructure and other infrastructure improvements within or without the boundaries of the [City/County]; and

WHEREAS, the Grantor is the owner in fee simple of certain real property located in Osceola County, Florida, lying within the boundaries of the [City/County], including those certain parcels more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference ("**Easement Area**"); and

WHEREAS, Grantee has requested that Grantor grant to Grantee a temporary construction, access and maintenance easement over the Easement Area for constructing the [insert applicable description of improvements] in conformance with [construction plan name and application/permit number] (collectively, the "**Improvements**"), and the Grantor is agreeable to granting such an easement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. EASEMENT; AUTOMATIC TERMINATION[1]. The Grantor hereby grants to Grantee a temporary easement over, upon, under, through, and across the Easement Area for ingress and egress and for the construction, installation, maintenance, repair and replacement of the Improvements ("**Easement**"). Grantee shall use all due care to protect the Easement Area and adjoining property from damage resulting from Grantee's use of the Easement Area. The Easement shall terminate automatically, without the recording of any additional instrument, with respect to any lands comprising a portion of the Easement Area which are (1) platted as residential lots, (2) conveyed to a local, state or federal government, or agency, or (3) conveyed to a public or private utility. Notwithstanding the foregoing, Grantor and Grantee hereby agree to execute and record any documents necessary to evidence to termination of this Easement if so requested.

3. DAMAGE. In the event that Grantee, its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives cause damage to the Easement Area or to adjacent property or improvements in the exercise of the easement rights granted herein, Grantee, at Grantee's sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the condition and grade existing immediately prior to such damage, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures or improvements of any kind.

4. INSURANCE[2]. Grantee shall carry insurance complying with the provisions of **Exhibit B-1** attached hereto. Grantee shall contractually require all contractors, sub-contractors, employees or materialmen performing work for Grantee on the Easement Area shall at all times maintain insurance at least in the amounts and with the requirements set forth in **Exhibit B-2** attached hereto.

Grantee shall contractually require any contractors, sub-contractors, employees or materialmen to provide the Grantee with a certificate or certificates of insurance evidencing compliance with the requirements of **Exhibit B-2**. Grantee shall provide an insurance certificate evidencing compliance with this section to the Grantor prior to the commencement of any performance of any work by any applicable contractors, sub-contractors, employees or materialmen in the Easement Area.

5. INDEMNITY. To the extent permitted by law, but without waiving any sovereign immunity protection or other limits on liability afforded to the Grantee by law, Grantee shall, and shall contractually cause Grantee's contractors, sub-contractors, and employees (which contractual indemnity obligation shall, as to such contractors, sub-contractors, and employees, not be limited by sovereign immunity) to indemnify and hold harmless Grantor, and its direct and

[1] NTD: To be updated as applicable.
[2] NTD: This section and applicable exhibits are subject to updates based on review by Grantor's insurance consultant.

indirect members, affiliates, agents, employees, staff, contractors, subcontractors, officers, directors, and representatives and their respective successors and assigns (together, "**Indemnitees**"), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys' fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees which arise out of any of the activities referred to under the terms of this Easement Agreement or use of the Easement Area by Grantee, its successors, assigns, agents, employees, contractors (including but not limited to Grantee's contractors and sub-contractors), officers, invitees, or representatives, including but not limited to loss of life, injury to persons or damage to, or destruction or theft of, property.

SOVEREIGN IMMUNITY. Grantor agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of Grantee's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other applicable law.

LIENS. Grantee shall not permit (and shall cause to be cured and removed from Grantor's title within thirty (30) days) any construction or mechanic's lien or encumbrance against the Easement Area or other Grantor property in connection with the exercise of its rights hereunder.

EXERCISE OF RIGHTS. The rights and Easement created by this Easement Agreement are subject to the following provisions:

Grantee shall install the Improvements in a sound, professional manner and shall have sole responsibility for obtaining any necessary permits and other regulatory approvals for the Improvements installation. Any rights granted hereunder shall be exercised by Grantee only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereof. Grantee and its contractors (including, but not limited to subcontractors, employees and materialmen) shall not discharge, or permit the discharge, into or within the Easement Area any hazardous or toxic materials or substances, any pollutants, petroleum products, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

Grantor makes no representation that the Easement Area is suitable for installation of the Improvements. Grantee acknowledges that there are or may be existing facilities located within the Easement Area. Grantee shall not interfere with the day-to-day operation of all existing facilities in the Easement Area.

Nothing herein shall be construed to limit in any way Grantor's rights to (i) construct and maintain in the Easement Area any structures or other improvements that do not materially interfere with the use or enjoyment of the Easement granted herein for the purposes for which they are created as contemplated herein, or (ii) to use the Easement Area, or allow the use of the Easement Area by others, in common with Grantee, its successors and assigns.

DEFAULT. A default by either party to this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief and/or specific performance, but shall exclude, in any event,

consequential, incidental, special or punitive damages. Each of the Parties hereto shall give the other party written notice of any defaults hereunder and shall allow the defaulting party not less than fifteen (15) days from the date of receipt of such notice to cure monetary defaults and thirty (30) days to cure other defaults; provided, however, if any non-monetary default cannot reasonably cured within thirty (30) days, then such cure period shall be extended so long as the defaulting party has commenced to cure within thirty (30) days and diligently proceeds to complete such cure.

ENFORCEMENT. In the event that the Grantor or Grantee seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

NOTICES. All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, overnight delivery service, or e-mail to the parties, as follows:

A.	**If to Grantee:**	[ ]
	With a copy to:	[•]
B.	**If to Landowner:**	[EW Property Holdings, LLC] 401 E. Las Olas Boulevard, Suite 1870 Ft. Lauderdale, Florida 33301 Attn: Noah Breakstone E-Mail: nbreakstone@btipartners.com
	With a copy to:	EW Property Holdings, LLC [ ]
	And with a copy to:	Morris, Manning& Martin, LP 1333 New Hampshire Street, NW, Sutie 800 Washington, C.C. 20036 Attn: Elizabeth A Karmin Email: bkarmin@mmmlaw.com

Except as otherwise provided herein, any Notice shall be deemed received upon actual delivery at the address set forth herein. Notices sent by email shall be deemed given when sent without receipt of any bounceback error message. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change

in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

THIRD PARTIES. This Easement Agreement is solely for the benefit of the Grantor and Grantee, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement, expressed or implied, is intended or shall be construed to confer upon any person, corporation, or entity other than the Grantor and Grantee any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions of this Easement Agreement. The Grantor shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the Grantor's right to protect its rights from interference by a third party.

ASSIGNMENT. Neither of the Parties hereto may assign, transfer, or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other party. Any purported assignment, transfer, or license by one of the Parties absent the written consent of the other party shall be void ab initio and unenforceable.

NO DEDICATION. Nothing contained in this Easement Agreement shall in any way be construed as a dedication of any portion of the Easement Area for public use, and all of the easements herein created are private and do not constitute grants for public use.

CONTROLLING LAW; VENUE. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Osceola County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Easement Agreement.

PUBLIC RECORDS. All documents of any kind provided in connection with this Easement Agreement are public records and are treated as such in accordance with Florida law.

SEVERABILITY. The invalidity or unenforceability of any one or more provisions or part of a provision of this Easement Agreement shall not affect the validity or enforceability of the remaining provisions of this Easement Agreement or any part of this Easement Agreement not held to be invalid or unenforceable.

BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, transferees, and/or licensees.

AUTHORIZATION. The execution of this Easement Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both the Grantor and Grantee.

ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

EXCULPATION. No direct or indirect member, partner, shareholder, manager, trustee, trust beneficiary, director, officer, manager, or employee of any party hereto shall have any liability under this Agreement.

COUNTERPARTS. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same agreement. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor and Grantee have caused this Easement Agreement to be executed, to be effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

[INSERT ENTITY]
[ ]

_____
Print Name:_____

By:_____
Chairperson/Vice Chairperson

_____
Print Name:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization this _____ day of _____ 202[ ], by the Chairperson/Vice Chairperson of the [ ], a [ ]. He is personally known to me or has produced _____ as identification.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

{Notary Seal}

Signed, sealed and delivered in the presence of:

_____
Print Name_____

_____
Print Name:_____

[ ], a Delaware limited liability company,

By: _____
Name: _____
Title: _____

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 [ ], who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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 [ ], who appeared before me this day in-person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Legal Description

EXHIBIT B-1
GRANTEE'S INSURANCE REQUIREMENTS

1. Grantee shall obtain and maintain the following insurance: (a) Commercial General Liability Insurance written on an occurrence form no less broad than the most recently filed edition of the CG 00 01 occurrence policy form, as published by the Insurance Services Office (ISO), providing coverage for any liability arising out of the services, including coverage for bodily injury, property damage, personal injury, advertising injury, premises/operations hazard, and contractual liability, with limits of not less than $1,000,000 per occurrence, and $1,000,000 personal and advertising injury, and $1,000,000 product-completed operations aggregate which shall be maintained for the greater period under which a claim may be properly asserted under the applicable statute of limitations or repose. Such policy must include a separation of insureds clause without any limitation or exclusion related to cross-liability. Such policy must not contain any classification limitation endorsement which limits or excludes coverage applicable to the services or project construction type contemplated by the Agreement. The required limits may be achieved via a combination of primary, umbrella and/or excess liability policies provided that such umbrella and/or excess liability policies provide coverage no more restrictive than the underlying insurance; (b) to the extent the Grantee has employees, workers' compensation insurance with statutory limits, including employers' liability insurance with minimum liability limits of $1,000,000 bodily injury (each accident), $1,000,000 bodily injury by disease (each employee), and $1,000,000 bodily injury by disease (policy limit); and (c) to the extent the Grantee utilizes owned, non-owned, and hired automobiles, automobile liability insurance covering any auto (including, as applicable, owned, non-owned and hired) in an amount of not less than $1,000,000 combined single limit per accident.

2. Additional Insurance Requirements. Grantee shall cause its insurance to comply with the following additional insurance requirements.

(a) Prior to the performance of any work or services in connection with the Agreement, Grantee will file with Grantor certificates of insurance and Grantor requested endorsements, if applicable, showing the required insurance to be in force. Certificates of insurance alone, without the requisite endorsements, are not acceptable to satisfy the provisions of the required insurance. In no event will any acceptance of certificates of insurance and endorsements by Grantor, or failure of Grantee to provide certificates of insurance and endorsements, be construed as a waiver of or estoppel to assert Grantee's obligations to procure and maintain the insurance coverages in accordance with the insurance requirements set forth herein. Prior to the renewal or expiration of any required insurance, Grantee shall provide Grantor with evidence of renewal insurance in form as acceptable to Grantor.

(b) Within ten (10) days of Grantor's written request, Grantee shall furnish to Grantor copies of the required insurance policies and endorsements to the extent the same are available.

(c) All insurance required herein this Exhibit B-1 shall: (i) include at least thirty (30) days' notice of cancellation (ten (10) days if cancellation is due to non-payment of premium) to Grantor; and (ii) contain deductibles not greater than $10,000 absent written approval from Grantor, and Grantee shall be solely responsible for any deductible and or self-insured retention payments; (iii) by a company or companies licensed to do business in the State of Florida and satisfactory to Grantor; and (iv) provide that defense costs shall be outside the policy coverage limits. Grantee's failure to maintain the insurance required herein may, at the election of Grantor in its sole discretion, be deemed a material breach of the Agreement.

EXHIBIT B-2

CONTRACTOR, SUBCONTRACTOR, CONSULTANT, MATERIALMEN AND VENDOR INSURANCE REQUIREMENTS

Prior to the commencement or performance of any work or services related to the Project, Grantee shall cause each contractor, consultant, materialman and vendor (as used herein, each is a "Contractor") to procure and maintain throughout the term and thereafter as required herein, at their sole cost and expense, the insurance specified in this Exhibit B-2.

A. Additional Insureds. The following (collectively, the "**Additional Insureds**") must be included as additional insureds under Contractor's applicable insurance policies, on a primary and noncontributory basis: [ ], EW Property Holdings, LLC, [ ], and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, agents, subcontractors and employees.

B. Required Coverages. Contractor shall maintain the following minimum insurance with respect to the work or services performed without interruption from the date of this Agreement through Final Completion, at any time thereafter when Contractor enters the worksite to perform corrective Work, and during any additional periods specified in this Agreement:

Commercial general liability insurance on the most recently filed ISO CG 00 01 form that, without limitation:

a. has limits of not less than the greater of (A) $1,000,000 each occurrence, $2,000,000 general aggregate (per-project), and $2,000,000 products-completed operations aggregate;
b. provides coverage for claims arising out of or resulting from operations under the applicable agreement and for which the insured may be legally liable, including (A) damages because of bodily injury, sickness or disease, including occupational sickness or disease, and coverage for death and mental anguish, (B) personal and advertising injury, (C) damages because of physical damage to or destruction of tangible property, including the loss of use of such property, (D) bodily injury or property damage arising out of completed operations, and (E) Contractor's indemnity obligations under any applicable agreement;
c. does not exclude or restrict coverage with respect to the following: (A) claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim; (B) claims for property damage to the work arising out of the products-completed operations hazard where the damaged work or the work out of which the damage arises was performed by a subcontractor; (C) claims for bodily injury other than to employees of the insured; (D) claims for indemnity under the applicable agreement arising out of injury to employees of the insured; (E) claims or loss excluded under a prior work endorsement or other similar exclusionary language; (F) claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language; or (G) claims that apply to the type or nature of the work being performed (*e.g.*, if the work involves earth subsidence or movement, there must be no exclusion for these hazards, and if the work involves explosion, collapse or underground hazards, there must be no exclusion for these hazards);

d. includes the Additional Insureds as additional insureds via an ISO 20 10 11 85 endorsement if available, and otherwise via one or more endorsements (*e.g.*, a combination of CG 20 10 and CG 20 37) that provides coverage for both ongoing and completed operations, does not limit coverage to vicarious liability, and is otherwise reasonably acceptable to the Grantee; and
e. applies as primary and non-contributory insurance with respect to any other insurance or self-insurance program available to the Additional Insureds, provides coverage to the Additional Insureds at least as broad as that available to the named insureds, and does not include terms that make the coverage afforded to an Additional Insured excess to other insurance on which such party is also an additional insured.

Contractor shall maintain its products-completed operations coverage for the greater of three years after final completion of the work or the time during which a claim arising out of the work may be properly asserted under the applicable statute of limitations or repose (such applicable period, the "Repose Period"), and shall include the Additional Insureds as additional insureds during this period, on a primary and non-contributory basis.

Automobile liability insurance, covering vehicles owned by Contractor and non-owned vehicles used by Contractor or anyone for whose acts Contractor is responsible, with a combined single limit of not less than $1,000,000 per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage. Contractor shall cause the Additional Insureds to be included as additional insureds under this policy on a primary and non-contributory basis. If the work will involve hauling or transporting waste materials, hazardous material, hazardous substances or any other environmentally regulated substances that require a regulated manifest, Contractor shall also obtain CA-9948 and MCS-90 endorsements.

Workers compensation and employers liability insurance for all persons that perform work for Contractor or anyone for whose conduct Contractor is responsible. The workers' compensation insurance must fulfill applicable statutory requirements. The employers liability insurance must have limits of not less than $500,000 each employee – each accident, $500,000 each employee – each disease, and $500,000 policy limit.

Commercial excess or umbrella liability insurance with respect to Contractor's CGL, automobile, and employers liability insurance, with limits of no less than (1) for subcontractors, vendors and materialmen, $2,000,000 per occurrence and in the annual aggregate, and (2) for general contractors, $5,000,000 per occurrence and in the annual aggregate. This insurance must be at least as broad as the underlying coverages, must be maintained for the Repose Period, must (with respect to Contractor's CGL and automobile insurance) include the Additional Insureds as additional insureds on a primary and non-contributory basis until the end of the Repose Period, and must include a waiver of subrogation. The excess policy must not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers. Notwithstanding the specified minimum limits for primary CGL, automobile, and employers liability insurance and the separate specified minimum limit for commercial excess or umbrella liability insurance, in each case this provision is to be construed as requiring only the combined primary and excess/umbrella minimum limit and that combined minimum limit may be achieved with any combination of primary and excess or umbrella insurance.

Professional liability insurance, if the work includes any professional services, with limits of not less than $1,000,000 each claim and $1,000,000 annual aggregate. This insurance, if required, must be

retroactive to the date of the commencement of the professional services and must be maintained for at least three years after final completion or the earlier termination of the applicable agreement.

Contractors' pollution liability insurance (or "contractor's pollution indemnity insurance") covering losses caused by pollution conditions that arise from the work, with limits of not less than $1,000,000 per loss and in the aggregate. This insurance (i) must be retroactive to the date of the commencement of the work, if it is written on a claims-made basis, (ii) must be maintained, or an extended reporting period must be exercised, until the end of the Repose Period, and (iii) must include the Additional Insureds as additional insureds on a primary and non-contributory basis, until the end of the Repose Period.

C. Insurance Requirements. Required Insurance must, unless otherwise agreed in writing, be issued by reputable insurance carriers authorized to transact that class of insurance in the State(s) in which the work is performed, having an A.M. Best rating of at least A- VIII. The cost of the Required Insurance (including deductibles and self-insured retentions related to claims arising out of the Work), as well as the cost of any other insurance carried by Contractor with respect to the work, will be borne solely by Contractor, and Contractor shall reimburse Grantee for amounts paid by Grantee or other Additional Insureds due to deductibles or self-insured retentions with respect to Required Insurance. Contractor shall require the issuers of Required Insurance to waive subrogation rights with respect to the Additional Insureds, and Contractor hereby waives all rights against the Additional Insureds and others for damage occurring on or after the date on which the applicable agreement is executed to the extent that damage (a) is covered by Required Insurance or any other insurance maintained by Contractor, (b) is attributable to any deductible or self-insured retention relating to insurance maintained by Contractor, or (c) arises out of the sole negligence of any Contractor-group members. Contractor shall ensure that Required Insurance policies (with the exception of any professional liability policies) do not include defense costs within the limits of liability, and do not include a deductible or self-insured retention in excess of $10,000 (or $50,000 for professional liability) except with prior written approval.

D. Evidence of Insurance. Contractor shall provide to Grantee a certificate of insurance on ACORD Form 25 evidencing the Required Insurance, and if requested, the required additional insured, waiver of subrogation, notice of cancellation, and primary and non-contributory endorsements, at the following times: (a) prior to commencement of the work; (b) upon renewal or replacement of each required policy of insurance; and (c) upon Grantee's written request. Contractor shall require Required Insurance policies to provide Grantee with at least 30 days' written notice of cancellation (or 10 days' written notice if cancellation is due to non-payment of premium), and in any event shall ensure that Grantee is notified before the cancellation or non-renewal of any Required Insurance. Contractor shall cause its certificates of insurance to disclose any deductible or self-insured retention applicable to any of its Required Insurance policies, and shall provide certified copies of Required Insurance policies if requested. Grantee's failure to require Contractor to provide evidence of Required Insurance, or Owner's acceptance of evidence that indicates insurance that fails to satisfy any requirements herein, will not constitute a waiver of these requirements.

E. Minimum Limits. Any insurance limits required of contractors, consultants, or vendors herein are minimum limits only and shall not restrict the liability imposed on such party for work or services performed in connection with the Project. Grantee shall have a written agreement with all contractors, consultants and vendors and such agreement shall set forth insurance requirements that meet or exceed those specified herein. Grantee shall require within the written agreement that the minimum limits of insurance required of contractor, consultant or vendor be equal to the greater of: (i) those required in this Schedule B-2; (ii) those indicated on the declaration page of the pertinent policy; or (iii) those as required by law. Notwithstanding anything to the contrary herein, provided that a contractor, consultant or vendor: (x) is not performing any structural construction work; and (y) is engaged for a contract with a value of $50,000 or less; Grantee may approve insurance limits less than those required herein (but no less than $1

million in commercial general liability insurance); provided that such approved limits are no less than those customarily required of vendors performing a similar scope of work or services. Grantee must obtain indemnification and hold harmless provisions in favor of Grantor and Grantee. Grantee must obtain defense provisions in favor of Grantor and Grantee except for professional liability.

Exhibit I
Deed form

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made as of the ____ day of _____, 20__, by _____, a Delaware limited liability company, whose address is _____ ("**Grantor**"), to _____, a _____ limited liability company, whose address is _____ ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

W I T N E S S E T H :

THAT, for and in consideration of the sum of TEN AND 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Osceola County, State of Florida, and legally described in **Exhibit "A"**[3] attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year _____, and subsequent years, which are not yet due and payable, and all easements, rights of way, encumbrances, liens, covenants, conditions, obligations and liabilities as may appear of record, provided, that this reference shall not serve to reimpose the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

[SIGNATURE PAGE TO FOLLOW]

[3] Legal description to be inserted.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

_____
, a Delaware limited liability company

By:_____
Print Name:_____

By:_____
Print Name:_____

By:_____
Name:
Title:

By:_____
Print Name:_____

By:_____
Print Name:_____

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 _____, by _____, as _____ of _____, a Delaware limited liability company on behalf of said company, who personally appeared before me and is [___] personally known to me or [___] has produced _____ as identification.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:_____

STATE OF _____
COUNTY OF_____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, by _____, as

_____ of _____, LLC, a Delaware limited liability company on behalf of said company, who personally appeared before me and is [___] personally known to me or [___] has produced _____ as identification.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:_____

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

Exhibit J
Drainage Easement form

This instrument prepared by:
Justin C. Vine, Esq.
Morris, Manning & Martin, LLP
3343 Peachtree Rd., NE
1600 Atlanta Financial Center
Atlanta, GA 30326

and return to:
[Insert Title Company/Escrow Agent Address]

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (this "**Agreement**") is made and entered into effective as of [ ] __, 2025, by and between **[Insert Property Owner]**, a Delaware limited liability company, whose address is [ ] ("**Grantor**") and **[Insert Buyer Entity],** a [ ] limited liability company, whose address is [Insert Address] ("**Grantee**").

RECITALS:

A. **WHEREAS**, Grantor owns that certain real property, located in [ ] more particularly described in **Exhibit "A"**, attached hereto and incorporated herein (the "**Grantor Property**").

B. **WHEREAS**, Grantee owns that certain real property, located in [ ], adjacent to the Grantor Property and as more particularly described in **Exhibit "B"**, attached hereto and incorporate herein (the "**Grantee Property**").

C. **WHEREAS**, Grantor has agreed to grant to Grantee, and Grantee has agreed to receive for itself, its successors and assigns, a perpetual, non-exclusive easement over, under, and across that portion of the Grantor Property more particularly described in **Exhibit "C"**, attached hereto and incorporated herein (the "**Easement Area**") for the purposes of access, construction, installation, maintenance, operation, modification, and repair of certain drainage improvements for the benefit of the Grantee Property and adjacent properties, on the terms and conditions set forth in this Agreement.

NOW THEREFORE, IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and of the mutual undertakings of Grantor and Grantee set forth in this Agreement and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged by the parties, the following perpetual grant, agreements, covenants, and restrictions are made:

1. Recitals. The foregoing recitals are true and correct and are incorporated into and form a part of this Agreement.

2. Grant of Drainage Improvements Easement. Grantor does hereby grant, bargain, sell, and convey to Grantee, its successors, assigns, homeowner's associations, agents, employees, contractors, and subcontractors (collectively, the "**Benefited Parties**"), a perpetual, non-exclusive easement over the Easement Area for access, construction, installation, maintenance, operation, modification, and repair of drainage

structures and improvements (collectively, the "**Improvements**"), with the right to (i) convey and discharge stormwater outfall from the Grantee Property over under and across the Easement Area, and (ii) reconstruct, improve, add to, enlarge, change the size of and remove such Improvements with the prior written consent of Grantor (the "**Easement**"), with full right and authority of ingress and egress over, on, upon, and across the Easement Area at all times to carry out the purposes of this Agreement. By acceptance of the benefits of this Easement, Grantee, or its successors and assigns, agrees to perpetually maintain, repair, and replace the Improvements within the Easement Area in a neat and orderly manner to standards no less than are required, from time to time, by applicable governmental authorities.

3. Maintenance of Easement Area. Grantee, or its successors and assigns, shall be responsible, at its sole cost and expense, for operating, maintaining, repairing, and keeping the Improvements located within the Easement Area in good condition. All work performed by the Benefitted Parties on the Easement Area shall be performed in a lien free manner.

4. Insurance.[4] Grantee shall carry insurance complying with the provisions of **Exhibit "D-1"** attached hereto. Grantee shall contractually require all contractors, sub-contractors, employees or materialmen using the any portion of the Easement Area or performing work for Grantee on the Easement Area shall at all times maintain insurance at least in the amounts and with the requirements set forth in **Exhibit "D-2"** attached hereto. Grantee shall contractually require any contractors, sub-contractors, employees or materialmen to provide Grantor with a certificate or certificates of insurance evidencing compliance with the requirements of **Exhibit "D-2"**. Grantee shall provide an insurance certificate evidencing compliance with this section to Grantor prior to the commencement of any performance of any work by any applicable contractors, sub-contractors, employees or materialmen within the Easement Area. All work performed within the Easement Area shall be performed in a lien free manner.

5. Indemnity. Grantee hereby releases and agrees to indemnify, defend, and hold harmless Grantor and its representatives, agents, employees, members, partners, shareholders, directors and officers, owners, and affiliates (collectively, the "**Indemnitees**") from and against any and all losses, damages, costs, expenses (including, without limitation, reasonable attorneys' fees, court costs and litigation expenses), liens, claims, suits and liabilities of any kind or nature, damage to or destruction of property, and death of or injury to any person, caused by, or arising out of or resulting from the use of the Easement within the Easement Area by Grantee pursuant to this Agreement, except Grantee shall not be liable for (a) any loss, liability, cost or expense to the extent arising from or relating to the acts or omissions of Indemnitees, (b) any latent defects within the Easement Area discovered or impacted by Grantee while using the Easement, or (c) the discovery of any pre-existing conditions or Hazardous Substance (as defined below) on or under the Easement Area. The indemnity contained herein shall survive any termination of this Agreement for a period of three years. "**Hazardous Substance"** means any substance or material defined or designated as a hazardous or toxic waste, material or substance, chemical contaminant, or other similar term, deemed to be such by any applicable federal, state or local environmental statute, regulation or ordinance presently in effect.

6. Limitation of Easement. This Easement is given by Grantor to Grantee subject to the following terms, conditions, and limitations: Grantor shall have no obligation to repair, maintain, or replace any Improvements within the Easement Area now or in the future.

7. Land Preservation and Non-Interference. Grantor and Grantee, their successors and assigns, agree not to use the Easement Area for surface use inconsistent with the purposes and uses described herein. Grantor shall utilize the Easement Area in a safe and careful manner as to not disturb or interfere with the

[4] NTD: This Section and the applicable exhibits are subject to updates from Grantor's insurance consultant.

Easement and the Improvements located on the Easement Area or that might otherwise obstruct or hinder Grantee's exercise of its rights and easement granted herein.

8. Not a Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Easement Area to the general public, it being the intention that this Easement shall be strictly limited to and for the purposes herein expressed.

9. Termination. The Easement shall terminate automatically as to any portion of the Easement Area which is dedicated or otherwise conveyed to [ ] or a community development district formed to serve the Property.

10. Estoppel. Each party herein shall, from time to time during the term of this Agreement, upon request of the other party herein, execute, acknowledge, and deliver to the requesting party (or its designee) a statement in writing, certifying (a) that this Agreement is unmodified and in full force and effect if such is the fact (or if there have been any modifications thereof, that the same is in full force as modified and stating the modifications); (b) whether there are any uncured defaults hereunder by such party or, to such party's actual knowledge, by the requesting party; (c) whether any sums are owed by either party herein to the other hereunder; and (d) such other information as may be reasonably required by the requesting party.

11. Governing Law and Venue. This Agreement is governed by the internal laws of the State of Florida. The parties agree that any litigation arising from this Agreement shall be maintained in a court of competent jurisdiction sitting in [ ], Florida.

12. Successors and Assigns. The Easement shall be binding upon and inure to the benefit of the parties specified herein, their respective legal representatives, successors and assigns, and the benefits and burdens hereof shall run with title to the Easement Area in perpetuity.

13. Construction. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

14. Savings Clause. If any provision or portion of this Agreement is for any reason held to be invalid or unenforceable, such invalidity or unenforceability will not affect any other provision or portion of the Agreement, but this Agreement will, in such event, be construed as if such invalid or unenforceable provision or portion had never been contained herein.

15. Execution in Counterparts. The parties may execute this Agreement in multiple counterparts, by e-mail, portable document format (PDF) or electronic signature format, or facsimile, each of which constitutes an original, and all of which, collectively, constitute one agreement.

16. Entire Agreement. This Agreement sets forth the entire understanding between the Grantor and Grantee and shall not be altered, modified, or amended unless such alternation, modification, or amendment is set forth in writing and signed by the party against whom the enforcement of any such alteration, modification, or amendment is sought.

17. Exculpation. No direct or indirect member, partner, shareholder, manager, trustee, trust beneficiary, director, officer, manager, or employee of any Party hereto shall have any personal liability under this Agreement.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the dates set forth below.

GRANTOR:

[ ], a Delaware limited liability company

By:_____
Name:_____
Its: _____

_____
Printed Name:_____

Address: _____
_____

By:_____
Name: _____
Its: _____

_____
Printed Name:_____

Address: _____
_____

[ACKNOWLEDGEMENT FOR GRANTOR ON NEXT PAGE]

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this _____ day of March, 2025, before me, the undersigned notary public, personally appeared _____, the person who subscribed to the foregoing instrument, as the _____ (title), of [ ], a Delaware limited liability company, and acknowledged that he/she executed the same on behalf of said company, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

On this _____ day of March, 2025, before me, the undersigned notary public, personally appeared _____, the person who subscribed to the foregoing instrument, as the _____ (title), of [ ], a Delaware limited liability company, and acknowledged that he/she executed the same on behalf of said company, and that he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[NOTARY SEAL]

_____
Notary Public Signature

_____
Typed or Printed Notary Name
Notary Public-State of_____
Commission No.:_____
My Commission Expires:

GRANTEE:

Witnesses:

[ ], a Delaware limited liability company

_____
Printed Name:_____

Address: _____
_____

By:_____
Name:_____
Its: _____

_____
Printed Name:_____

Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, ___ by physical presence or ___ by online notarization, this ____ day of _____, by _____as _____ _____of **[ ],** a Delaware limited liability company on behalf of the company, who is ____ personally known to me or _____ has provided _____ as identification.

_____
Notary Public, State of Florida at Large
Print Name:_____
Commission #_____
My Commission Expires:_____
He/she is: [check one]:
Personally known _____
OR Produced I.D. _____ Type of Identification Produced
_____

Exhibit "A"
Grantor Property

Exhibit "B"
Grantee Property

Exhibit "C"
Easement Area

(See attached)

Exhibit "D-1"

Grantee Insurance Requirements

1. Grantee shall obtain and maintain the following insurance:

(a) Commercial General Liability Insurance written on an occurrence form no less broad than the most recently filed edition of the CG 00 01 occurrence policy form, as published by the Insurance Services Office (ISO), providing coverage for any liability arising out of the services, including coverage for bodily injury, property damage, personal injury, advertising injury, premises/operations hazard, and contractual liability, with limits of not less than $1,000,000 per occurrence, $2,000,000 general aggregate, $1,000,000 personal and advertising injury, and $2,000,000 product-completed operations aggregate. Such policy must include a separation of insureds clause without any limitation or exclusion related to cross-liability. Such policy must not contain any classification limitation endorsement which limits or excludes coverage applicable to the services or project construction type contemplated by the Agreement. The required limits may be achieved via a combination of primary, umbrella and/or excess liability policies provided that such umbrella and/or excess liability policies provide coverage no more restrictive than the underlying insurance;

(b) Workers' compensation insurance with statutory limits, including employers' liability insurance with minimum liability limits of $1,000,000 bodily injury (each accident), $1,000,000 bodily injury by disease (each employee), and $1,000,000 bodily injury by disease (policy limit);

(c) Automobile Liability insurance covering any auto (including owned, if applicable, non-owned and hired) in an amount of not less than $1,000,000 combined single limit per accident; and

(d) Umbrella/excess liability insurance applying on a follow form basis in amounts of not less than $10,000,000 each occurrence and in the annual aggregate. Coverage must be in excess of the Commercial General Liability insurance policies, automobile liability insurance, and employer's liability insurance, concurrent to, and not more restrictive than the underlying insurance policies.

2. Additional Insurance Requirements. Grantee shall comply with the following additional insurance requirements.

(a) Prior to the performance of any work or services in connection with the Agreement, Grantee will deliver to Grantor certificates of insurance and requested endorsements (e.g. additional insured, primary and non-contributory, notice of cancellation, and waiver of subrogation) showing the required insurance to be in force. Certificates of insurance alone, without the requisite endorsements, are not acceptable to satisfy the provisions of the required insurance. In no event will any acceptance of certificates of insurance and endorsements by Grantor, or failure of Grantee, to provide certificates of insurance and endorsements, be construed as a waiver of or estoppel to assert obligations to procure and maintain the insurance coverages in accordance with the insurance requirements set forth herein. Prior to the renewal or expiration of any required insurance, Grantee will deliver to Grantor evidence of renewal.

(b) Within ten (10) days of written request by Grantor, Grantee shall provide copies of the required insurance endorsements to Grantor, to the extent the same are available.

(c) All insurance required in this Exhibit D-1 shall: (i) include at least thirty (30) days' notice of cancellation (ten (10) days if cancellation is due to non-payment of premium) to Grantor; and (ii) Grantee shall be solely responsible for any deductible and or self-insured retention payments; and (iii) be written by a company or companies authorized to do business in the state in which the property is located and having a rating of not less than "A-IX" by AM Best and "A-" by Standard and Poors.

Exhibit "D-2"

Contractor, Subcontractor, Consultant, Materialmen and Vendor Insurance Requirements

Prior to the commencement or performance of any work or services within the Easement Areas under this Agreement, Grantee shall cause each of its contractors, consultants, materialmen and vendors (as used herein, each is a "**Contractor**") to procure and maintain throughout the term and thereafter as required herein, at their sole cost and expense, the insurance specified in this Exhibit D-2.

A. Additional Insureds. The following (collectively, the "**Additional Insureds**") must be included as additional insureds under Contractor's applicable insurance policies, on a primary and noncontributory basis:

(i) as to Contractors engaged by Grantee and performing work within the Easement Area ("**Grantee Contractors**"): [ ], a Delaware limited liability company and their respective members, parents, partners, subsidiaries, affiliates, officers, directors, supervisors, staff, lawyers, managers, engineers, consultants, agents, subcontractors and employees.

B. Required Coverages. Each Contractor shall maintain the following minimum insurance with respect to the work or services performed within the Easement Area (with respect to Grantee's Contractors):

1. *Commercial general liability insurance* on the most recently filed ISO CG 00 01 form that, without limitation:

a. has limits of not less than the greater of (A) $1,000,000 each occurrence, $2,000,000 general aggregate (per-project), and $2,000,000 products-completed operations aggregate;

b. provides coverage for claims arising out of or resulting from operations under the applicable agreement and for which the insured may be legally liable, including (A) damages because of bodily injury, sickness or disease, including occupational sickness or disease, and coverage for death and mental anguish, (B) personal and advertising injury, (C) damages because of physical damage to or destruction of tangible property, including the loss of use of such property, (D) bodily injury or property damage arising out of completed operations, and (E) Contractor's indemnity obligations under any applicable agreement;

c. does not exclude or restrict coverage with respect to the following: (A) claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim; (B) claims for property damage to the work arising out of the products-completed operations hazard where the damaged work or the work out of which the damage arises was performed by a subcontractor; (C) claims for bodily injury other than to employees of the insured; (D) claims for indemnity under the applicable agreement arising out of injury to employees of the insured; (E) claims or loss excluded under a prior work endorsement or other similar exclusionary language; (F) claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language; or (G) claims that apply to the type or nature of the work being performed (*e.g.*, if the work involves earth subsidence or movement, there must be no exclusion for these hazards, and if the work involves explosion, collapse or underground hazards, there must be no exclusion for these hazards);

d. includes the Additional Insureds as additional insureds via an ISO 20 10 11 85 endorsement if available, and otherwise via one or more endorsements (*e.g.*, a combination of CG 20 10 and CG 20 37) that provides coverage for both ongoing and completed operations, does not limit coverage to vicarious liability, and is otherwise reasonably acceptable to the Grantee; and

e. applies as primary and non-contributory insurance with respect to any other insurance or self-insurance program available to the Additional Insureds, provides coverage to the Additional Insureds at least as broad as that available to the named insureds, and does not include terms that make the coverage afforded to an Additional Insured excess to other insurance on which such party is also an additional insured.

Each Contractor shall maintain its products-completed operations coverage for the greater of three years after final completion of the work or the time during which a claim arising out of the work may be properly asserted under the applicable statute of limitations or repose (such applicable period, the "**Repose Period**"), and shall include the Additional Insureds as additional insureds during this period, on a primary and non-contributory basis.

2. *Automobile liability insurance*, covering vehicles owned by each Contractor and non-owned vehicles used by each Contractor or anyone for whose acts a Contractor is responsible, with a combined single limit of not less than $1,000,000 per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of those motor vehicles along with any other statutorily required automobile coverage. Each Contractor shall cause the Additional Insureds to be included as additional insureds under this policy on a primary and non-contributory basis. If the work will involve hauling or transporting waste materials, hazardous material, hazardous substances or any other environmentally regulated substances that require a regulated manifest, Contractor shall also obtain CA-9948 and MCS-90 endorsements.

3. *Workers compensation and employers liability insurance* for all persons that perform work for a Contractor or anyone for whose conduct such Contractor is responsible. The workers' compensation insurance must fulfill applicable statutory requirements. The employers liability insurance must have limits of not less than $500,000 each employee – each accident, $500,000 each employee – each disease, and $500,000 policy limit.

4. *Commercial excess or umbrella liability insurance* with respect to each Contractor's CGL, automobile, and employers liability insurance, with limits of no less than (1) for subcontractors, vendors and materialmen, $2,000,000 per occurrence and in the annual aggregate, and (2) for general contractors, $5,000,000 per occurrence and in the annual aggregate. This insurance must be at least as broad as the underlying coverages, must be maintained for the Repose Period, must (with respect to Contractor's CGL and automobile insurance) include the Additional Insureds as additional insureds on a primary and noncontributory basis until the end of the Repose Period, and must include a waiver of subrogation. The excess policy must not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers. Notwithstanding the specified minimum limits for primary CGL, automobile, and employers liability insurance and the separate specified minimum limit for commercial excess or umbrella liability insurance, in each case this provision is to be construed as requiring only the combined primary and excess/umbrella minimum limit and that combined minimum limit may be achieved with any combination of primary and excess or umbrella insurance.

5. *Professional liability insurance*, if the work includes any professional services, with limits of not less than $1,000,000 each claim and $1,000,000 annual aggregate. This insurance, if required, must be retroactive to the date of the commencement of the professional services and must be maintained for at least three years after final completion or the earlier termination of the applicable agreement.

6. *Contractors' pollution liability insurance* (or "contractor's pollution indemnity insurance") covering losses caused by pollution conditions that arise from the work, with limits of not less than $1,000,000 per loss

and in the aggregate. This insurance (i) must be retroactive to the date of the commencement of the work, if it is written on a claims-made basis, (ii) must be maintained, or an extended reporting period must be exercised, until the end of the Repose Period, and (iii) must include the Additional Insureds as additional insureds on a primary and non-contributory basis, until the end of the Repose Period.

C. Insurance Requirements. Required Insurance must, unless otherwise agreed in writing, be issued by reputable insurance carriers authorized to transact that class of insurance in the State(s) in which the work is performed, having an A.M. Best rating of at least A- VIII. The cost of the Required Insurance (including deductibles and self-insured retentions related to claims arising out of the work), as well as the cost of any other insurance carried by Contractor with respect to the work, will be borne solely by Contractor, and Contractor shall reimburse Grantee for amounts paid by Grantee or other Additional Insureds due to deductibles or self-insured retentions with respect to Required Insurance. Contractor shall require the issuers of Required Insurance to waive subrogation rights with respect to the Additional Insureds, and Contractor hereby waives all rights against the Additional Insureds and others for damage occurring on or after the date on which the applicable agreement is executed to the extent that damage (a) is covered by Required Insurance or any other insurance maintained by Contractor, (b) is attributable to any deductible or self-insured retention relating to insurance maintained by Contractor, or (c) arises out of the sole negligence of any Contractor-group members. Contractor shall ensure that Required Insurance policies (with the exception of any professional liability policies) do not include defense costs within the limits of liability, and do not include a deductible or self-insured retention in excess of $10,000 (or $50,000 for professional liability) except with prior written approval.

D. Evidence of Insurance. The Grantee Contractors shall provide to Grantor a certificate of insurance on ACORD Form 25 evidencing the Required Insurance, and if requested, the required additional insured, waiver of subrogation, notice of cancellation, and primary and non-contributory endorsements, at the following times: (a) prior to commencement of the work; (b) upon renewal or replacement of each required policy of insurance; and (c) upon written request from Grantor. Contractor shall require Required Insurance policies to provide Grantee with at least 30 days' written notice of cancellation (or 10 days' written notice if cancellation is due to non-payment of premium), and in any event shall ensure Grantor is notified before the cancellation or non-renewal of any Required Insurance. Contractor shall cause its certificates of insurance to disclose any deductible or self-insured retention applicable to any of its Required Insurance policies and shall provide certified copies of Required Insurance policies if requested. Failure to require Contractor to provide evidence of Required Insurance, or acceptance of evidence that indicates insurance that fails to satisfy any requirements herein, will not constitute a waiver of these requirements.

E. Minimum Limits. Any insurance limits required of contractors, consultants, or vendors herein are minimum limits only and shall not restrict the liability imposed on such party for work or services performed within the Easement Area. Grantee shall have a written agreement with all contractors, consultants and vendors and such agreement shall set forth insurance requirements that meet or exceed those specified herein. Grantee shall require within the written agreement that the minimum limits of insurance required of contractor, consultant or vendor be equal to the greater of: (i) those required in this Schedule D-2; (ii) those indicated on the declaration page of the pertinent policy; or (iii) those as required by law. Notwithstanding anything to the contrary herein, provided that a contractor, consultant or vendor: (x) is not performing any structural construction work; and (y) is engaged for a contract with a value of $50,000 or less; Grantee may approve insurance limits less than those required herein (but no less than $1 million in commercial general liability insurance); provided that such approved limits are no less than those customarily required of vendors performing a similar scope of work or services. Grantee must obtain indemnification and hold harmless provisions in favor of Grantor. Grantee must obtain defense provisions in favor of Grantor, except for professional liability.

Exhibit K
Mobility Fee Request form

[city provide]

Exhibit L
Bond Form

AIA® Document A312® – 2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)

SURETY:
(Name, legal status and principal place of business)

OWNER:
(Name, legal status and address)

CONSTRUCTION CONTRACT
Date:
Amount: $
Description:
(Name and location)

BOND
Date:
(Not earlier than Construction Contract Date)
Amount: $
Modifications to this Bond:

(Any additional signatures appear on the last page of this Performance Bond.)

CONTRACTOR AS PRINCIPAL	**SURETY**
Company: *(Corporate Seal)*	Company: *(Corporate Seal)*
Signature:	Signature:
Name and Title:	Name and Title:

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or **BROKER:**

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

DRAFT

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User Notes: (640e2aedf442e4498d0967ef)

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from

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User Notes: (640e2aedf442e4498d0967ef)

the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

"This Bond is hereby amended so that the provisions and limitations of Section 255.05 or Sections 713.23 and 713.245, Florida Statutes, whichever are applicable, are incorporated by reference herein."

(Any additional signatures appear on the last page of this Performance Bond)

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Exhibit M
Osceola County CEI Scope of Services

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 needed 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 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 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 50yd^3 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 deliver) 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 operation 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.

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

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-146R - Professional Architectural Services

Procurement Agenda Item:
Resolution No. 2025-146R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a first amendment to and extension of the continuing contracts between the City of St. Cloud and Bride & Hall Architects, P.A., Borrelli+ Partners, Inc., Bumpus and Associates, Inc., C.T. Hsu + Associates, P.A., Forefront Architecture and Engineering LLC, The Lunz Group, and Song + Associates, Inc. for Continuing Professional Architectural Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.
This item is to approve the extension of the agreements for continuing professional architectural services with Bride & Hall Architects, P.A., Borrelli+ Partners, Inc., Bumpus and Associates, Inc., C.T. Hsu + Associates, P.A., Forefront Architecture and Engineering LLC, The Lunz Group, and Song + Associates, Inc.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
These agreements were approved by Resolution No. 2022-125R for professional consulting services on an as-needed basis. The initial term of the agreements were three (3) years with the option for two (2) one-year renewals. This will extend the agreements for one year from their respective end dates.

Legal Authority:
Resolution No. 2022-125R approved on May 26, 2022; Section 5 of all agreements.

Budget and Recommendation:
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/09/2025 - Final Action

Attachments:
1. Resolution No. 2025-146R
2. RFQ No. 2022-029 Continuing Professional Architectural Services

RESOLUTION NO. 2025-146R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO AND EXTENSION OF THE CONTINUING CONTRACTS BETWEEN THE CITY OF ST. CLOUD AND BRIDE & HALL ARCHITECTS, P.A., BORRELLI+ PARTNERS, INC., BUMPUS AND ASSOCIATES, INC., C.T. HSU + ASSOCIATES, P.A., FOREFRONT ARCHITECTURE AND ENGINEERING LLC, THE LUNZ GROUP, SONG + ASSOCIATES, INC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL SERVICES, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has continuing contracts for Continuing Professional Architectural Services, dated May 26, 2022, with Bride & Hall Architects, P.A., dated October 26, 2022, Borrelli+ Partners, Inc., dated October 19, 2022, Bumpus and Associates, Inc., dated October 18, 2022, C.T. Hsu + Associates, P.A., dated October 19, 2022, dated October 21, 2022, Forefront Architecture and Engineering LLC, dated October 21, 2022, The Lunz Group, dated February 15, 2023, Song + Associates, Inc., dated October 18, 2022, and

WHEREAS, the City wishes to extend the continuing contracts for an additional year per Section 5 of the agreements, and

WHEREAS, the extended terms of the agreements will be for one (1) year from the expiration of their respective initial terms.

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

SECTION I. The City Manager is authorized and is directed to enter into First Amendments to the agreements, as approved by the City Attorney, between the City of St. Cloud and Bride & Hall Architects, P.A., Borrelli+ Partners, Inc., Bumpus and Associates, Inc., C.T. Hsu + Associates, P.A., Forefront Architecture and Engineering LLC, The Lunz Group, Song + Associates, Inc.

SECTION II. Once approved by the Council, the City Manager, or Designee, shall have the authority to execute 1) agreement renewals which do not increase the annual not to exceed amount and 2) contract amendments which do not increase the not to exceed amount of the contract or the scope of services as approved by the Council.

SECTION 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 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
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

City of St. Cloud
Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

☐ **Request for Proposal (RFP)** ☒ **Request for Qualifications (RFQ)** ☐ **Invitation to Bid (ITB)** ☐ **Request for Quotes QUO)**

2022-029 Continuing Professional Architectural Services

PRE-RESPONSE CONFERENCE: ☐ **Non-Mandatory** ☐ **Mandatory** ☒ **N/A** ☐ **Includes Site Visit**
DATE: **TIME:** **LOCATION**:

QUESTION SUBMITTAL DUE DATE: **Date: 2/17/2022 Time:** (local time) 5:00 PM

DUE DATE FOR UPLOADING PROPOSAL: **Date: 3/10/2022 Time:** (local time) **2:00 PM**

The City of St. Cloud, in accordance with the Consultants' Competitive Negotiations Act (CCNA), 287.055 FS, is seeking qualified and experienced consultants for continuing architectural consulting services as specified in Section 2 Detailed Scope of Services and Requirements of this RFQ document.

FOR QUESTIONS RELATING TO THIS SOLICITATION, CONTACT: purchasing@stcloud.org, 407-957-7212

Submission of a bid/proposal/submittal shall constitute an acknowledgement by the Bidder that he has thoroughly examined and is familiar with the ***Request for Qualifications (RFQ)***. The failure or neglect of a Bidder to examine the ***Request for Qualifications (RFQ)*** **s**hall in no way relieve him/her of any obligations with respect to either his/her bid or the ***Request for Qualifications (RFQ)***. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the ***Request for Qualifications (RFQ)***. Questions and/or information requests will be answered in an addendum after the deadline, which will be available from Procurement Services and posted on Myvendorlink.com. It is the bidder's responsibility to verify whether any addenda have been issued and verify receipt of addenda on below to ensure any addenda are received in order to submit a responsible and responsive offer. Uploading an incomplete document may deem the offer non-responsive, causing rejection.

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # _____

Legal Name of Bidder: _____

DBA: _____

Authorized Representative Name/Title: _____

E-mail Address:_____ FEIN: _____

Street Address: _____

Mailing Address (if different): _____

Telephone:

I have carefully examined the ***Request for Qualifications (RFQ***). I hereby propose to furnish the services specified in the ***Request for Qualifications (RFQ***). 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.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

SIGNER'S PRINTED NAME/TITLE: _____

DATE: PHONE: E-MAIL:

This page must be completed and uploaded to MyVendorLink.com with your Submittal.

1 INTRODUCTION

The City of St. Cloud is a community of approximately 54,000 residents, covering approximately 20 square miles in Osceola County, located in Central Florida. To obtain general information about the City of St. Cloud, access www.stcloud.org.

1.1 SCOPE OF SERVICES SUMMARY

The City of St. Cloud, in accordance with Florida Statutes 287.055, is seeking to retain the services of qualified and experienced consultants for continuing architectural services on an "as needed" basis, as specified in Section 2 Detailed Scope of Services and Requirements of this RFQ document. The successful proposer shall prove by their qualifications, experience, and plan for the work, that they will best serve the overall needs of the City. The selection of the successful proposers shall be at the City's discretion and shall be made in a prompt manner after receipt and evaluation of all responses. If you are interested in preparing a response to this RFQ, please complete all the requirements set forth in this RFQ document. Under the proposal process, the stipulations set forth herein are fully binding on the proposer to the extent that you confirm acceptance by your signature on the *Respondent's Certification* page.

1.2 PRE-RESPONSE CONFERENCE

A pre-response conference is not required for this RFQ.

1.3 CONTRACT FOR SERVICES

After selection of Consultants by the City, each Consultant will be required to negotiate and execute a Professional Services Agreement with the City.

1.4 MINIMUM BIDDER QUALIFICATIONS

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

- Consultant must demonstrate qualifications and experience in providing professional architectural services.
- Consultant licensed to do business in the State of Florida

1.5 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 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 Proposers in the gauging of their desire to participate in this Proposal and in the planning and preparation of their written response. The City reserves the right to negotiate all Proposer fees, costs, charges, for any proposed services or appurtenant requirement.

1.6 PERSONNEL

The work shall be performed and directed by the key personnel identified in the submittal from the awarded firm or individual in response to this RFQ. The awarded firm or individual shall not subcontract, assign or transfer any work under the agreement without the prior

written consent of the City. Subconsultants must be identified in the submittal and shall be subject to the approval of the City. Any changes in the identified personnel shall be subject to the prior review and approval of the City. When directed by the City, subconsultants personnel whose performance or behavior is determined to be unsatisfactory shall be immediately removed. The awarded firm or individual shall provide a sufficient number of qualified personnel as necessary to effectively carry out its responsibilities under the agreement.

2 DETAILED SCOPE OF SERVICES AND REQUIREMENTS

As a result of this RFQ and subsequent evaluation, it is anticipated that multiple professional architectural firms will be issued continuing services contracts. The professional architectural firm, hereafter referred to as “Consultant”, will provide licensed professional architectural services for various public facilities, which shall include, but not be limited to, the following components:

1. Meet with City staff to develop programming and layout.
2. Provide schematic floor plans indicating programming square footages.
3. Provide preliminary elevation drawings.
4. Provide preliminary specifications indicating construction types, material quality standards and finishes. Specify minimum requirements for mechanical, electrical, plumbing, fire protection, audio/visual and fire alarm systems.
5. Provide complete construction documents.
6. New buildings
7. Renovations of existing buildings
8. Upgrades to building infrastructure
9. Landscape architecture
10. Feasibility Studies
11. Permitting services
12. Cost estimating
13. Utilities (electric, CATV, telecommunications) associated with design plans
14. Establish architectural standards

Task authorizations under these contracts are expected to fall within the above areas.

Any award of a Task Authorization shall at a minimum be conditioned upon and subject to the following: i) confirmation from Consultant and verification in the sole discretion of CITY that the Consultant can meet the schedule or technical requirements of the project; ii) in the judgment of the CITY, strict compliance with the existing time for performance and milestones of any other contract or task authorization between Consultant and CITY; and, iii) determination by the CITY in its sole judgment that Consultant can meet the project demands based on prior history of the Consultant and/or knowledge of the existence of other time critical projects issued to Consultant which would conflict with the performance of the contemplated services. In the event that Consultant cannot meet any of the above criteria or any others that may be required by CITY, the CITY shall obtain for its consideration and possible approval a proposed task authorization from the next ranked firm or next firm in the rotation.

The services to be provided by the Consultant pursuant to the Agreement shall be nonexclusive and nothing therein shall preclude the CITY from engaging other firms to perform the same or similar services for the benefit of the CITY within the CITY’S sole and absolute discretion.

3 PROPOSAL CONTENT / FORMAT

In order to achieve a more consistent evaluation of all proposals, proposals shall be submitted in the following format and include the following information:

3.1 TITLE PAGE

The title page shall list the subject “RFQ NO. 2022-029 CONTINUING PROFESSIONAL ARCHITECTURAL SERVICES.” It shall also contain the proposing firm’s full legal name, physical address, mailing address (if different than physical address), telephone number and e-mail address, as well as the name, address, telephone and/or cell phone number, and e-mail address of a contact person.

3.2 TABLE OF CONTENTS

The table of contents shall list all major topics with their corresponding section title or heading and beginning page number.

3.3 INTRODUCTORY LETTER

Describe information about your Firm and explain why your Firm is best suited to meet the services for this RFQ.

3.4 QUALIFICATIONS AND EXPERIENCE

All firms that submit a proposal shall meet, but not be limited to, the following minimum qualifications:

1. Familiarity and years of service to public agencies.
2. Indicate specifically the personnel who will have primary responsibility for this contract.
3. Organizational chart with team member resumes. The Respondent shall provide an organizational chart depicting the proposed project team and each team member’s role on the project. The Respondent shall identify all subconsultants.
4. Professional staff (name, project role, business address, phone number and email address) including job skills, education (degree and specification), professional training, total years of experience, years of experience with the current firm, professional registration, and other professional qualifications.
5. Identify any subconsultants who are to participate in providing services. This must include their respective tasks or disciplines they are to perform and evidence of their qualifications (name, project role, business address, phone number and email address) including job skills, education (degree and specification), professional training, total years of experience, years of experience with the current firm, years of experience working with the respondent, percent of subconsultants business to be performed for prime and also include past relationships, professional registration, and other professional qualifications.
6. Current and projected workload. Provide a list of your current and projected workload addressing the addition of the City as a client.
7. Provide a statement as to whether the proposer has, in the last five years, been a party to a lawsuit of any kind related to, in any manner, the type of services requested in this RFQ. If any such litigation exists, provide a statement as to legal style of the matter, the jurisdiction in which it was filed and the status.
8. State that the business is licensed, permitted, and/or certified to do business in the State of Florida. All required federal, state, and local licenses and permits shall be kept in force during the term(s) of the contract. Copies of all required licenses are to be provided with Consultant’s submittal.

3.5 PROJECT UNDERSTANDING AND PROPOSED APPROACH

Proposer shall include a proposed approach for providing the services outlined in the requested "Scope of Services" as understood by the Firm and the ability of the Firm to provide such resources.

3.6 SIMILAR PROJECTS

To demonstrate experience and success in conducting similar work, the proposer shall provide a minimum of five (5) similar contracts that best illustrates the proposed team's qualification for the scope of services indicated in this RFQ. This shall include project name, project start and completion date, client name and contact information, project staff involved from the proposed project team as listed on the organization chart (to be included with submittal); and a detailed description of the project and its applicability to evaluation of this RFQ. *Do not include the City of St. Cloud as a reference.*

3.7 ADDITIONAL DATA TO SUPPORT PROPOSAL

Provide a copy of your current certificate of insurance. During the entire period of performance of any contract resulting from this solicitation, the successful Proposer shall procure and maintain the minimum insurance coverage required by the City of St. Cloud as stipulated in the insurance attachment (Refer to Attachment 'C'). Policies other than Workers' Compensation shall be issued only by companies authorized by subsisting certificates of authority issued to the company by the Department of Insurance of the State of Florida to conduct business in the State of Florida, with a minimum A.M. Best rating of VII/A-. Proof of such insurance must be provided to the City prior to beginning contract performance.

4 INSTRUCTIONS TO BIDDERS

4.1 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 Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored

electronically must be provided to the City in a format that is compatible with the information technology systems of the City.

5. **If Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contractor shall contact the City's custodian of public records at City Clerk's Office, 1300 9th Street, St. Cloud, Florida 34769, telephone 407-957-7300, email cityclerk@stcloud.org.**

4.2 ACKNOWLEDGEMENT

1. Submission of a proposal shall constitute an acknowledgement by the Bidder and certifies that they have thoroughly examined and is familiar with the Request for Proposal. The failure or neglect of the Bidder to examine the RFQ shall in no way relieve him/her of any obligations with respect to either his/her proposal or the RFQ. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the Request for Proposal.
2. The selected Bidder shall comply with all Federal and State requirements, to include 2 Code of Federal Regulations (CFR) Part 200, Uniform Guidance, listed in Attachment 'B', and any subsequent revisions and updates.
3. All proposals must be signed with the firm's name and by an authorized signer of the firm. Obligations assumed by such signature must be fulfilled.
4. Alternate proposals will not be considered unless they are specifically called for in this solicitation.
5. From the issue date of this solicitation packet 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 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 section 1.7. 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 packet, and shall have no financial interest in other entities submitted proposals/bid responses for the same solicitation packet.
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 create 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.

4.3 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.

4.4 ECONOMY OF PREPARATION

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

4.5 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 Request for Proposals 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 proposals received from respondents in response to this Request for Proposals 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.

4.6 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 RFQ, complete the No Response Form (Refer to Attachment 'D') and send to purchasing@stcloud.org briefly explaining their "no response" decision. This will help to improve the solicitation process and any future communications.

4.7 GENERAL INFORMATION

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

The City of St. Cloud will receive Proposals through the MyVendorlink.com system for goods, equipment, materials, and related services set forth in the included specifications and documents.

4.7.1 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.

4.7.2 SUBMITTAL

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

4.7.3 ALTERNATE BIDS

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

4.7.4 WITHDRAWAL

Bidders may withdraw, alter, and resubmit their Proposals through MyVendorLink.com at any time prior to the Proposal due date and time. Proposals may not be withdrawn, altered, or resubmitted after the Proposal due date and time. The City of St. Cloud may request clarifications and additional information after proposal submission.

4.7.5 GENERAL TERMS AND CONDITIONS

Refer to Attachment ‘E’.

4.8 ELECTRONIC SUBMITTAL OF THE PROPOSAL

To ensure correct Proposal formatting, Bidders shall:

1. Submit Proposals electronically through MyVendorlink.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 RFQ 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 VendorLink technical support at support@evendorlink.com, if technical difficulties arise during proposal submission.
7. Follow all instructions outlined in this RFQ and provide all requested information.

The City of St. Cloud may ask the selected Bidder to supply one hard copy with the original, written signatures and original compliance forms, prior to the contract execution. Do not submit following both methods unless otherwise instructed.

4.9 COMPLIANCE FORMS (REFER TO ATTACHMENT 'F')

4.9.1 *RESPONDENT'S CERTIFICATION*

Each bidder shall submit copies of an executed and notarized Respondent's Certification.

4.9.2 *PUBLIC ENTITY CRIMES*

Each bidder shall submit copies of an executed and notarized Sworn Statement under Section 287.133(3)(a) and 287.135, Florida Statutes, on Public Entity Crimes and Scrutinized Companies.

4.9.3 *AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT*

Each bidder shall submit copies of an executed and notarized American's With Disabilities Act (ADA) Disability Nondiscrimination Statement.

4.9.4 *BUSINESS ENTITY AFFIDAVIT (VENDOR/BIDDER DISCLOSURE)*

Each bidder shall submit copies of an executed and notarized Business Entity Affidavit (Vendor/Bidder Disclosure).

4.9.5 *DRUG-FREE WORKPLACE COMPLIANCE FORM*

Each bidder shall submit copies of an executed and notarized Drug-Free Workplace Compliance Form under 287.087, Florida Statues.

4.9.6 *NO LOBBYING AFFIDAVIT*

Each bidder shall submit copies of an executed and notarized No Lobbying Affidavit.

4.9.7 *VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS*

Each bidder shall submit copies of an executed and notarized Vendor Certification Regarding Scrutinized Companies Lists under 287.135, Florida Statutes.

4.9.8 *CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS*

Each bidder shall submit copies of an executed and notarized Certification for Contracts, Grants, Loans, and Cooperative Agreements under 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

4.9.9 *E-VERIFY COMPLIANCE FORM*

Each bidder shall submit copies of an executed and notarized E-Verify Compliance Form.

4.10 LOCAL VENDOR PREFERENCE (NOT APPLICABLE)

The City of St. Cloud has established a Local Vendor Preference by Ordinance No. 2020-19 to apply to all purchases or acquisitions of products, material and services for the City of St. Cloud, except as may be exempted by applicable State or Federal law. Unless the vendor has been predetermined by the City to meet the criterion, a Local Vendor Affidavit of Eligibility shall accompany the bid submittal to be considered valid. Please see Attachment 'G' City of St. Cloud Local Vendor Affidavit of Eligibility.

4.11 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.

As part of the Proposal, please indicate the percentage of bid amount to be subcontracted with M/WBE subcontractors during the activities outlined in this RFQ. Describe the Bidder's plan for utilizing small business, minority, and/or disadvantaged entrepreneurs, and local participation in pre-qualifying vendors and subcontractors, if such a plan exists.

4.12 PROPOSAL PREPARATION COSTS

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

4.13 SUBSTITUTIONS (IF APPLICABLE)

The City of St. Cloud is seeking 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 email to purchasing@stcloud.org 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.

4.14 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 through purchasing@stcloud.org; **verbal requests will not be accepted.** The Bidder should reference the Solicitation Package page number and 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 MyVendorlink.com, following the deadline for questions.

4.15 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 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.

4.16 SOLICITATION OPENING

The City of St. Cloud shall open Proposals electronically via MyVendorLink.com on the RFQ Due date.

4.17 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 proposals at any time.

4.18 PROPOSAL 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 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 proposals that it deems acceptable, reject any and all 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 proposals shall in no way obligate the City to execute a contract with proposer(s).

4.19 PROPOSAL EVALUATION CRITERIA

The City of St. Cloud shall evaluate the Proposal based on the information provided by each of the Bidders. The City of St. Cloud will establish an Evaluation Committee consisting of a minimum of three (3) members to evaluate and rank all responsive proposals utilizing the following evaluation scoring system with the highest possible score being 100 points.

EVALUATION CRITERIA	POINTS
Qualifications	0 - 40
Project Understanding and Proposed Approach	0 - 30
Similar Projects	0 - 30
Total Points	**100**

The evaluation factors used for scoring and determining rankings are listed above. Interviews of proposers will only be conducted if the Evaluation Committee is unable to make a determination after evaluation of the proposals. The City reserves the right to forego the interview process if the Evaluation Committee feels that adequate rankings have been provided by the initial review and evaluation of proposals.

Each Bidder acknowledges that the City of St. Cloud shall evaluate all Proposals and may initiate clarification discussions or seek additional information from all or some of the Bidders to fully understand any unclear elements of their proposals.

The City of St. Cloud reserves the right to consider historic information and facts, whether gained from the Bidder's Proposal, pre-proposal 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 Proposal. The investigation also serves to establish the Bidders', subcontractors', and other related entities' responsibility, qualifications, and financial ability to fulfill the Proposal requirements to the City's satisfaction, within the prescribed time.
The Bidder solely is responsible to submit information related to the evaluation categories. The City of St. Cloud is under no obligation to solicit such information. Failure of the Bidder to submit information may cause an adverse impact on the Proposal's evaluation.

4.20 CANCELATION

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. In addition, the City of St. Cloud may reject all Proposals, reissue the solicitation packet, or re-award the contract.

4.21 BID BOND (IF APPLICABLE)

Bidder 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 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 proposal price schedule. When submitting a Proposal through MyVendorLink.com, 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 Proposal results in a contract award and the Bidder fails to honor the accepted terms.
The City of St. Cloud shall return the selected Bidder's bid bond when the Bidder 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 for a period not to exceed thirty (30) days, pending the execution of the contract by the selected Bidder. The City of St. Cloud shall return the bid bond of each unsuccessful Bidder upon request, after the contract is awarded or when the Proposal is rejected.

4.22 PAYMENT AND PERFORMANCE BOND (IF APPLICABLE)

The selected Bidder 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 bond to any lienor demanding that bond under the provisions of Florida Statutes.

4.23 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 shall execute the necessary contractual forms, and return the executed forms within ten (10) business days of receipt of forms for execution.

4.24 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 within ninety (90) calendar days from the date of opening of submittals.

4.25 TAXES, PERMITS, AND LICENSES

The Bidder's attention is directed to the General Terms and Conditions (Refer to Attachment 'E') and the Florida Statutes regarding taxes, permits, and licenses. It shall be the Bidder's responsibility to determine the applicable taxes, permits, and

licenses. If the Bidder has doubt as to whether or not a tax, permit, or license is applicable, they shall state in their proposal whether this item has been included in their proposal price and the amount of the applicable tax, permit, or license in question.

4.26 ERRORS AND OMISSIONS

Bidders or their authorized representatives are expected to be fully informed as to their conditions, requirements and specifications before submitting proposals; failure to do so will be at the Bidder's own risk. In case of error of extension of prices in the proposal, the unit price shall govern.

5 ATTACHMENTS

Attachment 'A': Sample Agreement

Attachment 'B': Federal Requirements (when applicable)

Attachment 'C': Insurance Requirements

Attachment 'D': No Response Form

Attachment 'E': General Terms and Conditions

Attachment 'F': Required Forms

CONSULTANT SERVICES AGREEMENT
BETWEEN THE CITY OF ST. CLOUD, FLORIDA
AND _____FOR
Continuing Professional Architectural Services

THIS AGREEMENT, made this _____ day of _____ 20____, between the City of St. Cloud, Florida, a Municipal Corporation of the State of Florida, (hereinafter referred to as the "CITY") and _____, a Florida Profit Corporation, whose address is _____ (hereinafter referred to as "CONSULTANT").

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

1. **SCOPE OF SERVICES:** The CONSULTANT shall furnish all labor, materials, equipment, transportation and perform all of the work described in the bid documents and specifications contained in Request for Qualifications No. 2022-029 Continuing Professional Architectural Services and CONSULTANT'S response thereto, attached hereto and incorporated herein as Exhibit "A," all of which is incorporated and made a part hereof and shall do everything required by this Agreement.

2. **COMPENSATION SCHEDULE:** The CITY agrees to and does engage CONSULTANT to perform the professional services for compensation described herein and as set forth in Exhibit "A" attached hereto and incorporated herein and the parties do further agree:

a. As a condition precedent to receiving payment, CONSULTANT shall have been authorized to proceed by CITY for the specific task or phase, shall not be in default of any of the terms and conditions of this Agreement and shall provide to CITY an invoice.

b. CITY shall pay all valid, approved and undisputed invoices pursuant to Florida Statute Section 218.70, the Prompt Payment Act, and all City Policies promulgated thereby. In the event that CITY disputes any invoice submitted, it shall advise CONSULTANT in writing and said invoice shall not be deemed due and payable under this agreement. Neither the CITY's review approval or acceptance of, nor payment for, any services provided hereunder shall be construed to operate as a waiver of any rights under this Agreement and the CONSULTANT shall be liable to CITY for any and all damages to CITY caused by the CONSULTANT's negligent or wrongful performance of any of the services furnished under this Agreement.

c. CONSULTANT agrees to assign competent professionals to perform the assigned responsibilities and duties faithfully, intelligently, and to the best of their ability, and in the best interest of CITY during the term of this Agreement. All services provided shall be performed in accordance with this Agreement and with any and all applicable law, professional standards and guidelines. CITY may request CONSULTANT to make changes in the scope of services or make revisions to the work performed. Any changes or revisions requested by CITY that are not due to consultant error, omission or negligence will be incorporated into the scope of services by written amendment to this agreement and the consultant may be entitled to additional compensation upon the agreement of the parties. Consultant will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed.

2. **AUTHORIZATION TO PROVIDE SERVICES:** CONSULTANT shall not be

SAMPLE

authorized to provide any services as set forth above until such time as CONSULTANT has received specific authorization from the City Manager, or his designee.

3. **TERM**. This Agreement shall become effective upon execution by both parties and shall remain in effect for three (3) years. Thereafter, the terms of the Agreement may be extended for additional one-year periods, upon mutual agreement of both parties, but such option to extend may only be utilized two (2) times unless authorized by the City.

4. **TERMINATION**.

a. The non-breaching party upon breach of the terms and conditions contained herein may terminate this Agreement.

b. Additionally, CITY shall have the right to terminate the agreement, for any reason, upon thirty (30) days written notice to the CONSULTANT. In the event of termination by the CITY pursuant to this section 4b, CONSULTANT shall be compensated in accordance with the services completed and accepted, as of the date of the termination and as set forth in the Scope of Services.

c. City may terminate this agreement at any time in accordance with Section 287.135 Florida Statutes, as may be amended.

5. **RESPONSIBILITIES OF CONSULTANT**. In addition to all other responsibilities provided herein, CONSULTANT expressly understands and agrees that, through the above-referenced assigned personnel, it shall perform all of the services required in the Scope of Services, and further agrees as follows:

a. CONSULTANT may retain subcontractors to provide any of the services contemplated herein. Said subcontractors shall be used at the sole expense of CONSULTANT, under the direct supervision of CONSULTANT and with the prior written approval of CITY.

b. CONSULTANT expressly acknowledges that any and all documents, logos, marketing and advertising material, plans, designs, reports, and specifications related to the project and acquired or created by CONSULTANT shall remain, at all times the property of CITY and CONSULTANT. CONSULTANT, therefore, shall preserve and maintain said records and shall immediately provide copies of them to CITY upon termination of this Agreement.

6. **RESPONSIBILITIES OF CITY.** The City shall provide full information, as reasonably directed by CONSULTANT, regarding the requirements of the project.

7. **AUTHORIZED REPRESENTATIVE OF THE CITY**. During the term of this Agreement, the City Manager shall be the designated representative authorized to act on behalf of the CITY, as provided by law, with respect to the project.

8. **INSURANCE PROVIDED BY CONSULTANT**.

a. Workers Compensation. CONSULTANT agrees to pay for and maintain in full force and affect all applicable workers compensation insurance as required by Federal and Florida Law.

b. Comprehensive Automobile Liability. CONSULTANT agrees to pay for and

maintain in full force and effect at all times during the term of this Agreement, bodily injury and property damage liability insurance. The limits of said policies shall be in an amount approved by the CITY.

c. Proof of Insurance. Upon CITY's request, CONSULTANT agrees to provide to CITY reasonable proof of the aforementioned policies of insurance, or certificates of the issuance thereof, as evidence of the compliance by the CONSULTANT with the terms and provisions contained herein.

d. Loss of Insurance. If during the period which an insurance company is providing the coverage required by this Agreement, an insurance company shall: 1) lose its Certificate of Authority, 2) no longer comply with any applicable Florida Law, or 3) fail to maintain the Best Rating and Financial Size Category, CONSULTANT shall, as soon as it has knowledge of any such circumstance, immediately notify CITY and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until the CONSULTANT has replaced the unacceptable insurer with an insurer acceptable to CITY, the CONSULTANT shall be deemed in default of this Agreement.

e. Insurance Coverage Not Limitation of Liability. The maintenance of insurance coverage as provided herein shall not be construed to limit or have the effect of limiting CONSULTANT's liability to CITY under the provision of any clause or paragraph contained in this Agreement.

f. Consequential Damages. Notwithstanding anything to the contrary in this AGREEMENT, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.

9. **INDEMNIFICATION**. CONSULTANT agrees to hold harmless and indemnify, including attorney fees, CITY, its officers, employees and agents against any and all claims, losses, damages or lawsuits for damages, arising from or related to negligent acts, errors or omissions of the CONSULTANT.

10. **INDEPENDENT CONTRACTOR.** The parties agree that at all times and for all purposes within the scope of this Agreement, the relationship of CONSULTANT and CITY is that of an independent contractor.

11. **FORCE MAJEURE**. With regard to the performance hereunder, CONSULTANT shall not be deemed to be in default of this agreement, or have failed to comply with any term or conditions herein if, for reasons beyond CONSULTANT's reasonable control (including, without limitation, acts of God, natural disaster, labor unrest, war, declared or undeclared, the existence of injunctions or requirements for obtaining licenses, permits or other compliance with applicable laws, rules and regulations), such performance is not reasonably possible within such time periods, then the time for such performance shall be extended until removal of such reasons beyond CONSULTANT's reasonable control, provided that CONSULTANT commences such performance as soon as reasonably possible and diligently pursues such performance.

12. **NOTICES**. All notices shall be in writing and sent by United States mail, certified or registered, with return receipt requested and postage prepaid, or by nationally recognized overnight courier service to the address of the party set forth below. Any such notice shall be

deemed given when received by the party to whom it is intended.

CONSULTANT:

_____
Attn.: _____
_____
_____

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

13. **PROHIBITION AGAINST CONTINGENT FEES.** CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONSULTANT, to solicit or secure this agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee/contractor working solely for CONSULTANT any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award of making of this agreement. For breach or violation of this provision, in addition to any and all remedies available to CITY, CITY shall have the right to terminate this agreement without liability and to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

14. **GENERAL PROVISIONS**.

a. Assignment and Disclosure of Intellectual Property. All original works of authorship that are made by the CONSULTANT or its representatives (solely or jointly with others), within the scope of, those described as works for hire and during the period of CITY'S agreement with the CONSULTANT and that are protectable by copyright as that term is defined in the United States Copyright Act and that the CONSULTANT will be considered the author thereof and shall have expressly authorized the use thereof by CITY for all purposes consistent with this Agreement. Any reuse of the Work described above without written verification or adaptation by Consultant, as appropriate, for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to Consultant. Any future verification or adaptation of such Work will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

b. Pre-suit Mediation. Prior to, and as a condition precedent to the commencement of any lawsuit or administrative proceeding to resolve any disputes arising out of this Agreement the parties agree that the dispute first shall be summited to non-binding mediation before a business mediation organization approved by the parties. Such mediation shall be held at the CITY's offices at the address set forth in this Agreement. The parties shall bear the costs of the mediation equally.

c. Waiver. The waiver by CITY of breach of any provision of this Agreement shall not be construed or operate as a waiver of any subsequent breach of such provision or of such provision itself and shall in no way affect the enforcement of any other provisions of this Agreement.

d. Severability. If any provision of this Agreement or the application thereof to any person or circumstance is to any extent invalid or unenforceable, such provision, or part

thereof, shall be deleted or modified in such a manner as to make the Agreement valid and enforceable under applicable law, the remainder of this Agreement and the application of such a provision to other persons or circumstances shall be unaffected, and this Agreement shall be valid and enforceable to the fullest extent permitted by applicable law.

e. Amendment. Except for as otherwise provided herein, this Agreement may not be modified or amended except by an Agreement in writing signed by both parties.

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

g. Assignment. This Agreement is personal to the parties hereto and may not be assigned by CONSULTANT, in whole or in part, without the prior written consent of CITY.

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

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

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

(a) Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.

(b) Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in this Florida's Public Records law or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(d) Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONSULTANT 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.

(e) IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONSULTANT 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@STCLOUD.ORG.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes herein expressed on the date first above written.

CITY OF ST. CLOUD	NAME OF CONSULTANT
BY:	BY:
_____	_____
William E. Sturgeon, City Manager	_____
	Print Name/Title
ATTEST:	ATTEST:
_____	_____
Linda P. Jaworski, City Clerk	_____
	Print Attest Name

SAMPLE

Attachment 'B'

Federal Requirements (when applicable)

A. 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".

B. Federal Equal Opportunity Employer Requirement.

1. 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.
2. During the performance of this contract, the Contractor agrees as follows:
   a) 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.
   b) 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.
   c) 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.
   d) 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.
   e) 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.
   f) 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.
   g) 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.

C. 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.

D. 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.

E. Retention of Records.

1. 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.
2. The Contractor shall retain all records related to this Agreement for three (3) years after termination of this contract.

F. Compliance with the Contract Work Hours and Safety Standards Act.

1. Overtime requirements. No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty (40) hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-halftimes the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph A of this section the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph A of this section, 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 in paragraph A of this section.
3. 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 in paragraph B of this section.

4. 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 1 through 3 of this section.

G. 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 $100,000 financed in whole or in part with Federal assistance provided by FEMA.

H. Suspension and Debarment.

1. 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).
2. 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.
3. 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.
4. 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.

I. Byrd Anti-Lobbying Amendment, 31 U.S. C. § 1352 (As Amended).

1. 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.
2. Federal Form ‘C.1’ titled “44 CFR. Part 18 – Certification Regarding Lobbying” is hereby attached and made a binding part hereof.

J. Procurement of Recovered Materials.

1. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired:
   a) Competitively within a timeframe providing for compliance with the contract performance schedule;
   b) Meeting contract performance requirements; or
   c) At a reasonable price.
2. 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.

K. 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.

L. 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 will all applicable federal law, regulations, executive orders, as well as policies, procedures and directives of the respective funding Federal grantor agency.

M. 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.

N. 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.

O. 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

P. 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

Q. 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.

Attachment 'C'

City of St. Cloud
Insurance Requirements

FAX OR E-MAIL THIS IMMEDIATELY TO YOUR INSURANCE AGENT

Please have your insurance agent fax or e-mail an acceptable Certificate of Liability Insurance (in Word or PDF format) no later than **30 DAYS PRIOR TO THE PROJECT START DATE** to:

City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769
E-mail: purchasing@stcloud.org Fax: (407) 957-7369

The certificate of liability insurance must reflect the following:

Insurers
Must have an A.M. Best Financial Strength Rating of A- or better and Financial Strength Category of VII or better. *Proof of the insurer's rating and category size must accompany the certificate of liability insurance.*

General Liability*
Required for all contractors and vendors.
- $1,000,000 Each Occurrence
- $50,000 Fire Damage (Any one fire)
- $0 Medical Expenses (Any one person)
- $1,000,000 Personal and Advertisement Injury
- $2,000,000 General Aggregate
- $1,000,000 Products – Comp/Op Aggregate

Auto Liability*
Required if vendor vehicle will be on City property.
- $1,000,000 Combined Single Limit
  (required when vehicle is used to perform contracted work)
- $500,000 Combined Single Limit
  (required for all other contractors/vendors for vehicle driven to/from worksite)

Garage and Garage Keepers Liability*
Required if a city vehicle is being repaired at your facility.
- $1,000,000 Each Occurrence

Excess Liability*
Required when specified by contract.
- $2,000,000

Worker's Compensation*
Required if two or more employees are employed. *WC Statutory limits must be marked.*

Other (as applicable)*
- Liquor Liability (Hold harmless agreement and authorization by the City Council): $1,000,000 minimum
- Builder's Risk Insurance: Completed project amount
- Environmental/Pollution Liability Insurance: $1,000,000 minimum
- Professional Liability: $1,000,000 minimum
- Other: Project specific

Description of Operations
The City of St. Cloud must be listed as an Additional Insured. The project name and dates (both begin and end dates) must be included.

Certificate Holder Should be listed as follows:
City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

**The City of St. Cloud reserves the right to require increased limits of coverage. Refer to the bid specifications for details.*

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/25/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: John Doe
Insurance Agency, Inc. 123 Main Street Small Town, FL 34769	PHONE (A/C, No, Ext): 555-555-5555 FAX (A/C, No): 555-555-5556 E-MAIL ADDRESS: jdoe@insuranceagency.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	ABC Company	123456
INSURER B :	DEF Company	456789
INSURER C :	GHI Company	101112
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Contractors, Inc. 456 Main Street Small Town, FL 34769

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC	X	X	ABC123	01/01/20	01/01/21	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 0 $ 1,000.000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	X	X	ABC456	01/01/20	01/01/21	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	UMBRELLA LIAB OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			ABC789	01/01/20	01/01/21	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	DEF123	01/01/20	01/01/21	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000
C	Professional Liability			GHI123	01/01/20	01/01/21	1,000,000 Each Claim 2,000,000 Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The City of St. Cloud is an Additional Insured with respects to Project #123 (10/01/2020 - 11/01/21).

SAMPLE

CERTIFICATE HOLDER

City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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"NO RESPONSE"

If your firm is unable to provide a submittal, please complete and return this form prior to date shown for receipt and return to:

CITY OF ST. CLOUD
PROCUREMENT SERVICES DEPARTMENT
1300 9th STREET, BUILDING A, 2ND FLOOR
ST. CLOUD, FLORIDA 34769

We have declined to propose
for the following reason(s):

_____We do not offer this service/product

_____Our schedule would not permit us to perform

_____Unable to meet specifications

_____Unable to meet bond/insurance requirements

_____Specifications unclear (please explain below)

_____Other (please specify below)

REMARKS_____

_____

_____

_____
Print Name and Title

_____
Company Name

_____
Address

_____
Business Phone

_____
E-mail

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.

A. **SUBMISSION OF BID/PROPOSALS**: Bidders shall submit Proposals in accordance with the instructions and schedule included in the solicitation containing these specifications and documents.

B. **EXECUTION OF BID/PROPOSAL**: Bid/Proposal must contain a manual signature of authorized representative in the space(s) provided. Bid/Proposal must be typed or printed in black ink. Use of erasable ink is not permitted. All corrections made by Bidder/Proposer to any Bid/Proposal entry must be initialed. The company name shall appear in the space(s) provided.

C. **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.

D. **DELIVERY REQUIREMENTS**: Any Bids/Proposals received after stated time and date will not be considered. It shall be the sole responsibility of the Bidder/Proposer to have their Bid/Proposal delivered to Procurement Services, City of St. Cloud for receipt on or before the stated time and date. If a Bid/Proposal is sent by U.S. Mail, the Bidder/Proposer shall be responsible for the timely delivery to the Procurement Services office. Bids/Proposals delayed by mail shall not be considered, shall not be opened at the public opening, and arrangements shall be made for its return at the bidder's expense.

E. **BID/PROPOSAL TABULATION**: Bidder/Proposer wishing to receive a copy of the Bid/Proposal tabulations is required to enclose a stamped, self-addressed envelope with Bid/Proposal response or a valid Fax number or Email address to which the Bid/Proposal Tabulation may be sent electronically.

F. **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 in writing to Procurement Services via e-mail to purchasing@stcloud.org or via fax to (407) 957-7369. 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, the City of St. Cloud will attempt to notify all plan holders. It will be the responsibility of the Bidder/Proposer to contact Procurement Services prior to submitting a Bid/Proposal to ascertain if any addenda have been issued, to obtain such addenda, and to return executed addenda with their Bid/Proposal.

G. **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.

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

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

J. **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.

K. **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.

L. **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.

M. **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.

N. **UNIFORM COMMERCIAL CODE**: The Uniform Commercial Code (Florida Statues, 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.

O. **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.

P. **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.

Q. **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.

R. **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.

S. **FUND AVAILABLITY**: 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.

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

U. **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.

V. **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.

W. **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.

X. **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.

Y. **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.

Z. **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.

AA. **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.

BB. **OCCUPATIONAL LICENSE:** Occupational licenses are required.

CC. **PERMITS/LICENSES/FEES:** Any permits, licenses, inspections, or fees required will be the responsibility of the Contractor. No separate payment will be made.

DD. **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.

EE. **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.

FF. **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.

GG. **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.

HH. **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.

II. **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.

JJ. **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.

KK. **PERIOD OF AGREEMENT:** Agreement shall be awarded for the optimal term as agreed to between the parties and as approved by the City.

LL. **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.

MM. **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.

NN. **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.

OO. **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.

PP. **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:

1. 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.
2. 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.
3. 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.

Attachment 'F'

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.

Addendum Received: #_____ # _____ #_____#_____#_____ # _____ #_____

_____
NAME OF BUSINESS

_____
SIGNATURE

_____
NAME & TITLE, TYPED OR PRINTED

MAILING ADDRESS
_____

_____
CITY, STATE, ZIP CODE

_____
E-MAIL ADDRESS
(___)_____
TELEPHONE NUMBER

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS

1. This sworn statement is submitted to the **CITY OF ST. CLOUD, FLORIDA**

   by: _____
   (print individual's name and title)
   for: _____
   (print name of entity submitting sworn statement)

   whose business address is: _____

   and (if applicable) its Federal Employer Identification Number (FEIN) is: _____
   (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____ - ____ - _____).

2. 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.

3. 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.

4. 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.

5. 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.

6. Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement. (Indicate which statement applies).

   □ 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.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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.

_____

Signature

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

AMERICANS WITH DISABILITIES ACT (ADA)
DISABILITY NONDISCRIMINATON STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

This sworn statement is submitted to the CITY OF ST. CLOUD, FLORIDA
by: _____
(print individual's name and title)
for: _____
(print name of entity submitting sworn statement)
whose business address is: _____

and (if applicable) its Federal Employer Identification Number (FEIN) is: _____
(If the entity has no FEIN, include Social Security Number of the individual signing this sworn statement: _____ - _____ - _____*.)*

I, being duly first sworn state:

That the above 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.

_____
Signature

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

BUSINESS ENTITY AFFIDAVIT
(VENDOR/BIDDER DISCLOSURE)

I, _____, being first duly sworn state:
The full legal name and business address of the person(s) or entity contracting or transacting business with the City of St. Cloud ("City") are (Post Office addresses are not acceptable), as follows:

_____
Federal Employer Identification Number (If none, Social Security Number)

_____
Name of Entity, Individual, Partners or Corporation

_____
Street Address Suite City State Zip Code

OWNERSHIP DISCLOSURE AFFIDAVIT

1. 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
		%
		%
		%

2. 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:

_____
_____
_____

_____ _____
Signature of Affiant *Date*

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

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)

1. 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.
2. 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.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
4. 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 contender 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.
5. 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.
6. 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 certify that this form complies fully with the above requirements.

Vendor's Signature: _____ Date _____

Print or Type Name/Title _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

NO LOBBYING AFFIDAVIT

STATE OF FLORIDA
COUNTY OF _____

This _____ day of _____ 20 _____,

_____

being first duly sworn, deposes and says that he/she is the authorized representative of _____

_____ (Name of contractor, firm or individual), 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 swears 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.

_____
Affiant

_____
Print / Type Name & Title

Sworn to and subscribed before me this _____ day of_____, 20____ by ____
_____ personally known to me or who produced _____
_____ as identification.

My commission expires:

_____
Notary Signature

_____

Florida Statutes:
287.135

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: _____

Vendor FEIN: _____

Vendor's Authorized Representative Name and Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Email Address: _____

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.

Certified By: _____

who is authorized to sign on behalf of the above referenced company.

Authorized Signature Print Name and Title: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging) , a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS
(for agreements exceeding $100,000)

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.

_____
AFFIANT

_____
Typed Name of AFFIANT / AFFIANT Title

_____
Date

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

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.

Company Name:	
Authorized Signature:	Print Name:
Title:	Date:
Phone:	Email:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging), a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

City of St. Cloud
Local Vendor Affidavit of Eligibility

Through the signature below, the affiant, on behalf of and as the authorized representative of _____ does hereby swear and affirm as follows:

The affiant is the _____ (title: either owner, president or managing member) of _____,

That _____qualifies as an Osceola County person, firm, and or corporation (hereinafter, referred to as, "local vendor") for one or more of the following criterion:
(Check all that apply)

_____ Headquarters, manufacturing facility, or locally-owned franchise is located in, or has had a street address within, the legal boundaries of Osceola County for at least one (1) year immediately prior to the issuance of the request for quotation, proposal or formal bid solicitation (post office boxes do not qualify as a verifiable business address). The following documentation is attached hereto to validate the resident status:

_____ a. A copy of the vendor's most recent real property tax receipt;

_____ b. A copy of the vendor's lease agreement.

_____ Employs thirty percent (30%) or more full time employees whose primary residence located within the legal boundaries of Osceola County. Attached hereto is a list of employees, including their addresses and telephone numbers.

_____ If Vendor employs less than 5 full-time employees and utilizes subcontractors to provide products or services, then sixty percent (60%) of those subcontractors must be qualified local subcontractors.

_____ Owner/principal of the business maintains his or her primary residence within legal boundaries of Osceola County. Attached hereto is a copy of the owner's/principal's most recent real property tax receipt showing homestead property.

By signing/notarizing this Affidavit, the affiant hereby certifies that the foregoing information is complete and accurate and is submitted for the City's use in determining whether the named entity qualifies as a local vendor in accordance with Ordinance No. 2020-19, City of St. Cloud, Florida. The City of St. Cloud may at anytime, for purposes of validating eligibility, request the vendor provide current information in accordance with Ordinance No. 2020-19. In addition to the foregoing, the undersigned acknowledges that the information provided in accordance herewith constitutes a public record and is subject to disclosure as provided by law.

_____ _____
Affiant's Signature Affiant's Printed Name

_____ _____
Title Date

_____ Phone: _____
Mailing Address

_____ Fax: _____

E-mail: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by (name of officer or agent, title of officer or agent) of (name of corporation acknowledging) , a (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

ORIGINAL

ORDINANCE NO. 2020-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, PROVIDING FOR LOCAL VENDOR PREFERENCE FOR OSCEOLA COUNTY INDIVIDUALS, FIRMS OR COMPANIES WITH REGARD TO THE PROCUREMENT OF PRODUCTS, MATERIALS AND SERVICES BY THE CITY OF ST. CLOUD; PROVIDING THAT QUALIFIED LOCAL VENDORS SHALL IN CERTAIN INSTANCES BE PROVIDED A LOCAL VENDOR PREFERENCE WITH REGARD TO THE NET BID PRICE IF THE LOCAL VENDOR IS OTHERWISE FULLY QUALIFIED TO MEET CITY REQUIREMENTS; PROVIDING THAT ALL OTHER PROVISIONS OF THE CITY'S PROCUREMENT POLICY AND APPLICABLE LAW SHALL REMAIN IN EFFECT AND APPLY TO AND GOVERN PURCHASES BY THE CITY; PROVIDING FOR SEVERABILITY, CONFLICT, EFFECTIVE DATE AND AUTOMATIC REPEAL.

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 business community of St. Cloud and Osceola County to create and establish a local vendor preference with regard to the procurement of products, materials and services for a period of two (2) years.

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

SECTION I. The City of St. Cloud Local Preference Procurement Ordinance is hereby adopted and shall read as follows:

PREFERENCE

LOCAL PREFERENCE. There is hereby established a local vendor preference that shall apply to all purchases or acquisitions of products, materials and services of the City of St. Cloud, except as may be exempted herein or by applicable State or Federal Law.

(1) "Local Preference" applies to Osceola County persons, firms, and/or corporations which meet the established criteria set forth below. The local preference is subject to the policies and procedures as established by the City of St. Cloud Procurement Policy. In all purchases or acquisitions or products, materials and services by the City of St. Cloud, qualified Osceola County persons, firms, and/or corporations shall receive a five percent (5%) local vendor preference. The local preference as set forth herein shall apply and shall result in the otherwise qualified local vendor being awarded the contract, at the amount of the submitted bid, if the local vendor's bid is the next lowest bid and the bid amount is within the applicable five percent (5%) percentage of the lowest bid submitted by a non-local vendor.

(2) To qualify as an "Osceola County person, firm, and/or corporation," a vendor must meet one of more of the following criterion:

(a) Have its headquarters, manufacturing facility, or locally-owned franchise located in, or having a street address within, the legal boundaries of Osceola County for at least one (1) year immediately prior to the issuance of the request for quotation, proposal or formal bid solicitation. (Post office boxes do not qualify as a verifiable business address.)

(b) Employs thirty percent (30%) or more full time employees whose primary residence is located within the legal boundaries of Osceola County.

(c) If Vendor employs less than 5 full-time employees and utilizes subcontractors to provide products or services, then sixty percent (60%) of those subcontractors must be qualified local subcontractors.

(d) The Owner/Principal of the business maintains his or her primary residence within the legal boundaries of Osceola County.

(3) Unless the vendor has been pre-determined by the City to meet the above-referenced criterion, a Local Vendor Affidavit of Eligibility, in a form approved by City, shall accompany the quotation, proposal or bid submittal in order to be considered valid. The City at anytime, for purposes of validating eligibility hereunder, may request the vendor provide the following current information:

(a) A physical business address;

(b) A copy of a current Osceola County, City of Kissimmee or City of St. Cloud Local Business Tax Receipt (formerly known as an "occupational license") to verify the business location;

(c) Proof of payment of real and/or tangible property tax due to Osceola County;

(d) A copy of the firm's or corporation's articles of incorporation and its Florida Certificate of Incorporation. If the company is not incorporated, a list of names and addresses of all owners, partners and percentage of ownership for each as well as a fictitious name registration shall be provided;

(e) A complete list of all employees, an address for each employee, and proof of payment to each employee such as a payroll and/or cancelled check;

(f) Any additional information necessary to verify status.

(4) An Osceola County entity or individual that is awarded a contract by virtue of this local vendor preference shall maintain the above-referenced applicable criteria throughout the term of the awarded contract. As part of the contract, the individual or entity shall agree that if he, she or it no longer qualifies as an eligible Osceola County individual or entity, that it will credit the City under the applicable contract an amount equal to the percentage

differential referenced above. The contract shall further provide that in the event that the amount owed under the terms of the contract at the time the individual or entity is determined to no longer be eligible for the preference herein, is less than the percentage differential, the individual or entity shall reimburse the City for the subject amount.

(5) Exceptions to this policy shall include, but are not limited to, the following:

(a) Purchases that are funded in whole or in part by assistance from any federal, state, or local agency that disallows local preference;

(b) Purchases made through a cooperative agreement (i.e., one or more agencies combining requirements in order to benefit from discounts that may be obtained through volume purchasing);

(c) Purchases made from another state, federal or other governmental agency's agreements or contracts (i.e. piggy-backing);

(d) Purchases subject to Section 287.055, Florida Statutes, the Consultants' Competitive Negotiation Act, as amended;

(e) Professional services contracts;

(f) When only competing local businesses make offers on solicitations or bids;

(g) Sole source procurement.

(6) Procurements subject to formal proposal where price is not a primary factor and/or is not part of the criterion are not subject to local vendor preference; however, a firm's location may be considered in the evaluation criterion.

(7) Notwithstanding anything contained herein to the contrary, the City reserves its right to reject any bid received as non-responsive at any time prior to the award of a contract.

SECTION II. Severability. It is declared to be in 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 III. 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 IV. Codification. The test of this Ordinance shall not be codified, provided, however, that a copy of this Ordinance shall be maintained in the Office of the City Clerk and the Procurement Services Director.

SECTION V. Effective date and sunset 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 and shall thereafter sunset and be automatically repealed two years from the date of its adoption.

First Reading this 14th day of May, 2020.
Second Reading this 28th day of May, 2020.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, this 28th day of May, 2020.

CITY OF ST. CLOUD

Nathan Blackwell, Mayor

ATTEST:

Linda P. Jaworski, City Clerk

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

Daniel F. Mantzaris, City Attorney

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-147R - Continuing Professional Civil Engineering Services

Procurement Agenda Item:
Resolution No. 2025-147R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a first amendment to and extension of the continuing contracts between the City of St. Cloud and GAI Consultants, Inc., Hanson, Walter & Associates, Inc., Osceola Engineering, Inc., and Wright-Pierce, Inc. for Continuing Professional Civil Engineering Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.
This item is to approve the extension of the agreements for continuing professional civil engineering services with GAI Consultants, Inc., Hanson, Walter & Associates, Inc., Osceola Engineering, Inc., and Wright-Pierce Inc.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
These agreements were approved by Resolution No. 2022-265R for continuing professional civil engineering services. The initial term of the agreements was three (3) years with the option for two (2) one-year renewals. This will extend the agreements for one year from their respective end dates.

Legal Authority:
Resolution No. 2022-265R approved on October 6, 2022; Section I of all agreements.

Budget and Recommendation:
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:

10/09/2025 - Final Action

Attachments:
1. Resolution No. 2025-147R
2. RFQ No. 2022-213 Continuing Professional Civil Engineering Services

RESOLUTION NO. 2025-147R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A FIRST AMENDMENT TO AND EXTENSION OF THE CONTINUING CONTRACTS BETWEEN THE CITY OF ST. CLOUD AND GAI CONSULTANTS, INC., HANSON, WALTER & ASSOCIATES, INC., OSCEOLA ENGINEERING, INC., AND WRIGHT-PIERCE, INC. FOR CONTINUING PROFESSIONAL CIVIL ENGINEERING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has continuing contracts for Continuing Professional Civil Engineering Services, dated October 6, 2022, with GAI Consultants, Inc., dated November 1, 2022, Hanson, Walter & Associates, Inc., dated November 11, 2022, Osceola Engineering, Inc., dated October 28, 2022, and Wright-Pierce, Inc., dated January 5, 2023, and

WHEREAS, the City wishes to extend the continuing contracts for an additional year per Section I of the agreements, and

WHEREAS, the extended terms of the agreements will be for one (1) year from the expiration of their respective initial terms.

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

SECTION I. The City Manager is authorized and is directed to enter into First Amendments to the agreements, as approved by the City Attorney, between the City of St. Cloud and GAI Consultants, Inc., Hanson, Walter & Associates, Inc., Osceola Engineering, Inc., and Wright-Pierce, Inc.

SECTION II. Once approved by the Council, the City Manager, or Designee, shall have the authority to execute 1) agreement renewals which do not increase the annual not to exceed amount and 2) contract amendments which do not increase the not to exceed amount of the contract or the scope of services as approved by the Council.

SECTION 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 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
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

City of St. Cloud
Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

☐ **Request for Proposal (RFP)** ☒ **Request for Qualifications (RFQ)** ☐ **Invitation to Bid (ITB)** ☐ **Request for Quotes QUO)**

2022-213 Continuing Professional Civil Engineering Services

PRE-RESPONSE CONFERENCE: ☐ **Non-Mandatory** ☐ **Mandatory** ☒ **N/A** ☐ **Includes Site Visit**

DATE: **TIME:** **LOCATION**:

QUESTION SUBMITTAL DUE DATE: **Date: 7/25/2022 Time:** (local time) 5:00 PM

DUE DATE FOR UPLOADING PROPOSAL: **Date: 8/16/2022 Time:** (local time) **10:00 AM**

The City of St. Cloud, in accordance with Florida Statutes 287.055, is seeking to retain the services of qualified and experienced consultants for continuing professional civil engineering services on an "as needed" basis, as specified in Section 2 Detailed Scope of Services and Requirements of this RFQ document.

FOR QUESTIONS RELATING TO THIS SOLICITATION, CONTACT: purchasing@stcloud.org, 407-957-7212

Submission of a bid/proposal/submittal shall constitute an acknowledgement by the Bidder that he has thoroughly examined and is familiar with the ***Request for Proposal (RFP)***. The failure or neglect of a Bidder to examine the ***Request for Qualifications (RFQ)*** **s**hall in no way relieve him/her of any obligations with respect to either his/her bid or the ***Request for Qualifications (RFQ)***. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the ***Request for Qualifications (RFQ)***. Questions and/or information requests will be answered in an addendum after the deadline, which will be available from Procurement Services and posted on Myvendorlink.com. It is the bidder's responsibility to verify whether any addenda have been issued and verify receipt of addenda on below to ensure any addenda are received in order to submit a responsible and responsive offer. Uploading an incomplete document may deem the offer non-responsive, causing rejection.

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # _____

Legal Name of Bidder: _____

DBA: _____

Authorized Representative Name/Title: _____

E-mail Address:_____ FEIN: _____

Street Address: _____

Mailing Address (if different): _____

Telephone: _____

I have carefully examined the ***Request for Qualifications (RFQ)*** I hereby propose to furnish the services specified in the ***Request for Qualifications (RFQ)*** . 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.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

SIGNER'S PRINTED NAME/TITLE: _____

DATE: PHONE: E-MAIL:

This page must be completed and uploaded to MyVendorLink.com with your Submittal.

1 INTRODUCTION

The City of St. Cloud is a community of approximately 54,000 residents, covering approximately 20 square miles in Osceola County, located in Central Florida. To obtain general information about the City of St. Cloud, access www.stcloud.org.

1.1 SCOPE OF SERVICES SUMMARY

The City of St. Cloud, in accordance with Florida Statutes 287.055, is seeking to retain the services of qualified and experienced consultants for continuing professional civil engineering services on an "as needed" basis, as specified in Section 2 Detailed Scope of Services and Requirements of this RFQ document. The successful proposer shall prove by their qualifications, experience, and plan for the work, that they will best serve the overall needs of the City. The selection of the successful proposers shall be at the City's discretion and shall be made in a prompt manner after receipt and evaluation of all responses. If you are interested in preparing a response to this RFQ, please complete all the requirements set forth in this RFQ document. Under the proposal process, the stipulations set forth herein are fully binding on the proposer to the extent that you confirm acceptance by your signature on the *Respondent's Certification* page.

1.2 PRE-RESPONSE CONFERENCE

A pre-response conference is not required for this RFQ.

1.3 CONTRACT FOR SERVICES

After selection of Consultants by the City, each Consultant will be required to negotiate and execute a Professional Services Agreement with the City.

1.4 MINIMUM BIDDER QUALIFICATIONS

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

- Consultant must demonstrate qualifications and experience in providing professional civil engineering services.
- Consultant licensed to do business in the State of Florida

1.5 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 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 Proposers in the gauging of their desire to participate in this Proposal and in the planning and preparation of their written response. The City reserves the right to negotiate all Proposer fees, costs, charges, for any proposed services or appurtenant requirement.

1.6 PERSONNEL

The work shall be performed and directed by the key personnel identified in the submittal from the awarded firm or individual in response to this RFQ. The awarded firm or individual shall not subcontract, assign or transfer any work under the agreement without the prior

written consent of the City. Subconsultants must be identified in the submittal and shall be subject to the approval of the City. Any changes in the identified personnel shall be subject to the prior review and approval of the City. When directed by the City, subconsultants personnel whose performance or behavior is determined to be unsatisfactory shall be immediately removed. The awarded firm or individual shall provide a sufficient number of qualified personnel as necessary to effectively carry out its responsibilities under the agreement.

2 DETAILED SCOPE OF SERVICES AND REQUIREMENTS

Qualified firms shall have significant and demonstrated experience and qualifications in delivery of professional engineering services. As a result of this RFQ and subsequent evaluation, it is anticipated that multiple professional engineering firms will be issued continuing services contracts. All submittals of qualifications shall be for principal consultant and may include all sub consultants. The professional engineering firm, hereafter referred to as “Consultant”, will provide licensed professional engineering services for specific disciplines related to professional civil and environmental engineering, which shall include, but not be limited to, the following components:

Civil / Stormwater / Streets / Transportation

- General civil engineering design
- Construction engineering inspection services including but not limited to FDOT LAP certified inspections
- Engineering and Project Management including but not limited to local, state, FDOT LAP, and federal grants
- Structural engineering and inspection
- Stormwater planning
- Stormwater compliance for all state and federal regulations
- Stormwater system design including collection and treatment
- Street rehabilitation including stormwater, water, sewer, paving, curbing and other associated items
- Roadway design and/or expansion including all ancillary components
- Traffic and transportation engineering including but not limited to PD&Es, Preliminary Engineering and Final Engineering
- Traffic and transportation planning including but not limited to TIA Review, Transportation Master Plans, and Corridor Planning Studies

Task authorizations under this contract are expected to fall within the above areas.

Any award of a Task Authorization shall at a minimum be conditioned upon and subject to the following: i) confirmation from Consultant and verification in the sole discretion of CITY that the Consultant can meet the schedule or technical requirements of the project; ii) in the judgment of the CITY, strict compliance with the existing time for performance and milestones of any other contract or task authorization between Consultant and CITY; and, iii) determination by the CITY in its sole judgment that Consultant can meet the project demands based on prior history of the Consultant and/or knowledge of the existence of other time critical projects issued to Consultant which would conflict with the performance of the contemplated services. In the event that Consultant cannot meet any of the above criteria or any others that may be required by CITY, the CITY shall obtain for its consideration and possible approval a proposed task authorization from the next ranked firm or next firm in the rotation.

The services to be provided by the Consultant pursuant to the Agreement shall be nonexclusive and nothing therein shall preclude the CITY from engaging other firms to perform the same or similar services for the benefit of the CITY within the CITY'S sole and absolute discretion.

3 PROPOSAL CONTENT / FORMAT

In order to achieve a more consistent evaluation of all proposals, proposals shall be submitted in the following format and include the following information:

3.1 TITLE PAGE

The title page shall list the subject "RFQ NO. 2022-213 CONTINUING PROFESSIONAL CIVIL ENGINEERING SERVICES." It shall also contain the proposing firm's full legal name, physical address, mailing address (if different than physical address), telephone number and e-mail address, as well as the name, address, telephone and/or cell phone number, and e-mail address of a contact person.

3.2 TABLE OF CONTENTS

The table of contents shall list all major topics with their corresponding section title or heading and beginning page number.

3.3 INTRODUCTORY LETTER

Describe information about your Firm and explain why your Firm is best suited to meet the services for this RFQ.

3.4 QUALIFICATIONS AND EXPERIENCE

All firms that submit a proposal shall meet, but not be limited to, the following minimum qualifications:

1. Familiarity and years of service to public agencies.
2. Indicate specifically the personnel who will have primary responsibility for this contract.
3. Organizational chart with team member resumes. The Respondent shall provide an organizational chart depicting the proposed project team and each team member's role on the project. The Respondent shall identify all subconsultants.
4. Professional staff (name, project role, business address, phone number and email address) including job skills, education (degree and specification), professional training, total years of experience, years of experience with the current firm, professional registration, and other professional qualifications.
5. Identify any subconsultants who are to participate in providing services. This must include their respective tasks or disciplines they are to perform and evidence of their qualifications (name, project role, business address, phone number and email address) including job skills, education (degree and specification), professional training, total years of experience, years of experience with the current firm, years of experience working with the respondent, percent of subconsultants business to be performed for prime and also include past relationships, professional registration, and other professional qualifications.
6. Current and projected workload. Provide a list of your current and projected workload addressing the addition of the City as a client.
7. Provide a statement as to whether the proposer has, in the last five years, been a party to a lawsuit of any kind related to, in any manner, the type of services

requested in this RFQ. If any such litigation exists, provide a statement as to legal style of the matter, the jurisdiction in which it was filed and the status.

8. State that the business is licensed, permitted, and/or certified to do business in the State of Florida. All required federal, state, and local licenses and permits shall be kept in force during the term(s) of the contract. Copies of all required licenses are to be provided with Consultant's submittal.

3.5 PROJECT UNDERSTANDING AND PROPOSED APPROACH

Proposer shall include a proposed approach for providing the services outlined in the requested "Scope of Services" as understood by the Firm and the ability of the Firm to provide such resources.

3.6 SIMILAR PROJECTS

To demonstrate experience and success in conducting similar work, the proposer shall provide a minimum of five (5) similar contracts that best illustrates the proposed team's qualification for the scope of services indicated in this RFQ. This shall include project name, project start and completion date, client name and contact information, project staff involved from the proposed project team as listed on the organization chart (to be included with submittal); and a detailed description of the project and its applicability to evaluation of this RFQ. *Do not include the City of St. Cloud as a reference.*

3.7 ADDITIONAL DATA TO SUPPORT PROPOSAL

Provide a copy of your current certificate of insurance. During the entire period of performance of any contract resulting from this solicitation, the successful Proposer shall procure and maintain the minimum insurance coverage required by the City of St. Cloud as stipulated in the insurance attachment (Refer to Attachment 'C'). Policies other than Workers' Compensation shall be issued only by companies authorized by subsisting certificates of authority issued to the company by the Department of Insurance of the State of Florida to conduct business in the State of Florida, with a minimum A.M. Best rating of VII/A-. Proof of such insurance must be provided to the City prior to beginning contract performance.

4 INSTRUCTIONS TO BIDDERS

4.1 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 Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the City.
5. **If Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contractor shall contact the City's custodian of public records at City Clerk's Office, 1300 9th Street, St. Cloud, Florida 34769, telephone 407-957-7300, email cityclerk@stcloud.org.**

4.2 ACKNOWLEDGEMENT

1. Submission of a proposal shall constitute an acknowledgement by the Bidder and certifies that they have thoroughly examined and is familiar with the Request for Qualifications. The failure or neglect of the Bidder to examine the RFQ shall in no way relieve him/her of any obligations with respect to either his/her proposal or the RFQ. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the Request for Qualifications.
2. The selected Bidder shall comply with all Federal and State requirements, to include 2 Code of Federal Regulations (CFR) Part 200, Uniform Guidance, listed in Attachment 'B', and any subsequent revisions and updates.
3. All proposals must be signed with the firm's name and by an authorized signer of the firm. Obligations assumed by such signature must be fulfilled.
4. Alternate proposals will not be considered unless they are specifically called for in this solicitation.
5. From the issue date of this solicitation packet 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 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 section 1.7. 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 packet, and shall have no financial interest in other entities submitted proposals/bid responses for the same solicitation packet.

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 create 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.

4.3 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.

4.4 ECONOMY OF PREPARATION

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

4.5 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 Request for Qualifications 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 proposals received from respondents in response to this Request for Qualifications 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.

4.6 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 RFQ, complete the No Response Form (Refer to Attachment 'D') and send to purchasing@stcloud.org briefly explaining their "no response" decision. This will help to improve the solicitation process and any future communications.

4.7 GENERAL INFORMATION

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

The City of St. Cloud will receive Proposals through the MyVendorlink.com system for goods, equipment, materials, and related services set forth in the included specifications and documents.

4.7.1 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.

4.7.2 SUBMITTAL

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

4.7.3 ALTERNATE BIDS

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

4.7.4 WITHDRAWAL

Bidders may withdraw, alter, and resubmit their Proposals through MyVendorLink.com at any time prior to the Proposal due date and time. Proposals may not be withdrawn, altered, or resubmitted after the Proposal due date and time. The City of St. Cloud may request clarifications and additional information after proposal submission.

4.7.5 GENERAL TERMS AND CONDITIONS

Refer to Attachment ‘E’.

4.8 ELECTRONIC SUBMITTAL OF THE PROPOSAL

To ensure correct Proposal formatting, Bidders shall:

1. Submit Proposals electronically through MyVendorlink.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 RFQ 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 VendorLink technical support at support@evendorlink.com, if technical difficulties arise during proposal submission.
7. Follow all instructions outlined in this RFQ and provide all requested information.

4.9 COMPLIANCE FORMS (REFER TO ATTACHMENT 'F')

4.9.1 *RESPONDENT'S CERTIFICATION*

Each bidder shall submit copies of an executed and notarized Respondent's Certification.

4.9.2 *PUBLIC ENTITY CRIMES*

Each bidder shall submit copies of an executed and notarized Sworn Statement under Section 287.133(3)(a) and 287.135, Florida Statutes, on Public Entity Crimes and Scrutinized Companies.

4.9.3 *AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT*

Each bidder shall submit copies of an executed and notarized American's With Disabilities Act (ADA) Disability Nondiscrimination Statement.

4.9.4 *BUSINESS ENTITY AFFIDAVIT (VENDOR/BIDDER DISCLOSURE)*

Each bidder shall submit copies of an executed and notarized Business Entity Affidavit (Vendor/Bidder Disclosure).

4.9.5 *DRUG-FREE WORKPLACE COMPLIANCE FORM*

Each bidder shall submit copies of an executed and notarized Drug-Free Workplace Compliance Form under 287.087, Florida Statues.

4.9.6 *NO LOBBYING AFFIDAVIT*

Each bidder shall submit copies of an executed and notarized No Lobbying Affidavit.

4.9.7 *VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS*

Each bidder shall submit copies of an executed and notarized Vendor Certification Regarding Scrutinized Companies Lists under 287.135, Florida Statutes.

4.9.8 *CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS*

Each bidder shall submit copies of an executed and notarized Certification for Contracts, Grants, Loans, and Cooperative Agreements under 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

4.9.9 *E-VERIFY COMPLIANCE FORM*

Each bidder shall submit copies of an executed and notarized E-Verify Compliance Form.

4.10 LOCAL VENDOR PREFERENCE (NOT APPLICABLE)

4.11 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.

As part of the Proposal, please indicate the percentage of bid amount to be subcontracted with M/WBE subcontractors during the activities outlined in this RFQ. Describe the Bidder's plan for utilizing small business, minority, and/or disadvantaged entrepreneurs, and local participation in pre-qualifying vendors and subcontractors, if such a plan exists.

4.12 PROPOSAL PREPARATION COSTS

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

4.13 SUBSTITUTIONS (IF APPLICABLE)

The City of St. Cloud is seeking 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 email to purchasing@stcloud.org 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.

4.14 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 through purchasing@stcloud.org; **verbal requests will not be accepted.** The Bidder should reference the Solicitation Package page number and 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 MyVendorlink.com, following the deadline for questions.

4.15 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 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.

4.16 SOLICITATION OPENING

The City of St. Cloud shall open Proposals electronically via MyVendorLink.com on the RFQ Due date.

4.17 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 proposals at any time.

4.18 PROPOSAL 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 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 proposals that it deems acceptable, reject any and all 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 proposals shall in no way obligate the City to execute a contract with proposer(s).

4.19 PROPOSAL EVALUATION CRITERIA

The City of St. Cloud shall evaluate the Proposal based on the information provided by each of the Bidders. The City of St. Cloud will establish an Evaluation Committee consisting of a minimum of three (3) members to evaluate and rank all responsive proposals utilizing the following evaluation scoring system with the highest possible score being 100 points.

EVALUATION CRITERIA	POINTS
Qualifications	0 - 40
Project Understanding and Proposed Approach	0 - 30
Similar Projects	0 - 30
Total Points	**100**

The evaluation factors used for scoring and determining rankings are listed above. Interviews of proposers will only be conducted if the Evaluation Committee is unable to make a determination after evaluation of the proposals. The City reserves the right to forego the interview process if the Evaluation Committee feels that adequate rankings have been provided by the initial review and evaluation of proposals.

Each Bidder acknowledges that the City of St. Cloud shall evaluate all Proposals and may initiate clarification discussions or seek additional information from all or some of the Bidders to fully understand any unclear elements of their proposals.

The City of St. Cloud reserves the right to consider historic information and facts, whether gained from the Bidder's Proposal, pre-proposal 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 Proposal. The investigation also serves to establish the Bidders', subcontractors', and other related entities' responsibility, qualifications, and financial ability to fulfill the Proposal requirements to the City's satisfaction, within the prescribed time.
The Bidder solely is responsible to submit information related to the evaluation categories. The City of St. Cloud is under no obligation to solicit such information. Failure of the Bidder to submit information may cause an adverse impact on the Proposal's evaluation.

4.20 CANCELATION

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. In addition, the City of St. Cloud may reject all Proposals, reissue the solicitation packet, or re-award the contract.

4.21 BID BOND (IF APPLICABLE)

Bidder 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 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 proposal price schedule. When submitting a Proposal through MyVendorLink.com, 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 Proposal results in a contract award and the Bidder fails to honor the accepted terms.

The City of St. Cloud shall return the selected Bidder's bid bond when the Bidder 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 for a period not to exceed thirty (30) days, pending the execution of the contract by the selected Bidder. The City of St. Cloud shall return the bid bond of each unsuccessful Bidder upon request, after the contract is awarded or when the Proposal is rejected.

4.22 PAYMENT AND PERFORMANCE BOND (IF APPLICABLE)

The selected Bidder 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 bond to any lienor demanding that bond under the provisions of Florida Statutes.

4.23 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 shall execute the necessary contractual forms, and return the executed forms within ten (10) business days of receipt of forms for execution.

4.24 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 within ninety (90) calendar days from the date of opening of submittals.

4.25 TAXES, PERMITS, AND LICENSES

The Bidder's attention is directed to the General Terms and Conditions (Refer to Attachment 'E') and the Florida Statutes regarding taxes, permits, and licenses. It shall be the Bidder's responsibility to determine the applicable taxes, permits, and licenses. If the Bidder has doubt as to whether or not a tax, permit, or license is applicable, they shall state in their proposal whether this item has been included in

their proposal price and the amount of the applicable tax, permit, or license in question.

4.26 ERRORS AND OMISSIONS

Bidders or their authorized representatives are expected to be fully informed as to their conditions, requirements and specifications before submitting proposals; failure to do so will be at the Bidder's own risk. In case of error of extension of prices in the proposal, the unit price shall govern.

5 ATTACHMENTS

Attachment 'A': Sample Agreement

Attachment 'B': Federal Requirements (when applicable)

Attachment 'C': Insurance Requirements

Attachment 'D': No Response Form

Attachment 'E': General Terms and Conditions

Attachment 'F': Required Forms

CONSULTANT SERVICES AGREEMENT
BETWEEN THE CITY OF ST. CLOUD, FLORIDA
AND _____FOR
CONTINUING PROFESSIONAL CIVIL ENGINEERING SERVICES

THIS AGREEMENT, made this _____ day of _____ 20___, between the City of St. Cloud, Florida, a Municipal Corporation of the State of Florida, (hereinafter referred to as the "CITY") and _____, a Florida _____, whose address is _____ (hereinafter referred to as "CONSULTANT").

WHEREAS, pursuant to Request for Qualifications No. 2022-213, CITY received response from several qualified firms to provide Continuing Professional Civil Engineering Services as needed by CITY; and

WHEREAS, CONSULTANT, was selected to be one of several professional consultants to provide services on a rotating basis for and on behalf of CITY.

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

Section 1. SCOPE OF SERVICES: The CONSULTANT shall furnish all labor, materials, equipment, transportation and perform all of the work described in the bid documents and specifications contained in Request for Qualifications No. 2022-213 Continuing Professional Civil Engineering Services and CONSULTANT's _____, 2022 response thereto, all of which are incorporated herein and made a part hereof by reference and shall do everything required by this Agreement, including any such services or tasks made a part of the Task Authorization contemplated herein.

1.1. All projects contemplated hereunder shall be issued to one of the CITY'S contracted civil engineering services firms. Upon identification by CITY of an anticipated project, CITY shall obtain a proposed task authorization from the next ranked firm in rotation. Any award of a Task Authorization shall at a minimum be conditioned upon and subject to the following: i) availability of funds lawfully appropriated for its purpose; ii) confirmation from CONSULTANT and verification in the sole discretion of CITY that the CONSULTANT can meet the schedule or technical requirements of the project; iii) in the judgment of the CITY, strict compliance with the existing time for performance and milestones of any other contract or task authorization between CONSULTANT and CITY; and iv) determination by the CITY in its sole judgment that CONSULTANT can meet the project demands based on prior history of the CONSULTANT and/or knowledge of the existence of other time critical projects issued to CONSULTANT, which would conflict with the performance of the contemplated services.

1.2. The CITY shall request CONSULTANT to perform civil engineering services on a task basis by providing CONSULTANT, in writing, a general description of the task to be performed. The CONSULTANT will generate a detailed Scope of Work document, prepare a Schedule, to include a minimum a not-to-exceed-budget to accomplish the task, hereinafter referred to as the

"Task Proposal". The CONSULTANT shall provide the Task Proposal to the CITY within FIFTEEN (15) days of the date the written description is provided to CONSULTANT. If a site visit by CONSULTANT is needed to generate the scope document, CONSULTANT shall request approval prior to visiting the site. The CITY will review the proposal, and if the description is mutually acceptable, the parties will enter into a written "task authorization or work order". The Scope of Services generally to be provided by the CONSULTANT may include any phases of civil engineering services. The provision of a Task Proposal by CONSULTANT shall not be deemed or construed as an agreement by CITY for CONSULTANT to provide the services and shall be subject to approval by the CITY as confirmed by CITY issuing a Notice to Proceed to the CONSULTANT signed by an authorized representative of CITY. Upon receipt of the signed Task Authorization and a Notice to Proceed from the CITY, the CONSULTANT shall perform the services set forth in the task authorization/work order. Under no circumstances is CONSULTANT authorized to proceed hereunder without receipt of the Notice to Proceed.

1.3. In the event that CONSULTANT cannot meet any of the above criteria or any others that may be required by CITY, the CITY shall obtain for its consideration and possible approval a proposed task authorization from the next ranked firm in rotation.

1.4. CITY may make changes in the approved Scope of Services at any time by giving written notice to CONSULTANT. If such changes increase (additional services) or decrease or eliminate any amount of work, CITY and CONSULTANT will negotiate any change in total cost or schedule of modifications. If the CITY and CONSULTANT approve any change, the task authorization/work order will be modified to reflect the changes; and CONSULTANT shall be compensated for said services in accordance with the terms of this Agreement. All change in Scope of Services shall require approval in writing execute by an authorized representative of CITY and CONSULTANT.

Section 2. PERFORMANCE SCHEDULE.

2.1 CONSULTANT shall not be authorized to provide any services as set forth above until such time as CONSULTANT has received specific authorization from CITY as set forth in the Notice to Proceed.

2.2. CONSULTANT shall perform services in strict conformance with the mutually agreed upon schedule set forth in the Task Authorization. CONSULTANT shall complete all of said services in a timely manner and will keep CITY apprised of the status of work on at least a monthly basis.

2.3. In event that CONSULTANT falls behind the agreed upon schedule, it shall employ such resources so as to comply with the agreed upon schedule at no additional cost to the CITY.

2.4. No extension for completion of services shall be granted to CONSULTANT without CITY'S prior written consent, except as provided in Section 18 herein.

Section 3. COMPENSATION AND PAYMENT.

3.1. For all tasks and services contemplated herein, CONSULTANT's compensation shall be in accordance and consistent with "CONSULTANT's Professional Services Fee Schedule" as set forth

SAMPLE

in Exhibit A attached hereto and incorporated herein. The fee schedule includes all wages, salaries, taxes, insurance, overhead and profit related to the services to be provided. The fee schedule set forth in Exhibit "A" is firm for the initial term of the Agreement.

3.2. Any and all approved reimbursable expenses shall be as set forth in "CONSULTANT's Reimbursable Expenses Schedule" attached hereto and incorporated herein as Exhibit "A". Anticipated Reimbursable expenses shall be included in CONSULTANT's Task Proposal and shall, unless otherwise approved by CITY be limited to incurred expenses, which are directly related and required to complete the project. Said reimbursable expenses shall be passed through at a cost factor of 1.0. In-house copying charges, computer fees, photocopies less than 11-inches by 17-inches, telephone services, faxes, and other similar items shall be considered a portion of the CONSULTANT'S overhead costs and shall not be billed separately to the CITY.

3.3. CONSULTANT shall submit statements, in a form acceptable to CITY, for services rendered and for reimbursable expenses incurred. The statements will be based upon CONSULTANT's actual manpower expended and actual expenses incurred within the billing period. If the project time for completion as set forth in the Task Authorization is less than thirty (30) days, then CONSULTANT shall submit its request for payment at the conclusion of the project. If the time for completion as set forth in the Task Authorization exceeds thirty (30) days, then CONSULTANT shall submit requests for payment no more frequently than once per month. At a minimum each statement shall include a time sheets or labor cost statements for services rendered during the period covered by the statement. Each time sheet shall state the names and classifications of all personnel who performed services during said month under the task authorization, and the number of hours worked by each. Except for Task Authorizations for lump sum compensation, the statement shall include the following:

> This statement sets forth only actual time spent by the firm's employees and does not contain any unit billing, multipliers, or other devices that permit payment for more than actual time spent.

3.4. As a condition precedent to receiving payment, CONSULTANT shall have been authorized to proceed by CITY for the specific task or phase, shall not be in default of any of the terms and conditions of this Agreement.

3.5. CITY shall pay all valid, approved and undisputed invoices pursuant to Florida Statute Section 218.70, the Prompt Payment Act, and all City Policies promulgated thereby. In the event that CITY disputes any invoice submitted, it shall advise CONSULTANT in writing and said invoice shall not be deemed due and payable under this Agreement. Neither the CITY's review approval or acceptance of, nor payment for, any services provided hereunder shall be construed to operate as a waiver of any rights under this Agreement and the CONSULTANT shall be liable to CITY for any and all damages to CITY caused by the CONSULTANT's negligent or wrongful performance of any of the services furnished under this Agreement.

Section 4. <u>PERFORMANCE BY CONSULTANT.</u>

SAMPLE

4.1. CONSULTANT shall assign competent professionals to perform the assigned responsibilities and duties faithfully, intelligently, and to the best of their ability, and in the best interest of CITY during the term of this Agreement. All services provided shall be performed in accordance with this Agreement and with any and all applicable law, professional standards and guidelines. CITY may request CONSULTANT to make revisions to the work performed. Any changes or revisions requested by CITY that are not due to consultant error, omission or negligence will be incorporated into the scope of services by written amendment to this agreement and the consultant may be entitled to additional compensation upon the agreement of the parties. Consultant will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed.

4.2 CITY or its agents shall at all times have the right to review or observe the services performed by CONSULTANT. No inspection, review, or observation shall relieve CONSULTANT of its responsibility under this Agreement.

4.3. CITY's designated Project Manager may hold periodic progress meetings on a monthly basis, or more frequently, if required, during the term of any task authorization entered into under this Agreement. CONSULTANT's Project Manager and all other appropriate personnel shall attend such meetings as designated by CITY's Project Manager.

Section 5. TERM. This Agreement shall become effective upon execution by both parties and shall remain in effect for _____ years. Thereafter, the terms of the Agreement may be extended for additional one-year periods, upon mutual agreement of both parties, but such option to extend may only be utilized two (2) times unless authorized by the City.

Section 6. SAFETY

6.1. To the extent applicable, CONSULTANT agrees to comply with CITY's published safety standards while on the property of CITY. A copy of these standards is provided in Exhibit 'B' attached hereto and incorporated herein.

6.2. CONSULTANT shall have full responsibility and assume all liability for the safety and supervision of its employees while performing services provided hereunder.

Section 7. REASONABLE ACCESS. During the term of this Agreement, CITY shall grant CONSULTANT reasonable access to the CITY's premises for purposes of fulfilling its obligations under this Agreement.

Section 8. COMPLIANCE WITH LAWS AND REGULATIONS. CONSULTANT shall comply with all requirements of federal, state and local laws, rules, regulations, standards, and/or ordinances applicable to the performance of this Agreement.

Section 9. REPRESENTATIONS.

9.1. Subject to the provisions of this Section, should CONSULTANT breach the warranties set forth herein, CITY shall have such remedies as may be provided at law or equity.

SAMPLE

9.2. Without limiting the generality of the foregoing, if the CONSULTANT completes its services under any Task Authorization entered into hereunder, and the CONSULTANT's services are non-complying, defective, or otherwise improperly performed and CITY notifies CONSULTANT in writing that a defect, error, omission or noncompliance has been discovered in CONSULTANT's services, CONSULTANT shall, at the option of CITY: a) correctly re-perform such non-complying, defective, or otherwise improperly performed services at no additional cost to CITY; b) refund the amount paid by CITY attributable to such non-complying, defective or otherwise improperly performed services; or c) if CONSULTANT fails to take action under a) above, at CONSULTANT's sole expense, otherwise cure or have cured any such non-complying, defective, or otherwise improperly performed services.

9.3. CONSULTANT guarantees that all services provided under this Agreement shall be free from claims of patent, copyright, and trademark infringement. Notwithstanding any other provision of this Agreement, CONSULTANT shall indemnify, hold harmless, and defend CITY, its officers, directors, employees, agents, assigns, and servants from and against any and all liability, including expenses, legal or otherwise, for actual or alleged infringement of any patent, copyright, or trademark resulting from the use of any goods, services, or other items provided under this Agreement. Notwithstanding the foregoing, CONSULTANT may elect to provide non-infringing services.

Section 10. DOCUMENTS

10.1. Upon CITY's or its designated Project Manager's request, at any time during the term of this Agreement or upon completion or termination of this Agreement, CONSULTANT shall provide CITY or its designated Project Manager with a copy of all documents and electronic files prepared by CONSULTANT under this Agreement or any Task Authorization hereunder. CONSULTANT specifically authorizes and agrees that CITY may use said documents for any purpose without additional consent from, or compensation to, CONSULTANT. CITY understands and agrees that re-use of any documents for any other purposes, shall be at the CITY's own risk.

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

10.2.1. Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.

10.2.2. 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.

10.2.3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

10.2.4. Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR upon termination of the contract and destroy

SAMPLE

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.

10.2.5. **IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONSULTANT 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@STCLOUD.ORG.**

Section 11. ASSIGNMENT/SUBCONTRACTORS. CONSULTANT shall not assign or subcontract this Agreement, any task authorization hereunder, or any rights or any monies due or to become due hereunder without the prior, written consent of CITY.

Section 12. INDEPENDENT CONSULTANT. At all times during the term of this Agreement, CONSULTANT shall be considered an independent CONSULTANT.

Section 13. DEFAULT. If during the term of this Agreement, CONSULTANT shall be in default of any of the material provisions of this Agreement, CITY may suspend CONSULTANT's performance hereunder until such delinquency or default has been corrected; provided, however that no suspension shall be effective unless and until CITY gives written notice of the default to CONSULTANT with at least ten (10) days to cure such default. If CONSULTANT fails to correct such delinquency or default within thirty (30) days of suspension by CITY, CITY may terminate this Agreement.

Section 14. TERMINATION.

14.1. The non-breaching party upon breach of the terms and conditions contained herein may terminate this Agreement.

14.2. Additionally, CITY shall have the right to terminate the agreement, for any reason, upon thirty (30) days written notice to the CONSULTANT. In the event of termination by the CITY pursuant to this Section 3 above. CONSULTANT shall be compensated in accordance with the services completed and accepted, as of the date of the termination and as set forth in the Scope of Services.

14.3. CITY may terminate this agreement at any time in accordance with Section 287.135 Florida Statutes, as may be amended.

Section 15. AUTHORIZED REPRESENTATIVE OF THE CITY. During the term of this Agreement, the City Manager shall be the designated representative authorized to act on behalf of the CITY, as provided by law. The City Manager shall appoint a Project Manager to, subject to final authority of the City Manager and/or the City Council, with respect to the administration of this Agreement and any Task Authorization issued hereunder.

Section 16. INSURANCE PROVIDED BY CONSULTANT. CONSULTANT shall maintain in

SAMPLE

force during the term of this Agreement, at its own expense, insurance as set forth in Exhibit "C", attached hereto and incorporated herein and shall be bound by the terms of the Hold Harmless/Indemnification provisions expressed therein.

Section 17. **INDEPENDENT CONTRACTOR.** The parties agree that at all times and for all purposes within the scope of this Agreement, the relationship of CONSULTANT and CITY is that of an independent contractor.

Section 18. FORCE MAJEURE. With regard to the performance hereunder, CONSULTANT shall not be deemed to be in default of this agreement, or have failed to comply with any term or conditions herein if, for reasons beyond CONSULTANT's reasonable control (including, without limitation, acts of God, natural disaster, labor unrest, war, declared or undeclared, the existence of injunctions or requirements for obtaining licenses, permits or other compliance with applicable laws, rules and regulations), such performance is not reasonably possible within such time periods, then the time for such performance shall be extended until removal of such reasons beyond CONSULTANT's reasonable control, provided that CONSULTANT commences such performance as soon as reasonably possible and diligently pursues such performance.

Section 19. GOVERNING LAW & VENUE. This Agreement is made and shall be interpreted, construed, governed, and enforced in accordance with the laws of the State of Florida. Venue shall be Osceola County, Florida, or the United States District Court in and for the Middle District of Florida.

Section 20. HEADINGS. Paragraph headings are for the convenience of the parties only and are not to be construed as part of this Agreement.

Section 21. SEVERABILITY. In the event any portion or part of this Agreement is deemed invalid, against public policy, void, or otherwise unenforceable by a court of law, the parties shall negotiate an equitable adjustment in the affected provision of this Agreement. The validity and enforceability of the remaining parts thereof shall otherwise be fully enforceable.

Section 22. WAIVER AND ELECTION OF REMEDIES.

22.1. Waiver by either party of any terms, condition, or provision of this Agreement shall not be considered a waiver of that term, condition, or provision in the future.

22.2. No waiver, consent, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of each party hereto.

Section 23. THIRD PARTY RIGHTS. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than CITY and CONSULTANT.

Section 24. PROHIBITION AGAINST CONTINGENT FEES. The CONSULTANT warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the ENGINEER to solicit or secure this agreement and that he

SAMPLE

or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONSULTANT any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this agreement.

Section 25. ENTIRE AGREEMENT. This Agreement, including the schedules, attachments, appendixes and exhibits attached hereto, constitutes the entire agreement between CITY and CONSULTANT with respect to the services specified and all previous representations relative thereto, either written or oral, are hereby annulled and superseded.

Section 26. SOVEREIGN IMMUNITY. Nothing contained in the Agreement shall be construed as a waiver of the CITY's rights to sovereign immunity under Section 768.28, *Florida Statutes*, or other limitations imposed on the CITY's potential liability under state or federal law.

Section 27. ATTORNEYS' FEES. In the event a suit or action is instituted to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to recover such sum as the Court may adjudge reasonable as attorneys' fees at trial or on any appeal, in addition to all other sums provided by law.

Section 28. NOTICES. All notices shall be in writing and sent by United States mail, certified or registered, with return receipt requested and postage prepaid, or by nationally recognized overnight courier service to the address of the party set forth below. Any such notice shall be deemed given when received by the party to whom it is intended.

CONSULTANT: _____
Attn.: _____
_____
_____

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

Section 29. PROHIBITION AGAINST CONTINGENT FEES. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONSULTANT, to solicit or secure this agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee/contractor working solely for CONSULTANT any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award of making of this agreement. For breach or violation of this provision, in addition to any and all remedies available to CITY, CITY shall have the right to terminate this agreement without liability and to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or

SAMPLE

consideration.

Section 30. **AMENDMENT**. Except for as otherwise provided herein, this Agreement may not be modified or amended except by an Agreement in writing signed by both parties**.**

Section 31. **ELECTRONIC SIGNATURES AUTHORIZED.** Each Party agrees that this Agreement and any other documents to be delivered in connection herewith may be electronically signed, and that any electronic signatures appearing on this Agreement or such other documents are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes herein expressed on the date first above written.

CITY OF ST. CLOUD

BY:

William E. Sturgeon, City Manager

ATTEST:

Linda P. Jaworski, City Clerk

_____

BY:

Print Name/Title

ATTEST:

Print Attest Name

SAMPLE

Exhibit ‘A’
CONSULTANT’s Reimbursable Expenses Schedule

SAMPLE

Exhibit 'B'

SPECIFICATION SAFETY REQUIREMENTS

The following safety requirements are comprehensive in nature with some site specificity; therefore, not all sections are applicable to every Agreement. Please apply those safety requirements as site(s) or situation(s) dictate. NOTE: All architects and/or CONSULTANTs who assume responsibility for contract management will be responsible for insuring compliance with these safety requirements by all CONSULTANT and any Subcontractors.

I. GENERAL

A. The CONSULTANT shall comply with Federal/State Occupational Safety and Health Act (OSHA) Standards and any other rules and regulations applicable to construction and/or maintenance activities in the State of Florida. The CONSULTANT shall also comply with Chapter 442, Florida Statutes (Occupational Safety and Health/Workers' Compensation) and any county, or city, or any other agency's rules and regulations regarding safety.

B. The CITY'S safety personnel or any supervisor may, but is not required to, order that the work be stopped if a condition of imminent danger is found to exist. Nothing contained herein shall be construed to shift responsibility or risk of loss for injuries or damage sustained as a result of violations of this Article from the CONSULTANT to the CITY; and the CONSULTANT shall remain solely and exclusively responsible for compliance with all safety requirements and for the safety of all persons and property at the project site.

C. The parties hereto expressly agree that the obligation to comply with applicable safety provisions is a material provision of this Agreement and a duty of the CONSULTANT. The CITY reserves the right to require demonstration of compliance with the safety provisions of this Agreement. The parties agree that such failure is deemed to be a material breach of this Agreement; and the CONSULTANT agrees upon such breach, all work pursuant to the Agreement shall terminate until demonstration to the CITY that the safety provisions of this Agreement have been complied with. In no event shall action or failure to act on the part of the CITY be construed as a duty to enforce the safety provisions of this Agreement, nor shall it be construed to create liability for the CITY for any act or failure to act in respect to the safety provisions of this Agreement.

II. SAFETY EQUIPMENT

All CITY safety regulations will be strictly adhered to and enforced by the CITY, which may include work stoppage or removal of CONSULTANT and/or personnel. These safety regulations include, but are not limited to:

A. All persons on CITY property will wear industrial safety glasses with affixed side shields at all times, except, when in an office building or construction trailer, in the enclosed cab of a motor vehicle, or during a break period when all work has stopped.

B. All persons on CITY property will wear an approved hard hat in good repair at all times, except when in an office building or construction trailer, in the enclosed cab of a motor vehicle, or during a break period when all work has stopped. Bump hats are not acceptable at any time.

C. All persons on CITY property and in an area where the noise level exceeds 85db, must wear hearing protection that complies with ANSI S3.19-74 (ear muffs and/or approved earplugs). This includes areas where noisy equipment is in use (i.e. jack hammers, electric or air drills, heavy equipment with open cabs, pipe cutting saw, etc.) and in the plant where posted.

SAMPLE

D. Sport or athletic-type style shoes are NOT considered a suitable work shoe and are not acceptable as work shoes at this location.

E. Work conducted in an elevated position will require that:

1. Any person on CITY property working on or in an elevated location (four feet above ground level) and unprotected by handrails or guardrails must wear a safety belt or safety harness and be tied off with a lanyard to a fixed object or support that will restrict that person's fall to a "minimum distance."

2. Any person working from an electrical-line bucket truck will have in use the appropriate fall protection device.

3. Any person on a pole or tree will have in use the appropriate gaffs, belts, and/or harness.

4. Compliance with 29CFR 1910.269 is required.

F. Any person on CITY property, in an area where tools are being used that cause or may cause flying particles or an area where there is a potential of excessive dust or airborne particles, must wear, in addition to and over the industrial safety glasses, either soft-sided goggles or a full face shield/protector, and the appropriate respiratory protection equipment.

G. Where vehicular and/or pedestrian traffic is affected:

1. Maintenance of Traffic

The CONSULTANT shall conduct his work so as to interfere as little as possible with public travel, whether vehicular or pedestrian. Whenever it is necessary to cross, obstruct, or close roads, driveways, and walks, whether public or private, the CONSULTANT shall, at his own expense, provide and maintain suitable and safe detours or other temporary expedients for the accommodation of public and private travel, and shall give reasonable notice to owners of private drives before interfering with them. Such maintenance of traffic will not be required when the CONSULTANT has obtained permission from the owner and tenant of private property, or from the authority having jurisdiction over public property involved, to obstruct traffic at the designated point.

2. Barricades and Lights

All streets, roads, highways, and other public thoroughfares, which are closed to traffic, shall be protected by effective barricades on which shall be placed acceptable warning signs. Barricades shall be located at the nearest intersecting public highway or street on each side of the blocked section and all other positions required by applicable standards.

All barricades and obstructions shall be illuminated by means of warning lights from sunset to sunrise. Materials stored upon or alongside public streets and highways shall be so placed, and the work at all times shall be so conducted, as to cause the minimum obstruction and inconvenience to the traveling public.

All materials and equipment MUST BE stationed outside of the clear zone at the end of each shift or whenever work is concluded for that day. The total roadside border area, starting at the edge of the travelled way, which is available for an errant driver to stop or regain control of a vehicle, is defined as the Clear Zone.

SAMPLE

All barricades, signs, lights, and other protective devices shall be installed and maintained in conformity with applicable statutory requirements and, where within railroad and highway rights-of-way, as required by the authority having jurisdiction thereover.

All CONSULTANT owned or controlled vehicles and/or equipment, which will be operated on or within ten (10) feet of the roadway will be equipped with a minimum of one amber 360 degree Class I warning device. This device must meet minimum standards for utility construction purposes such as a minimum of 500,000 candlepower and visible from 360 degrees of mounting. The warning device(s) must be in operation at all times that a vehicle/equipment is on the roadway or within the ten (10) feet of runoff area and not in a "normal" travel status.

3. Damage to Existing Property

The CONSULTANT will be held responsible for any damage to existing structures, work, materials, or equipment because of his operations and shall repair or replace any damaged structures, work, materials, or equipment to the satisfaction of, and at no additional cost to, the CITY, unless otherwise addressed in the Agreement.

III. TOXIC SUBSTANCES

The CONSULTANT shall be responsible for compliance with Chapter 442, Florida Statutes, "Toxic Substances in the Workplace" (Right-To-Know-Law/Global Harmonized System) for its employees and the employees of any and all subcontractors the CONSULTANT brings on or causes to be on the project site. Assure compliance with 29 CFR1910 Subpart Z.

The CONSULTANT shall, between receiving the Agreement and coming on the project site to begin work, provide the CITY'S field representative with affidavits stating that ALL personnel the CONSULTANT brings on, or causes to be on the project site, have been given training on any toxic substances said personnel will be working with or may be exposed to while working at the job site.

The CONSULTANT shall provide/give to the CITY'S field representative a copy of manufacturer's SDS for ANY and ALL "Toxic Chemicals" used by or brought on the project site by the CONSULTANT or subcontractor prior to the substance(s) being delivered to the CITY'S property.

The CONSULTANT and/or subcontractor must be provided SDS(s) which is/are in the possession of the CITY upon receipt of a written request. The CITY may establish reasonable procedures for acting upon such requests to avoid interruption of normal work operations.

Before any work shall begin, the CONSULTANT shall arrange a meeting to advise CITY'S field representative about safety and any dangers CITY employees will be subjected to, due to the presence of chemicals on the project site.

IV. TRENCHING AND EXCAVATION

Trenching and excavation operations shall comply with the OSHA 29CFR 1926 Subpart P final rule.

A. Where CONSULTANT work may interfere with other utilities, the CITY shall be notified prior to encroachment unless otherwise addressed in the Agreement.

B. The CITY has identified certain areas within its operations, which are regulated by OSHA 29CFR 1910 Subpart Z, as well as 29 CFR1926.651 and 1926.652. If the CONSULTANT'S work involves these affected areas, the CITY requires prior to commencement of CONSULTANT work that applicable and acceptable written compliance

SAMPLE

programs and documented certification/qualifications be provided to the CITY, management, and safety personnel.

V. CONSULTANT OPERATIONS SHALL COMPLY WITH OSHA 29CFR 1910.269. Further CONSULTANT operations shall comply with 29CFR 1910.252 and NFPA 51B for cutting and welding procedures.

VI. CONSULTANT SHALL, WITHIN THIRTY (30) CALENDAR DAYS of notification of award of Contract, and prior to commencement of work, provide to the CITY, the CONSULTANT'S written safety compliance program(s).

VII. CURRENT INDEPENDENT CERTIFICATION for any CONSULTANT-provided bucket truck to be for the provision of services of this Agreement shall be provided to the CITY prior to use of said bucket truck.

SAMPLE

Exhibit 'C'

INSURANCE REQUIREMENTS

SPECIAL PROVISIONS

On the Commercial General Liability and Business Automobile Liability, the City of St. Cloud shall be listed as an "additional insured" and named as a certificate holder, as their interest may appear. The CITY shall not by reason of their inclusion under these policies incur liability to the insurance carrier for payment of premiums for these policies. A renewal certificate shall be issued thirty (30) days prior to expiration of coverage.

Where available all policies shall be of an occurrence type and provide a forty-five (45) day notice of cancellation or modification of coverage. Prior to commencement of work, the proper insurance certificates shall be provided to, and approved by the CITY.

DEDUCTIBLES: Given that the indemnification agreement is intended to be supported by first dollars insurance policies, which require full disclosure of any and all deductible for all coverage required by this specification or Contract, the only exception will be the area of Workers' Compensation. The CITY reserves the right to determine acceptable limits of such deductibles.

FIRST DOLLAR COVERAGE: To the extent that the CONSULTANT may elect to purchase insurance, which provides a deductible or (SIR) self-insure retention, the CONSULTANT will assume liability to personally indemnify the CITY to the same level of coverage required of their insurance carrier.

COVERAGE'S & LIMITS

COMMERCIAL GENERAL LIABILITY: This insurance shall be an "occurrence" type policy written in comprehensive form and shall protect the CONSULTANT and the additional insured against all claims arising from bodily injury, sickness, disease, or death of any person other than the CONSULTANT'S employees or damage to property of the CITY or others arising out of any act or omission of the CONSULTANT or his agents, employees, or subcontractors. This policy shall also include protection against claims insured by usual personal injury liability coverage, and to insure the Agreementual liability assumed by the CONSULTANT under the article entitled INDEMNIFICATION and COMPLETED OPERATIONS AND PRODUCTS LIABILITY coverage.

The liability limits shall not be less than:

Personal Injury and	$1,000,000 per occurrence
Property Damage	$2,000,000 general aggregate

BUSINESS AUTOMOBILE LIABILITY: This insurance shall cover "any auto" type for bodily injury and property damage. This shall include owned vehicles, hired and non-owned vehicles, and employee non-ownership.

The liability limits shall not be less than:

Bodily Injury and Property Damage	$1,000,000 per occurrence

WORKERS' COMPENSATION INSURANCE: The CONSULTANT shall take out and maintain during the life of this agreement, workers' compensation insurance for all of his employees connected with the work of this project and in case any work is sublet, the CONSULTANT shall require the subcontractor similarly to provide workers' compensation insurance for all of the latter's employees unless such employees are covered by the protection afforded by the CONSULTANT. Such insurance shall comply fully with Florida Statutes, Chapter 440 and the Florida Workers' Compensation Law (Florida WC Statutory Limits). In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under the workers'

SAMPLE

compensation statute, the CONSULTANT shall provide adequate insurance, and cause such subcontractor to provide adequate insurance, satisfactory to the owner, for the protection of his employees not otherwise protected.

PROFESSIONAL LIABILITY: CONSULTANT shall carry professional malpractice insurance in the amount of $1,000,000 throughout the term of this Agreement and shall maintain such coverage for an extended period of three (3) years after completion and acceptance of any work performed hereunder. At all times throughout the period of required coverage, said coverage shall insure all claims accruing from the first date of the Agreement through the expiration date of the last policy period. In the event that CONSULTANT shall fail to secure and maintain such coverage, CONSULTANT shall be deemed the insurer of such professional malpractice and shall be responsible for all damages suffered by the CITY as a result thereof, including attorney's fees and costs.

HOLD HARMLESS/INDEMNIFICATION: To the fullest extent permitted by laws and regulations, the CONSULTANT shall defend, indemnify, and hold harmless the CITY, its officers, directors, agents, guests, invitees, and employees from and against all claims, damages, losses, and expenses, direct, indirect, or consequential (including but not limited to fees and charges of CONSULTANTs, architects, attorneys, and other professionals and court and arbitration costs) arising out of or resulting from any acts of commission, omission or negligence in the performance of the work by the CONSULTANT, any subcontractor, or any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or anyone for whose acts any of them may be liable.

In any and all claims against the CITY, or any of its officers, directors, agents, or employees by any employee of the CONSULTANT, any subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or anyone for whose acts any of them may be liable, this indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONSULTANT or any such subcontractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts, or other employee benefit acts, nor shall this indemnification obligation be limited in any way by any limitation on the amount or type of insurance coverage provided by the CITY, the CONSULTANT, or any subcontractors.

APPLICABILITY: It is the express intent of the CONSULTANT that this Agreement shall apply to all work or purchase orders incidental to the Professional Civil Engineering Services Agreement.

SUBROGATION: The CONSULTANT and any subcontractors shall require their insurance carriers, with respect to all insurance policies, to waive all rights of subrogation against the CITY, except for "Professional Liability". In the case of "Professional Liability," the CONSULTANT and any subcontractors shall waive all rights of subrogation except in situations where gross negligence is shown on the part of the CITY.

RELEASE OF LIABILITY: Acceptance by the CONSULTANT of the last payment shall be a release to the CITY and every officer and agent thereof, from all claims and liability hereunder for anything done or furnished for, or relating to the work, or for any act or neglect of the CITY or of any person relating to or affecting the work.

COMPANIES ISSUING POLICIES: Each insurance policy issued hereunder shall be issued by a company or companies authorized to do business in the State of Florida and which have an A.M. Best Company

SAMPLE

rating of “A” or better and a Financial Size category of “VII” or as otherwise approved by CITY, in its sole discretion.

NAME OF FIRM

By:_____ Date: _____

_____

Type / Print Name / Title

SAMPLE

Attachment 'B'

Federal Requirements (when applicable)

A. 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".

B. Federal Equal Opportunity Employer Requirement.

1. 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.
2. During the performance of this contract, the Contractor agrees as follows:
   a) 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.
   b) 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.
   c) 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.
   d) 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.
   e) 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.
   f) 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.
   g) 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.

C. 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.

D. 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.

E. Retention of Records.

1. 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.
2. The Contractor shall retain all records related to this Agreement for three (3) years after termination of this contract.

F. Compliance with the Contract Work Hours and Safety Standards Act.

1. Overtime requirements. No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty (40) hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-halftimes the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph A of this section the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph A of this section, 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 in paragraph A of this section.
3. 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 in paragraph B of this section.

4. 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 1 through 3 of this section.

G. 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 $100,000 financed in whole or in part with Federal assistance provided by FEMA.

H. Suspension and Debarment.

1. 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).
2. 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.
3. 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.
4. 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.

I. Byrd Anti-Lobbying Amendment, 31 U.S. C. § 1352 (As Amended).

1. 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.
2. Federal Form ‘C.1’ titled “44 CFR. Part 18 – Certification Regarding Lobbying” is hereby attached and made a binding part hereof.

J. Procurement of Recovered Materials.

1. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired:
   a) Competitively within a timeframe providing for compliance with the contract performance schedule;
   b) Meeting contract performance requirements; or
   c) At a reasonable price.
2. 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.

K. 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.

L. 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 will all applicable federal law, regulations, executive orders, as well as policies, procedures and directives of the respective funding Federal grantor agency.

M. 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.

N. 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.

O. 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

P. 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

Q. 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.

Attachment 'C'

City of St. Cloud
Insurance Requirements

FAX OR E-MAIL THIS IMMEDIATELY TO YOUR INSURANCE AGENT

Please have your insurance agent fax or e-mail an acceptable Certificate of Liability Insurance (in Word or PDF format) no later than **30 DAYS PRIOR TO THE PROJECT START DATE** to:

City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769
E-mail: purchasing@stcloud.org Fax: (407) 957-7369

The certificate of liability insurance must reflect the following:

Insurers
Must have an A.M. Best Financial Strength Rating of A- or better and Financial Strength Category of VII or better. *Proof of the insurer's rating and category size must accompany the certificate of liability insurance.*

General Liability*
Required for all contractors and vendors.
- $1,000,000 Each Occurrence
- $50,000 Fire Damage (Any one fire)
- $0 Medical Expenses (Any one person)
- $1,000,000 Personal and Advertisement Injury
- $2,000,000 General Aggregate
- $1,000,000 Products – Comp/Op Aggregate

Auto Liability*
Required if vendor vehicle will be on City property.
- $1,000,000 Combined Single Limit
  (required when vehicle is used to perform contracted work)
- $500,000 Combined Single Limit
  (required for all other contractors/vendors for vehicle driven to/from worksite)

Garage and Garage Keepers Liability*
Required if a city vehicle is being repaired at your facility.
- $1,000,000 Each Occurrence

Excess Liability*
Required when specified by contract.
- $2,000,000

Worker's Compensation*
Required if two or more employees are employed. *WC Statutory limits must be marked.*

Other (as applicable)*
- Liquor Liability (Hold harmless agreement and authorization by the City Council): $1,000,000 minimum
- Builder's Risk Insurance: Completed project amount
- Environmental/Pollution Liability Insurance: $1,000,000 minimum
- Professional Liability: $1,000,000 minimum
- Other: Project specific

Description of Operations
The City of St. Cloud must be listed as an Additional Insured. The project name and dates (both begin and end dates) must be included.

Certificate Holder Should be listed as follows:
City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

**The City of St. Cloud reserves the right to require increased limits of coverage. Refer to the bid specifications for details.*

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/25/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: John Doe
Insurance Agency, Inc. 123 Main Street Small Town, FL 34769	PHONE (A/C, No, Ext): 555-555-5555 FAX (A/C, No): 555-555-5556 ADDRESS: jdoe@insuranceagency.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	ABC Company	123456
INSURER B :	DEF Company	456789
INSURER C :	GHI Company	101112
INSURER D :		
INSURER E :		
INSURER F :		

INSURED

Contractors, Inc.
456 Main Street
Small Town, FL 34769

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC	X	X	ABC123	01/01/20	01/01/21	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 0 $ 1,000.000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	X	X	ABC456	01/01/20	01/01/21	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	UMBRELLA LIAB OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			ABC789	01/01/20	01/01/21	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	DEF123	01/01/20	01/01/21	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000
C	Professional Liability			GHI123	01/01/20	01/01/21	1,000,000 Each Claim 2,000,000 Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The City of St. Cloud is an Additional Insured with respects to Project #123 (10/01/2020 - 11/01/21).

CERTIFICATE HOLDER

City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

SAMPLE

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"NO RESPONSE"

If your firm is unable to provide a submittal, please complete and return this form prior to date shown for receipt and return to:

CITY OF ST. CLOUD
PROCUREMENT SERVICES DEPARTMENT
1300 9th STREET, BUILDING A, 2ND FLOOR
ST. CLOUD, FLORIDA 34769

We have declined to propose
for the following reason(s):

_____We do not offer this service/product

_____Our schedule would not permit us to perform

_____Unable to meet specifications

_____Unable to meet bond/insurance requirements

_____Specifications unclear (please explain below)

_____Other (please specify below)

REMARKS_____

_____

_____

_____
Print Name and Title

_____
Company Name

_____
Address

_____
Business Phone

_____
E-mail

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.

A. **SUBMISSION OF BID/PROPOSALS**: Bidders shall submit Proposals in accordance with the instructions and schedule included in the solicitation containing these specifications and documents.

B. **EXECUTION OF BID/PROPOSAL**: Bid/Proposal must contain a manual signature of authorized representative in the space(s) provided. Bid/Proposal must be typed or printed in black ink. Use of erasable ink is not permitted. All corrections made by Bidder/Proposer to any Bid/Proposal entry must be initialed. The company name shall appear in the space(s) provided.

C. **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.

D. **DELIVERY REQUIREMENTS**: Any Bids/Proposals received after stated time and date will not be considered. It shall be the sole responsibility of the Bidder/Proposer to have their Bid/Proposal delivered to Procurement Services, City of St. Cloud for receipt on or before the stated time and date. If a Bid/Proposal is sent by U.S. Mail, the Bidder/Proposer shall be responsible for the timely delivery to the Procurement Services office. Bids/Proposals delayed by mail shall not be considered, shall not be opened at the public opening, and arrangements shall be made for its return at the bidder's expense.

E. **BID/PROPOSAL TABULATION**: Bidder/Proposer wishing to receive a copy of the Bid/Proposal tabulations is required to enclose a stamped, self-addressed envelope with Bid/Proposal response or a valid Fax number or Email address to which the Bid/Proposal Tabulation may be sent electronically.

F. **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 in writing to Procurement Services via e-mail to purchasing@stcloud.org or via fax to (407) 957-7369. 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, the City of St. Cloud will attempt to notify all plan holders. It will be the responsibility of the Bidder/Proposer to contact Procurement Services prior to submitting a Bid/Proposal to ascertain if any addenda have been issued, to obtain such addenda, and to return executed addenda with their Bid/Proposal.

G. **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.

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

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

J. **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.

K. **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.

L. **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.

M. **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.

N. **UNIFORM COMMERCIAL CODE**: The Uniform Commercial Code (Florida Statues, 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.

O. **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.

P. **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.

Q. **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.

R. **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.

S. **FUND AVAILABLITY**: 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.

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

U. **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.

V. **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.

W. **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.

X. **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.

Y. **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.

Z. **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.

AA. **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.

BB. **OCCUPATIONAL LICENSE:** Occupational licenses are required.

CC. **PERMITS/LICENSES/FEES:** Any permits, licenses, inspections, or fees required will be the responsibility of the Contractor. No separate payment will be made.

DD. **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.

EE. **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.

FF. **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.

GG. **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.

HH. **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.

II. **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.

JJ. **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.

KK. **PERIOD OF AGREEMENT:** Agreement shall be awarded for the optimal term as agreed to between the parties and as approved by the City.

LL. **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.

MM. **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.

NN. **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.

OO. **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.

PP. **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:

1. 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.
2. 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.
3. 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.

Attachment 'F'

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.

Addendum Received: #_____ # _____ #_____#_____#_____ # _____ #_____

_____
NAME OF BUSINESS

_____
SIGNATURE

_____
NAME & TITLE, TYPED OR PRINTED

MAILING ADDRESS
_____

_____
CITY, STATE, ZIP CODE

_____
E-MAIL ADDRESS
(___)_____
TELEPHONE NUMBER

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS

1. This sworn statement is submitted to the **CITY OF ST. CLOUD, FLORIDA**

   by: _____
   (print individual's name and title)
   for: _____
   (print name of entity submitting sworn statement)

   whose business address is: _____

   and (if applicable) its Federal Employer Identification Number (FEIN) is: _____
   (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____ - ____ - _____).

2. 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.

3. 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.

4. 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.

5. 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.

6. Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement. (Indicate which statement applies).

   □ 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.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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.

_____

Signature

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

AMERICANS WITH DISABILITIES ACT (ADA)
DISABILITY NONDISCRIMINATON STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

This sworn statement is submitted to the CITY OF ST. CLOUD, FLORIDA
by: _____
(print individual's name and title)
for: _____
(print name of entity submitting sworn statement)
whose business address is: _____

and (if applicable) its Federal Employer Identification Number (FEIN) is: _____
(If the entity has no FEIN, include Social Security Number of the individual signing this sworn statement: _____ - _____ - _____*.)*

I, being duly first sworn state:

That the above 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.

_____
Signature

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

BUSINESS ENTITY AFFIDAVIT
(VENDOR/BIDDER DISCLOSURE)

I, _____, being first duly sworn state:
The full legal name and business address of the person(s) or entity contracting or transacting business with the City of St. Cloud ("City") are (Post Office addresses are not acceptable), as follows:

_____
Federal Employer Identification Number (If none, Social Security Number)

_____
Name of Entity, Individual, Partners or Corporation

_____
Street Address Suite City State Zip Code

OWNERSHIP DISCLOSURE AFFIDAVIT

1. 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
		%
		%
		%

2. 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:

_____
_____
_____

_____ _____
Signature of Affiant *Date*

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

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)

1. 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.
2. 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.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
4. 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 contender 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.
5. 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.
6. 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 certify that this form complies fully with the above requirements.

Vendor's Signature: _____ Date _____

Print or Type Name/Title _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

NO LOBBYING AFFIDAVIT

STATE OF FLORIDA
COUNTY OF _____

This _____ day of _____ 20 _____,

_____

being first duly sworn, deposes and says that he/she is the authorized representative of _____

_____ (Name of contractor, firm or individual), 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 swears 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.

_____
Affiant

_____
Print / Type Name & Title

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

My commission expires:

_____
Notary Signature

_____

Florida Statutes:
287.135

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: _____

Vendor FEIN: _____

Vendor's Authorized Representative Name and Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Email Address: _____

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.

Certified By: _____

who is authorized to sign on behalf of the above referenced company.

Authorized Signature Print Name and Title: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS
(for agreements exceeding $100,000)

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.

_____
AFFIANT

_____
Typed Name of AFFIANT / AFFIANT Title

_____
Date

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

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.

Company Name:	
Authorized Signature:	Print Name:
Title:	Date:
Phone:	Email:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-148R - FY 2025/2026 Vehicles

Procurement Agenda Item:
Resolution No. 2025-148R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager, or designee, to approve contracts for the budgeted purchase of vehicles, including motor vehicles of any kind and trailers, without further action of the City Council subject to specified restrictions, and providing an effective date.
COST: Undetermined at this time. These vehicles will be purchased from various approved and budgeted expenditure accounts.
This item is to authorize the City Manager, or designee, to approve contracts for the budgeted purchase of vehicles and trailers.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per previous Council's request to streamline the purchase of budgeted vehicles, this resolution will allow the City Manager, or designee, to enter into contracts, purchase orders or acquisition forms for the purchase of approved budgeted vehicles, including motor vehicles of any kind and trailers, for fiscal year 2025-2026.

Legal Authority:
City of St. Cloud Procurement Policy

Budget and Recommendation:
COST: Undetermined at this time. These vehicles will be purchased from various approved and budgeted expenditure accounts.
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:
10/09/2025 - Final Action

Attachments:

1. Resolution No. 2025-148R
2. FY 25-26 Vehicles.Fund 120

RESOLUTION NO. 2025-148R

RESOLUTION NO. 2025-148R, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPROVE CONTRACTS FOR THE BUDGETED PURCHASE OF VEHICLES, INCLUDING MOTOR VEHICLES OF ANY KIND AND TRAILERS, WITHOUT FURTHER ACTION OF THE CITY COUNCIL SUBJECT TO SPECIFIED RESTRICTIONS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council can amend or suspend the implementation of any part of the City's Procurement Policy by Resolution; and

WHEREAS, it has been determined that in the best interest of the City and to promote the efficient acquisition of certain vehicles to avoid delay in the operation of the City departments and the continued and uninterrupted provision of services to the citizens of St. Cloud and the community.

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

Section I. The City Manager, or her designee, is authorized to enter into any and all contracts, purchase orders or acquisition forms for the purchase of vehicles, including motor vehicles of any kind and trailers, for the fiscal year 2025-2026 subject to the following:

1. The acquisition of the vehicle shall have been approved by the City Council as part of the annual budget or an amendment thereto;
2. The vehicle will be otherwise procured in accordance with the City's Procurement Policy.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida 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:
deBeaubien, Simmons, Knight, Mantzaris & Neal LLP

_____
Daniel F. Mantzaris, City Attorney

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 Ford 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
		$ 1,245,000
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
		$ 38,000
120-7080 Building Maintenance		
4	(R) Veh 16-10 2016 Ford Transit T-250 Cargo Van	85,000
		$ 85,000
120-7520 Recreation		
1	(R) Veh 15-6 2015 Ford Fusion (Escape)	38,000
		$ 38,000
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
		$ 705,000
120-7540 Landscape Beautification		
2	(R) Veh 17-169 2016 Chevy Colorado (Ford F-250)	66,000
3	(R) Veh 17-171 2016 Ford F-250	66,000
		$ 132,000

7

GRAND TOTAL	**$ 4,143,000**

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-149R - FEMA Public Assistance and Disaster Recovery Consulting and Management Services

Procurement Agenda Item:
Resolution No. 2025-149R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a second amendment to and extension of the agreement between the City of St. Cloud and Summit Group Consulting, LLC for FEMA Public Assistance and Disaster Recovery Consulting and Management Services, and providing an effective date.
COST: Undetermined at this time as services are provided on an "as-needed" basis. This contract will be utilized by various departments on an as-needed basis from various approved and budgeted expenditure accounts.
This item is to approve an extension of the agreement with Summit Group Consulting, LLC for FEMA Public Assistance and Disaster Recovery Consulting and Management Services.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The agreement for FEMA Public Assistance and Disaster Recovery Consulting and Management Services was fully executed on September 27, 2022. The initial term of the agreement was for three (3) years with the option for two (2) additional one-year renewals. This will extend the agreement for one year from the end date.

Legal Authority:
Section 4 of the Agreement

Budget and Recommendation:
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:

10/09/2025 - Final Action

Attachments:

1. Resolution No. 2025-149R
2. RFP No. 2022-034 FEMA Public Assistance and Disaster Recovery Consulting and Management Services

RESOLUTION NO. 2025-149R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A SECOND AMENDMENT TO AND EXTENSION OF THE AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND SUMMIT GROUP CONSULTING, LLC FOR FEMA PUBLIC ASSISTANCE AND DISASTER RECOVERY CONSULTING AND MANAGEMENT SERVICES, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a contract for FEMA Public Assistance and Disaster Recovery Consulting and Management Services, dated September 27, 2022, with Summit Group Consulting, LLC, and

WHEREAS, the City wishes to extend the contract for an additional year per Section 4 of the agreement, and

WHEREAS, the extended term of the agreement will be for one (1) year from the expiration of the initial term.

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

SECTION I. The City Manager is authorized and is directed to enter into a First Amendment to the agreement, as approved by the City Attorney, between the City of St. Cloud and Summit Group Consulting, LLC

SECTION II. Once approved by the Council, the City Manager, or Designee, shall have the authority to execute 1) agreement renewals which do not increase the annual not to exceed amount and 2) contract amendments which do not increase the not to exceed amount of the contract or the scope of services as approved by the Council.

SECTION 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 9th day of October, 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

City of St. Cloud
Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

☒ **Request for Proposal (RFP)** ☐ **Request for Qualifications (RFQ)** ☐ **Invitation to Bid (ITB)** ☐ **Request for Quotes QUO)**

2022-034 FEMA Public Assistance and Disaster Recovery Consulting and Management Services

PRE-RESPONSE CONFERENCE: ☐ **Non-Mandatory** ☐ **Mandatory** ☒ **N/A** ☐ **Includes Site Visit**
DATE: **TIME:** **LOCATION**:

QUESTION SUBMITTAL DUE DATE: **Date: 7/25/2022 Time:** (local time) 5:00 PM

DUE DATE FOR UPLOADING PROPOSAL: **Date: 8/16/2022 Time:** (local time) **2:00 PM**

The City of St. Cloud, Florida is requesting proposals from qualified Consultants to enter into a contract for Public Assistance and Disaster Recovery Consulting and Management Services, meeting the Scope of Services of this Request for Proposal (RFP).

FOR QUESTIONS RELATING TO THIS SOLICITATION, CONTACT: purchasing@stcloud.org, 407-957-7212

Submission of a bid/proposal/submittal shall constitute an acknowledgement by the Bidder that he has thoroughly examined and is familiar with the ***Request for Proposal (RFP)***. The failure or neglect of a Bidder to examine the ***Request for Proposal (RFP)*** **s**hall in no way relieve him/her of any obligations with respect to either his/her bid or the ***Request for Proposal (RFP)***. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the ***Request for Proposal (RFP)***. Questions and/or information requests will be answered in an addendum after the deadline, which will be available from Procurement Services and posted on Myvendorlink.com. It is the bidder's responsibility to verify whether any addenda have been issued and verify receipt of addenda on below to ensure any addenda are received in order to submit a responsible and responsive offer. Uploading an incomplete document may deem the offer non-responsive, causing rejection.

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # _____

Legal Name of Bidder: _____

DBA: _____

Authorized Representative Name/Title: _____

E-mail Address:_____ FEIN: _____

Street Address: _____

Mailing Address (if different): _____

Telephone:

I have carefully examined the ***Request for Proposal (RFP***). I hereby propose to furnish the services specified in the ***Request for Proposal (RFP***). 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.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

SIGNER'S PRINTED NAME/TITLE: _____

DATE: PHONE: E-MAIL:

This page must be completed and uploaded to MyVendorLink.com with your Submittal.

1 INTRODUCTION

The City of St. Cloud is a community of approximately 54,000 residents, covering approximately 20 square miles in Osceola County, located in Central Florida. To obtain general information about the City of St. Cloud, access www.stcloud.org.

1.1 SCOPE OF SERVICES SUMMARY

The City of St. Cloud, Florida (hereinafter referred to as "City") is requesting proposals from qualified Consultants to enter into a contract for FEMA Public Assistance and Disaster Recovery Consulting and Management Services, meeting the Scope of Services of this Request for Proposal (RFP). The City seeks professional service assistance to support the City's disaster recovery, to expedite financial recovery and mitigation through the Federal Emergency Management Agency's (FEMA) Public Assistance (PA) Program and other federal and state programs, to ensure full compliance with all Federal, State, and Local laws in order to limit any subsequent audits and reviews, and to minimize impacts from future disasters.

1.2 PRE-RESPONSE CONFERENCE

A pre-response conference is not required for this RFP.

1.3 TERM OF CONTRACT

This Agreement shall become effective upon execution by both parties and shall remain in effect for three (3) years. Thereafter, the terms of the Agreement may be extended for additional one-year periods, upon mutual agreement of both parties, but such option to extend may only be utilized two (2) times unless authorized by the City.

1.4 MINIMUM BIDDER QUALIFICATIONS

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

- Consultant must demonstrate experience with public assistance and disaster recovery consulting and management services.
- Consultant licensed to do business in the State of Florida

1.5 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 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 Proposers in the gauging of their desire to participate in this Proposal and in the planning and preparation of their written response. The City reserves the right to negotiate all Proposer fees, costs, charges, for any proposed services or appurtenant requirement.

1.6 PERSONNEL

The work shall be performed and directed by the key personnel identified in the submittal from the awarded firm or individual in response to this RFP. The awarded firm or individual

shall not subcontract, assign or transfer any work under the agreement without the prior written consent of the City. Subconsultants must be identified in the submittal and shall be subject to the approval of the City. Any changes in the identified personnel shall be subject to the prior review and approval of the City. When directed by the City, subconsultants personnel whose performance or behavior is determined to be unsatisfactory shall be immediately removed. The awarded firm or individual shall provide a sufficient number of qualified personnel as necessary to effectively carry out its responsibilities under the agreement.

2 DETAILED SCOPE OF SERVICES AND REQUIREMENTS

SERVICES TO BE PROVIDED BY THE CONSULTANT

The selected firm will be responsible for services including, but not limited to, the following:

1. FEMA Public Assistance Advisory Services

    - Provide extensive knowledge related to the FEMA Public Assistance Program and Policy Guide (FEMA PAPPG) including procedures for public assistance and debris removal.
    - Provide expertise to assist the City, from inception through the project closeout, to prepare and submit its Public Assistance (PA) program including documentation, procurement and contract, payroll, and grant submission support.
    - Develop processes for obtaining, analyzing and gathering field documentation including, but not limited to, records related to procured goods and services, timekeeping, and force account labor and equipment. This should include processes for disaster debris monitoring services and damage assessment.
    - Responsible for providing and gathering supporting documentation for grant eligible projects and completing documentation required to receive reimbursement.
    - Attend all meetings with FEMA, State and insurance representatives, as well as regular participation with the City's designated FEMA workgroup.
    - Coordinate the scheduling of site visits with FEMA, State or other agencies to ensure appropriate City personnel are available and prepared for such meetings.
    - Identify and communicate risks within our operation that could preclude our ability to optimize reimbursement.
    - Provide expertise to assist with Environmental and Historic Preservation (EHP) process, documentation and approvals required for projects.
    - Provide expertise to assist in the preparation of accurate PA emergency and permanent work project estimates including but not limited to recognized cost estimating, developing detailed damage descriptions and dimensions, scope of work, and proper identification of force account labor and equipment.
    - Provide expertise to resolve disputes with FEMA, State or other agencies, including the preparation of appeals or responses to arbitration if necessary.

2. Financial, Payroll, and Grant Management

    - Ensure City disaster recovery and restoration processes comply with laws, regulations and guidelines to maximize reimbursement for eligible disaster expenditures and to minimize timing for reimbursement.

- Provide expertise to assist in all disaster-recovery financial reimbursement and reporting processes from FEMA, State or other agency. Ensure there are no duplications of submission if varying agencies are involved.
- Provide expertise to assist the City through FEMA, State or other agency's guidelines to capture force account labor eligible expenses accurately for timesheets and project cost accounting. Assist in the review of the City's personnel policies to ensure compliance for eligible cost reimbursement.
- Provide expertise to assist the City through FEMA, State or other agency's guidelines to ensure the capture of relevant data related to procured goods and services. Provide oversight of billing to ensure all costs eligible for disaster grant funding are documented and claimed.
- Perform real-time, simultaneous review and reconciliation of actual project spending to ensure project costs are accurately captured.
- Ensure City documentation is sufficient to respond to Office of Inspector General (OIG) audits and reviews.

3. Procurement and Contract Management/Monitoring Support

- Ensure City disaster recovery and restoration procurement processes comply with laws, regulations and guidelines as required by FEMA, State or other agencies.
- Provide expertise to assist in the review of the City's Purchasing policies to ensure compliance for eligible cost reimbursement.
- Develop processes for ensuring compliance related to contract monitoring and contract close-out as required by FEMA, State or other agencies.
- Ensure City's documentation is sufficient to respond to Office of Inspector General (OIG) audits and reviews.

4. Information Technology and Data Management

- Provide expertise to assist City staff in the development of IT solutions that support the management and implementation of disaster recovery programs.
- Develop processes for the City to properly collect data and document information as necessary to optimize compliance with FEMA, State or other agencies.
- Ensure City's documentation is sufficient to respond to Office of Inspector General (OIG) audits and reviews.

5. Insurance and Other Funding Support

- Review and understand the City's insurance coverage in order to ensure the City's disaster recovery and restoration processes comply with laws, regulations and guidelines as required by FEMA, State or other agencies.
- Develop processes for the City in routing eligible expenses correctly including insurance coverage guidelines.
- Provide expertise to assist the City with identifying other disaster recovery funding opportunities including Community Development Block Grant Disaster Recovery programs.
- Ensure there are no duplications of funding or submissions if varying agencies are involved.

6. Hazard Mitigation Support

- Provide expertise in identifying, developing and evaluating opportunities for the development of hazard mitigation programs in compliance with Section 406 of the Stafford Act to reduce or eliminate risk from future events.
- Provide expertise to assist the City in preparing relevant documentation and analysis related to hazard mitigation grant programs.
- Ensure City hazard mitigation programs comply with laws, regulations and guidelines as required by FEMA, State or other agencies.

7. Emergency Management Support Services

- Provide expertise related to post-disaster recovery continuity of operations, training, development of teams, monitoring, review and test of plans related to future events.
- Provide expertise in identifying and developing policies related to ensuring compliance with laws, regulations and guidelines as required by FEMA, State or other agencies

3 PROPOSAL CONTENT / FORMAT

In order to achieve a more consistent evaluation of all proposals, proposals shall be submitted in the following format and include the following information:

3.1 TITLE PAGE

The title page shall list the subject "RFP NO. 2022-034 FEMA PUBLIC ASSISTANCE AND DISASTER RECOVERY CONSULTING AND MANAGEMENT SERVICES." It shall also contain the proposing firm's full legal name, physical address, mailing address (if different than physical address), telephone number and e-mail address, as well as the name, address, telephone and/or cell phone number, and e-mail address of a contact person.

3.2 TABLE OF CONTENTS

The table of contents shall list all major topics with their corresponding section title or heading and beginning page number.

3.3 INTRODUCTORY LETTER

Describe information about your Firm and explain why your Firm is best suited to meet the services for this RFP.

3.4 QUALIFICATIONS AND EXPERIENCE

All firms that submit a proposal shall meet, but not be limited to, the following minimum qualifications:

1. Familiarity and years of service to public agencies.

2. Indicate specifically the personnel who will have primary responsibility for the City's contract and their roles. Indicate all key individuals, their tasks and/or areas of expertise, include summary resumes, indicate if personnel are full time employees or contracted employees and provide a project team organizational chart.

3. Identify any subconsultants who are to participate in providing services. This must include the respective tasks or disciplines they are to perform and evidence of their qualifications. (If subcontracts are to be let, Consultant will take affirmative steps per 2 CFR 200.321.)

4. Provide the number of employees who serve in Florida that would be available to provide services to the City during normal day to day business versus during times of emergency or disaster. Describe the experience and training these employees have regarding FEMA and Florida Highway Administration (FHWA) grant rules and guidelines, State of Florida pass-through grant rules for reimbursement, debris recovery reimbursement, working with FEMA and the State of Florida handling documentation required for receiving reimbursement (i.e. Project Worksheets), in resolving reimbursement issues, and dealing with FEMA and State of Florida appeals and audits.

5. Specialized Expertise of Team Members
    a. Provide any special expertise your firm has working with FEMA and the State of Florida, including debris reimbursement and monitoring contracts.
    b. Provide any special expertise your firm has working with Florida Department of Transportation (FDOT) utilizing the Florida Highway Administration (FHWA) program for road reimbursement.
    c. Provide specific information on your firm's experience working on disaster recovery reimbursement projects specific to Florida.

6. Provide a complete list of all governmental agencies that you are currently providing public assistance and disaster recovery consulting and management services.

7. To demonstrate experience and success in conducting similar work, the proposer shall provide a minimum of five (5) similar contracts that best illustrates the proposed team's qualification for the scope of services indicated in this RFP. This shall include project name, project start and completion date, client name and contact information, project staff involved from the proposed project team as listed on the organization chart (to be included with submittal); and a detailed description of the project and its applicability to evaluation of this RFP.

8. Provide a statement as to whether the proposer has, in the last five years, been a party to a lawsuit of any kind related to, in any manner, the type of services requested in this RFP. If any such litigation exists, provide a statement as to legal style of the matter, the jurisdiction in which it was filed and the status.

9. State that the business is licensed, permitted, and/or certified to do business in the State of Florida. All required federal, state, and local licenses and permits shall be kept in force during the term(s) of the contract. Copies of all required licenses are to be provided with Consultant's submittal.

3.5 PROPOSED TECHNICAL APPROACH

1. Provide a description of the firm's general approach to the proposed scope of services to include team organization, staff assignments, schedules, quality assurance and accountability.

2. Describe the firm's response and service if multiple cities and counties were in need.

3. Provide relevant availability guidelines and/or the average time between request for meetings and actual attendance for current clients. Discuss the availability of the primary contact relative to current and future client workload. Include for each individual the estimated number of hours that will be contributed to this agreement and in what capacity they would serve to this agreement.

4. Describe the amount of time and ability that your firm would be able to devote to the City to research the current process of how our organization is seeking federal reimbursement and how that process could be streamlined, as well as how we can better prepare before a loss to document a claim.

5. Describe how the firm will provide a website and/or portal with details on status of worksheets.

6. Describe how your firm would include public adjusting and include coordinating with the City's Risk Management contractor to coordinate insurance and/or FEMA reimbursement as deemed necessary.

3.6 PROPOSED FEE SCHEDULE

The Consultant's proposed fee schedule shall include all costs that the Consultant may anticipate incurring during the performance of this Request for Proposal for Public Assistance and Disaster Recovery Consulting and Management Services. Proposer shall include job titles and job descriptions with required years of experience for each position included. The hourly rates shall include all applicable travel, overhead, profit or other related costs. Please provide examples where you have recovered all or part of your fees from FEMA.

3.7 ADDITIONAL DATA TO SUPPORT PROPOSAL

Provide a copy of your current certificate of insurance. During the entire period of performance of any contract resulting from this solicitation, the successful Proposer shall procure and maintain the minimum insurance coverage required by the City of St. Cloud as stipulated in the insurance attachment (Refer to Attachment 'C'). Policies other than Workers' Compensation shall be issued only by companies authorized by subsisting certificates of authority issued to the company by the Department of Insurance of the State of Florida to conduct business in the State of Florida, with a minimum A.M. Best rating of VII/A-. Proof of such insurance must be provided to the City prior to beginning contract performance.

4 INSTRUCTIONS TO BIDDERS

4.1 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 Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the City.
5. **If Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contractor shall contact the City's custodian of public records at City Clerk's Office, 1300 9th Street, St. Cloud, Florida 34769, telephone 407-957-7300, email cityclerk@stcloud.org.**

4.2 ACKNOWLEDGEMENT

1. Submission of a proposal shall constitute an acknowledgement by the Bidder and certifies that they have thoroughly examined and is familiar with the Request for Proposal. The failure or neglect of the Bidder to examine the RFP shall in no way relieve him/her of any obligations with respect to either his/her proposal or the RFP. No claim for additional compensation will be allowed which is based upon a lack of knowledge of the Request for Proposal.
2. The selected Bidder shall comply with all Federal and State requirements, to include 2 Code of Federal Regulations (CFR) Part 200, Uniform Guidance, listed in Attachment 'B', and any subsequent revisions and updates.
3. All proposals must be signed with the firm's name and by an authorized signer of the firm. Obligations assumed by such signature must be fulfilled.
4. Alternate proposals will not be considered unless they are specifically called for in this solicitation.
5. From the issue date of this solicitation packet 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 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 section 1.7. 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 packet, and shall have no financial interest in other entities submitted proposals/bid responses for the same solicitation packet.
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 create 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.

4.3 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.

4.4 ECONOMY OF PREPARATION

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

4.5 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 Request for Proposals 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 proposals received from respondents in response to this Request for Proposals 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.

4.6 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 RFP, complete the No Response Form (Refer to Attachment 'D') and send to purchasing@stcloud.org briefly explaining their "no response" decision. This will help to improve the solicitation process and any future communications.

4.7 GENERAL INFORMATION

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

The City of St. Cloud will receive Proposals through the MyVendorlink.com system for goods, equipment, materials, and related services set forth in the included specifications and documents.

4.7.1 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.

4.7.2 SUBMITTAL

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

4.7.3 ALTERNATE BIDS

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

4.7.4 WITHDRAWAL

Bidders may withdraw, alter, and resubmit their Proposals through MyVendorLink.com at any time prior to the Proposal due date and time. Proposals may not be withdrawn, altered, or resubmitted after the Proposal due date and time.

The City of St. Cloud may request clarifications and additional information after proposal submission.

4.7.5 GENERAL TERMS AND CONDITIONS

Refer to Attachment 'E'.

4.8 ELECTRONIC SUBMITTAL OF THE PROPOSAL

To ensure correct Proposal formatting, Bidders shall:

1. Submit Proposals electronically through MyVendorlink.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 RFP 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 VendorLink technical support at support@evendorlink.com, if technical difficulties arise during proposal submission.
7. Follow all instructions outlined in this RFP and provide all requested information.

4.9 COMPLIANCE FORMS (REFER TO ATTACHMENT 'F')

4.9.1 *RESPONDENT'S CERTIFICATION*

Each bidder shall submit copies of an executed and notarized Respondent's Certification.

4.9.2 *PUBLIC ENTITY CRIMES*

Each bidder shall submit copies of an executed and notarized Sworn Statement under Section 287.133(3)(a) and 287.135, Florida Statutes, on Public Entity Crimes and Scrutinized Companies.

4.9.3 *AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT*

Each bidder shall submit copies of an executed and notarized American's With Disabilities Act (ADA) Disability Nondiscrimination Statement.

4.9.4 *BUSINESS ENTITY AFFIDAVIT (VENDOR/BIDDER DISCLOSURE)*

Each bidder shall submit copies of an executed and notarized Business Entity Affidavit (Vendor/Bidder Disclosure).

4.9.5 *DRUG-FREE WORKPLACE COMPLIANCE FORM*

Each bidder shall submit copies of an executed and notarized Drug-Free Workplace Compliance Form under 287.087, Florida Statues.

4.9.6 *NO LOBBYING AFFIDAVIT*

Each bidder shall submit copies of an executed and notarized No Lobbying Affidavit.

4.9.7 *VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS*

Each bidder shall submit copies of an executed and notarized Vendor Certification Regarding Scrutinized Companies Lists under 287.135, Florida Statutes.

4.9.8 *CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS*

Each bidder shall submit copies of an executed and notarized Certification for Contracts, Grants, Loans, and Cooperative Agreements under 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

4.9.9 *E-VERIFY COMPLIANCE FORM*

Each bidder shall submit copies of an executed and notarized E-Verify Compliance Form.

4.10 LOCAL VENDOR PREFERENCE (NOT APPLICABLE)

4.11 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.

As part of the Proposal, please indicate the percentage of bid amount to be subcontracted with M/WBE subcontractors during the activities outlined in this RFP. Describe the Bidder's plan for utilizing small business, minority, and/or disadvantaged entrepreneurs, and local participation in pre-qualifying vendors and subcontractors, if such a plan exists.

4.12 PROPOSAL PREPARATION COSTS

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

4.13 SUBSTITUTIONS (IF APPLICABLE)

The City of St. Cloud is seeking 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 email to purchasing@stcloud.org 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.

4.14 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 through purchasing@stcloud.org; **verbal requests will not be accepted.** The Bidder should reference the Solicitation Package page number and 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 MyVendorlink.com, following the deadline for questions.

4.15 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 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.

4.16 SOLICITATION OPENING

The City of St. Cloud shall open Proposals electronically via MyVendorLink.com on the RFP Due date.

4.17 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 proposals at any time.

4.18 PROPOSAL 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 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 proposals that it deems acceptable, reject any and all 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 proposals shall in no way obligate the City to execute a contract with proposer(s).

4.19 PROPOSAL EVALUATION CRITERIA

The City of St. Cloud shall evaluate the Proposal based on the information

provided by each of the Bidders. The City of St. Cloud will establish an Evaluation Committee consisting of a minimum of three (3) members to evaluate and rank all responsive proposals utilizing the following evaluation scoring system with the highest possible score being 100 points.

EVALUATION CRITERIA	POINTS
Qualifications and Experience	0 - 40
Proposed Technical Approach	0 - 40
Proposed Fee Schedule	0 - 20
Total Points	**100**

The evaluation factors used for scoring and determining rankings are listed above. Interviews of proposers will only be conducted if the Evaluation Committee is unable to make a determination after evaluation of the proposals. The City reserves the right to forego the interview process if the Evaluation Committee feels that adequate rankings have been provided by the initial review and evaluation of proposals.

Each Bidder acknowledges that the City of St. Cloud shall evaluate all Proposals and may initiate clarification discussions or seek additional information from all or some of the Bidders to fully understand any unclear elements of their proposals.

The City of St. Cloud reserves the right to consider historic information and facts, whether gained from the Bidder's Proposal, pre-proposal 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 Proposal. The investigation also serves to establish the Bidders', subcontractors', and other related entities' responsibility, qualifications, and financial ability to fulfill the Proposal requirements to the City's satisfaction, within the prescribed time.
The Bidder solely is responsible to submit information related to the evaluation categories. The City of St. Cloud is under no obligation to solicit such information. Failure of the Bidder to submit information may cause an adverse impact on the Proposal's evaluation.

4.20 CANCELATION

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. In addition, the City of St. Cloud may reject all Proposals, reissue the solicitation packet, or re-award the contract.

4.21 BID BOND (NOT APPLICABLE)

Bidder 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 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 proposal price schedule. When submitting a Proposal through MyVendorLink.com, 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 Proposal results in a contract award and the Bidder fails to honor the accepted terms.
The City of St. Cloud shall return the selected Bidder's bid bond when the Bidder 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 for a period not to exceed thirty (30) days, pending the execution of the contract by the selected Bidder. The City of St. Cloud shall return the bid bond of each unsuccessful Bidder upon request, after the contract is awarded or when the Proposal is rejected.

4.22 PAYMENT AND PERFORMANCE BOND (NOT APPLICABLE)

The selected Bidder 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 bond to any lienor demanding that bond under the provisions of Florida Statutes.

4.23 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 shall execute the necessary contractual forms, and return the executed forms within ten (10) business days of receipt of forms for execution.

4.24 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 within ninety (90) calendar days from the date of opening of submittals.

4.25 TAXES, PERMITS, AND LICENSES

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

4.26 ERRORS AND OMISSIONS

Bidders or their authorized representatives are expected to be fully informed as to their conditions, requirements and specifications before submitting proposals; failure to do so will be at the Bidder's own risk. In case of error of extension of prices in the proposal, the unit price shall govern.

5 ATTACHMENTS

Attachment 'A': Sample Agreement

Attachment 'B': Federal Requirements (when applicable)

Attachment 'C': Insurance Requirements

Attachment 'D': No Response Form

Attachment 'E': General Terms and Conditions

Attachment 'F': Compliance Forms

CONSULTANT SERVICES AGREEMENT
BETWEEN THE CITY OF ST. CLOUD, FLORIDA
AND _____FOR
FEMA PUBLIC ASSISTANCE AND DISASTER RECOVERY AND MANAGEMENT SERVICES

THIS AGREEMENT, made this _____ day of _____ 20____, between the City of St. Cloud, Florida, a Municipal Corporation of the State of Florida, (hereinafter referred to as the "CITY") and _____, a Florida Profit Corporation, whose address is _____ (hereinafter referred to as "CONSULTANT").

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

1. **SCOPE OF SERVICES:** The CONSULTANT shall furnish all labor, materials, equipment, transportation and perform all of the work described in the bid documents and specifications contained in Request for Qualifications No. 2022-034 FEMA Public Assistance and Disaster Recovery and Management Services and CONSULTANT'S response thereto, attached hereto and incorporated herein as Exhibit "A," all of which is incorporated and made a part hereof and shall do everything required by this Agreement.

2. **COMPENSATION SCHEDULE:** The CITY agrees to and does engage CONSULTANT to perform the professional services for compensation described herein and as set forth in Exhibit "A" attached hereto and incorporated herein and the parties do further agree:

a. As a condition precedent to receiving payment, CONSULTANT shall have been authorized to proceed by CITY for the specific task or phase, shall not be in default of any of the terms and conditions of this Agreement and shall provide to CITY an invoice.

b. CITY shall pay all valid, approved and undisputed invoices pursuant to Florida Statute Section 218.70, the Prompt Payment Act, and all City Policies promulgated thereby. In the event that CITY disputes any invoice submitted, it shall advise CONSULTANT in writing and said invoice shall not be deemed due and payable under this agreement. Neither the CITY's review approval or acceptance of, nor payment for, any services provided hereunder shall be construed to operate as a waiver of any rights under this Agreement and the CONSULTANT shall be liable to CITY for any and all damages to CITY caused by the CONSULTANT's negligent or wrongful performance of any of the services furnished under this Agreement.

c. CONSULTANT agrees to assign competent professionals to perform the assigned responsibilities and duties faithfully, intelligently, and to the best of their ability, and in the best interest of CITY during the term of this Agreement. All services provided shall be performed in accordance with this Agreement and with any and all applicable law, professional standards and guidelines. CITY may request CONSULTANT to make changes in the scope of services or make revisions to the work performed. Any changes or revisions requested by CITY that are not due to consultant error, omission or negligence will be incorporated into the scope of services by written amendment to this agreement and the consultant may be entitled to additional compensation upon the agreement of the parties. Consultant will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed.

2. **AUTHORIZATION TO PROVIDE SERVICES:** CONSULTANT shall not be authorized to provide any services as set forth above until such time as CONSULTANT has received specific authorization from the City Manager, or his designee.

3. **TERM**. This Agreement shall become effective upon execution by both parties and shall remain in effect for three (3) years. Thereafter, the terms of the Agreement may be extended for additional one-year periods, upon mutual agreement of both parties, but such option to extend may only be utilized two (2) times unless authorized by the City.

4. **TERMINATION**.

a. The non-breaching party upon breach of the terms and conditions contained herein may terminate this Agreement.

b. Additionally, CITY shall have the right to terminate the agreement, for any reason, upon thirty (30) days written notice to the CONSULTANT. In the event of termination by the CITY pursuant to this section 4b, CONSULTANT shall be compensated in accordance with the services completed and accepted, as of the date of the termination and as set forth in the Scope of Services.

c. City may terminate this agreement at any time in accordance with Section 287.135 Florida Statutes, as may be amended.

5. **RESPONSIBILITIES OF CONSULTANT**. In addition to all other responsibilities provided herein, CONSULTANT expressly understands and agrees that, through the above-referenced assigned personnel, it shall perform all of the services required in the Scope of Services, and further agrees as follows:

a. CONSULTANT may retain subcontractors to provide any of the services contemplated herein. Said subcontractors shall be used at the sole expense of CONSULTANT, under the direct supervision of CONSULTANT and with the prior written approval of CITY.

b. CONSULTANT expressly acknowledges that any and all documents, logos, marketing and advertising material, plans, designs, reports, and specifications related to the project and acquired or created by CONSULTANT shall remain, at all times the property of CITY and CONSULTANT. CONSULTANT, therefore, shall preserve and maintain said records and shall immediately provide copies of them to CITY upon termination of this Agreement.

6. **RESPONSIBILITIES OF CITY.** The City shall provide full information, as reasonably directed by CONSULTANT, regarding the requirements of the project.

7. **AUTHORIZED REPRESENTATIVE OF THE CITY**. During the term of this Agreement, the City Manager shall be the designated representative authorized to act on behalf of the CITY, as provided by law, with respect to the project.

8. **INSURANCE PROVIDED BY CONSULTANT**.

a. Workers Compensation. CONSULTANT agrees to pay for and maintain in full force and affect all applicable workers compensation insurance as required by Federal and Florida Law.

b. Comprehensive Automobile Liability. CONSULTANT agrees to pay for and maintain in full force and effect at all times during the term of this Agreement, bodily injury and property damage liability insurance. The limits of said policies shall be in an amount approved by the CITY.

c. Proof of Insurance. Upon CITY's request, CONSULTANT agrees to provide to CITY reasonable proof of the aforementioned policies of insurance, or certificates of the issuance thereof, as evidence of the compliance by the CONSULTANT with the terms and provisions contained herein.

d. Loss of Insurance. If during the period which an insurance company is providing the coverage required by this Agreement, an insurance company shall: 1) lose its Certificate of Authority, 2) no longer comply with any applicable Florida Law, or 3) fail to maintain the Best Rating and Financial Size Category, CONSULTANT shall, as soon as it has knowledge of any such circumstance, immediately notify CITY and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement. Until the CONSULTANT has replaced the unacceptable insurer with an insurer acceptable to CITY, the CONSULTANT shall be deemed in default of this Agreement.

e. Insurance Coverage Not Limitation of Liability. The maintenance of insurance coverage as provided herein shall not be construed to limit or have the effect of limiting CONSULTANT's liability to CITY under the provision of any clause or paragraph contained in this Agreement.

f. Consequential Damages. Notwithstanding anything to the contrary in this AGREEMENT, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.

9. **INDEMNIFICATION**. CONSULTANT agrees to hold harmless and indemnify, including attorney fees, CITY, its officers, employees and agents against any and all claims, losses, damages or lawsuits for damages, arising from or related to negligent acts, errors or omissions of the CONSULTANT.

10. **INDEPENDENT CONTRACTOR.** The parties agree that at all times and for all purposes within the scope of this Agreement, the relationship of CONSULTANT and CITY is that of an independent contractor.

11. **FORCE MAJEURE.** With regard to the performance hereunder, CONSULTANT shall not be deemed to be in default of this agreement, or have failed to comply with any term or conditions herein if, for reasons beyond CONSULTANT's reasonable control (including, without limitation, acts of God, natural disaster, labor unrest, war, declared or undeclared, the existence of injunctions or requirements for obtaining licenses, permits or other compliance with applicable laws, rules and regulations), such performance is not reasonably possible within such time periods, then the time for such performance shall be extended until removal of such reasons beyond CONSULTANT's reasonable control, provided that CONSULTANT commences such performance as soon as reasonably possible and diligently pursues such performance.

12. **NOTICES**. All notices shall be in writing and sent by United States mail, certified or registered, with return receipt requested and postage prepaid, or by nationally recognized

overnight courier service to the address of the party set forth below. Any such notice shall be deemed given when received by the party to whom it is intended.

CONSULTANT: _____
Attn.: _____
_____
_____

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

13. **PROHIBITION AGAINST CONTINGENT FEES.** CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONSULTANT, to solicit or secure this agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee/contractor working solely for CONSULTANT any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award of making of this agreement. For breach or violation of this provision, in addition to any and all remedies available to CITY, CITY shall have the right to terminate this agreement without liability and to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

14. **GENERAL PROVISIONS**.

a. Assignment and Disclosure of Intellectual Property. All original works of authorship that are made by the CONSULTANT or its representatives (solely or jointly with others), within the scope of, those described as works for hire and during the period of CITY'S agreement with the CONSULTANT and that are protectable by copyright as that term is defined in the United States Copyright Act and that the CONSULTANT will be considered the author thereof and shall have expressly authorized the use thereof by CITY for all purposes consistent with this Agreement. Any reuse of the Work described above without written verification or adaptation by Consultant, as appropriate, for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to Consultant. Any future verification or adaptation of such Work will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

b. Pre-suit Mediation. Prior to, and as a condition precedent to the commencement of any lawsuit or administrative proceeding to resolve any disputes arising out of this Agreement the parties agree that the dispute first shall be summited to non-binding mediation before a business mediation organization approved by the parties. Such mediation shall be held at the CITY's offices at the address set forth in this Agreement. The parties shall bear the costs of the mediation equally.

c. Waiver. The waiver by CITY of breach of any provision of this Agreement shall not be construed or operate as a waiver of any subsequent breach of such provision or of such provision itself and shall in no way affect the enforcement of any other provisions of this Agreement.

d. Severability. If any provision of this Agreement or the application thereof to any

person or circumstance is to any extent invalid or unenforceable, such provision, or part thereof, shall be deleted or modified in such a manner as to make the Agreement valid and enforceable under applicable law, the remainder of this Agreement and the application of such a provision to other persons or circumstances shall be unaffected, and this Agreement shall be valid and enforceable to the fullest extent permitted by applicable law.

e. Amendment. Except for as otherwise provided herein, this Agreement may not be modified or amended except by an Agreement in writing signed by both parties.

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

g. Assignment. This Agreement is personal to the parties hereto and may not be assigned by CONSULTANT, in whole or in part, without the prior written consent of CITY.

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

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

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

(a) Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services contemplated herein.

(b) Provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in this Florida's Public Records law or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

(d) Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONSULTANT 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.

(e) IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONSULTANT 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@STCLOUD.ORG.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes herein expressed on the date first above written.

CITY OF ST. CLOUD	NAME OF CONSULTANT
BY:	BY:
_____	_____
William E. Sturgeon, City Manager	
	_____
	Print Name/Title
ATTEST:	ATTEST:
_____	_____
Linda P. Jaworski, City Clerk	
	_____
	Print Attest Name

SAMPLE

Attachment 'B'

Federal Requirements (when applicable)

A. 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".

B. Federal Equal Opportunity Employer Requirement.

1. 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.
2. During the performance of this contract, the Contractor agrees as follows:
   a) 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.
   b) 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.
   c) 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.
   d) 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.
   e) 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.
   f) 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.
   g) 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.

C. 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.

D. 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.

E. Retention of Records.

1. 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.
2. The Contractor shall retain all records related to this Agreement for three (3) years after termination of this contract.

F. Compliance with the Contract Work Hours and Safety Standards Act.

1. Overtime requirements. No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty (40) hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-halftimes the basic rate of pay for all hours worked in excess of forty hours in such workweek.
2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph A of this section the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph A of this section, 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 in paragraph A of this section.
3. 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 in paragraph B of this section.

4. 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 1 through 3 of this section.

G. 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 $100,000 financed in whole or in part with Federal assistance provided by FEMA.

H. Suspension and Debarment.

1. 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).
2. 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.
3. 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.
4. 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.

I. Byrd Anti-Lobbying Amendment, 31 U.S. C. § 1352 (As Amended).

1. 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.
2. Federal Form ‘C.1’ titled “44 CFR. Part 18 – Certification Regarding Lobbying” is hereby attached and made a binding part hereof.

J. Procurement of Recovered Materials.

1. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired:
   a) Competitively within a timeframe providing for compliance with the contract performance schedule;
   b) Meeting contract performance requirements; or
   c) At a reasonable price.
2. 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.

K. 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.

L. 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 will all applicable federal law, regulations, executive orders, as well as policies, procedures and directives of the respective funding Federal grantor agency.

M. 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.

N. 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.

O. 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

P. 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

Q. **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.

Attachment 'C'

City of St. Cloud
Insurance Requirements

FAX OR E-MAIL THIS IMMEDIATELY TO YOUR INSURANCE AGENT

Please have your insurance agent fax or e-mail an acceptable Certificate of Liability Insurance (in Word or PDF format) no later than **30 DAYS PRIOR TO THE PROJECT START DATE** to:

City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769
E-mail: purchasing@stcloud.org Fax: (407) 957-7369

The certificate of liability insurance must reflect the following:

Insurers
Must have an A.M. Best Financial Strength Rating of A- or better and Financial Strength Category of VII or better. *Proof of the insurer's rating and category size must accompany the certificate of liability insurance.*

General Liability*
Required for all contractors and vendors.
- $1,000,000 Each Occurrence
- $50,000 Fire Damage (Any one fire)
- $0 Medical Expenses (Any one person)
- $1,000,000 Personal and Advertisement Injury
- $2,000,000 General Aggregate
- $1,000,000 Products – Comp/Op Aggregate

Auto Liability*
Required if vendor vehicle will be on City property.
- $1,000,000 Combined Single Limit
  (required when vehicle is used to perform contracted work)
- $500,000 Combined Single Limit
  (required for all other contractors/vendors for vehicle driven to/from worksite)

Garage and Garage Keepers Liability*
Required if a city vehicle is being repaired at your facility.
- $1,000,000 Each Occurrence

Excess Liability*
Required when specified by contract.
- $2,000,000

Worker's Compensation*
Required if two or more employees are employed. *WC Statutory limits must be marked.*

Other (as applicable)*
- Liquor Liability (Hold harmless agreement and authorization by the City Council): $1,000,000 minimum
- Builder's Risk Insurance: Completed project amount
- Environmental/Pollution Liability Insurance: $1,000,000 minimum
- Professional Liability: $1,000,000 minimum
- Other: Project specific

Description of Operations
The City of St. Cloud must be listed as an Additional Insured. The project name and dates (both begin and end dates) must be included.

Certificate Holder Should be listed as follows:
City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

**The City of St. Cloud reserves the right to require increased limits of coverage. Refer to the bid specifications for details.*

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/25/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: John Doe
Insurance Agency, Inc. 123 Main Street Small Town, FL 34769	PHONE (A/C, No, Ext): 555-555-5555 FAX (A/C, No): 555-555-5556 E-MAIL ADDRESS: jdoe@insuranceagency.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	ABC Company	123456
INSURER B :	DEF Company	456789
INSURER C :	GHI Company	101112
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Contractors, Inc. 456 Main Street Small Town, FL 34769

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC	X	X	ABC123	01/01/20	01/01/21	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 0 $ 1,000.000 $ 2,000,000 $ 1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	X	X	ABC456	01/01/20	01/01/21	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	UMBRELLA LIAB OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			ABC789	01/01/20	01/01/21	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	DEF123	01/01/20	01/01/21	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 100,000 $ 100,000 $ 500,000
C	Professional Liability			GHI123	01/01/20	01/01/21	1,000,000 Each Claim 2,000,000 Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The City of St. Cloud is an Additional Insured with respects to Project #123 (10/01/2020 - 11/01/21).

SAMPLE

CERTIFICATE HOLDER

City of St. Cloud
Attention: Procurement Services Department
1300 9th Street, Building A, 2nd Floor
St. Cloud, Florida 34769

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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"NO RESPONSE"

If your firm is unable to provide a submittal, please complete and return this form prior to date shown for receipt and return to:

CITY OF ST. CLOUD
PROCUREMENT SERVICES DEPARTMENT
1300 9th STREET, BUILDING A, 2ND FLOOR
ST. CLOUD, FLORIDA 34769

We have declined to propose for the following reason(s):

_____We do not offer this service/product

_____Our schedule would not permit us to perform

_____Unable to meet specifications

_____Unable to meet bond/insurance requirements

_____Specifications unclear (please explain below)

_____Other (please specify below)

REMARKS_____

_____

_____

_____
Print Name and Title

_____
Company Name

_____
Address

_____
Business Phone

_____
E-mail

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.

A. **SUBMISSION OF BID/PROPOSALS**: Bidders shall submit Proposals in accordance with the instructions and schedule included in the solicitation containing these specifications and documents.

B. **EXECUTION OF BID/PROPOSAL**: Bid/Proposal must contain a manual signature of authorized representative in the space(s) provided. Bid/Proposal must be typed or printed in black ink. Use of erasable ink is not permitted. All corrections made by Bidder/Proposer to any Bid/Proposal entry must be initialed. The company name shall appear in the space(s) provided.

C. **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.

D. **DELIVERY REQUIREMENTS**: Any Bids/Proposals received after stated time and date will not be considered. It shall be the sole responsibility of the Bidder/Proposer to have their Bid/Proposal delivered to Procurement Services, City of St. Cloud for receipt on or before the stated time and date. If a Bid/Proposal is sent by U.S. Mail, the Bidder/Proposer shall be responsible for the timely delivery to the Procurement Services office. Bids/Proposals delayed by mail shall not be considered, shall not be opened at the public opening, and arrangements shall be made for its return at the bidder's expense.

E. **BID/PROPOSAL TABULATION**: Bidder/Proposer wishing to receive a copy of the Bid/Proposal tabulations is required to enclose a stamped, self-addressed envelope with Bid/Proposal response or a valid Fax number or Email address to which the Bid/Proposal Tabulation may be sent electronically.

F. **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 in writing to Procurement Services via e-mail to purchasing@stcloud.org or via fax to (407) 957-7369. 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, the City of St. Cloud will attempt to notify all plan holders. It will be the responsibility of the Bidder/Proposer to contact Procurement Services prior to submitting a Bid/Proposal to ascertain if any addenda have been issued, to obtain such addenda, and to return executed addenda with their Bid/Proposal.

G. **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.

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

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

J. **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.

K. **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.

L. **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.

M. **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.

N. **UNIFORM COMMERCIAL CODE**: The Uniform Commercial Code (Florida Statues, 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.

O. **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.

P. **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.

Q. **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.

R. **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.

S. **FUND AVAILABLITY**: 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.

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

U. **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.

V. **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.

W. **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.

X. **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.

Y. **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.

Z. **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.

AA. **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.

BB. **OCCUPATIONAL LICENSE:** Occupational licenses are required.

CC. **PERMITS/LICENSES/FEES:** Any permits, licenses, inspections, or fees required will be the responsibility of the Contractor. No separate payment will be made.

DD. **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.

EE. **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.

FF. **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.

GG. **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.

HH. **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.

II. **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.

JJ. **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.

KK. **PERIOD OF AGREEMENT:** Agreement shall be awarded for the optimal term as agreed to between the parties and as approved by the City.

LL. **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.

MM. **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.

NN. **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.

OO. **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.

PP. **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:

1. 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.
2. 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.
3. 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.

Attachment 'F'

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.

Addendum Received: #_____ # _____ #_____#_____#_____ # _____ #_____

_____
NAME OF BUSINESS

_____
SIGNATURE

_____
NAME & TITLE, TYPED OR PRINTED

MAILING ADDRESS
_____

_____
CITY, STATE, ZIP CODE
_____
E-MAIL ADDRESS
(___)_____
TELEPHONE NUMBER

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS

1. This sworn statement is submitted to the **CITY OF ST. CLOUD, FLORIDA**

   by: _____
   (print individual's name and title)
   for: _____
   (print name of entity submitting sworn statement)

   whose business address is: _____

   and (if applicable) its Federal Employer Identification Number (FEIN) is: _____
   (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____ - ____ - _____).

2. 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.

3. 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.

4. 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.

5. 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.

6. Based on information and belief, the statement, which I have marked below, is true in relations to the entity submitting this sworn statement. (Indicate which statement applies).

   □ 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.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

□ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

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.

_____

Signature

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

AMERICANS WITH DISABILITIES ACT (ADA)
DISABILITY NONDISCRIMINATON STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

This sworn statement is submitted to the CITY OF ST. CLOUD, FLORIDA
by: _____
(print individual's name and title)
for: _____
(print name of entity submitting sworn statement)
whose business address is: _____

and (if applicable) its Federal Employer Identification Number (FEIN) is: _____
(If the entity has no FEIN, include Social Security Number of the individual signing this sworn statement: _____ - _____ - _____*.)*

I, being duly first sworn state:

That the above 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.

_____
Signature

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

BUSINESS ENTITY AFFIDAVIT
(VENDOR/BIDDER DISCLOSURE)

I, _____, being first duly sworn state:
The full legal name and business address of the person(s) or entity contracting or transacting business with the City of St. Cloud ("City") are (Post Office addresses are not acceptable), as follows:

_____
Federal Employer Identification Number (If none, Social Security Number)

_____
Name of Entity, Individual, Partners or Corporation

_____
Street Address Suite City State Zip Code

OWNERSHIP DISCLOSURE AFFIDAVIT

1. 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
		%
		%
		%

2. 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:

_____
_____
_____

_____ _____
Signature of Affiant *Date*

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

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)

1. 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.
2. 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.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Subsection 1.
4. 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 contender 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.
5. 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.
6. 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 certify that this form complies fully with the above requirements.

Vendor's Signature: _____ Date _____

Print or Type Name/Title _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Attachment 'F'

NO LOBBYING AFFIDAVIT

STATE OF FLORIDA
COUNTY OF _____

This _____ day of _____ 20 _____,

_____

being first duly sworn, deposes and says that he/she is the authorized representative of _____

_____ (Name of contractor, firm or individual), 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 swears 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.

_____
Affiant

_____
Print / Type Name & Title

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

My commission expires:

_____
Notary Signature

_____

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

Respondent Vendor Name: _____

Vendor FEIN: _____

Vendor's Authorized Representative Name and Title: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

Email Address: _____

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.

Certified By: _____

who is authorized to sign on behalf of the above referenced company.

Authorized Signature Print Name and Title: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS
(for agreements exceeding $100,000)

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.

_____
AFFIANT

_____
Typed Name of AFFIANT / AFFIANT Title

_____
Date

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

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.

Company Name:	
Authorized Signature:	Print Name:
Title:	Date:
Phone:	Email:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____(name of officer or agent, title of officer or agent) of _____(name of corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped

My Commission Expires: _____

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-150R - TA for Fire Admin Building

Procurement Agenda Item:
Resolution No. 2025-150R, 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 Arnco Construction, Inc., for Fire Headquarters Renovations, establishing a guaranteed maximum price, and providing an effective date.
COST: up to $3,498,022.31
This item is to approve a guaranteed maximum price authorization with Arnco Construction, Inc. for Fire Headquarters Renovations.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Per Jason Miller, Fire Chief, this project is to remodel the former charter school building located at 3101 Progress Lane to make it the Fire Headquarters. Renovations include transforming the school classrooms and open space into a logistics warehouse, office space, meeting and conference space as well as a secure storage area for city records. Upgrading electrical service within the facility to include backup generator power, conversion of classroom space to office space, air condition distribution and balancing, plumbing modifications to add showers, painting, flooring and technology upgrades.

Legal Authority:
Resolution No. 2022-152R approved on June 23, 2022.

Budget and Recommendation:
Budgeted $3,498,022.31 /Actual Cost up to $3,498,022.31
Capital Project Fund
300-9595-522.34-00
PS2409
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. Please note, the 2025 bond proceeds are being realigned between projuects. A total of $1.2M will be transferred from project PR2106 17th Street Ballfields and a total of $1.3M from Fire Station 36 to fund the remaining needs of project PS2409 Fire Headquarters Renovations. These are all bond-funded projects and there is no restriction on where the money is spent.

City Council Action:
10/09/2025 - Final Action

Attachments:
1. Resolution No. 2025-150R
2. Fire Admin Building GMP 9.10.25
3. Backup

RESOLUTION NO. 2025-150R

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 ARNCO CONSTRUCTION, INC., FOR FIRE HEADQUARTERS RENOVATIONS, ESTABLISHING A GUARANTEED MAXIMUM PRICE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has a contract and agreement for Construction Manager at Risk Services for Projects Less than $4 Million in Value with Arnco Construction, Inc., dated March 5, 2025, and

WHEREAS, the City is in need of Construction Manager at Risk Services for the Fire Headquarters Renovations, and

WHEREAS, Arnco Construction, Inc., has submitted a proposal for the tasks.

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

SECTION I. The City Manager is authorized and is directed, where appropriate, to enter into a task authorization to that certain agreement dated July 8, 2022, as approved by the City Attorney, and any amendments thereto, between the City of St. Cloud and Arnco Construction, Inc.

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

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

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

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

1110 Pennsylvania Avenue – Saint Cloud, FL 34769
tel: 407-892-0111 – fax: 407-892-0053
ArncoConstruction.com

September 10, 2025

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

Re: Fire Admin Building
3101 Progress Lane

Dear David Bridle,

We are pleased to submit for your review, the following proposal on the above referenced project in the amount of $3,498,022.31 for the Construction Phase of this project as further described below.

- Proposal includes all labor, equipment, materials and supervision to complete the project per the associated GMP documents attached herewith
- Proposal per plans and specifications from The Lunz Group dated 5/2/25, 5/22/25, 5/27/25, 5/29/25, 5/30/25

Thank you for the opportunity to submit our proposal on the referenced project

Sincerely,

Rick Smallish
Project Manager

Specializing in Commercial Building

Arnco Construction, Inc.
1110 Pennsylvania Avenue, St. Cloud, FL 34769
PH. 407-892-0111

City of St Cloud Fire Admin

Construction Team Representatives

Owner……	City of St Cloud
Architect / Engineer……	The Lunz Group
Construction Manager……...	CM@Risk Arnco Construction, Inc. Benjamin Arnold, President Rick Smallish, Project Manager TBD, Superintendent Kim Cover, Project Engineer

Arnco Construction, Inc.
1110 Pennsylvania Avenue, St. Cloud, FL 34769
PH. 407-892-0111

City of St Cloud Fire Admin

Construction Manager's Personnel During Construction Phase

Name	Title	Duration (Weeks)	Percentage
	Off-Site Staff		
Rick Smallish	Project Manager	28	100%
Kim Cover	Project Engineer	12	43%
	On-Site Staff		
TBD	Superintendent	28	100%

Arnco Construction, Inc
1110 Pennsylvania Avenue, St. Cloud, FL 34769
PH. 407-892-0111

City of St Cloud Fire Admin

Documents		**Date**	**Rev. Date**
	Project Manual	5/30/2025	

Drawings

Sheet	**Title**	**Date**	**Rev. Date**
	General		
	Coversheet	5/22/2025	
G-100	Project Information and Code Data	5/22/2025	
G-200	Drawings Index	5/29/2025	
G-300	Accessibility Standards	5/29/2025	
G-400	Accessibility Notes & Details	5/29/2025	
G-500	General Notes	5/29/2025	
G-600	Abbreviations and Symbols	5/29/2025	
	Structural		
S-001	Structural General Notes	5/2/2025	
SD-101	Floor Plan-Demo	5/2/2025	
S-101	Floor Plan	5/2/2025	
S-201	Details	5/2/2025	
	Architectural		
AS-101	Architectural Site Plan	5/29/2025	
AD-101	Demolition Floor Plan	5/29/2025	
AD-401	Enlarged Demolition Floor Plan	5/29/2025	
AD-402	Enlarged Demolition Floor Plan	5/29/2025	
AD-403	Enlarged Demolition Floor Plan	5/29/2025	
AD-801	Demolition Reflected Ceiling Plan	5/29/2025	
AD-802	Demolition Reflected Ceiling Plan	5/29/2025	
AD-803	Demolition Reflected Ceiling Plan	5/29/2025	
LS-101	Life Safety Plan	5/29/2025	
A-101	Overall Floor Plan	5/29/2025	
A-201	Exterior Elevations	5/29/2025	
A-311	Wall Sections	5/29/2025	
A-401	Partial Floor Plan	5/29/2025	
A-402	Partial Floor Plan	5/29/2025	
A-403	Enlarged Floor Plans	5/29/2025	
A-404	Enlarged Floor Plans	5/29/2025	
A-405	Enlarged Floor Plans	5/29/2025	
A-406	Enlarged Floor Plan & Interior Elevations	5/29/2025	

A-407	Interior Elevations	5/29/2025
A-408	Interior Elevations	5/22/2025
A-409	Interior Elevations	5/29/2025
A-501	Wall Types	5/29/2025
A-502	Millwork Details	5/29/2025
A-503	Details	5/29/2025
A-601	Schedule, Door & Window Elevations	5/29/2025
A-602	Hardware Schedule	5/29/2025
A-701	Finish Plans & Details	5/29/2025
A-702	Finish Schedule	5/29/2025
A-801	Reflected Ceiling Plan	5/29/2025
A-802	Enlarged Reflected Ceiling Plan	5/29/2025
A-803	Enlarged Reflected Ceiling Plan	5/29/2025

Fire Protection

FS-001	Legends and Schedules	5/22/2025
FSD-101	Demolition Overall Floor Plan	5/22/2025
FS-101	Overall Floor Plan	5/22/2025
FS-401	Partial Floor Plan East	5/22/2025
FS-401-1	Enlarged Floor Plan-East 1	5/22/2025
FS-401-2	Enlarged Floor Plan-East 2	5/22/2025
FS-401-3	Enlarged Floor Plan-East 3	5/22/2025
FS-401-4	Enlarged Floor Plan-East 4	5/22/2025
FS-402	Floor Plan West	5/22/2025
FS-402-1	Enlarged Floor Plan-West 1	5/22/2025
FS-402-2	Enlarged Floor Plan-West 2	5/22/2025
FS-402-3	Enlarged Floor Plan-West 3	5/22/2025
FS-601	Details	5/22/2025

Plumbing

P-001	General Notes	5/22/2025
P-002	General Legends & Schedules	5/22/2025
P-100	Site Plan	5/22/2025
PD-101	Demolition Overall Floor Plan	5/22/2025
P-101	Overall Floor Plan	5/22/2025
P-121	Roof Plan	5/22/2025
P-401-1-W	Water and Condensate Enlarged Floor Plan - East 1	5/22/2025
P-401-2-S	Sanitary Enlarged Floor Plan - East 2	5/22/2025
P-401-2-W	Water Enlarged Floor Plan - East 2	5/22/2025
P-401-3-S	Sanitary Enlarged Floor Plan - East 3	5/22/2025
P-401-3-W	Water Enlarged Floor Plan - East 3	5/22/2025
P-401	Partial Floor Plan East	5/22/2025
P-402-1-S	Sanitary Enlarged Floor Plan - West 1	5/22/2025
P-402-1-W	Water Enlarged Floor Plan - West 1	5/22/2025
P-402	Partial Floor Plan West	5/22/2025
P-501	Sanitary Isometric	5/22/2025
P-502	Water Isometric	5/22/2025

P-601	Details	5/22/2025
	Mechanical	
M-001	General Notes, Abbreviations, Symbols	5/27/2025
MD-101	Demolition Overall Floor Plan	5/27/2025
MD-401	Demolition Partial Floor Plan East	5/27/2025
MD-401-1	Demolition Enlarged Floor Plan - East 1	5/27/2025
MD-401-2	Demolition Enlarged Floor Plan - East 2	5/27/2025
MD-401-3	Demolition Enlarged Floor Plan - East 3	5/27/2025
MD-401-4	Demolition Enlarged Floor Plan - East 4	5/27/2025
MD-402	Demolition Partial Floor Plan West	5/27/2025
MD-402-1	Demolition Enlarged Floor Plan - West 1	5/27/2025
MD-402-2	Demolition Enlarged Floor Plan - West 2	5/27/2025
MD-402-3	Demolition Enlarged Floor Plan - West 3	5/27/2025
M-101	Overall Floor Plan	5/27/2025
M-121	Roof Plan	5/27/2025
M-401	Partial Floor Plan East	5/27/2025
M-401-1	Enlarged Floor Plan - East 1	5/27/2025
M-401-2	Enlarged Floor Plan - East 2	5/27/2025
M-401-3	Enlarged Floor Plan - East 3	5/27/2025
M-401-4	Enlarged Floor Plan - East 4	5/27/2025
M-402	Partial Floor Plan West	5/27/2025
M-402-1	Enlarged Floor Plan - West 1	5/27/2025
M-402-2	Enlarged Floor Plan - West 2	5/27/2025
M-402-3	Enlarged Floor Plan - West 3	5/27/2025
M-601	Details	5/27/2025
M-602	Details	5/27/2025
M-701	Schedules	5/27/2025
M-702	Schedules	5/27/2025
	Electrical	
E-001	General Notes	5/22/2025
E-100	Site Plan	5/22/2025
E-101	Overall Floor Plan	5/22/2025
E-401	Partial Floor Plan East	5/22/2025
E-401-1-L	Lighting Enlarged Floor Plan - East 1	5/22/2025
E-401-1-P	Power Enlarged Floor Plan - East 1	5/22/2025
E-401-2-L	Lighting Enlarged Floor Plan - East 2	5/22/2025
E-401-2-P	Power Enlarged Floor Plan - East 2	5/22/2025
E-401-3-L	Lighting Enlarged Floor Plan - East 3	5/22/2025
E-401-3-P	Power Enlarged Floor Plan - East 3	5/22/2025
E-401-4-L	Lighting Enlarged Floor Plan - East 4	5/22/2025
E-401-4-P	Power Enlarged Floor Plan - East 4	5/22/2025
E-402	Partial Floor Plan West	5/22/2025
E-402-1-L	Lighting Enlarged Floor Plan - West 1	5/22/2025
E-402-1-P	Power Enlarged Floor Plan - West 1	5/22/2025
E-402-2-L	Lighting Enlarged Floor Plan - West 2	5/22/2025
E-402-2-P	Power Enlarged Floor Plan - West 2	5/22/2025
E-402-3-L	Lighting Enlarged Floor Plan - West 3	5/22/2025
E-402-3-P	Power Enlarged Floor Plan - West 3	5/22/2025

E-501	Riser Diagram and Panel Schedules	5/22/2025
E-502	Panel Schedules	5/22/2025

The drawings below are listed on cover sheet G-200 but are missing in the set of drawings

AS-102	Architectural Site Details
A-121	Roof Plan
A-301	Building Sections
A-510	Door and Window Details
A-512	Millwork Details
A-520	Roof Details

Arnco Construction, Inc.
1110 Pennsylvania Avenue, St. Cloud, FL 34769
PH. 407-892-0111

City of St Cloud Fire Admin

Owner's Representative(s) and Designee(s)

Owner's Representative(s)…….. David Bridle-Project Manager, City of St Cloud
Jason Miller-Fire Chief, City of St Cloud

Arnco Construction, Inc.
1110 Pennsylvania Avenue, St. Cloud, FL 34769
PH. 407-892-0111

City of St Cloud Fire Admin

Clarifications, Assumptions, Exclusions and Allowances

I. Clarifications and Assumptions:

- Temp electric and temp water to be provided by City
- Arnco is not responsible for existing damaged roof or leaks from existing damaged roof. There is no roof work in this scope
- This includes the impact rated exterior windows
- Sprayfoam is only for the areas for duct work that may be damaged

II. Exclusions:

- Does not include permit fees
- Does not include utility connection fees, impact fees, and design fees
- Does not include temp electric and temp water
- There is no landscaping, irrigation, flagpole or monument sign included
- Lockers
- Furnishings
- Gym equipment
- Video cameras & access controls

III. Long Lead Items:

- Generator and ATS – Approximately 6-8 months
- HVAC Equipment – Approximately 5-7 months

Arnco Construction, Inc.
1110 Pennsylvania Avenue, St. Cloud, FL 34769
PH. 407-892-0111

City of St Cloud Fire Admin

IV. Allowances:

Cut Patch Replace Concrete	4,500.00
Generator Pad	5,000.00
Monument Islands for Card Reader	5,000.00
Woods, Plastics, Metals	10,000.00
Replace Damaged Sprayfoam	4,500.00
Caulking	7,500.00
Access Panels	2,500.00
Demo & Repair Exterior Windows	33,000.00
Stucco Patch	2,500.00
Pressure Wash for Painting	3,500.00
Pressure Wash, Sand & Paint BB Court	5,000.00
Signage	20,000.00
Fire Extinguishers & Cabinets	5,000.00
Blinds & Misc. Specialties	15,000.00
Electric (Lighting in Display Case)	2,500.00
BDA	80,000.00
A/V System	20,000.00
Misc. Clean Up	5,000.00
BDA Testing	3,000.00

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
City of St Cloud
1300 9th Street
St Cloud, FL 34769

PROJECT:
City of St Cloud Fire Admin
3101 Progress Lane
St Cloud, FL

APPLICATION NO: 00
APPLICATION DATE:
PERIOD TO:

Distribution to:
X OWNER
X ARCHITECT
X CONTRACTOR

FROM CONTRACTOR:
Arnco Construction, Inc.
1110 Pennsylvania Ave.
St Cloud, FL 34769

VIA ARCHITECT: The Lunz Group
58 Lake Morton Drive
Lakeland, FL 33801

PROJECT NOS:
OWNER NO.
ARCHITECT NO.
CONTRACTOR NO.
CONTRACT DATE:

CONTRACT FOR: Interior Renovation

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1.	ORIGINAL CONTRACT SUM	$ 3,498,022.31	
2.	Net change by Change Orders	$ -	
3.	CONTRACT SUM TO DATE (Line 1 ± 2)	$ 3,498,022.31	
4.	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$ -	0.0%
5.	RETAINAGE:		
a.	5% of Completed Work (Column D + E on G703)	$ -	
b.	5% of Stored Material (Column F on G703)	$ -	
	Total Retainage (Lines 5a + 5b or Total in Column I of G703)	$ -	
6.	TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	$ -	
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$ -	
8.	CURRENT PAYMENT DUE	$ -	
9.	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 3,498,022.31	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	
Total approved this Month	$0.00	
TOTALS	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Arnco Construction, Inc.**

By: _____ Date: _____

State of: FLORIDA County of: Osceola
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

AIA DOCUMENT G703

CONTINUATION SHEET
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply

APPLICATION : 00
APPLICATION DATE: 01/00/00
PERIOD TO: 01/00/00
OWNER PROJECT: Fire Admin Building
CONTRACTOR PROJECT NO:

A	B	C	D	E	F	G	H	I	J	K	L
Item Number	Description of Work	Scheduled Value	Changed Value	Revised Value	Work Completed: Previous Pay Request	Work Completed: This Pay Period	Stored Materials	Total Completed And Stored To Date	%	Balance To Complete	Retainage
1	**Div 1 General Requirements**										
2	Toilets	3,600.00		3,600.00				0.00	0%	3,600.00	0.00
3	Computers, Printers, Copier, Office Supplies	2,500.00		2,500.00				0.00	0%	2,500.00	0.00
4	Small Tools & Safety Equipment	1,500.00		1,500.00				0.00	0%	1,500.00	0.00
5	Equipment Rental	4,500.00		4,500.00				0.00	0%	4,500.00	0.00
6	Final Cleaning	11,000.00		11,000.00				0.00	0%	11,000.00	0.00
7	Dumpsters	16,250.00		16,250.00				0.00	0%	16,250.00	0.00
8											
9	**Div 1 General Conditions**										
10	Superintendent	100,800.00		100,800.00				0.00	0%	100,800.00	0.00
11	Project Manager	106,400.00		106,400.00				0.00	0%	106,400.00	0.00
12	Project Engineer	25,200.00		25,200.00				0.00	0%	25,200.00	0.00
13	Truck/Fuel/Phones	26,600.00		26,600.00				0.00	0%	26,600.00	0.00
14											
15	**Div 1 Fees**										
16	Bond	40,839.57		40,839.57				0.00	0%	40,839.57	0.00
17	Builders Risk	26,942.77		26,942.77				0.00	0%	26,942.77	0.00
18	Contingency	283,608.10		283,608.10				0.00	0%	283,608.10	0.00
19	GL Insurance	26,942.77		26,942.77				0.00	0%	26,942.77	0.00
20	CM Fee	283,608.10		283,608.10				0.00	0%	283,608.10	0.00
21											
22	**Allowances**										
23	Cut Patch Replace Concrete	4,500.00		4,500.00				0.00	0%	4,500.00	0.00
24	Generator Pad	5,000.00		5,000.00				0.00	0%	5,000.00	0.00
25	Monument Islands for Card Reader	5,000.00		5,000.00				0.00	0%	5,000.00	0.00
26	Woods, Plastics, Metals	10,000.00		10,000.00				0.00	0%	10,000.00	0.00
27	Replace Damaged Sprayfoam	4,500.00		4,500.00				0.00	0%	4,500.00	0.00
28	Caulking	7,500.00		7,500.00				0.00	0%	7,500.00	0.00
29	Access Panels	2,500.00		2,500.00				0.00	0%	2,500.00	0.00
30	Demo & Repair Exterior Windows	33,000.00		33,000.00				0.00	0%	33,000.00	0.00
31	Stucco Patch	2,500.00		2,500.00				0.00	0%	2,500.00	0.00
32	Pressure Wash for Painting	3,500.00		3,500.00				0.00	0%	3,500.00	0.00
33	Pressure Wash, Sand & Paint BB Court	5,000.00		5,000.00				0.00	0%	5,000.00	0.00
34	Signage	20,000.00		20,000.00				0.00	0%	20,000.00	0.00
35	Fire Extinguishers & Cabinets	5,000.00		5,000.00				0.00	0%	5,000.00	0.00
36	Blinds & Misc. Specialties	15,000.00		15,000.00				0.00	0%	15,000.00	0.00
37	Electric (Lighting in Display Case)	2,500.00		2,500.00				0.00	0%	2,500.00	0.00
38	BDA	80,000.00		80,000.00				0.00	0%	80,000.00	0.00
39	A/V System	20,000.00		20,000.00				0.00	0%	20,000.00	0.00
40	Misc. Clean Up	5,000.00		5,000.00				0.00	0%	5,000.00	0.00

ARNCO CONSTRUCTION

AIA DOCUMENT G703

CONTINUATION SHEET
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply

APPLICATION : 00
APPLICATION DATE: 01/00/00
PERIOD TO: 01/00/00
OWNER PROJECT: Fire Admin Building
CONTRACTOR PROJECT NO:

A	B	C	D	E	F	G	H	I	J	K	L
					Work Completed						
Item Number	Description of Work	Scheduled Value	Changed Value	Revised Value	Previous Pay Request	This Pay Period	Stored Materials	Total Completed And Stored To Date	%	Balance To Complete	Retainage
41	BDA Testing	3,000.00		3,000.00				0.00	0%	3,000.00	0.00
42											
43	**Div 2**										
44	Fence	76,160.00		76,160.00				0.00	0%	76,160.00	0.00
45											
46	**Div 5**										
47	Misc. Metals	5,500.00		5,500.00				0.00	0%	5,500.00	0.00
48											
49	**Div 6**										
50	Millwork	95,340.00		95,340.00				0.00	0%	95,340.00	0.00
51											
52	**Div 8**										
53	Doors, Hardware, & Install	165,882.00		165,882.00				0.00	0%	165,882.00	0.00
54	Storefront	49,474.00		49,474.00				0.00	0%	49,474.00	0.00
55	Storefront Exterior Windows	140,000.00		140,000.00				0.00	0%	140,000.00	0.00
56											
57	**Div 9**										
58	Metal Framing, Drywall	171,090.00		171,090.00				0.00	0%	171,090.00	0.00
59	Acoustical Ceiling	69,490.00		69,490.00				0.00	0%	69,490.00	0.00
60	Flooring	205,660.00		205,660.00				0.00	0%	205,660.00	0.00
61	Paint	95,292.00		95,292.00				0.00	0%	95,292.00	0.00
62											
63	**Div 10**										
64	Bath Accessories, Corner Guards	9,313.00		9,313.00				0.00	0%	9,313.00	0.00
65											
66	**Div 11**										
67	Kitchen Equipment	36,000.00		36,000.00				0.00	0%	36,000.00	0.00
68											
69	**Div 15**										
70	HVAC	452,329.00		452,329.00				0.00	0%	452,329.00	0.00
71	Plumbing	79,839.00		79,839.00				0.00	0%	79,839.00	0.00
72	Fire Protection	41,730.00		41,730.00				0.00	0%	41,730.00	0.00
73											
74	**Div 16**										
75	Electric	520,223.00		520,223.00				0.00	0%	520,223.00	0.00
76	Fire Alarm	46,500.00		46,500.00				0.00	0%	46,500.00	0.00
77	Low Voltage	32,409.00		32,409.00				0.00	0%	32,409.00	0.00
78	Low Voltage to Gate Opener	12,000.00		12,000.00				0.00	0%	12,000.00	0.00
	TOTALS	**3,498,022.31**	**0.00**	**3,498,022.31**	**0.00**	**0.00**	**0.00**	**0.00**	**0.0%**	**3,498,022.31**	**0.00**

Arnco Construction, Inc.
1110 Pennsylvania Avenue
St. Cloud, FL 34769
Ph. 407-892-0111

City of St Cloud Fire Admin

St Cloud, FL

GMP Bid Breakdown **10-Sep-2025**

CSI DIVISION	DESCRIPTION OF WORK	Total	Subcontractor	Local Participation	
				Amount	% of Job
Div 1	General Conditions	259,000.00	Arnco	259,000.00	9.13%
Div 1	General Requirements	39,350.00	Arnco	39,350.00	1.39%
Div 2	Fence	76,160.00	Chapco	76,160.00	2.69%
Div 5	Misc. Metals	5,500.00			
Div 6	Millwork	95,340.00	Glenco		
Div 8	Doors, Hardware & Install	165,882.00	Builders First		
Div 8	Storefront	49,474.00	Glass Systems		
Div 8	Storefront Exterior Windows	140,000.00	Glass Systems		
Div 9	Framing & Drywall	171,090.00	United Walls		
Div 9	Acoustical Ceilings	69,490.00	Acousti		
Div 9	Flooring	205,660.00	Mike Bierfruend	205,660.00	7.25%
Div 9	Paint	95,292.00	A&L Painting	95,292.00	3.36%
Div 10	Bath Accessories, Corner Guards	9,313.00	Manning Materials		
Div 11	Kitchen Equipment	36,000.00	Appliances of Orlando		
Div 15	HVAC	452,329.00	MSI Mechanical Serv		
Div 15	Plumbing	79,839.00	Heichel Plumbing		
Div 15	Fire Protection	41,730.00	Century Fire		
Div 16	Electric	520,223.00	AEC		
Div 16	Fire Alarm	46,500.00	BCI Integrated		
Div 16	Low Voltage	32,409.00	Central FL Wiring		
Div 16	Low Voltage to Gate Opener	12,000.00	Central FL Wiring		
Allow	Cut Patch Replace Concrete	4,500.00			
Allow	Generator Pad	5,000.00			
Allow	Monument Islands for Card Reader	5,000.00			
Allow	Woods, Plastics, Metals	10,000.00			
Allow	Replace Damaged Sprayfoam	4,500.00			

Allow	Caulking	7,500.00			
Allow	Access Panels	2,500.00			
Allow	Demo & Repair Exterior Windows	33,000.00			
Allow	Stucco Patch	2,500.00			
Allow	Pressure Wash for Painting	3,500.00			
Allow	Pressure Wash, Sand & Paint BB Court	5,000.00			
Allow	Signage	20,000.00			
Allow	Fire Extinguisher & Cabinets	5,000.00			
Allow	Blinds & Misc. Specialties	15,000.00			
Allow	Electric (Lighting in Display Case)	2,500.00			
Allow	BDA	80,000.00			
Allow	A/V System	20,000.00			
Allow	Misc. Cleanup	5,000.00			
Allow	BDA Testing	3,000.00			
	Subtotals	**2,836,081.00**		**675,462.00**	**23.82%**
	Performance Bond	40,839.57			
	Builders Risk	26,942.77			
	GL Insurance	26,942.77			
	Subtotals	**2,930,806.11**		**675,462.00**	**23.05%**
10.00%	CM Fee	283,608.10		283,608.10	10.00%
	Contingency	283,608.10			
	Totals	**3,498,022.31**		**959,070.10**	**27.42%**
	FINAL ESTIMATE AMOUNT-->	**3,498,022.31**		**959,070.10**	**27.42%**

CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

			Initiation Year:		2024
Date Submitted:	9/12/2025		Finance PRJ/No.:		PS2409
Submitting Dept./Division:	Fire		P/N Data Entry--By/		
Submitting Dept. File No.:			Date:		
Original Budget Year:	FY 2023/2024				
Year Projected Expected to be In Service:	2026		Payroll Data Entry By/		
Fund /Dept-Div/ Activity:	300-9595-522		Date:		
Adopted by Resolution #					
Adopted @ Council Mtg.:					
1.) Project Title:	Fire Headquarters				
a. Project included in the Comprehensive Plan?:			Yes	X	No
b. If NOT in Comp Plan, Priority of Proj:	Priority Ranking:				
c. Is it in the Department CIP or the Comp Plan?			Dept CIP	X	Comp Plan

2.) Full Description of Project:

This project is to remodel the former charter school located at 3101 Progress Lane. Work includes transforming the school classroom and open space into both a logistics warehouse, office space, meeting and confrence space as well as a secure storage area for city records. Upgrading electrical service within the facilility to include back up generator power, conversion of classroom space to office space, air condition distribution and balancing, plumbing modifications to add showers, painting, flooring, and technology upgrades.

3.) ESTIMATED COST TO BUILD THIS PROJECT/PROGRAM/SYSTEM

Element #		Element description	Projected Cost
12-00		SALARIES & WAGES	
14-00		OVERTIME	
31-00		PROFESSIONAL SRVC (Engineering, Architectural, Legal)	
34-00		OTHER CONTRACTUAL SERV(Custodial, janitorial,& other srvcs)	$3,500,000
49-53.00		OTHER CURRENT, OFF. SUPP, OPER. SUPP, (Year 1 costs)	
61-00		LAND & RIGHT OF WAYS	
62-00		BUILDINGS	$199,716
63-00		C/O OTHER IMPROVEMENTS	
64-00		MACHINERY & EQUIPMENT	
		TOTAL CONSTRUCTION COST	$3,699,716

4.) Calendar Of Expenditures for Cash Flow Projections (For Multi-Year Projects Only)
(Indicate amount requested by year and for what stage of project it is requested).

MONTH/YEAR	AMOUNT	PROJ. PHASE (PLAN, DESIGN, CONST.)
2024/2025	$150,000	Design
2025/2026	$3,549,716	Construction

5.) SOURCE OF FUNDS

	TOTAL
Debt	$3,699,716
TOTAL	$3,699,716

NOTE: ATTACH ALL AGREEMENTS, EXPLANATIONS, JUSTIFICATIONS, SERVICE AREA MAPS, PLANS, ETC.

REQUESTED BY: 12 Sept 2025
(Department Head) (Date)

ESTIMATED BY: (Date)

APPROVED BY: 9-16-25
(Finance Director) (Date)

9/23/25
(City Manager) (Date)

Approval contingent on Council approving the Procurement resolution to award the contract. Scheduled for FY 25/26.

City of St. Cloud CIP Request Form 201 Rev. 3/26/03 1 of 1

FORM NO. 105
Approved by Finance Director
Revised: 09/14/01

CITY OF ST. CLOUD BUDGET TRANSFER REQUEST

BUDGET TRANSFER#: _____ DATE: 09/02/25

DOCUMENT # _____ DEPT/DIV: Administrative/Fire

TRANSFER FROM:

ACCOUNT NUMBER	ACCOUNT NAME		AMOUNT
300-9595-572-63-00	Contractual Services	PR2106	1,200,000
300-9595-522-34-00	Contractual Services	PS2402	1,300,000
		TOTAL	2,500,000

TRANSFER TO:

ACCOUNT NUMBER	ACCOUNT NAME		AMOUNT
300-9595-522-34-00	Contractual Services	PS2409	2,500,000
		TOTAL	2,500,000

REASON & JUSTIFICATION FOR BUDGET TRANSFER:

To realign the 2025 bond proceeds between projects. A total of $1.2M will be transferred from project PR2106 17th Street Ballfields and a total of $1.3M from Fire Station 36 to fund the remaining needs of project PS2409 Fire Headquarters Renovations. These are all bond funded projects and there is no restriction on where the money is spent.

DEPARTMENT HEAD

DIRECTOR OF FINANCE & ADMIN SERVICES

DATE POSTED

CITY MANAGER

In accordance with Section 6.09(d) of the city charter, the City Manager may, on notification to the City Council, transfer part or all of any unencumbered appropriation balance among programs (accounts) within a department, office, or agency

Approval continsent on Council approving the resolution to award the contract for the Fire renovations. scheduled in FY 25/26.

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-155R - Interlocal Agreement OLE 2025-2027

City Manager Agenda Item:
Resolution No. 2025-155R, a resolution of the City Council of the City of St. Cloud, approving an Interlocal Agreement with the City of St. Cloud, Osceola County, the City of Kissimmee, the Osceola County School Board and Osceola Legislative Effort, Inc. for the acquisition of lobbyist services to promote, represent and protect those interests which collectively affect and impact the interests of the parties and authorizing the Mayor to execute the agreement and providing an effective date.
COST: $30,000 City Contribution.
This item is to approve an Interlocal Agreement with the City of St. Cloud, Osceola County, the City of Kissimmee, the Osceola County School Board and Osceola Legislative Effort, Inc. for the acquisition of lobbyist services.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Each year there are legislative issues which affect the collective interests of the County, St. Cloud, Kissimmee, and the school board; and these collective interests would be better served with a unified voice and joint lobbying effort representing the interests of these parties as a whole; and such unified joint representation would promote efficiency and provide for a large, more positive and more productive impact on those concerns and issues relating to these parties as a collective unit.

Legal Authority:
Section 163.01, Florida Statutes and City Charter Section 2.04.

Budget and Recommendation:
General Fund: FY 25/26 001-1000-511.31-00
Budgeted : $30,000
Staff recommends **APPROVAL** of this item.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/09/2025-Final Action

Attachments:
1. Oct 1, 2025 - Sept 30, 2027 OLE Agreement
2. Resolution No. 2025-155R OLE Agreement renewal

AGREEMENT

This is an agreement between Osceola County (hereinafter referred to as "COUNTY"), the City of St. Cloud (hereinafter referred to as "ST. CLOUD"), the City of Kissimmee (hereinafter referred to as "KISSIMMEE"), the School Board of Osceola County, Florida (hereinafter referred to as "SCHOOL BOARD"), and Osceola Legislative Effort, Inc., a Florida not-for-profit corporation, (hereinafter referred to as "OLE"), for the acquisition of lobbyist services to promote, represent and protect those interests which collectively affect and impact the interests of the County, Cities and the School Board.

WITNESSETH:

WHEREAS each year there are legislative issues which affect the collective interests of the COUNTY, ST. CLOUD, KISSIMMEE, and the SCHOOL BOARD; and

WHEREAS these collective interests would be better served with a unified voice and joint lobbying effort representing the interests of these parties as a whole; and

WHEREAS such unified joint representation would promote efficiency and provide for a large, more positive and more productive impact on those concerns and issues relating to these parties as a collective unit; and

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions contained herein, and for other good and valuable consideration provided by each party hereto, the parties agree as follows:

1. The recitals in the "WHEREAS" clauses are incorporated into and become part of this Agreement.

2. The term of this Agreement is from October 1, 2025 through September 30, 2027, to be approved and executed by all parties.

3. OLE agrees to acquire and retain professional lobbyist services to promote, represent and protect those interests that collectively affect the COUNTY, ST. CLOUD, KISSIMMEE, and the SCHOOL BOARD. The services to be contracted for shall include, but will not be limited to, the following:

    a. Monitor legislation of interest to the represented parties herein; and

    b. Advance the issues in the legislative program constructed for the parties represented herein, working to refine that legislation through the development of amendments as warranted and necessary; and

    c. Assist in the development of strategies relating to the collective legislative concerns of the parties represented herein; and

d. As needed, lobby the Governor, staff and state agencies on behalf of represented parties herein; and

e. As needed, lobby the federal executive and legislative branches, and their staff, on behalf of represented parties herein; and

f. Provide advice as to how the represented parties may obtain and maximize returns collectively received from the state Legislature or federal government based on the intricacies of the legislative process; and

g. Use all best efforts to coordinate funding, legislation and policy related activities with legislative bodies and interests; and

h. Use all best efforts to secure appropriate authorizations and funding from legislative bodies to implement projects for the collective benefit of the parties as stated above; and

i. Maintain direct and frequent contact with legislative members representing the interests of the parties as stated above, and inform the governing bodies of each of the represented parties as to the need to participate directly in the legislative process, such as through testimony in committee meetings or through conversations with members of the parties' legislative delegation or other members of the legislature; and

j. Advocate the collective interests of the aforementioned parties during the legislative process; and

k. Keep the parties apprised of the status of legislation on a regular basis by frequent telephone conversations with each of the represented parties, as well as with the members of the respective governing bodies and staff, and maintain such contact in writing as appropriate; and

l. Deliver a written final report within 60 days of the conclusion of the state legislative session on the outcome of the issues in the parties' collective legislative program and, within the same time period if requested, provide a presentation regarding same to each of the respective governing bodies; and

m. Present an annual budget by December 15 of each year during the term of this Agreement.

4. OLE shall select lobbyist(s) with the necessary expertise and background for the issues to be addressed. Said lobbyist(s) shall agree in writing, that the lobbyist(s) will not lobby before any of the entities, its elected officials or staff on behalf of any third party or lobby against any interests of the entities to this Agreement for a period of two (2) years after completion

of representation. Provided, however, that the restriction herein may be waived or limited by any of the parties hereto. Further, the lobbyist(s) shall comply with all applicable state and federal laws and regulations governing lobbying. The contract with the lobbyist(s) shall be in writing.

5. The Board of Directors of OLE shall meet as soon as conveniently possible after the execution of the Agreement to collectively submit and discuss those issues of primary focus as previously agreed upon by their respective governing bodies. At such times, the Board shall create and formally adopt a list of issues and instructions for the engaged lobbyist(s) to pursue during the immediate legislative session. Notwithstanding any term contained in the bylaws to the contrary, the approval of a list of issues and instructions as contemplated herein shall require the unanimous approval of the Board of Directors.

6. The parties herein agree that the fees for acquiring and retaining the services of the lobbyist(s) subject to this Agreement shall not exceed a total amount of TWO HUNDRED TEN THOUSAND DOLLARS AND 00/100 ($210,000.00), and that payment for same shall be remitted to OLE in the following manner:

    a. The COUNTY of Osceola shall pay no more than EIGHTY THOUSAND AND 00/100 DOLLARS ($80,000.00) PER YEAR; and

    b. The SCHOOL BOARD shall pay no more than SIXTY THOUSAND AND 00/100 DOLLARS ($60,000.00) PER YEAR; and

    c. KISSIMMEE shall pay no more than FORTY THOUSAND AND 00/100 ($40,000.00) PER YEAR; and

    d. ST. CLOUD shall pay no more than THIRTY THOUSAND AND 00/100 DOLLARS ($30,000.00) PER YEAR; and

    e. The parties further agree that payment, as outlined above, shall be submitted by the respective parties to OLE in four (4) equal payments as follows:

        1) first year first payment within forty-five (45) days of the date of execution of this Agreement.
        2) first year second payment on or before February 1, 2026.
        3) second year first payment on or before October 1, 2026.
        4) second year second payment on or before February 1, 2027.

        Notwithstanding the foregoing, no Party shall be obligated to pay any portion of its contribution hereunder, until such time as that Party has budgeted or otherwise approved the funding of its contribution.

7. In the event one governmental entity elects to withdraw from the Agreement, said entity shall provide thirty (30) days prior written notice to each party of this Agreement.

8. This Agreement may be terminated at any time, by mutual and complete agreement between all parties hereto, or by thirty (30) days prior written notice to each party of this Agreement. Any funds not expended by OLE shall be returned to the parties on a prorate basis.
9. This Agreement shall not be assigned by any party without prior written consent of the other parties.

10. All notices and/or reports required under this Agreement shall be delivered by United States mail, overnight express, or hand delivery to the following offices.

For Osceola County:

County Manager
1 Courthouse Square, Ste. 4700
Kissimmee, FL 34741

County Attorney
1 Courthouse Square, Ste. 4200
Kissimmee, FL 34741

For St. Cloud:

City
Manager
City Hall
1300 Ninth Street
St. Cloud, FL 34769

City Attorney
City Hall
1300 Ninth Street
St. Cloud, FL. 34769

For the School Board:

Office of the Superintendent
817 Bill Beck Blvd., Building 1000
Kissimmee, FL 34744

School Board Attorney Sarah Wallestein Koren, Esquire
817 Bill Beck Blvd., Building 1000
Kissimmee, FL 34744

For Kissimmee:

City Manager
City Hall
101 Church Street
Kissimmee, FL 34741

City Attorney
City Hall
101 Church Street
Kissimmee, FL 34741

For OLE

Osceola Legislative Effort, Inc.
1425 E. Vine Street
Kissimmee, FL 34744

11. This Agreement shall be governed by, and construed under, 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. Any legal proceedings 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.

12. OLE agrees to indemnify, defend, and hold harmless the COUNTY, ST. CLOUD, KISSIMMEE, AND THE SCHOOL BOARD from any and all liability, claims, demands, damages, expenses, fees, fines, penalties, suit proceedings, actions and costs of actions, including attorney's fees, at the trial, appellate and administrative levels, of any kind and nature, arising directly or indirectly from or out of any negligent act or omission of OLE arising out of or in any way connected with the performance of this Agreement by OLE, or because of or due to the existence of this Agreement itself.

13. Nothing herein is intended to serve, nor shall it be construed, as a waiver, express or implied, sovereign immunity by any party, agency, or political subdivision to which sovereign immunity is applicable. Further, without limitation, nothing herein modifies the rights of the parties and the limits of liability set forth in Section 768.28 Florida Statutes.

14. The parties agree that no action may be commenced or maintained unless all conditions precedent pursuant to this Agreement or set forth by law have been satisfied by the complaining party. The parties agree that non-binding mediation should be attempted prior to filing suit. All parties shall be responsible for their own attorney's fees and costs.

15. In the performance of this Agreement, OLE shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. For purposes of this Agreement, books, records, and accounts shall refer to all information, materials and data of every kind and character, including hard copy and computer-readable data, where applicable, and shall include, without limitations, documents, recordings, agreements, contracts, commitments, arrangements, notes, journals, diaries, reports, receipts, memoranda, correspondence, written policies and procedures, expense records, and any other documents and sources of information that may in the parties' judgement have any bearing on or pertain to any matters, rights, duties or obligations under or covered by this Agreement. 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 any authorized representative of the COUNTY, ST. CLOUD, KISSIMMEE and the SCHOOL BOARD, an shall be retained by OLE for a period of five (5) years after termination or completion of the Agreement or until the full audit is complete, whichever comes first. The COUNTY, ST. CLOUD, KISSIMMEE, and the SCHOOL BOARD shall retain the right to audit the books during the five (5) 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 COUNTY, ST. CLOUD, KISSIMMEE, and the SCHOOL BOARD also have the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether OLE has the ability to fulfill its contractual obligations to the satisfaction of the COUNTY, ST. CLOUD, KISSIMMEE and the SCHOOL BOARD. The COUNTY, ST. CLOUD, KISSIMMEE, and the SCHOOL BOARD have the right to terminate this Agreement based upon the findings in this audit without regard to any notice requirement for termination. If OLE received notifications of a dispute or the commencement of litigation or other proceeding regarding any services performed under this Agreement within this five (5) year period, then OLE shall continue to maintain all books, records, and accounts in accordance with this paragraph until final resolution of the dispute, litigation, or other proceeding.

16. **Public Records Act/Chapter 119 Requirements**

    IF OLE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, 817 BILL BECK BOULEVARD, KISSIMMEE, FLORIDA 34744, PHONE: (407) 870-4600, EMAIL: PUBLICRECORDS@OSCEOLASCHOOLS.NET.

    OLE 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 OLE will act on behalf of the PARTIES, as provided under section 119.011(2), Florida Statutes, OLE, 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 by the PARTIES to perform the service.

    2. Upon request from the PARTIES' custodian of public records, provide the PARTIES with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Florida law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if OLE does not transfer the records to the PARTIES.

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

S. If OLE does not comply with a public records request, the PARTIES shall enforce the contract provisions in accordance with the Agreement.

17. There are no third-party beneficiaries created or entitled by this Agreement, and only the specific parties hereto shall have any rights or standing to enforce this Agreement or any provision thereof.

18. The parties to this Agreement hereby expressly waive and forego all rights to trial by jury to the fullest extent allowed by law.

19. This Agreement sets forth the entire Agreement between the parties. There are no promises or understandings other than those stated herein. None of the provisions, terms or conditions contained in this Agreement may be modified, superseded or otherwise altered except by prior written agreement duly executed by all the parties.

20. If any item or provision of this Agreement, or the applications thereof to any persons or circumstances shall be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms and provisions shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted bylaw.

21. All Board of Directors meetings shall be held in accordance with the Florida Statutes 286.

22. This Agreement may be executed in five (5) original counterparts to expedite its Implementation and effective date.

(Signature Pages to Follow)

IN WITNESS WHEREOF, the COUNTY, ST. CLOUD, KISSIMMEE, SCHOOL BOARD and OLE have caused this Agreement to be duly executed through authorized representatives, on the respective dates set forth below.

OSCEOLA COUNTY
COUNTY MANAGER

BY: _____ ATTEST: _____
Don Fisher, Osceola County Manager Deputy Clerk

Date: _____

IN WITNESS WHEREOF, the COUNTY, ST. CLOUD, KISSIMMEE, SCHOOL BOARD and OLE have caused this Agreement to be duly executed through authorized representatives, on the respective dates set forth below.

CITY OF ST. CLOUD

BY: _____ ATTEST: _____
Veronica Miller, City Manager City Clerk

Date: _____

Approved as to form and legality

_____
City Attorney

IN WITNESS WHEREOF, the COUNTY, ST. CLOUD, KISSIMMEE, SCHOOL BOARD and OLE have caused this Agreement to be duly executed through authorized representatives, on the respective dates set forth below.

CITY OF KISSIMMEE

BY: _____ ATTEST: _____
Mike Steigerwald, City Manager City Clerk

Date: _____

Approved as to form and legality

_____
City Attorney

IN WITNESS WHEREOF, the COUNTY, ST. CLOUD, KISSIMMEE, SCHOOL BOARD and OLE have caused this Agreement to be duly executed through authorized representatives, on the respective dates set forth below.

THE SCHOOL BAORD OF OSCEOLA COUNTY, FLORIDA

BY: _____ ATTEST: _____
Superintendent Dr. Mark Shanoff School Board Clerk

Date: _____

Approved as to form and legality

_____
School Board Attorney

RESOLUTION NUMBER 2025- 155R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF ST. CLOUD, OSCEOLA COUNTY, THE CITY OF KISSIMMEE, THE OSCEOLA COUNTY SCHOOL BOARD AND OSCEOLA LEGISLATIVE EFFORT, INC. FOR THE ACQUISITION OF LOBBYIST SERVICES TO PROMOTE, REPRESENT AND PROTECT THOSE INTERESTS WHICH COLLECTIVELY AFFECT AND IMPACT THE INTERESTS OF THE PARTIES AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

SECTION I. The City Council of the City of St. Cloud does further approve and authorizes the Mayor to execute the Interlocal Agreement between the City of St. Cloud, Osceola County, the City of Kissimmee, the Osceola County School Board and Osceola Legislative Effort, Inc. related to lobbying services as set forth in Exhibit "A" attached hereto.

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the __ day of October 2025.

CITY OF ST. CLOUD

ATTEST:

_____
Mayor, Christian B. Robertson

_____
City Clerk, Ivy Llauro

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

_____
Daniel F. Mantzaris, City Attorney

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-159R St. Cloud Chamber Funding Agreement

City Manager Agenda Item:
Resolution No. 2025-159R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement between the City of St. Cloud and St. Cloud Chamber of Commerce, Inc. for funding a contribution in support of the Chamber of Commerce in an amount not to exceed fifty thousand dollars ($50,000) annually, subject to annual appropriation by the City Council; authorizing the Mayor to execute the agreement and providing an effective date.
COST: The City agrees to provide up to $50,000.
This item is to authorize the Mayor to execute an agreement between the St. Cloud Chamber of Commerce and the City of St. Cloud.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
The purpose of the St. Cloud Chamber of Commerce is to promote the expansion, support and development of businesses within the greater St. Cloud area to service a public purpose; and the City Council has determined that entering into this Agreement is in the best interest of the City of St. Cloud and will assist the St. Cloud Chamber of Commerce in accomplishing their mission. This Agreement shall be for a period of sixty (60) months beginning October 1, 2025. All funds provided by the city shall be obligated within twelve (12) months of award for expenditure by the Chamber. On an annual basis and no later than July 31 of each year, the Chamber shall provide the following to the city:
a) an in-person presentation to the St. Cloud City Council including, as a minimum, a value statement certifying the services provided hereunder on behalf of the city for the twelve (12) months immediately prior to the presentation; and
b) a work plan for services to be provided by the Chamber for the city's upcoming fiscal year.

Legal Authority:
City of St. Cloud Code of Ordinances Section 2.01 and Section 2.04

Budget and Recommendation:
The City agrees to provide an amount not to exceed $50,000.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/2025-Final Action

Attachments:
1. Chamber funding agreement 2025 Res_159R
2. Chamber Agreement 2025 10_9_25

RESOLUTION NUMBER NO.: 2025–159R

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

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

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

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

SECTION I. The City Council of the City of St. Cloud, Florida, hereby approves funding of FIFTY THOUSAND DOLLARS ($50,000) in support of the St. Cloud Chamber of Commerce, Inc. as more particularly described in the Agreement attached hereto and incorporated herein as Exhibit “A”.

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

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 9th day of October 2025.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

AGREEMENT FOR SERVICES

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

WITNESSETH:

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

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

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

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

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

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

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

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

5. In consideration of the services to be rendered by Chamber the CITY shall pay FIFTY THOUSAND DOLLARS ($50,000.00) to Chamber on or before November 1, of each year under tis Agreement, unless terminated as provided herein.

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

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

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

7. PUBLIC RECORDS:

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

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

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

1. Keep and maintain public records required by the CITY to perform the service.
2. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Florida law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the CITY.
4. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public

records required by the CITY to perform the service. If the CHAMBER transfers all public records to the CITY upon completion of the contract, the CHAMBER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CHAMBER keeps and maintains public records upon completion of the contract, the CHAMBER shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

5. If the CHAMBER does not comply with a public records request, the CITY shall enforce the contract provisions in accordance with the Agreement.

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

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

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

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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

Attest:

By: _____
Ivy Llauro, City Clerk

CITY OF ST. CLOUD, FLORIDA, a Municipal corporation

By: _____
Christian B. Robertson, Mayor
Date: _____

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

By: _____
Dirk Webb, President
Date: _____

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-160R St. Cloud Main Street Funding Agreement

City Manager Agenda Item:
Resolution No. 2025-160R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement between the City of St. Cloud and St. Cloud Main Street, Inc. for funding a contribution in support of the St. Cloud Main Street program in an amount not to exceed seventy thousand dollars ($70,000) annually, subject to annual appropriation by the City Council; authorizing the Mayor to execute this agreement and providing an effective date.
COST: The City agrees to provide up to $70,000.
This item is to authorize the Mayor to execute an agreement between St. Cloud Main Street and the City of St. Cloud.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
St. Cloud Main Street is a program designed to promote a business development area within the City of St. Cloud ; and the City Council has determined that entering into this Agreement is in the best interest of the City of St. Cloud and will assist the St. Cloud Main Street in accomplishing their mission. This Agreement shall be for a period of sixty (60) months beginning October 1, 2025. All funds provided by the city shall be obligated within twelve (12) months of award for expenditure by St. Cloud Main Street. On an annual basis and no later than July 31 of each year, St. Cloud Main Street shall provide the following to the city:
a) an in-person presentation to the St. Cloud City Council including, as a minimum, a value statement certifying the services provided hereunder on behalf of the city for the twelve (12) months immediately prior to the presentation; and
b) a work plan for services to be provided by St. Cloud Main Street for the city's upcoming fiscal year.

Legal Authority:
City of St. Cloud Code of Ordinances Section 2.01 and Section 2.04

Budget and Recommendation:
The City agrees to provide an amount not to exceed $70,000.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/2025-Final Action

Attachments:
1. Main street funding agreement 2025 Res 160R 10_9_25
2. Main Street Agreement 10_9_25

RESOLUTION NUMBER NO.: 2025–160R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND ST. CLOUD MAIN STREET, INC. FOR FUNDING A CONTRIBUTION IN SUPPORT OF THE ST. CLOUD MAIN STREET PROGRAM IN AN AMOUNT NOT TO EXCEED SEVENTY THOUSAND DOLLARS ($70,000) ANNUALLY SUBJECT TO ANNUAL APPROPRIATION BY THE CITY COUNCIL; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Cloud Main Street, Inc.'s Main Street Program is a program designed to promote a business development area within the City of St. Cloud; and

WHEREAS, the CITY has determined that the services to be provided as part of the program are of substantial benefit to the downtown area and can best be implemented by Main Street and its professional staff; and

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

SECTION I. The City Council of the City of St. Cloud, Florida, hereby approves funding of SEVENTY THOUSAND DOLLARS ($70,000) for the implementation of the Main Street program by St. Cloud Main Street, Inc. as more particularly described in the Agreement attached hereto and incorporated herein as Exhibit "A".

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

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

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 9th day of October 2025.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

AGREEMENT FOR SERVICES

THIS AGREEMENT is by and between THE CITY OF ST. CLOUD, a Florida Municipal Corporation, hereinafter referred to as "CITY" and ST. CLOUD MAIN STREET, INC., a non-profit Florida Corporation, herein referred to as "Main Street".

WITNESSETH:

WHEREAS, the purposes of the Main Street Program, which include revitalization, stabilization and economic development of downtown St. Cloud are viable, legitimate public interests; and

WHEREAS, the Main Street Program is a program designed to promote a business development area within the City of St. Cloud; and

WHEREAS, the CITY has determined that the services to be provided hereunder are of substantial benefit to the downtown area and can best be implemented by Main Street and its professional staff; and

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

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

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

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

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

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

4. The annual work plans may include, but not be limited to the following activities, as recommended in the National Main Street Four Point Approach:

a) to promote the historic preservation, protection, and use of CITY's traditional downtown area, including that area's commercial and civic enterprises and residences;
b) to participate in, aid and support, CITY and City of St. Cloud downtown programs, policies, projects, initiatives and marketing activities as may be established by the City or by the Main Street board of directors in accordance with the CITY Redevelopment Plan and as CITY deems appropriate; and
c) to aid, work with and participate in the activities of other organizations, individual and public and private entities located within the St. Cloud Main Street footprint and overlapping Central CITY District engaged in similar purposes.

5. In consideration of the services to be rendered by Main Street, the CITY shall pay to the Main Street the total amount of SEVENTY THOUSAND DOLLARS ($70,000). The annual amount hereunder shall be subject to and conditioned upon the annual appropriation of funds by the St. Cloud City Council. The above amount shall be paid by the CITY to Main Street on November 30th of each year hereunder.

6. a) In addition to the foregoing, and subject to an annual appropriation by the City Council as may be necessary, CITY shall provide further support or sponsorship to Main Street in the form of the waiver of applicable use or permit review fees for the following Main Street events:

1. Veterans Dinner
2. Special events in the downtown area as part of which CITY has agreed to participate as an event partner.

b) Additionally, Main Street agrees to perform at a minimum one special event per quarter open to the public and as approved by CITY to occur within the St. Cloud Entertainment District or at the St. Cloud Lakefront. For these approved events, CITY will waive all associated costs including CITY staff costs for said events, excluding, unless otherwise agreed to by CITY in advance, necessary public safety personnel required for the event.

c) For any and all events not described above and at CITY facilities other than the St. Cloud Ranch, Main Street will pay the standard usage rates for CITY facilities in the same amount as CITY internally charges or allocates to CITY departments using CITY facilities. Additionally, for these events, Main Street shall pay any and all additional costs incurred for personnel and other services that CITY incurs, including but not limited to, additional staff personnel costs, clean up, solid waste disposal, and public safety personnel. For purposes herein, additional costs are defined as costs incurred by the CITY to provide personnel and services for the event above and outside of the normal manned business hours for the facility. If the event occurs during normal manned business hours for the facility Main Street will only pay for any necessary personnel costs for set up and break down by city staff.

d) No term herein shall prohibit Main Street from requesting additional facility use fee or other discounts from the City Council for the use of any CITY facility open to general public.

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

Main Street:	Paula Stark 903 Pennsylvania Avenue St. Cloud, FL 34769 E-mail: paula@stcloudmainstreet.org
CITY:	Veronica Miller City Manager City Hall 1300 9th St. St. Cloud, FL 34769

8. PUBLIC RECORDS:

Main Street 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 Main Street will act on behalf of the CITY, as provided under section 119.011(2), Florida Statutes, Main Street, 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 to perform the services hereunder.

b) Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied.

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

d) Upon expiration or termination of the contract, transfer, at no cost, to the CITY all public records in possession of Main Street or keep and maintain public records. If Main Street transfers all public records to the CITY upon completion of the expiration or termination of this Agreement, Main Street shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Main Street keeps and maintains public records upon expiration or termination of the contract, Main Street shall meet all applicable requirements for retaining public records.

e) If Main Street does not comply with a public records request, said failure shall be deemed a breach or default of this Agreement and CITY shall have the right to exercise any remedy available to it under this Agreement or at law.

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

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

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

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

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

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

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

City of St. Cloud	**St. Cloud Main Street, Inc.**
By: _____	**By: _____**
Christian B. Robertson, Mayor	**Mel Welch, President**
Date: _____	**Date: _____**
Attest:	**Attest:**
_____	**_____**
Ivy Dela Cruz, City Clerk	**Rick Heuser, Secretary**

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Preliminary Subdivision Plan for Walker Property PSP24-00001

Community Development Agenda Item:
Request City Council's approval of a Preliminary Subdivision Plan for Walker Property, PSP24-00001.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Walker Property, which contains 69 lots for single-family detached homes on approximately +/- 25.59 acres of land, generally located north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located south of Chisholm Park Trail, west of S. Narcoossee Road, north of Old Oak Trail. The property is comprised of three undeveloped parcels totaling approximately 25.59 acres. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and access to arterial roadways.

The current zoning pursuant to the automatic conversion of annexed land from County to City is "R-E" Single-Family Dwelling. The applicant requested to rezone the subject property to "PUD" Planned Unit Development, which is consistent with the assigned Future Land Use Map Amendment to Low Density Residential. The "PUD" Planned Unit Development was approved by City Council April 25,2024.
The proposed development is for 69 single-family detached homes, front loaded.

Total net developable: 25.59
Gross Residential Acreage: 20.92
Gross Residential Density 2.70 du/ac

Legal Authority:
Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision 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 Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL with condition** of the Walker Property Preliminary Subdivision Plan (PSP24-00001).
PLANNING:
1. Prior to approval of the Subdivision Construction Plans, the applicant will construct the 10' multi-purpose trail to extend along Chisholm Park Trail to Narcoossee Rd (the City is responsible for acquiring the necessary off-site property) as well as continue through the development (down Albany Ave to Narcoossee Rd).

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action

Attachments:
1. 1. PSP24-00001 Walker Property PSP Staff Report CC 10.09.25
2. 2. PSP24-00001 Walker Property School Capacity Report
3. 3. PSP24-00001 Walker Property Full Set of Plans

City Council Staff Report
Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
PSP24-00001

Type of Application
Preliminary Subdivision Plan

Case Name
Walker Property

Applicant/Agent:
Osceola Engineering/ Broc Althafer

Owner(s)
Home Dynamics Narcoossee LLC/
David Shack

Address/Location
north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.

Parcel ID No.
Parcel 1:
29-25-31-4910-0051-0010
Parcel 2:
29-25-31-4910-0060-0070
Parcel 3:
29-25-31-4910-0060-0010

Total Land Area
+/- 25.59 acres

Project Planner
Virginia Renteria
Senior Planner

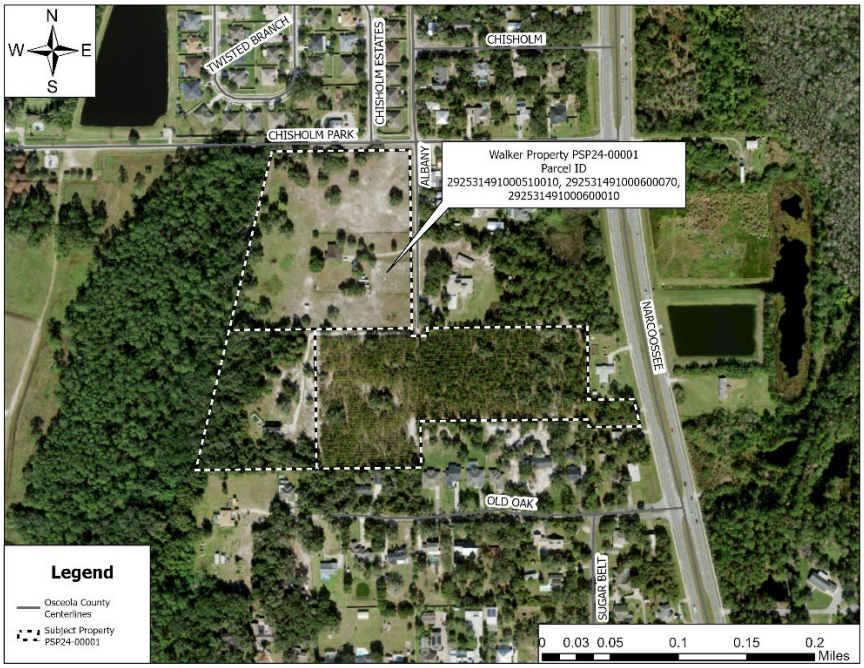


Figure 1 – Aerial Map

Request
The applicant is requesting consideration of a Preliminary Subdivision Plan (PSP) for approximately +/- 25.59 acres of land, known as Walker Property, as shown in **Figure 1** above.

Background
The subject property is generally located south of Chisholm Park Trail, west of S. Narcoossee Road, north of Old Oak Trail. The property is comprised of three undeveloped parcels totaling approximately 25.59 acres. The development as proposed will support residential infill in an appropriate area with existing infrastructure, compatible residential uses, and access to arterial roadways.

The current zoning pursuant to the automatic conversion of annexed land from County to City is “R-E” Single-Family Dwelling. The applicant requested to rezone the subject property to “PUD” Planned Unit Development, which is consistent with the assigned Future Land Use Map Amendment to Low Density Residential. The “PUD” Planned Unit Development was approved by City Council April 25,2024.
The proposed development is for 69 single-family detached homes, front loaded.

Total net developable: 25.59
Gross Residential Acreage: 20.92
Gross Residential Density 2.70 du/ac

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*.

DRC/Staff Recommendation
Staff reviewed this Preliminary Subdivision Plan on or before September 12, 2025. The following **informational** comments were provided:

Public Works

1. A Transportation Impact Analysis will be required to be submitted and approved prior to subdivision construction plan approval.
2. Final engineering design will be reviewed with the subdivision construction plan submittal.
3. Any improvements within the Narcoossee Road right-of-way requires Osceola County permitting.
4. The improvements shall not impact on the existing drainage patterns for the site and/or adjacent properties.
5. Please be aware of the new land development code changes regarding the filling and grading of new development along adjacent properties. The new code language can be requested from the city at public.works@stcloudfl.gov

Osceola County School District (9/16/2025)

1. 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.
2. Harmony High is overcapacity 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, rezoning, and/or charter schools.

Staff Recommendation
Staff recommended **APPROVAL** of the Walker Property Preliminary Subdivision Plan of (PSP24-00001). Preliminary Subdivision Plan for Walker Property subject to the following conditions:

PLANNING:
Prior to approval of the Subdivision Construction Plans, the applicant will construct the 10' multi-purpose trail to extend along Chisholm Park Trail to Narcoossee Rd (the City is responsible for acquiring the necessary off-site property) as well as continue through the development (down Albany Ave to Narcoossee Road).

City Council Requested Action
Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision 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 Preliminary Subdivision Plan

shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

Attachments

- Osceola County School Capacity Report
- Walker Property Preliminary Subdivision Plan (full set of plans)

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

PLANNING SERVICES DEPARTMENT

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

UPDATED

Date:	9.16.25	**Current FLU:**	LDR
SDOC #:	2021/22-0125	**Requested FLU:**	N/A
Jurisdiction:	St. Cloud	**Current Zoning:**	R-E
DRC #:	PSP24-00001	**Requested Zoning:**	N/A
Project Name:	Walker Property	**PID:**	29-25-31-4910-0060-0070
Project Location:	Albany Ave., St. Cloud, 34771		29-25-31-4910-0051-0010
Comments Due Date:	9.16.25		29-25-31-4910-0060-0010
AC:	25.59		

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	69	**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)	10	**Middle (6-8)**	6	**High (9-12)**	10

Student Generation Calculations

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
69	69	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)	10
Middle (6-8)	6
High (9-12)	10

Level of Service (LOS)

	2024/2025			2027/2028		
School Boundaries Impacted	COFTE	Permanent Student Capacity	Current Level of Service	3 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
NCES	798	1,452	55%	786	796	55%
NCMS	1,077	1,528	70%	1,065	1,071	70%
HRHS	2,571	2,716	95%	2,467	2,477	91%

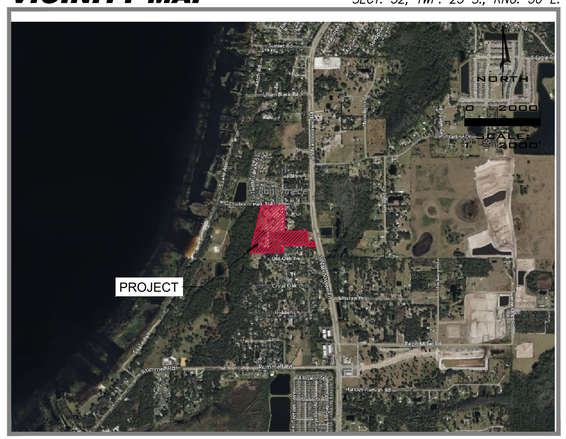
Comments

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.

Harmony High is overcapacity 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 provided relief for Harmony High School. Additional capacity may be met through existing space reconfigurations, rezoning, and/or charter schools.

VICINITY MAP

SECT. 32, TWP. 25 S., RNG. 30 E.



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 15, 16, 17 AND 18, BLOCK 60, LOTS 1, 2, 3, 4 AND 5, BLOCK 62, THAT PORTION OF THE VACATED O STREET ABUTTING SAID LOTS, THE EAST ½ OF THE VACATED MASSACHUSETTS AVENUE ABUTTING SAID LOTS AND THE SOUTH ½ OF THE VACATED N STREET ABUTTING SAID LOTS OF THE TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ALONG WITH:

BLOCKS 51 AND 52, THE TOWN OF RUNNYMEDE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 4 AND 5, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH VACATED STREET BETWEEN BLOCK 51 AND 52, AND THE NORTH 1/2 OF VACATED STREET LYING SOUTH OF BLOCK 52 AND THE EAST 1/2 OF VACATED MASSACHUSETTS AVENUE LYING WEST OF SAID BLOCKS 51 AND 52.

ALONG WITH:

ALL OF BLOCK 59 AND LOTS 5–14, BLOCK 60, AND LOTS 6–10, BLOCK 62, TOGETHER WITH VACATED "O" STREET ABUTTING LOTS 10–14, BLOCK 60 AND LOTS 6–10, BLOCK 62, TOGETHER WITH NORTH HALF OF VACATED "O" STREET LYING SOUTH OF BLOCK 59, TOGETHER WITH SOUTH HALF OF VACATED "N" STREET, LYING NORTH OF BLOCK 59, TOGETHER WITH THE WEST HALF OF VACATED PENNSYLVANIA A VENUE, LYING WEST OF THE ABANDONED AMERICAN COASTLINE RAILROAD, SOUTH OF THE CENTERLINE OF "N" STREET AND NORTH OF THE CENTERLINE OF "O" STREET, TOGETHER WITH THE WEST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE EXTENSION OF THE SOUTH LINE OF LOT 10, BLOCK 62, TOGETHER WITH THE EAST HALF OF VACATED NEW YORK AVENUE, LYING SOUTH OF "N" STREET AND LYING NORTH OF THE CENTERLINE OF "O" STREET, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF LOT 1, BLOCK 64, AND PORTIONS OF LOT 16, BLOCK 58, AND PORTIONS OF VACATED "O" STREET AND PENNSYLVANIA A VENUE, OF THE PLAT OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA, LYING WEST OF STATE ROAD 15, AND THAT PORTION OF ABANDONED RIGHT–OF–WAY OF KISSIMMEE–NARCOOSSEE BRANCH OF THE ATLANTIC COASTLINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 63, OF THE TOWN OF RUNNYMEDE, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN SOUTH 89°50'59" EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 00°12'31" EAST, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°50'59" EAST, A DISTANCE OF 217.19 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD 15; THENCE RUN NORTH 12°17'44" WEST, ALONG THE WESTERLY RIGHT OF–WAY LINE OF STATE ROAD 15, A DISTANCE OF 100.71 FEET TO A POINT OF CURVE; THENCE WITH THE ARC OF A CURVE TO THE RIGHT, HA YING FOR ITS ELEMENTS, A RADIUS OF 5779.58 FEET, A CENTRAL ANGLE OF 00°04'40", A DISTANCE OF 7.86 FEET TO A POINT ON CURVE; THENCE RUN NORTH 89°50'59" WEST, DEPARTING SAID RIGHT–OF–WAY LINE (NON–RADIAL), A DISTANCE OF 193.69 FEET; THENCE RUN SOUTH 00°12'31" WEST, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, FENCE MAINTENANCE, AND UTILITIES (PUBLIC OR PRIVATE, TO INCLUDE ELECTRICITY, WATER, ETC.), WHETHER OVER, UNDER, OR ACROSS THE SUBJECT PROPERTY, WHICH USES MAY BE EXPANDED AND/OR PAVED BY THE GRANTOR OR GRANTEE, TO INCLUDE THEIR SUCCESSORS, HEIRS, AND ASSIGNS, IN REGARD TO THAT CERTAIN REAL PROPERTY BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF VACATED "N" STREET, LYING WEST OF NEW YORK AVENUE AND EAST OF MASSACHUSETTS AVENUE, TOWN OF RUNNYMEDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 4 & 5, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

PRELIMINARY SUBDIVISION PLAN

FOR

WALKER PROPERTY

ALBANY AVENUE, ST. CLOUD, FL

HOME DYNAMICS CORPORATION

DAVID SCHACK
4755 TECHNOLOGY WAY
BOCA RATON, FL 33431

DRAWING INDEX

SHEET	SHEET NAME	REV	DATE
C0.001	COVER SHEET		11/04/2022
C0.002	EXISTING TOPOGRAPHY		11/04/2022
C1.001	PRELIMINARY SITE PLAN		11/04/2022
C2.001	PRELIMINANY TRAFFIC CIRCULATION PLAN		11/04/2022
C3.001	PRELIMINANY UTILITY PLAN		11/04/2022
C4.001	EXISTING CONDITIONS PLAN		11/04/2022

SITE DATA

PROPERTY LOCATION :
THE PROJECT IS LOCATED WEST OF S. NARCOOSSEE ROAD AND SOUTH OF CHISHOLM PARK TRAIL.

PARCEL NUMBERS :
29–25–31–4910–0051–0010
29–25–31–4910–0060–0070
29–25–31–4910–0060–0010

Property Acreage:
Onsite Project Area = 25.59 acres
Open Space = 5.21ac
Density = 2.70 du/ac

Design Standards:
Minimum Lot area = 7,500 sf
Minimum Lot Width = 62.5 FT
Maximum Allowable Building Height = Two Stories 35Ft
Maximum Lot Imperviousness = 75%
Proposed Zoning: PUD Land Use: LDR
Minimum centerline radius: 50 Ft

Setbacks:
Minimum front yard setback for front entry garage = 25 Ft
Minimum Front yard setback for covered front porch = 10 Ft
Minimum Front Yard Setback for A/C portion of Building = 20 FT
Minimum Lot frontage = 35 Ft
Minimum Air Conditioned Living Area = 1,500sf
Minimum side yard setback for Primary or accessory structures = 5 Ft
Minimum Corner Lot side setback for Primary or accessory structures = 15 Ft
Minimum rear yard setback for Primary or accessory structures = 15 Ft
*All other setbacks for accessory structures, except as noted above, shall be governed by the Land Development Code

Proposed Uses:
69 single family detached residential units

Parking Calculations:
Parking Required:
69 Single family units @ 4.5 per unit = 310.5 Spaces

Parking Provided: 4 Spaces per detached Unit on property = 276 spaces
On Street Parking = 35 spaces
Total = 311 spaces

SOILS:
ACCORDING TO THE SOIL SURVEY OF OSCEOLA COUNTY, FLORIDA THIS PROPERTY CONSISTS OF POMELLO FINE SAND AND ST LUCIE FINE SAND.

FLOOD STATEMENT:
PER FEMA COMMUNITY PANEL NUMBER 12097C0115G EFFECTIVE JUNE 18, 2013, THE SITE LIES WITHIN ZONE X (WHITE) AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN

TRAFFIC STATEMENT:
PER ITE 9TH EDITION, THIS SITE WILL GENERATE 714 AVERAGE DAILY TRIPS AND 75 PEAK HOUR TRIPS BASED ON USE 210.

LANDSCAPE & IRRIGATION:
A LANDSCAPE & IRRIGATION PLAN MEETING THE COUNTY/CITY L.D.C. WILL BE SUBMITTED WITH THE FINAL ENGINEERING PLANS.

PROJECT TEAM

CIVIL ENGINEERS/PLANNERS:

OSCEOLA ENGINEERING INCORPORATED
CERTIFICATE OF AUTHORIZATION NUMBER: 00026265
1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

SURVEYORS:

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847–2179 ● Fax (407) 847–6140

UTILITY COORDINATION

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
It's the Law!
811 or 1-800-432-4770
Sunshine State One Call of Florida, Inc.
http://www.callsunshine.com/corp/index.html

OSCEOLA ENGINEERING INCORPORATED
CERTIFICATE OF AUTHORIZATION NUMBER: 00026265
1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

UTILITY PROVIDERS

WATER & SEWER SERVICES
TOHO WATER AUTHORITY
1300 9th STREET
ST. CLOUD, FL 34769
Phone: (407) 957–7344

DRAINAGE
OSCEOLA COUNTY
1 Courthouse Square, Suite 1100,
Kissimmee, FL 34741
Phone: (407) 343–2600

ELECTRICITY
OUC
1300 9th STREET
ST. CLOUD, FL 34769
Phone: (407) 957–7344

TELEPHONE
CENTURY LINK
33 N. MAIN STREET
WINTER GARDEN, FL 34787
Phone: (407) 814–5344

PSP24-00001

OEI 22.028
WALKER PROPERTY

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OPEN SPACE CALCULATIONS
PROPOSED DEVELOPMENT

PROPERTY AREA	=	25.59 AC
20% REQUIRED	=	5.12 AC
OPEN SPACE	=	2.94 AC
(TRACTS 102, 104, 105, 106, 109, 110, 111, 113)		
PONDS (3.49 AC)	=	2.56 AC (50% OF REQ.)
OPEN SPACE PROVIDED	=	5.50 AC (21.49%)

75'x120' FRONT LOAD = 32 UNITS

62.5'x120' FRONT LOAD = 37 UNITS

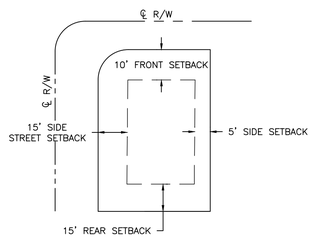
OPEN SPACE

POND

Tract Table

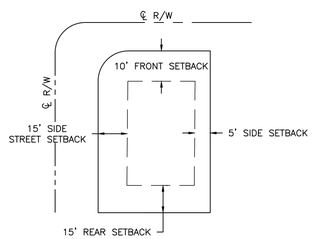
Tract	Area (AC)	Purpose	Prop. Ownership	Prop. Maintenance
TRACT: 100	0.145	OPEN SPACE	HOA	HOA
TRACT: 101	0.297	OPEN SPACE	HOA	HOA
TRACT: 102	1.105	OPEN SPACE	HOA	HOA
TRACT: 103	0.369	OPEN SPACE	HOA	HOA
TRACT: 104	0.045	OPEN SPACE	HOA	HOA
TRACT: 105	0.094	OPEN SPACE	HOA	HOA
TRACT: 106	0.094	POND	HOA	HOA
TRACT: 107	0.036	OPEN SPACE	HOA	HOA
TRACT: 108	3.485	OPEN SPACE	HOA	HOA
TRACT: 109	0.085	OPEN SPACE	HOA	HOA
TRACT: 110	0.878	OPEN SPACE	HOA	HOA
TRACT: 111	0.206	OPEN SPACE	HOA	HOA
TRACT: 112	0.057	LIFT STATION	TOHO WATER	TOHO WATER
TRACT: 113	0.432	OPEN SPACE	HOA	HOA
TRACT: 114	0.025	OPEN SPACE	HOA	HOA
TRACT: 115	6.970	ROW	CITY OF ST CLOUD	CITY OF ST CLOUD

6.970	TOTAL ROW
3.485	TOTAL POND
3.69	TOTAL OPEN SPACE
11.45	TOTAL RESIDENTIAL
25.59	TOTAL



62.5' FRONT LOAD
SINGLE FAMILY BUILDING
SETBACK DETAIL

FRONT GARAGE	=	25 FT
FRONT PORCH	=	10 FT
FRONT A/C PORTION OF BUILDING	=	20 FT
REAR	=	15 FT.
SIDE	=	5 FT.
SIDE STREET	=	15 FT.



75' FRONT LOAD
SINGLE FAMILY BUILDING
SETBACK DETAIL

FRONT GARAGE	=	25 FT
FRONT PORCH	=	10 FT
FRONT A/C PORTION OF BUILDING	=	20 FT
REAR	=	15 FT.
SIDE	=	5 FT.
SIDE STREET	=	15 FT.

PS24-00001

OSCEOLA ENGINEERING INCORPORATED

civil engineers

environmental engineers

landscape architects

& land planners

address:

osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173

project:

Walker Property

drawing:

Preliminary Site Plan

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 100' 200'

Scale: 1" = 100'

Date: September 10, 2024

sheet:

C1.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C1.001 PSP MSP.dwg

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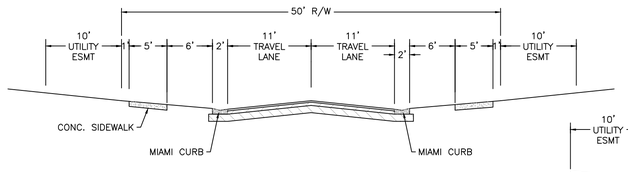
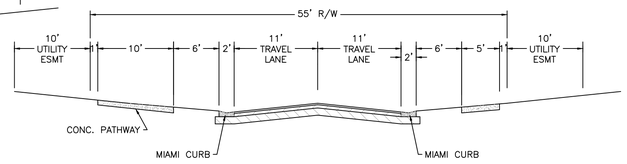
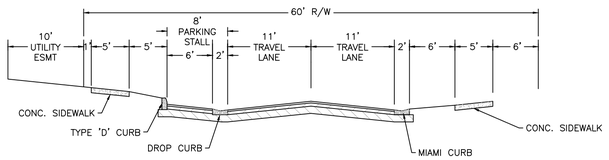


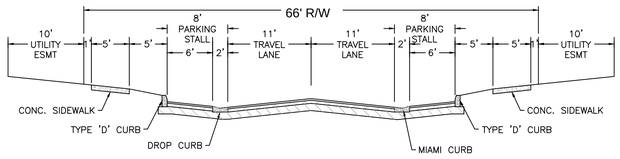
A/A LOCAL ROAD (25 MPH)



A2/A2 LOCAL ROAD (25 MPH)



B/B LOCAL ROAD - PARKING ONE SIDE (25 MPH)



C/C LOCAL ROAD - PARKING BOTH SIDES (25 MPH)

OSCEOLA ENGINEERING INCORPORATED

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environmental engineers

landscape architects

& land planners

address:

osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173

project:

Walker Property

drawing:

Preliminary Traffic Circulation Plan

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 100' 200'

Scale: 1" = 100'

Date: September 10, 2024

sheet:

C2.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C2.001 PSP TRAFFIC.dwg

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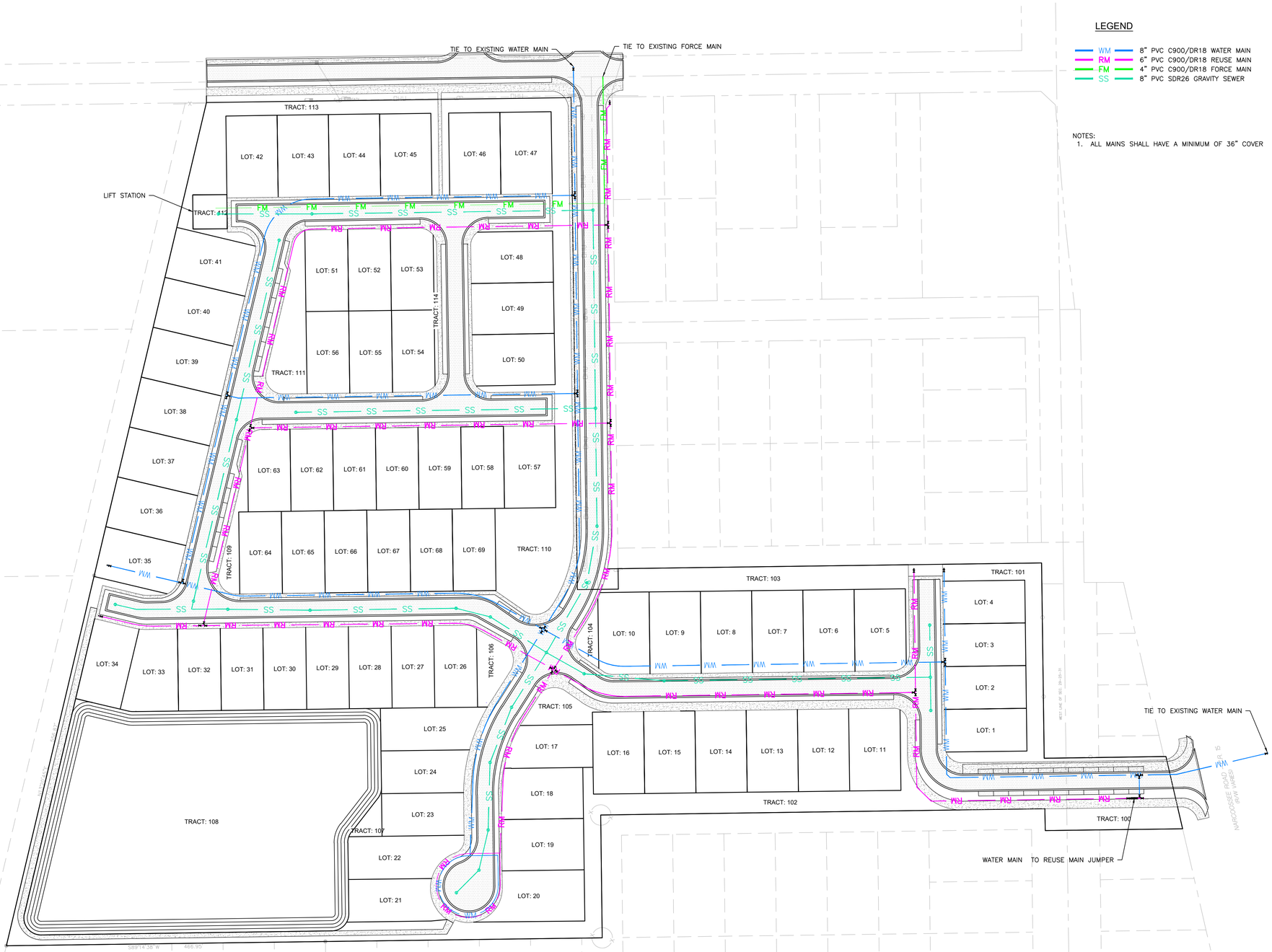

LEGEND

WM		8" PVC C900/DR18 WATER MAIN
RM		6" PVC C900/DR18 REUSE MAIN
FM		4" PVC C900/DR18 FORCE MAIN
SS		8" PVC SDR26 GRAVITY SEWER

NOTES:
1. ALL MAINS SHALL HAVE A MINIMUM OF 36" COVER

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29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 80' 160'

Scale: 1" = 80'

Date: September 10, 2024

sheet:

C3.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C3.001 PSP UTIL.dwg

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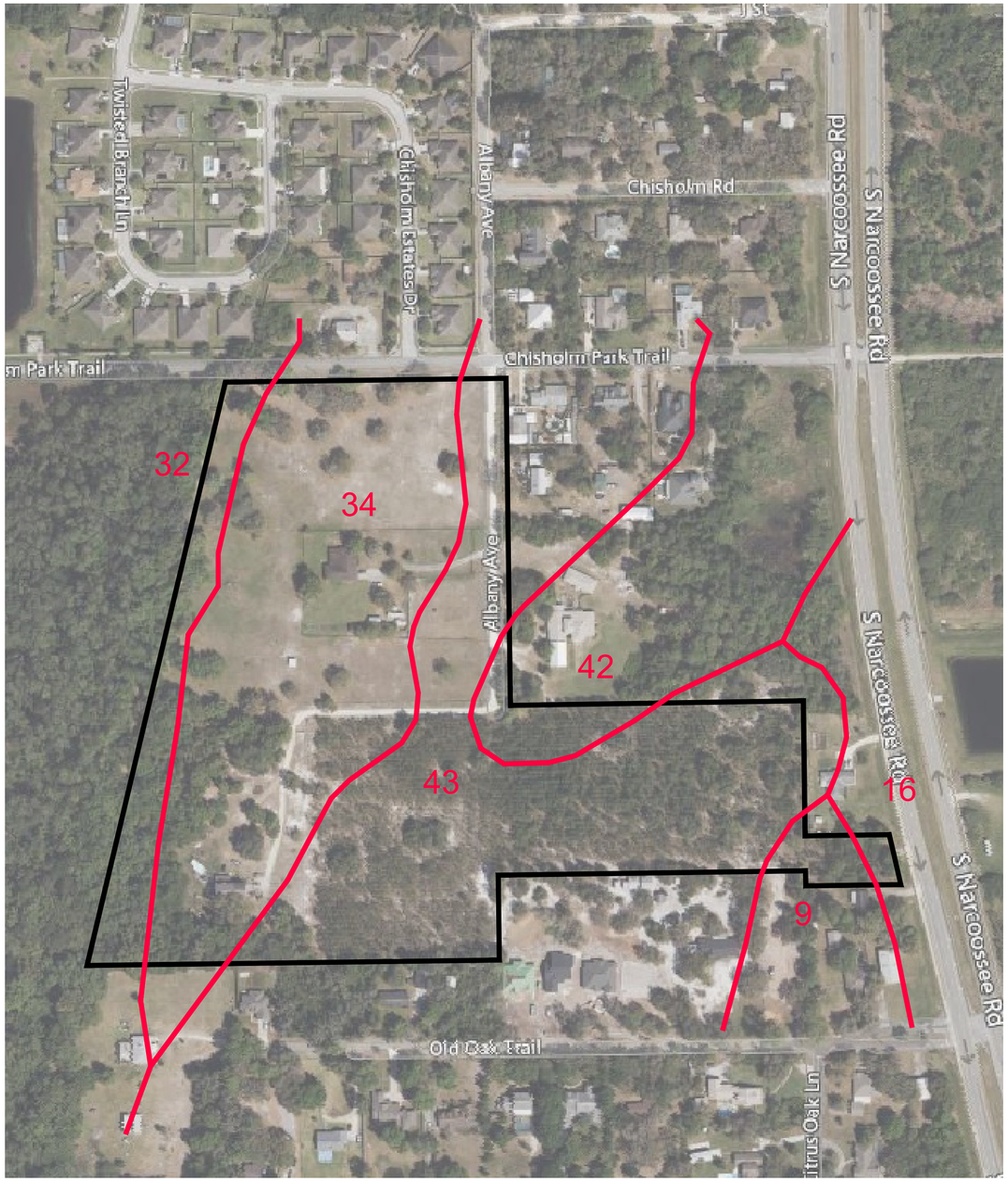
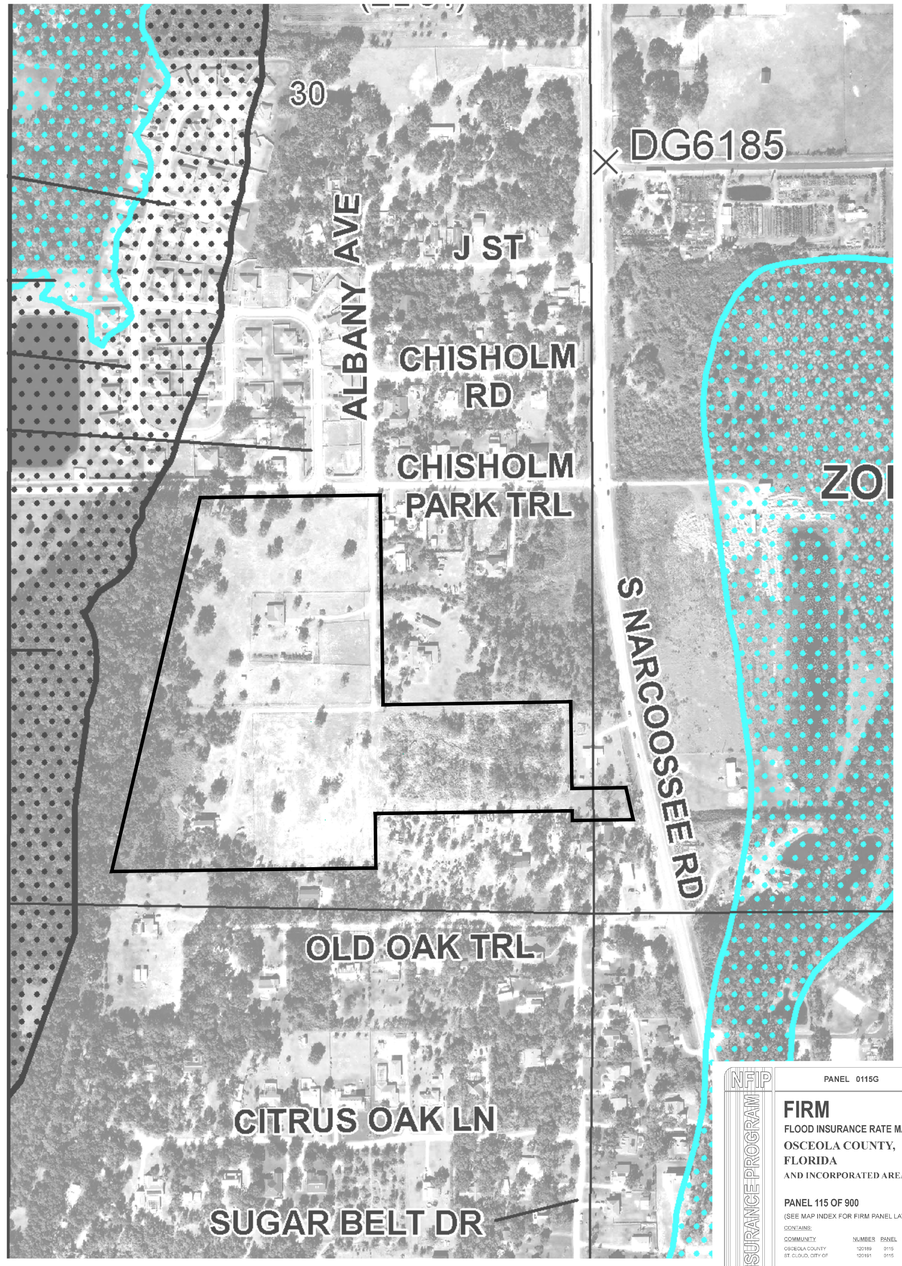


SOILS MAP
1" = 150"

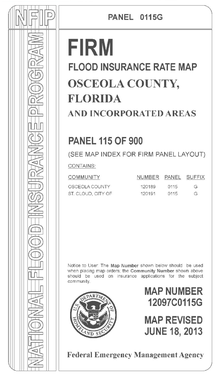
LEGEND

Soil No.	Soil Name
9	Cassia Fine Sand
16	Immokalee Fine Sane
6	Basinger Fine Sand, Depression
16	Imookalee Fine Sand
32	Placid Fine Sand
34	Pomello Fine Sand
42	Symrna Fine Sand
43	St. Lucie Fine Sand
44	Tavares Fine Sand

Soil Survey for Osceola County



FEMA FLOOD MAP
1" = 250"


NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0115G

FIRM
FLOOD INSURANCE RATE MAP
OSCEOLA COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 115 OF 900
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
OSCEOLA COUNTY	120189	0115	G
ST. CLOUD, CITY OF	120181	0115	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12097C0115G

MAP REVISED
JUNE 18, 2013

Federal Emergency Management Agency

PS24-00001

OSCEOLA ENGINEERING INCORPORATED

civil engineers
environmental engineers
landscape architects
& land planners

address:

osceola engineering incorporated
1003 florida avenue
city of saint cloud
florida 34769
telephone: (407) 891-0452
facsimile: (407) 891-9173

project:

Walker Property

drawing:

Existing Conditions Plan

location:

PIN
29-25-31-4910-0051-0010
29-25-31-4910-0060-0010
29-25-31-4910-0060-0070

ADDRESS
St Cloud, FL 34771

North

0 80' 160'

Scale: 1" = 80'

Date: September 10, 2024

sheet:

C4.001

file: M:\2022\22-028 Walker Property\Cadd\Development Plans\PSP\22-028 C4.001 PSP EXIST.dwg

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Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Preliminary Subdivision Plan for Amavi
PSP25-00006

Community Development Agenda Item:
Request City Council's approval of a Preliminary Subdivision Plan for Amavi, PSP25-00006.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Amavi, which contains 236 lots for single-family attached homes on approximately +/- 29.48 acres of land, generally located north of Clay Whaley Road, east of Cross Prairie Parkway, south of Toho Shores Drive, and west of Stagecoach Road.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of Cross Prairie Parkway, east of Homestead Trail, south of Toho Shores Drive, and west of Savanna Valley Trail. The property consists of a single underdeveloped parcel and aligns with the surrounding residential uses. Both the existing zoning and the designated future land use for the site, as well as the surrounding area, are of mixed-use development. The concept plan for this development was approved in Osceola County under CP22-00002 as a Neighborhood type 2 place to accommodate the relocation of the Urban Center in CP21-00004 and the relocation of the proposed high school site under PS21-00020 with the East Lake Toho concept master plan.
The applicant is requesting consideration of a Preliminary Subdivision Plan (PSP25-00006) for the creation of a 236-unit rear-loaded townhome subdivision. On September 15, 2025, at the Board of County Commissioners meeting, the authorization to enter into a Tri-Party Agreement between the developer, City of Saint Cloud and Osceola County was approved.

Legal Authority:
Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision 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 Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

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

Staff reviewed this request for a Preliminary Subdivision Plan on or before September 12, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for PSP for Amavi.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action

Attachments:
1. 1. PSP25-00006 Amavi PSP Staff Report CC 10.09.2025
2. 2. PSP25-00006 Amavi School Capacity Report
3. 3. PSP25-00006 Amavi Full Set of Plans

DRC Case No. /Ord. No.
PSP25-00006

Type of Application
Preliminary Subdivision Plan

Case Name
Amavi

Applicant/Agent

5th Elevation CW LLC: Yitzhak Benbassat/Hanson Walter and Associates, Inc.; Shawn Hindle, P.E.

Owners
5th Elevation CW LLC: Yitzhak Benbassat

Address/Location
North of Cross Prairie Parkway, east of Homestead Trail, south of Toho Shores Drive, and west of Savanna Valley Trail

Parcel ID No(s).
21-26-30-0000-0020-0000

Total Land Area
+/- 29.49 acres

Project Planner
Virginia Renteria
Senior Planner

City Council Staff Report
Meeting Date: October 9, 2025

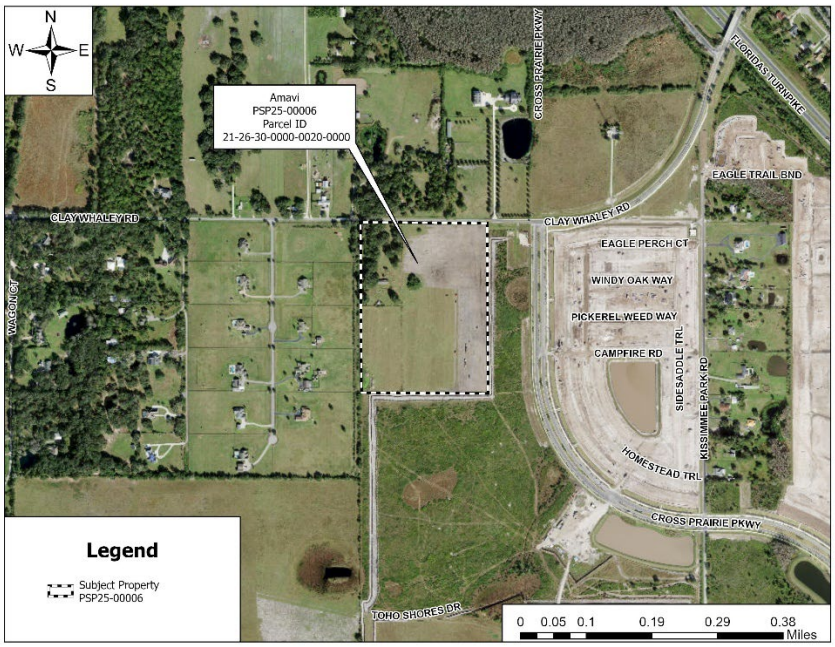


Figure 1 – Aerial Map

Request
The applicant is requesting consideration of a Preliminary Subdivision Plan (PSP) for approximately +/- 29.49 acres of land, known as Amavi, as shown in **Figure 1** above.

Background
The subject property is generally located North of Cross Prairie Parkway, east of Homestead Trail, south of Toho Shores Drive, and west of Savanna Valley Trail. The property consists of a single underdeveloped parcel and aligns with the surrounding residential uses, both the existing zoning and the designated future land use for the site, as well as the surrounding area, are of mixed-use development. The concept plan for this development was approved in Osceola County under CP22-00002 as a Neighborhood type 2 place to accommodate the relocation of the Urban Center in CP21-00004 and the relocation of the proposed high school site under PS21-00020 with the East Lake Toho concept master plan. On September 15, 2025 at the Board of County Commissioners meeting, the authorization to enter into a Tri-Party Agreement between the developer, City of Saint Cloud and Osceola County was approved. Mixed Use Future Land Use designation allows for a range of 5 to 25 dwelling units per acre. So, the proposed development would have approximately 8 dwelling units per acre. The applicant is requesting consideration of a Preliminary Subdivision Plan (PSP25-00006) for the creation of 236-unit rear loaded townhome subdivision.

School Capacity Report

1. 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.
2. Neptune Elementary - A proposed new K-8 school is planned and funded to open in the 2025/2026 school year and will provide relief to Neptune Elementary School. Capacity may be met through space reconfigurations, rezoning and/or charter schools.
3. Neptune Middle - Capacity may be met through space reconfigurations, rezoning and/or charter schools. A proposed new K-8 school is planned and funded to open in the 2025/2026 school year and will provide relief to Neptune Middle School.
4. St. Cloud High is overcapacity and utilizes seven (7) relocatables to accommodate its existing enrollment. A classroom wing addition opened for the 2024/2025 school year and provided relief to the school. Capacity may be met through existing space reconfigurations, classroom wing additions, rezoning, and/or charter schools

Consistency With Strategic Plan Goals:

The proposed Zoning Map Preliminary Master 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 Preliminary Subdivision Plan on or before September 12, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for PSP for Amavi

City Council Requested Action

Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision 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 Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

Attachments

- Osceola County School Capacity Report
- Amavi full set of plans

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

PLANNING SERVICES DEPARTMENT

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date:	9.12.25	**Current FLU:**	MXD
SDOC #:	2012/22-0170	**Requested FLU:**	N/A
Jurisdiction:	St. Cloud	**Current Zoning:**	MXD
DRC #:	PSP25-00006	**Requested Zoning:**	N/A
Project Name:	Amavi	**PID:**	21-26-30-0000-0020-0000
Project Location:	2920 Clay Whaley Rd., St. Cloud, 34772		
Comments Due Date:	9.12.25		
AC:	29.49		

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	0	**TH**	236	**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)	23	**Middle (6-8)**	13	**High (9-12)**	22

Student Generation Calculations

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
236	0	236	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)	23
Middle (6-8)	13
High (9-12)	22

Level of Service (LOS)

	2024/2025			2027/2028		
School Boundaries Impacted	COFTE	Permanent Student Capacity	Current Level of Service	3 YR. Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
NPES	957	1,154	83%	943	966	84%
NPMS	1,038	1,413	73%	1,027	1,040	74%
SCHS	2,265	2,715	83%	2,174	2,196	81%

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.

Neptune Elementary - A proposed new K-8 school is planned and funded to open in the 2025/2026 school year and will provide relief to Neptune Elementary School. Capacity may be met through space reconfigurations, rezoning and/or charter schools.

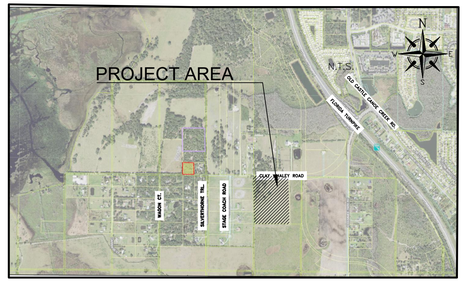
Neptune Middle - Capacity may be met through space reconfigurations, rezoning and/or charter schools. A proposed new K-8 school is planned and funded to open in the 2025/2026 school year and will provide relief to Neptune Middle School.

St. Cloud High is overcapacity and utilizes seven (7) relocatables to accommodate its existing enrollment. A classroom wing addition opened for the 2024/2025 school year and provided relief to the school. Capacity may be met through existing space reconfigurations, classroom wing additions, rezoning, and/or charter schools

PRELIMINARY SUBDIVISION PLANS
FOR
AMAVI
CITY OF ST. CLOUD, FLORIDA
SECTION 21, TOWNSHIP 26 S, RANGE 30 E
PID# 21-26-30-0000-0020-0000
SEPTEMBER 2024

DRAWING INDEX	
Sheet Number	Sheet Title
01	COVER SHEET
02	BOUNDARY & TOPOGRAPHIC SURVEY
03	EXISTING SITE CONDITIONS
04	MASTER SITE PLAN
05	TRACT DELINEATION
06	SITE DIMENSION PLAN (NORTH)
07	SITE DIMENSION PLAN (SOUTH)
08	TYPICAL SECTIONS

LOCATION MAP



THE FOLLOWING LIST OF CONTACTS IS BASED UPON INFORMATION FROM SUNSHINE STATE ONE CALL OF FLORIDA, INC. AND THE BEST AVAILABLE INFORMATION AT THE TIME. THE CONTRACTOR SHALL COMPLETE THEIR OWN DUE DILIGENCE TO ENSURE THERE ARE NO ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. IF ADDITIONAL UTILITIES ARE DISCOVERED, CONTACT THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE FOLOWING AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

1. WATER, SANITARY SEWER & RECLAIM
TOHO WATER AUTHORITY
951 MARTIN LUTHER KING BLVD
KISSIMMEE, FL 34741
(407) 944-5000

2. ELECTRIC
ORLANDO UTILITIES COMMISSION
2903 17TH ST
ST. CLOUD, FL 34769
(407) 957-7231

3. CABLE TELEVISION
BRIGHT HOUSE NETWORKS
3767 ALL AMERICAN BLVD
ORLANDO, FL 32810
(407) 532-8509

4. TELEPHONE
COMCAST COMMUNICATIONS
8130 CR. 44, LEG A
LEESBURG, FL 34768
(352) 315-8528

5. CENTURYLINK
33 N. MAIN ST
WINTER GARDEN, FL 34787
(407) 814-5344

6. OSCEOLA COUNTY PUBLIC WORKS
1 COURTHOUSE SQUARE, SUITE 3100
KISSIMMEE, FL 34741
(407) 742-0662

7. ST. CLOUD PUBLIC WORKS
CITY OF ST. CLOUD
1300 9TH STREET
ST. CLOUD, FL 34769
(407) 957-7347

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

811
Know what's **below.**
Call before you dig.

LEGAL DESCRIPTION:

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.

CONTAINING 29.48 ACRES, MORE OR LESS.

NO.	DATE	DESCRIPTION	BY

SITE INFORMATION:

1.) OWNER:
5TH ELEVATION CW LLC
9101 POINT CYPRESS DR.
ORLANDO, FL 32836

2.) PREPARED FOR:
ATTN: GUY TRUSSELL gtrussell@landseahomes.com
LAND SEA HOMES
2420 S. LAKEMONT AVENUE, STE. 450
ORLANDO, FL 32814

3.) OBJECTIVE:
THE INTENT OF THIS PROJECT IS TO CONSTRUCT A 236 MULTI FAMILY RESIDENTIAL TOWNHOMES WITH ASSOCIATED AMENITIES.

4.) ZONING:
THE EXISTING ZONING FOR THIS SITE IS: INCORP
THE FUTURE LAND USE IS: MIXED USE.

5.) SITE CALCULATIONS:

TOTAL SITE AREA:	1,284,370 SQ. FT.	(29.49 ac.)	(100.00%)
PROPOSED PAVEMENT:	419,489 SQ. FT.	(9.63 ac.)	(32.65%)
PROPOSED BUILDINGS:	330,480 SQ. FT.	(7.59 ac.)	(25.74%)
PROPOSED WET POND:	146,404 SQ. FT.	(3.36 ac.)	(11.39%)
PERVIOUS:	387,997 SQ. FT.	(8.91 ac.)	(30.21%)
TOTAL PERVIOUS:	387,997 SQ. FT.	(8.91 ac.)	(30.21%)
TOTAL IMPERVIOUS:	749,969 SQ. FT.	(17.22 ac.)	(58.39%)

SITE DENSITY = 236 UNITS/29.49 AC. = 8.00 UNITS/AC.

6.) PARKING CALCULATIONS:
REQUIREMENTS
4 SPACES PER LOT + 1 SPACE FOR EVERY 2 DWELLING UNIT IN DESIGNATED ON-STREET PARKING
4 SPACE (236 LOTS) + 1 SPACE (118 LOTS / 2 UNITS)
944 SPACES + 118 SPACES = 1062 SPACES (REQUIRED)

PROVIDED
4 SPACES PER LOT (2 CAR GARAGE+2 CAR DRIVEWAY): 944 SPACES (236 LOTS * 4 SPACES) (ON-PROPERTY)
ON-STREET PARKING: 228 (173 SPACES-CITY) 55-COUNTY)
TOTAL 1172 SPACES (PROVIDED)

7.) BUILDING SET BACKS:

FRONT LOAD GARAGE	25'
FRONT LOAD REAR	10'
REAR LOAD GARAGE	20'
REAR LOAD FRONT	10'
STREET SIDE	10'
SIDE	5'

8.) TRAFFIC STATEMENT:
BASED UPON THE 10th EDITION OF THE ITE TRIP GENERATION MANUAL,

WEEKDAY	= 236 UNITS X 7.41	= 1749 TRIPS	(50%/50%)
WEEKDAY (A.M. PEAK HOUR)	= 236 UNITS X 0.45	= 106 TRIPS	(25%/75%)
WEEKDAY (P.M. PEAK HOUR)	= 236 UNITS X 0.53	= 125 TRIPS	(63%/37%)

9.) THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS,, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND DECORATIVE WALLS.

10.) ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0255G, DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

11.) THE SITE SHALL BE DEVELOPED IN A SINGLE PHASE.

12.) PARCEL ID: 21-26-30-0000-0020-0000

13.) ENGINEER OF RECORD: ROBBIE NEWBERRY (rnewberry@hansonwalter.com)

14.) THE TOHO WATER AUTHORITY WILL MAINTAIN THE WATER, REUSE WATER AND SANITARY SEWER, FORCEMAIN WITHIN THE OSCEOLA COUNTY RIGHT OF WAY.

15.) MAXIMUM BUILDING HEIGHT IS 2 STORIES.

16.) ALL INTERNAL LOCAL STREETS WILL BE BY DEDICATED TO THE PUBLIC AND MAINTAINED BY CITY OF ST. CLOUD. INTERNAL ON-STREET PARKING FOR LOCAL STREETS WILL BE MAINTAINED BY THE HOA. FRAMEWORK STREET WILL BE DEDICATED AND MAINTAINED BY OSCEOLA COUNTY. ALL AMENITIES INCLUDING THE STORMWATER MANAGEMENT POND (TRACT A) WILL BE MAINTAINED BY THE COMMUNITY HOA/CDD.

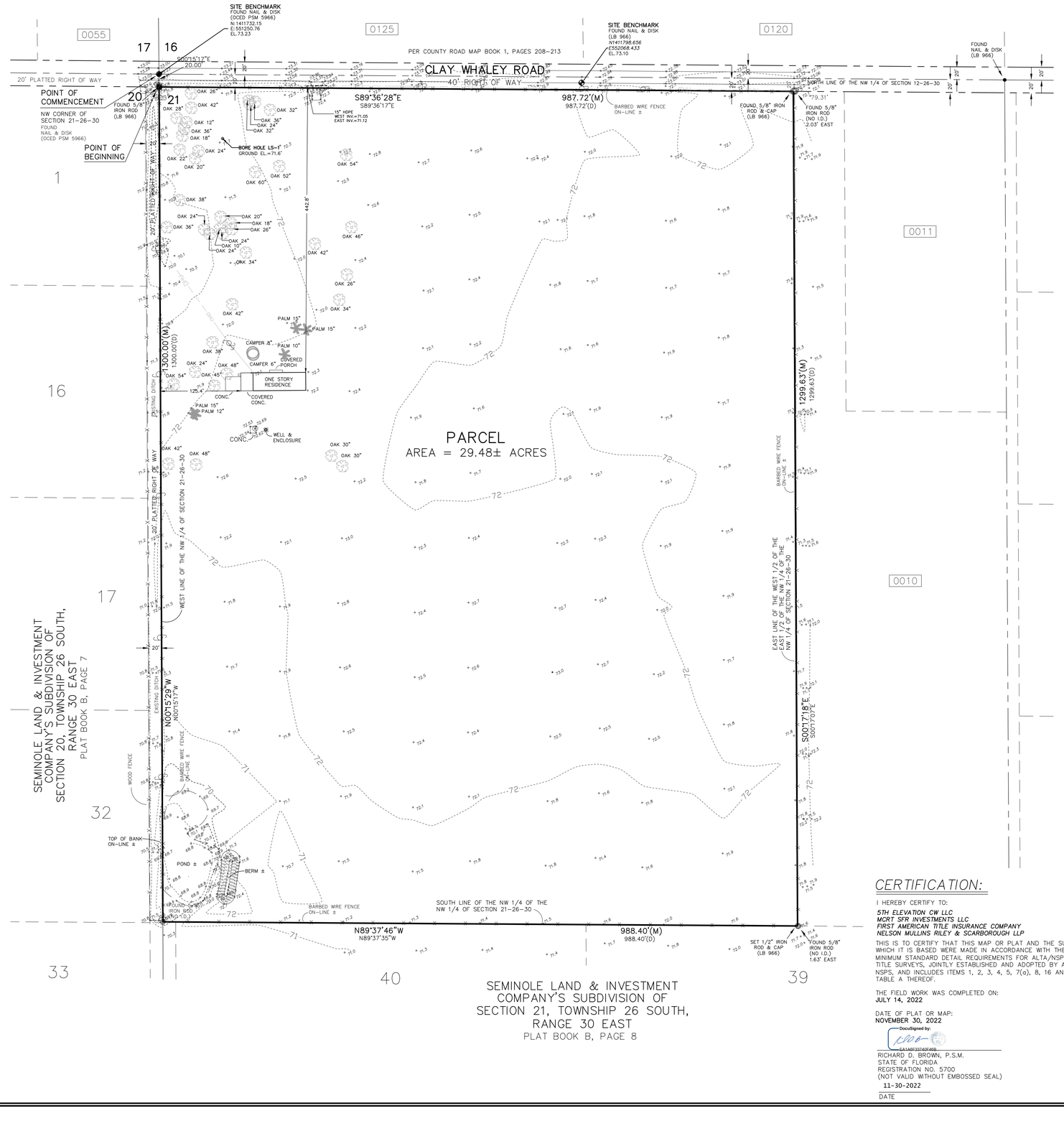
PREPARED BY:

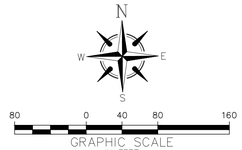
8 BROADWAY, SUITE 104 KISSIMMEE, FLORIDA 34741-5481
PHONE: (407) 847-9433 FAX: (407) 847-2499
ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

PS: X
HWA JOB # 5481-01
SHEET 01 OF 08

\\5481\ENGINEERING\CADD\PLANS\PRELIMINARY SUBDIVISION PLAT\5481_COVER SHEET FOR CITY PP.dwg * Sep 25, 2024-9:02am * plotted by RSouser

DocuSign Envelope ID: 57E28368-E1C7-4923-BB68-6E351E4A088F





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CONTAINING 29.48 ACRES, MORE OR LESS.

SCHEDULE B-II ITEMS:

9. INTENTIONALLY DELETED

10. ALL OF THE TERMS OF THAT CERTAIN UNRECORDED CATTLE LANDS LEASE AGREEMENT DATED JANUARY 12, 2022 BY AND BETWEEN 5TH ELEVATION CW LLC ("LESSOR") AND TIM SHIRAH/SHIRAH CATTLE & AG LLC ("TENANT") **(NOT A SURVEY MATTER)**

11. INTENTIONALLY DELTED

12. INTENTIONALLY DELETED

13. SURVEY PREPARED BY RICHARD D. BROWN (REG. NO. 5700) WITH JOHNSTON'S SURVEYING INC., DATED 11/22/2021, LAST UPDATED ON 3/24/2022, UNDER JOB NO. 21-404, WITHOUT INSURING THE ACCURACY AND/OR COMPLETENESS OF SAID SURVEY, SHOWS THE FOLLOWING: A) OVERHEAD UTILITY LINE CROSSING OVER THE WEST BOUNDARY ONTO AND/OR NEAR THE ONE STORY RESIDENCE ON THE LAND, INCLUDING SEVERAL WOOD POWER POLES LOCATED ON OR NEAR THE NORTH AND WEST BOUNDARIES, WITHOUT THE BENEFIT OF A DESIGNATED EASEMENT; B) POND AND BERM LOCATED WITHIN AND NEAR THE SOUTHWEST BOUNDARY; THE TOP OF THE BANK OF THE POND IS ON +/- OF THE WEST BOUNDARY LINE. **(AS SHOWN)**

NOTE: INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. CLOUD AND ORLANDO UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 1951, PAGE 1574. **(APPLIES – BLANKET IN NATURE)**

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. REFERENCE BENCHMARK IS A NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATED X 506, PID #AJ6665. ELEVATION = 71.50'.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0255 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

MATTERS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062-5917609, DATED MARCH 11, 2022 AT 8:00 AM, REVISION 4, DATED APRIL 6, 2022.

CERTIFICATION:

I HEREBY CERTIFY TO:
5TH ELEVATION CW LLC
MCRT SFR INVESTMENTS LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
NELSON MULLINS RILEY & SCARBOROUGH LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 16 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON:
JULY 14, 2022

DATE OF PLAT OR MAP:
NOVEMBER 30, 2022

DocuSigned by:
EA1A5F33740F409...

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

11-30-2022
DATE

ABBREVIATIONS

P.B.	PLAT BOOK	(C)	CALCULATED	°	DEGREES	ALL PROPERTY CORNERS AS NOTED.	EL.	ELEVATION
O.B.	DEED BOOK	(P)	PLAT	'	MINUTES	D.U.E. DRAINAGE AND UTILITY EASEMENT	P.T.	POINT OF TANGENCY
BK.	BOOK	(D)	DESCRIBED	"	SECONDS	ID	IDENTIFICATION	P.C.	POINT OF CURVE
PG.	PAGE	(M)	MEASURED	±	MORE OR LESS	P.C.P.	PERMANENT CONTROL POINT	P.R.C.	POINT OF REVERSE CURVE
SECT.	SECTION	C.B.	CHORD BEARING	L.B.	LICENSED BUSINESS	P.O.B.	POINT OF BEGINNING	P.I.	POINT OF INTERSECTION
TWP.	TOWNSHIP	CH.	CHORD	L.S.	LICENSED SURVEYOR	P.O.C.	POINT OF COMMENCEMENT	N.&T.	NAIL AND TAB
RGE.	RANGE	R.	RADIUS	B.W.F.	BARBED WIRE FENCE	C.M.P.	CORRUGATED METAL PIPE		
COR.	CORNER	L.	LENGTH	H.W.F.	HOG WIRE FENCE	F/F	FINISH FLOOR ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
AC.	ACRES	Δ	DELTA	C.L.F.	CHAIN LINK FENCE	L.F.E.	LOWEST FLOOR ELEVATION	INV.	INVERT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	T	TANGENT	W.F.	WOOD FENCE	G.F.E.	GARAGE FLOOR ELEVATION	FD.	FOUND
		C/L	CENTERLINE	E.P.	EDGE OF PAVEMENT	R/W	RIGHT OF WAY	P.R.M.	PERMANENT REFERENCE MONUMENT
BM	BENCHMARK			FRM.	FRAME	O.R.	OFFICIAL RECORDS		
C.B.S.	CONCRETE BLOCK & STUCCO			O/S	OFFSET	STY.	STORY	TX	TRANSFORMER
						CONC.	CONCRETE		

BC	UNDERGROUND POWER LINE	BT	BURIED TELEPHONE LINE
OHG	OVERHEAD UTILITY LINE	GAS	BURIED GAS MAIN
W	BURIED WATER LINE	SAN	BURIED SANITARY SEWER LINE

LEGEND

	BENCHMARK		CLEAN OUT
	WOOD POWER POLE		SANITARY SEWER M.HOLE
	CONCRETE POWER POLE		STORM SEWER M.HOLE
	METAL POWER POLE	GM	GAS METER
	GUY WIRE ANCHOR	GV	GAS VALVE
	WOOD LIGHT POLE	CATV	CABLE TELEVISION RISER
	CONCRETE LIGHT POLE	TELR	TELEPHONE RISER
MLP	METAL LIGHT POLE	TCB	TELEPHONE CONTROL BOX
FLP	FIBERGLASS LIGHT POLE	TRANS	ELECTRIC TRANSFORMER
	FIRE HYDRANT	ESM	ELECTRIC SERVICE METER
	WATER VALVE	TSCB	TRAF. SIGNAL CONTROL BOX
	WELL		BOLLARD
WM	WATER METER		SIGN
RWV	RECLAIMED WATER VALVE		FIBER OPTIC MARKER
RWM	RECLAIMED WATER METER	TEL	TELEPHONE MARKER
	AIR RELEASE VALVE	GAS	GAS MARKER

ALTA/NSPS LAND TITLE SURVEY

2920 CLAY WHALEY ROAD, ST. CLOUD, FL

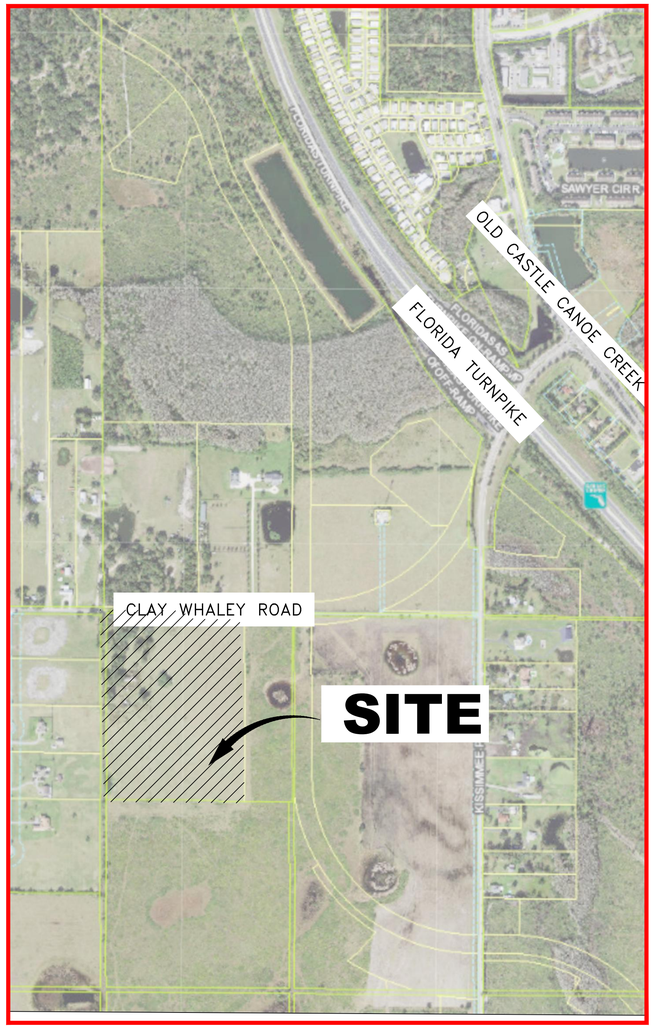
REVISIONS	BORING 11/30/22
ATTORNEY COMMENTS 3/17/22, 4/13/22	
TITLE UPDATE 3/21/22, 4/12/22	
R/W 3/24/22, ALTA 7/18/22	
P.B 1168 PGS. 147-150	
CAD FILE# 21-404 BOUNDARY TOPO.DWG	
DATE OF SURVEY 11/22/21	JOB #21-404A
SCALE: 1"=80'	DRAWN BY: ARB
CHECKED BY: RDB	

NAVD 1988
VERTICAL DATUM

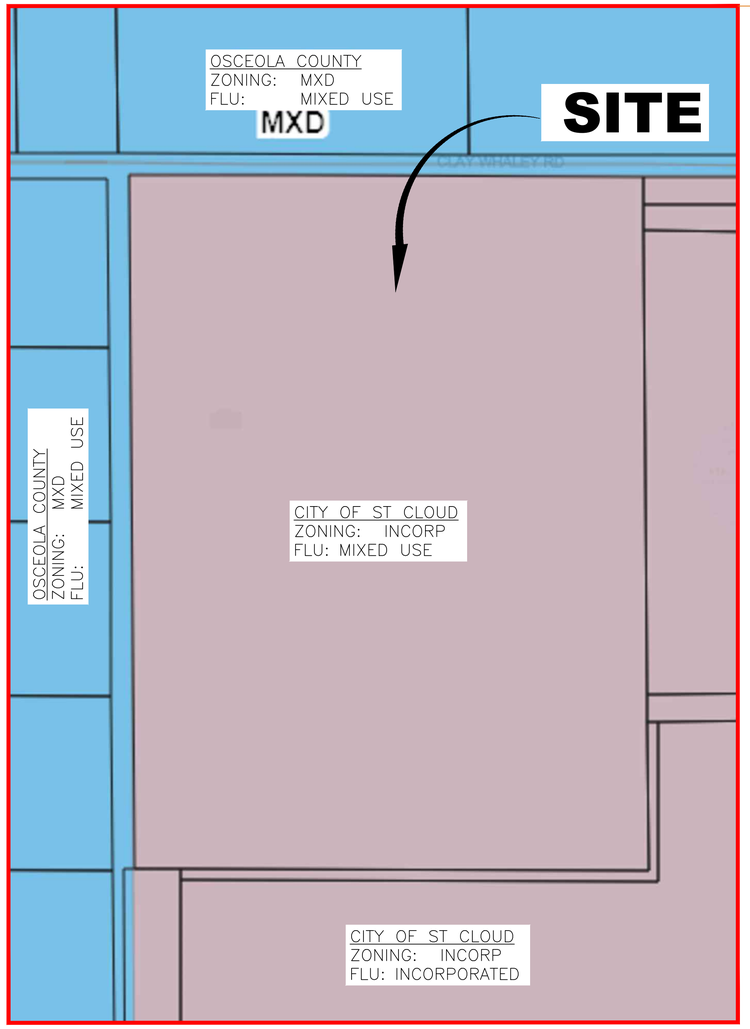
SECT. 21 TWP. 26 S. RGE. 30 E.

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140

SHEET 1 OF 1



AERIAL MAP



FUTURE LAND USE & ZONING EXHIBIT

THE EXISTING ZONING FOR THIS SITE IS: INCORP
THE FUTURE LAND USE FOR THIS SITE IS: INCORPORATED

SOIL MAP

SOILS TYPE (PER SOIL SURVEY OF OSCEOLA CO., FL DATED APRIL, 1979)
16—IMMOKALEE FINE SAND, 0 TO 2 PERCENT SLOPES
22—MYAKKA FINE SAND, 0 TO 2 PERCENT SLOPES
42—SMYRNA FINE SAND, 0 TO 2 PERCENT SLOPES

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PS : X

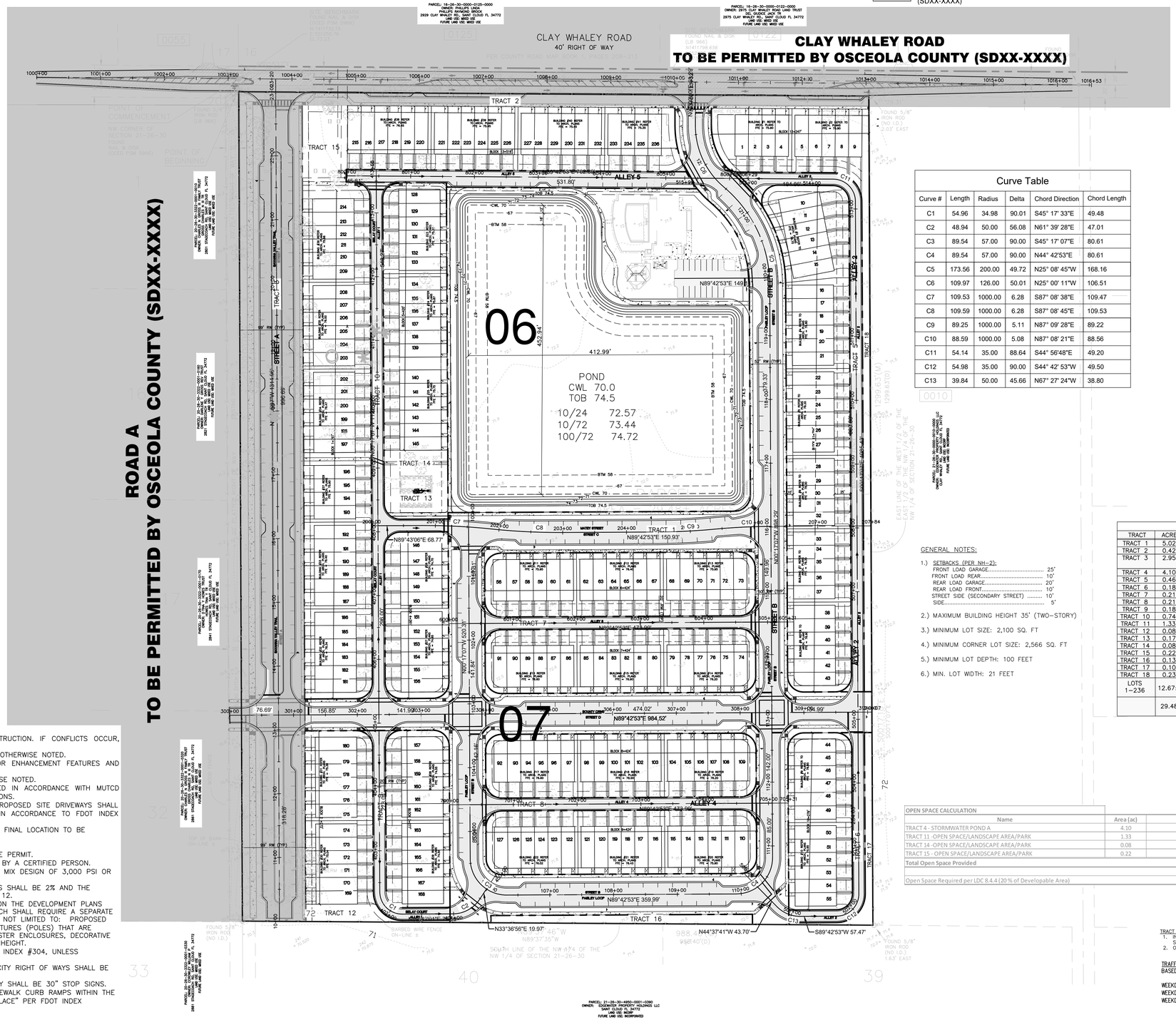
DESIGN HS	F.B. NO. –	SEC. 21			8 BROADWAY, SUITE 104, KISSIMMEE, FLORIDA 34741-5708 PHONE: (407) 847-9433 ENGINEERING FAX: (321) 442-1045 SURVEY FAX: (407) 847-2499 ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270 ENGINEERING, SURVEYING AND PLANNING Hanson, Walter & Associates, Inc.	AMAVI AT ST. CLOUD	EXISTING SITE CONDITIONS	SHEET NO 03 of 08 JOB NO 5481-01
DRAWN RS	PAGE –	TWP. 26 S						
CHECKED RLN	SCALE AS NOTED	RANGE 30 E						
CAD# –	DATE 9/24/24		DATE	BY	REVISIONS			

I:\5481\ENGINEERING\CADD\PLANS\PRELIMINARY SUBDIVISION PLAT\5481_COVER SHEET FOR CITY PP.dwg • Sep 24, 2024 - 2:58pm • plotted by RSouser

LEGENDS

TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

BLOCKS TABLE	
BLOCK #	LENGTH (FT)
1	797
2	272
3	277
4	261
5	420
6	424
7	424
8	424
9	424
10	278
11	794
12	247
13	516



GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.96	34.98	90.01	S45° 17' 33"E	49.48
C2	48.94	50.00	56.08	N61° 39' 28"E	47.01
C3	89.54	57.00	90.00	S45° 17' 07"E	80.61
C4	89.54	57.00	90.00	N44° 42'53"E	80.61
C5	173.56	200.00	49.72	N25° 08' 45"W	168.16
C6	109.97	126.00	50.01	N25° 00' 11"W	106.51
C7	109.53	1000.00	6.28	S87° 08' 38"E	109.47
C8	109.59	1000.00	6.28	S87° 08' 45"E	109.53
C9	89.25	1000.00	5.11	N87° 09' 28"E	89.22
C10	88.59	1000.00	5.08	N87° 08' 21"E	88.56
C11	54.14	35.00	88.64	S44° 56'48"E	49.20
C12	54.98	35.00	90.00	S44° 42' 53"W	49.50
C13	39.84	50.00	45.66	N67° 27' 24"W	38.80

PARKING	
Lots	236
4 Spaces per Lot + 1 Space per every 2 dwelling unit in designated on-street parking 4 spaces x 236 lots=944 + 1 space (236 lots / 2 lots)=118 spaces	1,062
Total Parking (Required)	1,062
Provided	
236 - Rear Loaded Townhome: 21 Wide Lots (2 Car Garage + 2 Car Driveway)	944
Off-Street Parking and Parking lot 173(City) 55(County)	228
Total (Parking Provided)	1,172

1) Parking Requirement based upon LDC 3.15.4b

SITE TABULATION	
	Total
Project Area	29.48
Preserved Wetland	0
Pond A (Tract 4)	4.1
Community Center (Tract 11)	1.33
Right of Way -Proposed Internal Local Roads/Alleys	7.03
Right of Way -Proposed Future Road (Framer Work)	2.95
Right of Way -Proposed Right of Way Taking	0.42
Net Developable Acreage	**14.07**
Lots	**236**
Density (Lot / Net Developable Acreage)	**16.77**

TRACT TABLE				
TRACT	ACREAGE	PLANNED USE	OWNERSHIP	MAINTENANCE
TRACT 1	5.02 AC	PUBLIC ROADWAY/UTILITY EASMENT	CITY OF ST. CLOUD	CITY OF ST. CLOUD
TRACT 2	0.42 AC	PUBLIC ROADWAY/UTILITY EASMENT	OSCEOLA COUNTY	OSCEOLA COUNTY
TRACT 3	2.95 AC	PUBLIC ROADWAY/UTILITY EASMENT	OSCEOLA COUNTY (FRAMEWORK ST.)	OSCEOLA COUNTY
TRACT 4	4.10 AC	WATER MANAGEMENT	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 5	0.46 AC	PUBLIC ALLEY WAY/UTILITY EASEMENT	COSC	HOMEOWNERS ASSOC.
TRACT 6	0.18 AC	PUBLIC ALLEY WAY/UTILITY EASEMENT	COSC	HOMEOWNERS ASSOC.
TRACT 7	0.21 AC	PUBLIC ALLEY WAY/UTILITY EASEMENT	COSC	HOMEOWNERS ASSOC.
TRACT 8	0.21 AC	PUBLIC ALLEY WAY/UTILITY EASEMENT	COSC	HOMEOWNERS ASSOC.
TRACT 9	0.18 AC	PUBLIC ALLEY WAY/UTILITY EASEMENT	COSC	HOMEOWNERS ASSOC.
TRACT 10	0.74 AC	PUBLIC ALLEY WAY/UTILITY EASEMENT	COSC	HOMEOWNERS ASSOC.
TRACT 11	1.33 AC	OPEN SPACE/LANDSCAPE AREA/PARK	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 12	0.08 AC	OPEN SPACE/LANDSCAPE AREA	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 13	0.17 AC	LIFT STATION	TOHO	TOHO
TRACT 14	0.08 AC	OPEN SPACE/LANDSCAPE AREA/PARK	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 15	0.22 AC	OPEN SPACE/LANDSCAPE AREA/PARK	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 16	0.13 AC	OPEN SPACE/LANDSCAPE AREA/PARK	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 17	0.10 AC	OPEN SPACE/LANDSCAPE AREA/PARK	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
TRACT 18	0.23 AC	OPEN SPACE/LANDSCAPE AREA/PARK	HOMEOWNERS ASSOC.	HOMEOWNERS ASSOC.
LOTS 1–236	12.67± AC	PRIVATE	PRIVATE	PRIVATE
	29.48 AC	TOTAL TRACT AREA		

GENERAL NOTES:

1.) SETBACKS (PER NH-2):
- FRONT LOAD GARAGE..... 25'
- FRONT LOAD REAR..... 10'
- REAR LOAD GARAGE..... 20'
- REAR LOAD FRONT..... 10'
- STREET SIDE (SECONDARY STREET) ..... 10'
- SIDE..... 5'

2.) MAXIMUM BUILDING HEIGHT 35' (TWO-STORY)

3.) MINIMUM LOT SIZE: 2,100 SQ. FT

4.) MINIMUM CORNER LOT SIZE: 2,566 SQ. FT

5.) MINIMUM LOT DEPTH: 100 FEET

6.) MIN. LOT WIDTH: 21 FEET

OPEN SPACE CALCULATION					
Name	Area (ac)	Credit Allocation	Open Space Credit (Ac)	Maintenance Responsibility	Ownership
TRACT 4 - STORMWATER POND A	4.10	50% of Pond Area	2.05	HOA	HOA
TRACT 11 -OPEN SPACE/LANDSCAPE AREA/PARK	1.33	1:1 ratio	1.33	HOA	HOA
TRACT 14 -OPEN SPACE/LANDSCAPE AREA/PARK	0.08	1:1 ratio	0.08	HOA	HOA
TRACT 15 - OPEN SPACE/LANDSCAPE AREA/PARK	0.22	1:1 ratio	0.22	HOA	HOA
Total Open Space Provided			7.72		
Open Space Required per LDC 8.4.4 (20% of Developable Area)			5.90		

TRACT TABLE SUMMARY NOTE:
1. INTERNAL STREETS WILL BE OWNED AND MAINTAINED BY CITY OF ST CLOUD LOCAL ROAD STANDARDS.
2. ON-STREET PARKING SHALL BE MAINTAINED BY HOA.

TRAFFIC STATEMENT:
BASED UPON THE 10th EDITION OF THE ITE TRIP GENERATION MANUAL,

WEEKDAY = 236 UNITS X 7.41 = 1749 TRIPS (50%/50%)
WEEKDAY (A.M. PEAK HOUR) = 236 UNITS X 0.45 = 106 TRIPS (25%/75%)
WEEKDAY (P.M. PEAK HOUR) = 236 UNITS X 0.53 = 125 TRIPS (63%/37%)

NOTES:
1.) FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS OCCUR, CONTACT ENGINEER PRIOR TO CONSTRUCTION.
2.) ALL ONSITE SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
3.) REFER TO LANDSCAPE/HARDSCAPE PLANS FOR ENHANCEMENT FEATURES AND SIGNS.
4.) ALL CURBS ARE MIAMI TYPE UNLESS OTHERWISE NOTED.
5.) ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.
6.) SIDEWALK RAMPS TO BE CONSTRUCTED AT PROPOSED SITE DRIVEWAYS SHALL BE "CAST IN PLACE" DETECTABLE WARNING IN ACCORDANCE TO FDOT INDEX 304.
7.) LOCATIONS OF SITE LIGHTING IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED BY OUC.
8.) ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
9.) THE IRRIGATION SYSTEM REQUIRES A SEPARATE PERMIT.
10.) MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
11.) ALL CONCRETE SHALL BE AN APPROVED FDOT MIX DESIGN OF 3,000 PSI OR GREATER.
12.) MAXIMUM CROSS SLOPES ON ALL CROSSWALKS SHALL BE 2% AND THE MAXIMUM SLOPE FOR RAMPS SHALL BE 1 TO 12.
13.) THE FOLLOWING PROPOSED FACILITIES SHOW ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSE ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT GATES MONUMENT SIGNS, DUMPSTER ENCLOSURES, DECORATIVE RETAINING WALLS THAT EXCEED THREE FT. IN HEIGHT.
14.) ALL CURB RAMPS SHALL BE CR-E PER FDOT INDEX #304, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
15.) ALL ROADWAY STRIPING WITHIN COUNTY AND CITY RIGHT OF WAYS SHALL BE THERMOPLASTIC.
16.) STOP SIGNS WITHIN ALL PUBLIC RIGHT OF WAY SHALL BE 30" STOP SIGNS.
17.) ALL DETECTABLE WARNINGS PROPOSED AT SIDEWALK CURB RAMPS WITHIN THE RIGHT OF WAY COUNTY SHALL BE "CAST IN PLACE" PER FDOT INDEX 522-002.

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PS : X

DESIGN	HS	F.B. NO.	—	SEC.	21
DRAWN	RS	PAGE	—	TWP.	26 S
CHECKED	RLN	SCALE	AS NOTED	RANGE	30 E
CAD#	—	DATE	9/25/24		

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.

AMAVI AT ST. CLOUD

MASTER SITE PLAN

SHEET Nº 04 of 08

JOB Nº 5481-01

LEGENDS

TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

CLAY WHALEY ROAD
TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

CLAY WHALEY ROAD
40' RIGHT OF WAY

ROAD A
TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

PARCEL: 16-26-30-0000-0125-0000
OWNER: PHILLIPS, LOGAN / PHILLIPS, RAYMOND BROCK
2929 CLAY WHALEY RD., SAINT CLOUD FL 34772
LAND USE: MIXED USE
FUTURE LAND USE: MIXED USE

PARCEL: 16-26-30-0000-0122-0000
OWNER: 2975 CLAY WHALEY ROAD LAND TRUST
2975 CLAY WHALEY RD., SAINT CLOUD FL 34772
LAND USE: MIXED USE
FUTURE LAND USE: MIXED USE

PARCEL: 20-26-29-3320-0001-0170
OWNER: TRAN, TAI TRUST
2841 STAGECOACH RD, SAINT CLOUD FL 34772
FUTURE LAND USE: MIXED USE

PARCEL: 20-26-29-3320-0001-0180
OWNER: TRAN, TAI TRUST
2841 STAGECOACH RD, SAINT CLOUD FL 34772
FUTURE LAND USE: MIXED USE

PARCEL: 20-26-29-3320-0001-0190
OWNER: TRAN, TAI TRUST
2841 STAGECOACH RD, SAINT CLOUD FL 34772
FUTURE LAND USE: MIXED USE

PARCEL: 20-26-29-3320-0001-0200
OWNER: TRAN, TAI TRUST
2841 STAGECOACH RD, SAINT CLOUD FL 34772
FUTURE LAND USE: MIXED USE

PARCEL: 21-26-30-0000-0010-0000
OWNER: CLAY WHALEY ROAD, LLC
CLAY WHALEY RD, SAINT CLOUD FL 34772
LAND USE: INCOMP
FUTURE LAND USE: INCORPORATED

PARCEL: 21-26-30-4950-0001-0390
OWNER: EDGEWATER PROPERTY HOLDINGS LLC
SAINT CLOUD, FL 34771
LAND USE: INCOMP
FUTURE LAND USE: INCORPORATED

TRACT 1 | TRACT 2 | TRACT 3 | TRACT 4 | TRACT 5 | TRACT 6 | TRACT 7 | TRACT 8 | TRACT 9 | TRACT 10 | TRACT 11 | TRACT 12 | TRACT 13 | TRACT 14 | TRACT 15 | TRACT 16 | TRACT 17 | TRACT 18

STREET A | STREET B | STREET C | STREET D
ALLEY 1 | ALLEY 2 | ALLEY 3 | ALLEY 4 | ALLEY 5 | ALLEY 6
RELAY COURT | MATEY STREET | PARLEY LOOP | MONEY DRIVE

06
07

POND TRACT 4
CWL 70.0
TOB 74.5
10/24 72.57
10/72 73.44
100/72 74.72

0010

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.96	34.98	90.01	S45° 17' 33"E	49.48
C2	48.94	50.00	56.08	N61° 39' 28"E	47.01
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GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

PARKING	
Lots	236
4 Spaces per Lot + 1 Space per every 2 dwelling unit in designated on-street parking 4 spaces x236 lots=944 + 1 space (236 lots / 2 lots)=118 spaces	1,062
Total Parking (Required)	**1,062**
Provided	
236 - Rear Loaded Townhome: 21 Wide Lots (2 Car Garage + 2 Car Driveway)	1,352
Off-Street Parking and Parking lot	191
Total (Parking Provided)	**1,543**

1) Parking Requirement based upon LDC 3.15.4b

SITE TABULATION	
	Total
Project Area	29.48
Preserved Wetland	0
Pond A (Tract 4)	4.1
Community Center (Tract 11)	1.33
Right of Way -Proposed Internal Local Roads/Alleys	7.03
Right of Way -Proposed Future Road (Framer Work)	2.95
Right of Way -Proposed Right of Way Taking	0.42
Net Developable Acreage	**14.07**
Lots	**236**
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	29.48 AC	TOTAL TRACT AREA		

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TRACT 14 -OPEN SPACE/LANDSCAPE AREA/PARK	0.08	1:1 ratio	0.08	HOA	HOA
TRACT 15 - OPEN SPACE/LANDSCAPE AREA/PARK	0.22	1:1 ratio	0.22	HOA	HOA
Total Open Space Provided			**7.72**		
Open Space Required per LDC 8.4.4 (20 % of Developable Area)			5.90		

BUILDING SET BACKS (PER NH-2):

FRONT LOAD GARAGE	25'
FRONT LOAD REAR	10'
REAR LOAD GARAGE	20'
REAR LOAD FRONT	10'
STREET SIDE	10'
SIDE	5'

TRACT TABLE SUMMARY NOTE:
1. INTERNAL STREETS WILL BE OWNED AND MAINTAINED BY CITY OF ST CLOUD LOCAL ROAD STANDARDS.
2. ON-STREET PARKING SHALL BE MAINTAINED BY HOA.

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BASED UPON THE 10th EDITION OF THE ITE TRIP GENERATION MANUAL.

WEEKDAY = 236 UNITS X 7.41 = 1749 TRIPS (50%/50%)
WEEKDAY (A.M. PEAK HOUR) = 236 UNITS X 0.45 = 106 TRIPS (25%/75%)
WEEKDAY (P.M. PEAK HOUR) = 236 UNITS X 0.53 = 125 TRIPS (63%/37%)

PS : X

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CAD# –	DATE 9/25/24		DATE	BY	REVISIONS

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ENGINEERING, SURVEYING AND PLANNING
Hanson, Walter & Associates, Inc.

AMAVI AT ST. CLOUD

TRACT DELINEATION

SHEET Nº 05 of 08
JOB Nº 5481-01

LEGENDS

TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

PARCEL: 16-26-30-0000-0125-0000
OWNER: PHILLIPS LINDA
PHILLIPS RAYMOND BROCK
2929 CLAY WHALEY RD., SAINT CLOUD FL 34772
LAND USE: MIXED USE
FUTURE LAND USE: MIXED USE

PARCEL: 16-26-30-0000-0122-0000
OWNER: 2975 CLAY WHALEY ROAD LAND TRUST
DEL GIUDICE JACK TR
2975 CLAY WHALEY RD., SAINT CLOUD FL 34772
LAND USE: MIXED USE
FUTURE LAND USE: MIXED USE

CLAY WHALEY ROAD
40' RIGHT OF WAY
PER COUNTY ROAD MAP BOOK 1, PAGES 208-213

CLAY WHALEY ROAD
TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX

TRACT 2 | TRACT 15 | TRACT 3 | TRACT 4 | TRACT 11 | TRACT 14 | TRACT 18

BUILDING #38 REFER TO ARCH. PLANS FFE = 76.35
BUILDING #39 REFER TO ARCH. PLANS FFE = 75.95
BUILDING #40 REFER TO ARCH. PLANS FFE = 75.45
BUILDING #41 REFER TO ARCH. PLANS FFE = 75.35
BUILDING #1 REFER TO ARCH. PLANS FFE = 75.90
BUILDING #2 REFER TO ARCH. PLANS FFE = 75.90
BUILDING #3 REFER TO ARCH. PLANS FFE = 76.20
BUILDING #4 REFER TO ARCH. PLANS FFE = 76.80
BUILDING #5 REFER TO ARCH. PLANS FFE = 76.35
BUILDING #23 REFER TO ARCH. PLANS FFE = 75.75
BUILDING #24 REFER TO ARCH. PLANS FFE = 76.47
BUILDING #25 REFER TO ARCH. PLANS FFE = 76.52
BUILDING #35 REFER TO ARCH. PLANS FFE = 76.60
BUILDING #36 REFER TO ARCH. PLANS FFE = 76.65

SAVANNA VALLEY TRAIL | BELAY COURT | ALLEY 1 | ALLEY 2 | PABLEY LOOP

POND
CWL 70.0
TOB 74.5
10/24 72.57
10/72 73.44
100/72 74.72

412.99'
452.94'

EXISTING 12" GATE VALVE/TIE-IN EL=68.78
EXISTING 12" GATE VALVE EL=71.03
EXISTING 12"X12" EL
EXISTING 12" PVC WATER EL=69.81
EXISTING 12" GATE VALVE EL=71.17
12" PVC WATER EL=69.57

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

MATCHLINE SHEET 07

PS : X

L: 21-26-30-0000-0010-0000
EDGEWATER PROPERTY HOLDINGS LLC
CLAY WHALEY RD SAINT CLOUD FL 34772
EXISTING LAND USE: VACANT
FUTURE LAND USE: INCORPORATED

THE WEST 1/2 OF THE NE NW 1/4 OF THE SECTION 21-26-30

1299.63'(M)
1299.63'(D)

0010

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AMAVI AT ST. CLOUD

SITE DIMENSION PLAN (NORTH)

SHEET Nº 06 of 08
JOB Nº 5481-01

MATCHLINE SHEET 06

2841 STAGECOACH RD, SAINT CLOUD FL 34772
PARCEL ID #: 21-26-30-0000-0010
FUTURE LAND USE: MIXED USE

LEGENDS

TO BE PERMITTED BY OSCEOLA COUNTY (SDXX-XXXX)

NOTES:

1.) FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS OCCUR, CONTACT ENGINEER PRIOR TO CONSTRUCTION.
2.) REFER TO LANDSCAPE/HARDSCAPE PLANS FOR ENHANCEMENT FEATURES AND SIGNS.
3.) ALL CURBS ARE 6" HIGH TRENCH CURB UNLESS OTHERWISE NOTED.
4.) ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
5.) ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED.
6.) ALL SIGNAGE IS FOR INFORMATIONAL PURPOSES ONLY. ALL SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT SUBMITTAL WITH COUNTY STAMPED APPROVED SDP SITE AND DRAINAGE SHEET. BUFFER WALLS, CANOPIES, ALL SIGNS, MONUMENT SIGNS AND GARBAGE DUMPSTER STRUCTURES REQUIRE A SEPARATE BUILDING PERMIT IN ADDITION TO THE COUNTY STAMPED APPROVED SDP PLANS.
7.) ALL ON-SITE DETECTABLE WARNING SURFACES FOR CURB RAMPS ADJACENT TO BUILDING TO MEET THE REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE. FOR CURB RAMPS THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP. FOR HAZARDOUS VEHICULAR AREAS AND ALL REMAINING DETECTABLE WARNING DEVICES SHALL BE CONSTRUCTED PER FDOT INDEX #522-002.
8.) LOCATIONS OF SITE LIGHTING IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED BY KUA.
9.) BUFFER WALLS, CANOPIES, ALL SIGNS, MONUMENT SIGNS AND GARBAGE DUMPSTER STRUCTURES REQUIRE A SEPARATE BUILDING PERMIT IN ADDITION TO THE COUNTY STAMPED APPROVED SDP PLANS.
10.) TRASH DUMPSTER AREA SHALL BE WALLED WITH MATERIALS THAT ARE LIKE KIND TO THE PRINCIPAL BUILDINGS OF THE SITE; IN ACCORDANCE WITH LDC 3.3.
11.) TRASH DUMPSTER SHALL BE ENCLOSED AND HAVE OPAQUE DOORS THE DOORS SHALL REMAIN CLOSE AT ALL TIMES OTHER THAN DURING GARBAGE DISPOSAL OR COLLECTION; IN ACCORDANCE WITH LDC 3.3.
12.) NO CERTIFICATE OF OCCUPANCY (CO) WILL BE ISSUED UNTIL ALL APPLICABLE PERMITS ARE OBTAINED, ALL EASEMENTS RECORDED AND FILED WITH THE COUNTY, AND ALL UTILITIES ARE INSTALLED AND CERTIFIED BY THE COUNTY ENGINEER.
13.) ALL BUFFER WALL ELEVATIONS MUST COMPLY WITH THE LAND DEVELOPMENT CODE SECTION 10.9.A.P. BUFFER WALLS SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AS MEASURED FROM THE BASE FLOOR ELEVATION OF THE MOST ADJACENT BUILDING, ROAD, OR PROPERTY, WHICHEVER IS GREATER.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988

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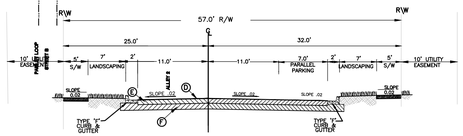
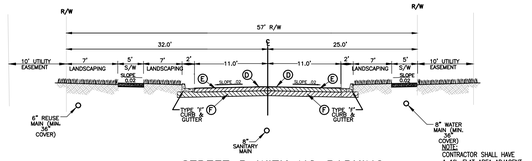


STREET B WITH PARKING 1 SIDE
(NTS)



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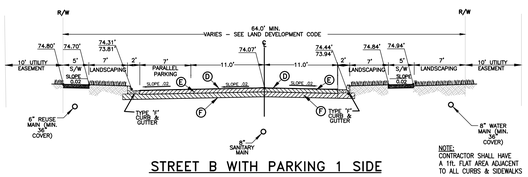
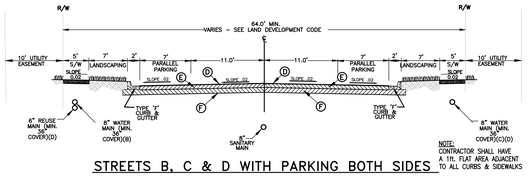
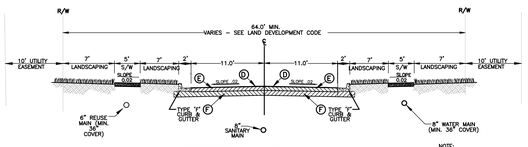
(NTS)



STREET B WITH PARKING 1 SIDE
(NTS)



STREETS B, C & D WITH PARKING BOTH SIDES
(NTS)



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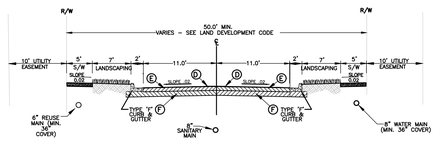
(NTS)



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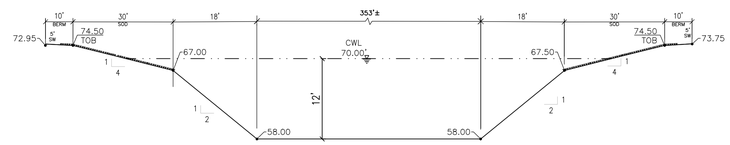
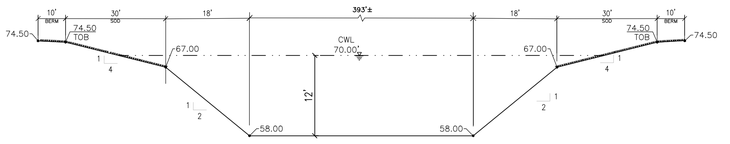


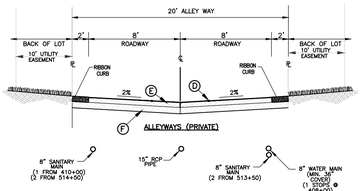
POND 1
NOT TO SCALE



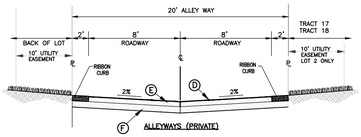
POND 1
NOT TO SCALE

POND CWL = 70.00, TOB = 74.50	
DESIGN STORM	STAGE (FT.)
10 YEAR – 24 HOUR	72.27
10 YEAR – 72 HOUR	73.28
100 YEAR – 72 HOUR	74.39

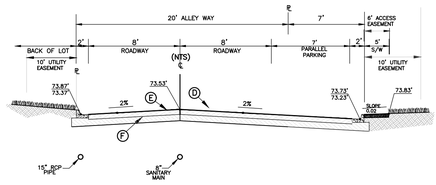
NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988



TYPICAL ALLEY'S 1, 3, 4, 5 &
A PORTION OF ROAD C (ONE WAY)
(NTS)



ALLEY 2



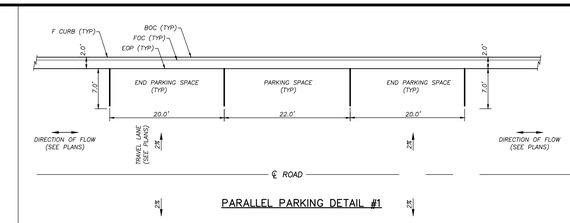
TYPICAL ALLEY 5 (ONE WAY)
(NTS)

PAVEMENT SPECIFICATIONS:

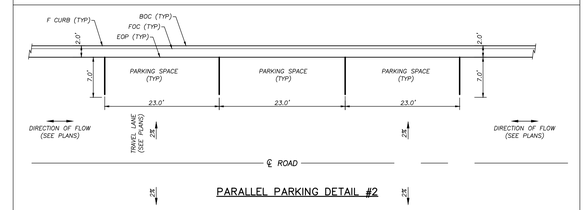
D.) MINIMUM 1 1/2" TYPE 'SP-9.5' OR 'SP-12.5' ASPHALT OVER RC-70 OR EQUAL PRIME COAT.

E.) MINIMUM 6" LIMEROCK (98% MAX. DENSITY, LBR=100)

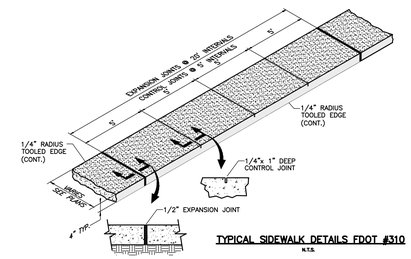
F.) MIN. 9" STABILIZED SUB-BASE COMPACTED TO MINIMUM 98% DENSITY OF MOD. PROCTOR AS DETERMINED BY AASHTO-T-180 OR LBR > 40.



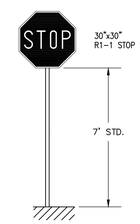
PARALLEL PARKING DETAIL #1



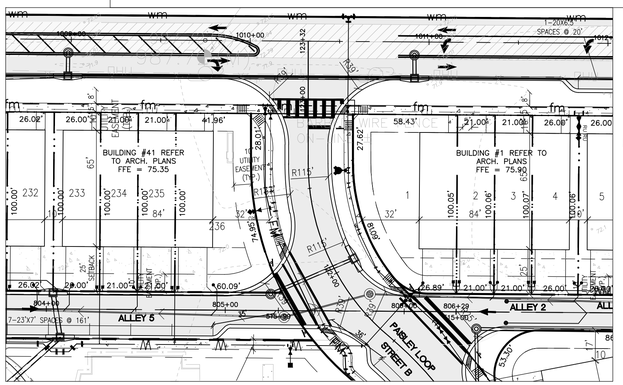
PARALLEL PARKING DETAIL #2



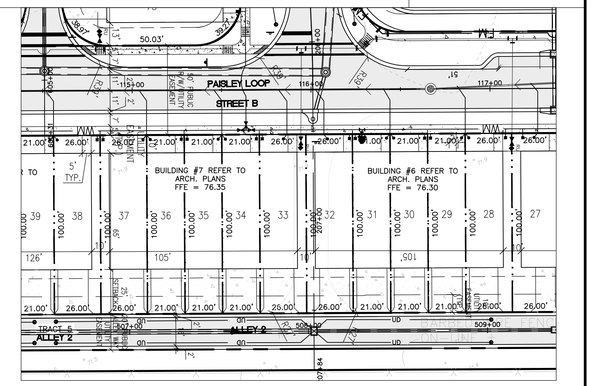
TYPICAL SIDEWALK DETAILS FDOT #310
N.T.S.



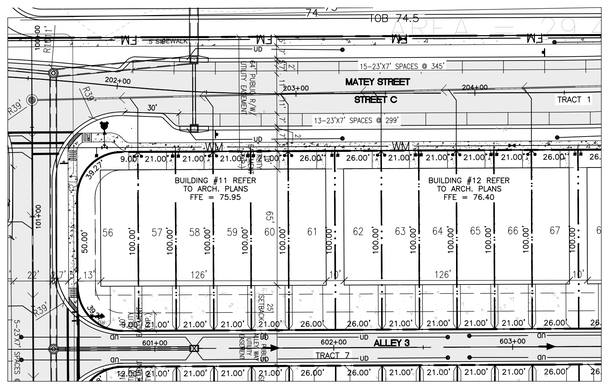
STOP SIGN
NTS



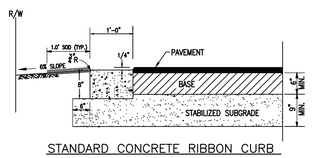
TYPICAL LOT DETAIL (4 UNITS)



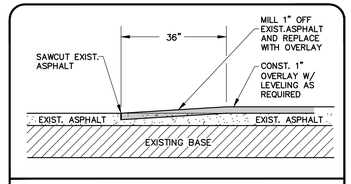
TYPICAL LOT DETAIL (5 UNITS)



TYPICAL LOT DETAIL (6 UNITS)



STANDARD CONCRETE RIBBON CURB



ASPHALT FEATHER DETAIL

D·R HORTON America's Builder

STRATFORD (END) & STERLING (INT)
1,551 SQ.FT. | 3 BED 2.5 BATH 2 CAR GARAGE

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DRAWN RS	PAGE –	TWP. 26 S					
CHECKED RLN	SCALE AS NOTED	RANGE 30 E					
CAD# –	DATE 9/24/24						

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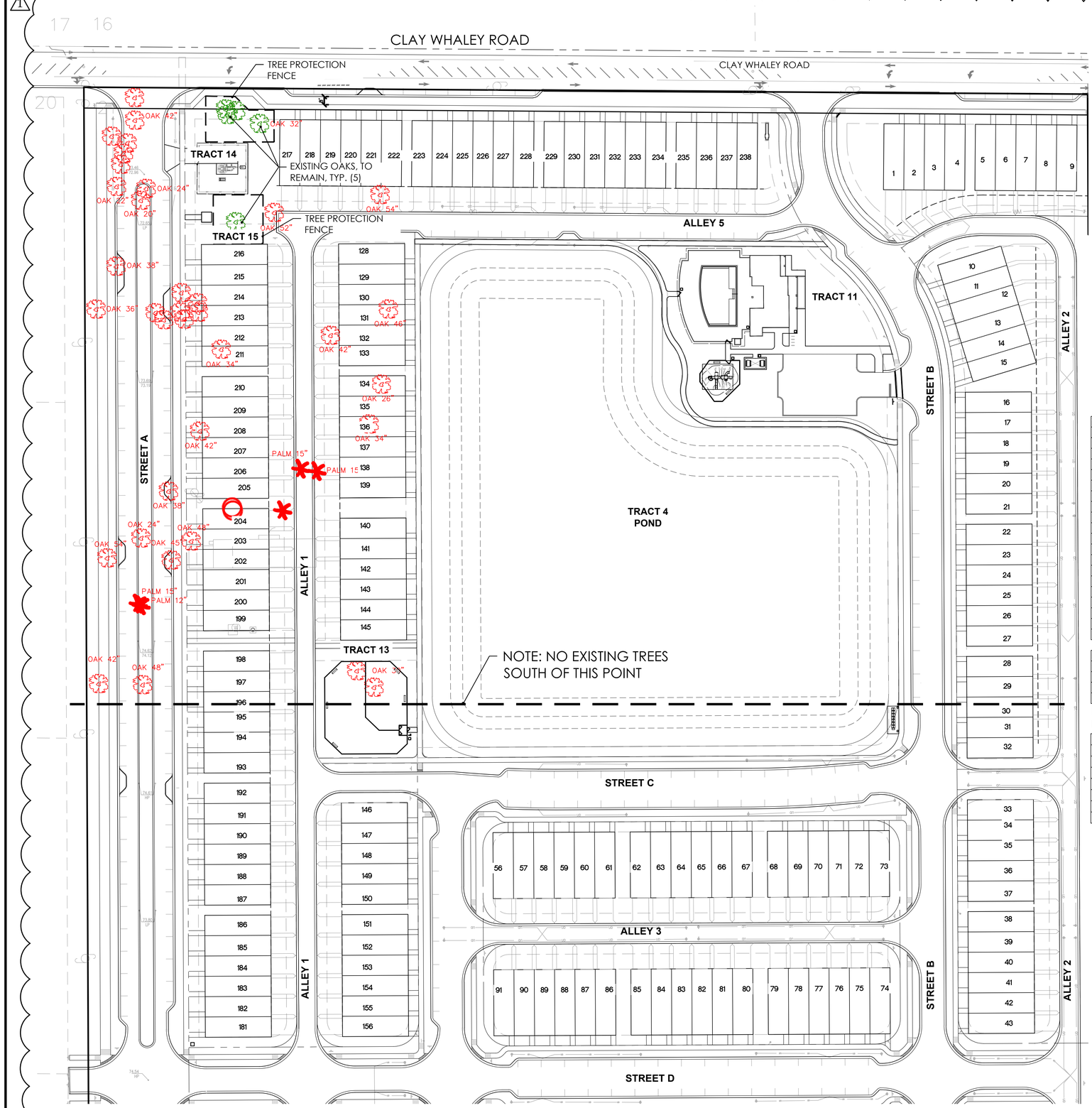
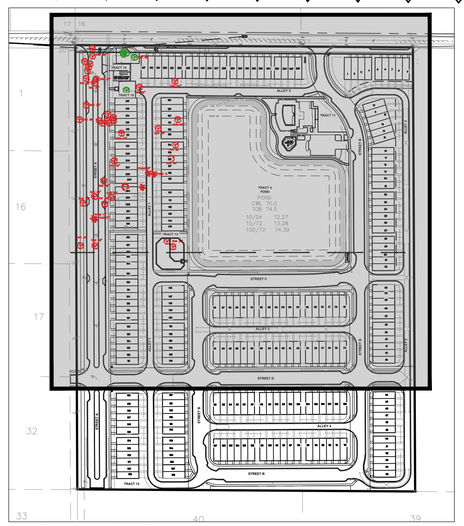
SHEET NO 08 of 08
JOB NO 5481-01





KEY MAP

TREES TO BE REMOVED			
AMAVI ST. CLOUD - EXISTING TREES & CALIPER			
OAK	SIZE	QTY	TOTAL INCHES
OAK	10	1	10
OAK	12	1	12
OAK	18	2	36
OAK	20	2	40
OAK	22	1	22
OAK	24	5	120
OAK	26	3	78
OAK	28	1	28
OAK	30	2	60
OAK	34	2	68
OAK	36	2	72
OAK	38	2	76
OAK	42	4	168
OAK	45	1	45
OAK	48	2	96
OAK	52	1	52
OAK	54	2	108
			1091 SUBTOTAL

CAMPHOR	SIZE	QTY	TOTAL INCHES	
CAMPHOR	6	1	6	
CAMPHOR	8	1	8	
			14	SUBTOTAL
			1105	TOTAL

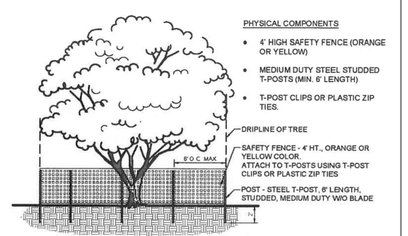
REASON FOR TREE REMOVAL: GRADING, DRAINAGE, UTILITIES, ROADS, AND LOTS.

TREES TO REMAIN			
AMAVI ST. CLOUD - EXISTING TREES & CALIPER			
OAK	SIZE	QTY	TOTAL INCHES
OAK	24	1	24
OAK	32	2	64
OAK	36	1	36
OAK	60	1	60
			184 INCHES TOTAL
		5	TREES TOTAL

TREE MITIGATION LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED

Figure 8.3.1. TREE PROTECTION BARRIER



SCALE: 1" = 50'

0' 25' 50' 100'

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landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
TREE MITIGATION PLAN

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED

REVISIONS:
1 City comments 02-05-2024

Todd W. Bennett, RLA # FLA0003718

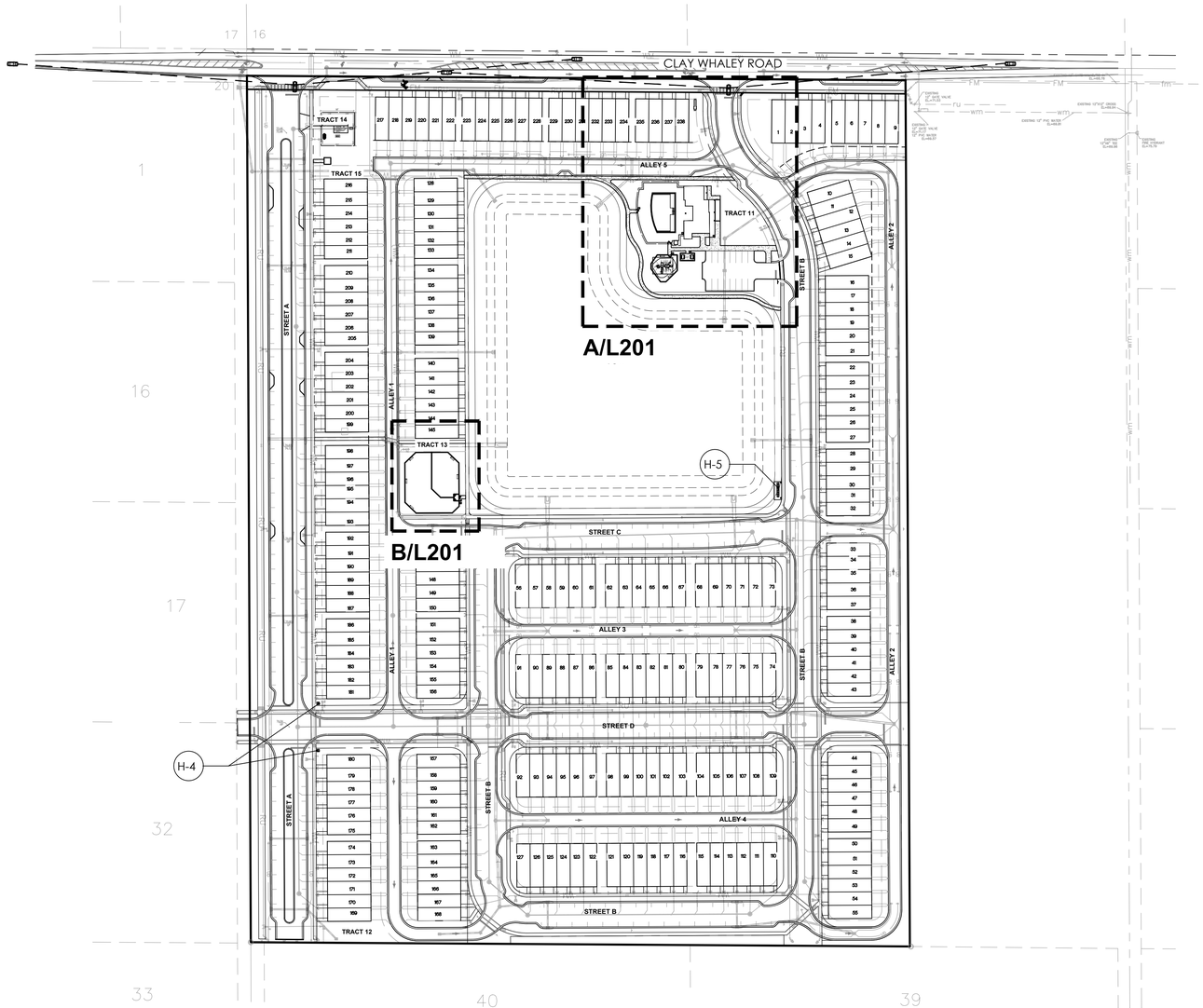
L100

DRAWING PLOTTED - 2/7/2024 12:44:23 PM
Z:\SHARED\BONNETT DESIGN GROUP\2020\2022.147-1_SUNDIAL - AMAVI ST. CLOUD\DESIGN\2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED.DWG

HARDSCAPE SCHEDULE

H-4 MONUMENT COLUMN (4 / L301)

H-5 MAILBOXES, BY OWNER



SCALE: 1" = 100'

0' 50' 100' 200'

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landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
OVERALL LAYOUT PLAN

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED

REVISIONS:

Todd W. Bonnett, RLA # FL0001778

L200

DRAWING PLOTTED - 2/5/2024 2:11:05 PM
Z:\SHARED\BONNETT DESIGN GROUP\2022\2022.147.1_SUNDIAL - AMAVI ST. CLOUD\DESIGN\2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED.DWG

1

CLAY WHALEY ROAD

ALLEY 5

STREET B

UTILITY EASEMENT

EASEMENT

GATE, TYP. (3)

POOL EQUIP.

232 233 234 235 236 237 238

1 2 3 4

H-1 H-2 H-3 H-6 H-7 H-8 H-10 H-11 TYP. (5) H-14 TYP. (4) H-15 H-16 H-17 TYP. (2) H-18 L

10'-0" 5'-0" 2'-0" 15'-0" 6'-0" 10'-9" 20'-0" 37'-4" 14'-0" 8'-0" 16'-0" 22'-0" 3'-0" 12'-0" 39'-4" 40'-5" 6'-8"

DETAIL A

144

145

TRACT 13

81'-0"

59'-3"

146

147

STREET C

EASEMENT

GATE, TYP. (3)

H-9 H-10 TYP. (5) H-11 H-13

20'-0" 10'-0" 6'-0" 5'-0" 4'-0"

DETAIL B

HARDSCAPE SCHEDULE

H-1	CLUBHOUSE, BY OWNER	
H-2	CONCRETE WALK	6 L303
H-3	MONUMENT SIGN	1 L301
H-6	PAVERS	2 L303
H-7	OUTDOOR POOL SHOWER	5 L303
H-8	POOL FENCE	3 L303
H-9	DOG PARK FENCE	4 L303
H-10	BENCH	1 L302
H-11	RECEPTACLE	2 L302
H-12	DOG WASTE STATION	3 L302
H-13	DOG FOUNTAIN	4 L302
H-14	BICYCLE RACK	5 L302
H-15	PLAYGROUND	6 L302
H-16	PLAYGROUND BORDER	7 L302
H-17	PICNIC TABLE	8 L302
H-18	FABRIC HIP SHADE	9 L302
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

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Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
LAYOUT PLAN

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED

REVISIONS:
1 City comments 02-05-2024

Todd W. Bonnett, FLA # FL0001778

L201

DRAWING PLOTTED - 2/5/2024 2:11:09 PM
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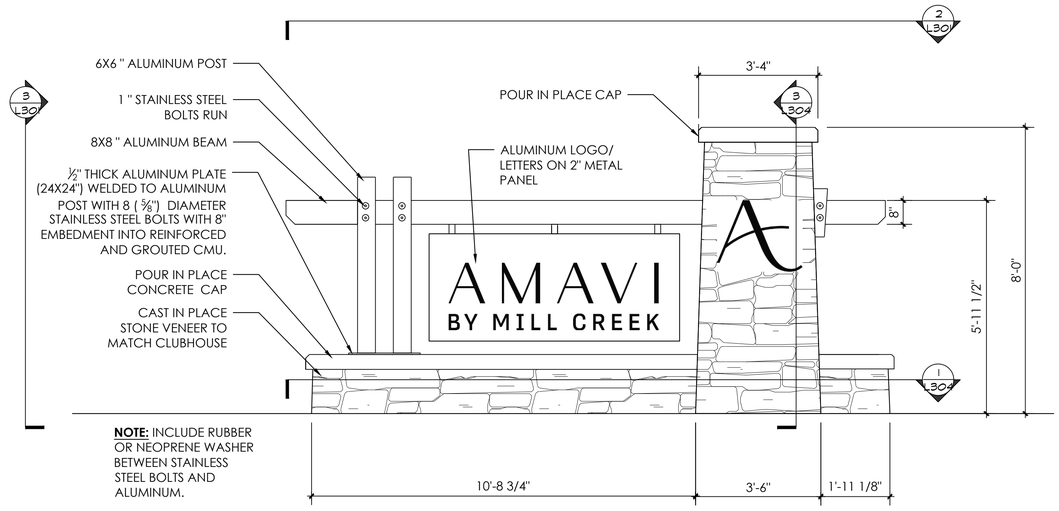
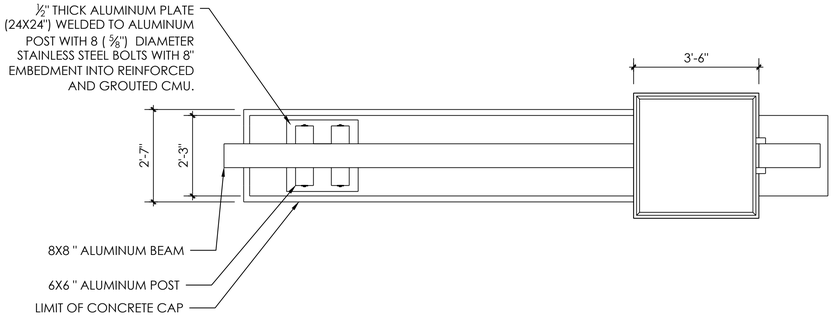
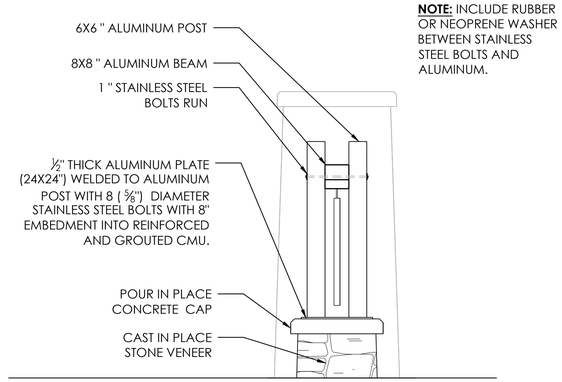


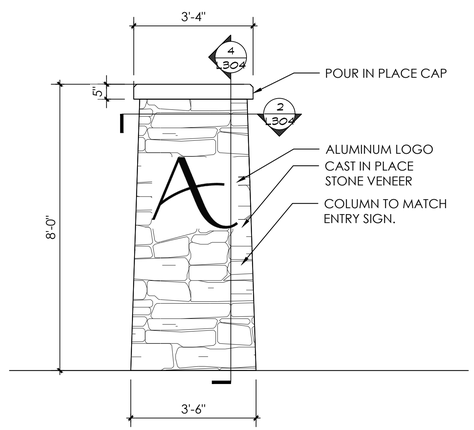
1 L301 MONUMENT SIGN WALL/COLUMN ELEVATION
SCALE: ½" = 1'-0"



2 L301 MONUMENT SIGN WALL/COLUMN PLAN
SCALE: ½" = 1'-0"



3 L301 MONUMENT SIGN COLUMN/WALL ELEVATION
SCALE: ½" = 1'-0"



4 L301 COLUMN DETAIL
SCALE: ½" = 1'-0"

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Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
HARDSCAPE DETAILS

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_HS BASE

REVISIONS:

Todd W. Bonnett, R.L.A. # FL0017183

L301

DWG NAME:DO NOT EDIT - 24" X 36" - 1:1 - 1/20/2023 4:54:56 PM
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VICTOR STANLEY, victorstanley.com
MODEL: STELL, Stella of Sunne Collection
COLOR: White, Wood: IPE
CONTACT: Brittany Deavers
brittanyd@victorstanley.com
1.800.368.2573 x 353

1 L302 BENCH
*OR OWNER APPROVED EQUAL N.T.S.

VICTOR STANLEY, victorstanley.com
MODEL: REN TOP-DEPOSIT, Stella of Sunne Collection
CAPACITY: 36 GAL.
COLOR: White, Wood: IPE
CONTACT: Brittany Deaver
brittanyd@victorstanley.com
1.800.368.2573 x 353

2 L302 RECEPTACLE
*OR OWNER APPROVED EQUAL N.T.S.

ALUMINUM DOGIPOT® PET STATION (#1003-L)

The Aluminum DOGIPOT® Pet Station sets the standard with heavy-duty commercial durability for high-traffic, dog-friendly areas.

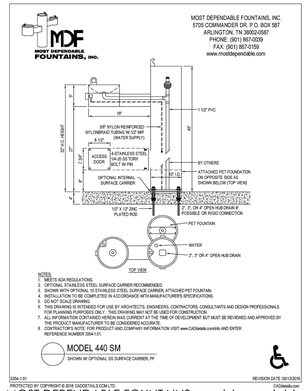
- Aluminum DOGIPOT® Pet Sign (Choice of On or Off-Leash)
- Aluminum DOGIPOT® Junior Bag Dispenser with two (2) rolls of 200 count DOGIPOT® SMART Litter Pick Up Bags™
- 10-Gallon Steel Trash Receptacle with Stainless Steel Lid (can upgrade to include the all Aluminum Trash Receptacle with Lid Item #1206A-L)
- Box of 50 count DOGIPOT® SMART Liner Trash Bags™
- 2" x 2" x 4'-8" square galvanized steel telescopic mounting post with installation hardware
- Installation instructions and mounting hardware included

As manufactured by www.dogipot.com.

DOGIPOT
5340 Young Pine Rd., Suite 8
Orlando, Florida 32829
T: 800.364.7681
F: 407.888.8526
info@dogipot.com

DOGIPOT, dogipot.com
MODEL: 1003-L
COLOR: Forest Green

3 L302 DOG WASTE STATION
*OR OWNER APPROVED EQUAL N.T.S.



MOST DEPENDABLE FOUNTAINS, mostdependable.com
MODEL: 440 SM w/ Pet Fountain
COLOR: Green

4 L302 DOG FOUNTAIN
*OR OWNER APPROVED EQUAL N.T.S.

ANOVA

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1527 tel | 314.754.8835 fax
sales@anovafurnishings.com
anovafurnishings.com

CIRCLEBR52 — Tandem Stainless Steel Bike Rack, Surface Mount

Tandem stainless steel bike rack, surface mount

Material
The bike rack is 52.25" tall and made from 2.38" O.D. Schedule 10, 316L stainless steel pipe support sections. Stainless steel is highly resistant to salt corrosion, rusting, pitting, and cracking. It remains clean and rust-free without paint or alternative finish. The 316L stainless steel provides increased resistance to corrosion including sea water and skating salt environments. Bike rack will accommodate up to two bikes, one on each side of the rack.
Base: The bike rack is surface mounted to a concrete pad. It features a 7.75" x 5.5" plate with three .5" diameter predrilled holes for surface mounting to prevent movement.
Surface mounting is required; mounting hardware is not included. Stainless steel hardware recommended to prohibit rusting.

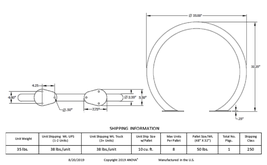
Finish
316/316L stainless steel is highly resistant to salt corrosion, rusting, pitting, and cracking. It remains clean and rust-free without paint or alternative finish.

Color:
See website or sales representative for color choices.

Assembly
The bike rack ships fully assembled and ready for use. Surface mounting may require some assembly.

Maintenance
Clean periodically, as conditions dictate. See ANOVA® stainless steel care guide at http://www.anovafurnishings.com/files/default/files/products/CIRCLEBR52/resources/stainless-steel-maintenance.pdf

Warranty
25-year limited structural warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. LTL (12 Units)	Unit Shipping Wt. Truck (24 Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (48" X 52")	Total No. Pkg.	Shipping Class
35 lbs.	38 lbs./unit	38 lbs./unit	10 cu. ft.	8	50 lbs.	1	250

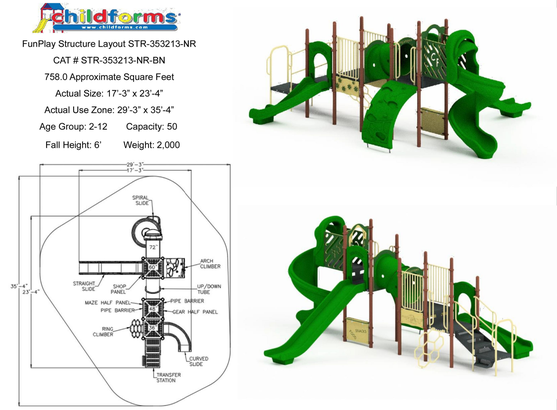
8/20/2019 Copyright 2019 ANOVA® Manufactured in the U.S.

ANOVA, anova.com
MODEL: **CIRCLEBR Tandem**
FINISH: **Stainless Steel**
CONTACT: **Cheryl Ronan**
407.572.3147

5 L302 BIKE RACK
*OR OWNER APPROVED EQUAL N.T.S.

Childforms
www.childforms.com

FunPlay Structure Layout STR-353213-NR
CAT # STR-353213-NR-BN
758.0 Approximate Square Feet
Actual Size: 17'-3" x 23'-4"
Actual Use Zone: 29'-3" x 35'-4"
Age Group: 2-12 Capacity: 50
Fall Height: 6' Weight: 2,000



CHILDFORM, parkforms.com
MODEL: CAT STR 353213 ST
COLOR: green, beige
CONTACT: **Brittany Snipes**
brittany@parkforms.com 386.295.9629

6 L302 PLAYGROUND
*OR OWNER APPROVED EQUAL N.T.S.

Rubberific

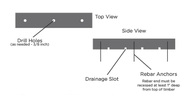
The Gold Standard of Recycled Rubber

- Designed with engineered drainage ports so water does not pool in flower beds or playgrounds
- Looks great with no maintenance for years to come
- Great for playground and landscaping applications
- Matches or compliments Rubberific Mulch or NuPlay groundcovers
- Made from 100% recycled rubber
- Easy to install
- Made in the USA
- Long-lasting and durable
- Available in Earthtone, Redwood, and Black
- Each timber includes 3 anchors

Rubberific Timber

Rubberific Timbers are the best border system option for all your landscaping and playground needs. These 92" long Rubberific Timbers come in heights of 4", 6", or 8". With the flexibility of rubber, it can form to virtually any edge desired. The top of the Rubberific Timber is rounded to provide extra safety when used around a playground.

Installation Instructions:



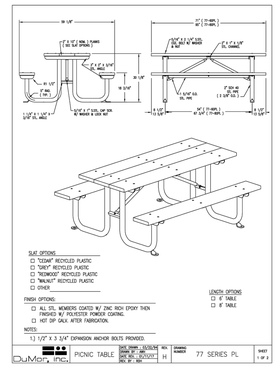
All Timbers are 92" in length

Using Rebar Anchors:
Drill a 3/8" hole 8" from each end of the timber and one hole in the middle of the timber. Rebar end must be recessed at least 1" deep from top of timber

IPC Outdoor Living, A Division of Liberty Tire T 314.436.4100 2300 Schuetz Rd, Ste 301 St. Louis, MO 63146 www.ipcoutdoorliving.com

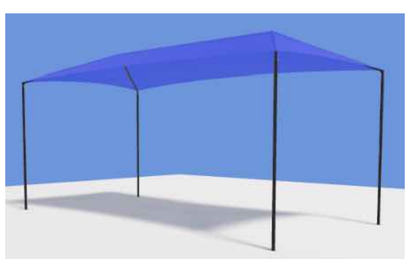
RUBBERIFIC, parkforms.com
MODEL: rubber timber
COLOR: brown
CONTACT: **Brittany Snipes**
brittany@parkforms.com 386.295.9629

7 L302 PLAYGROUND BORDER
*OR OWNER APPROVED EQUAL N.T.S.



DUMOR, dumor.com
MODEL: 77 SERIES PL, 6' TABLE
Color: cedar recycled plastic, frame - bronze

8 L302 PICNIC TABLE
*OR OWNER APPROVED EQUAL N.T.S.



USA SHADE, usashade.com
MODEL: **playground area:** 25' x 30' hip shade, 14' height
picnic area: 10' x 20' hip shade, 10' height
COLOR: posts - brown, fabric - green
CONTACT: **Brittany Snipes**
brittany@parkforms.com 386.295.9629

9 L302 FABRIC HIP SHADE
*OR OWNER APPROVED EQUAL N.T.S.

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400 South Orlando Ave. Suite 201
Maitland, FL 32751
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Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
HARDSCAPE DETAILS

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_HRASE
REVISIONS:

Todd W. Bennett, RLA # FLA0001718

L302

DRAWING PLOTTED: 2/5/2024 1:39:54 PM
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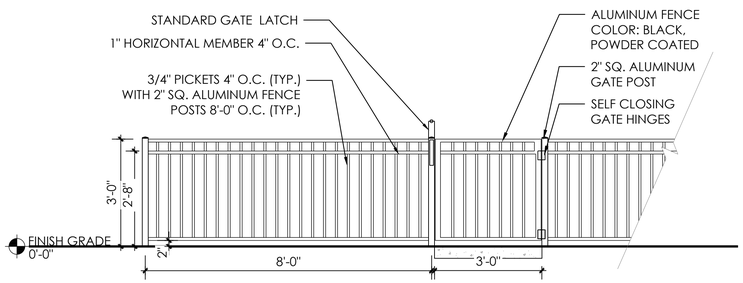
NOTES:
POOL GATES SHALL COMPLY WITH SECTION 454.1.3.1.9 OF THE FLORIDA BUILDING CODE. ACCESS GATES SHALL BE SELF-CLOSING, SELF LATCHING AND THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CAN NOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.

SHOP DRAWINGS, HARDWARE AND SPECIFICATIONS ARE REQUIRED PRIOR TO FABRICATION OF THE GATES, AND TO BE APPROVED BY THE OWNER PRIOR TO INSTILLATION.

ALL GATE COMPONENTS SHALL BE WELDED TOGETHER AND BE ANODIZED ALUMINUM.

ACCESS NOTE:
GATE CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY KEY CARD, KEYPAD OR ANY OTHER MECHANICAL OR ELECTRIC LOCKING AND ACCESS MECHANISMS AND SHALL CONFORM TO SECTION 454.13.1.9 OF THE FLORIDA BUILDING CODE

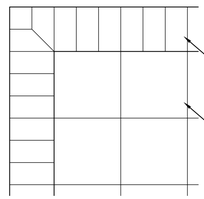


1 L303 FRONT YARD FENCE & GATE
SCALE: 1/2" = 1'-0"

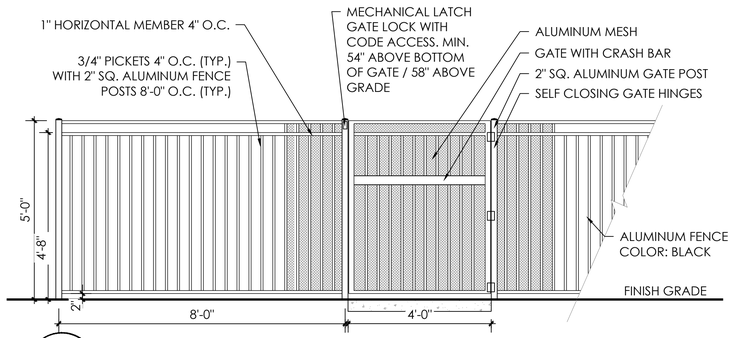
ARTISTIC PAVERS, artisticpavers.com
MODEL: SHELLOCK
COLOR: TO BE SELECTED BY OWNER
305.653.7283

SEALER TO BE APPLIED TO ALL PAVERS IN POOL DECK AREAS.

ALL PAVER SELECTIONS ARE PROPOSED TO BE BY ARTISTIC PAVERS OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



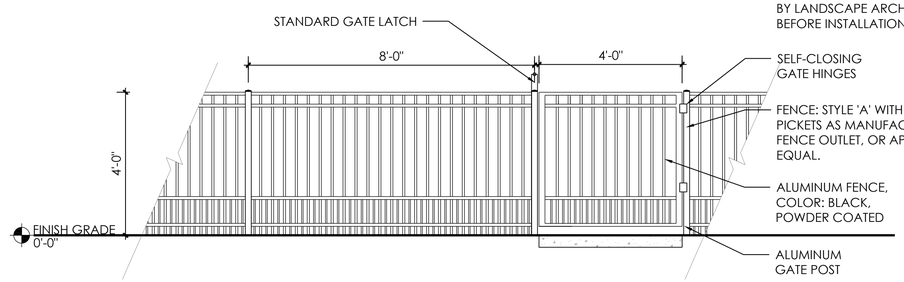
2 L303 PAVERS LAYOUT DETAIL
*or owner approved equal
NOT TO SCALE



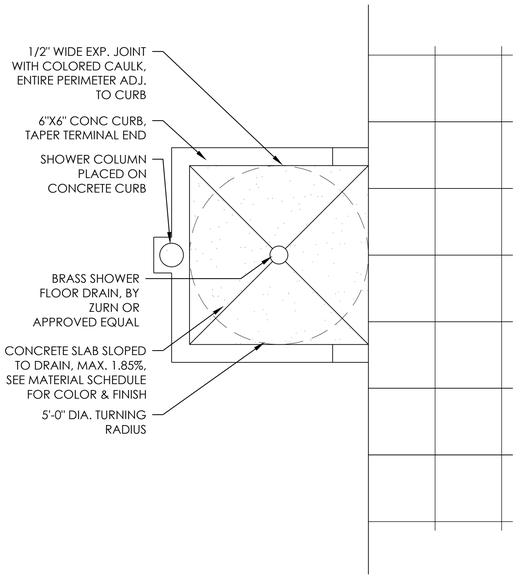
3 L303 POOL FENCE ELEVATION
SCALE: ½" = 1'-0"

NOTE:

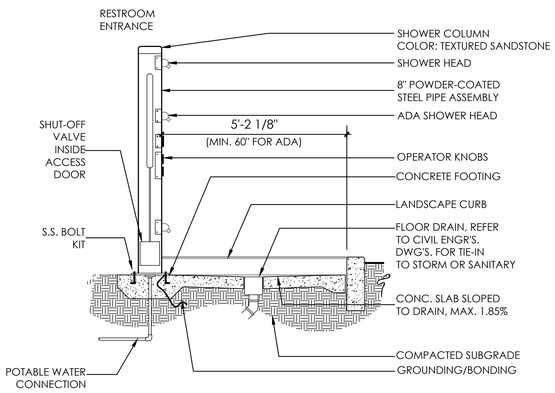
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT BEFORE INSTALLATION



4 L303 DOG PARK FENCE & GATE ELEVATION
SCALE: 1/2" = 1'-0"

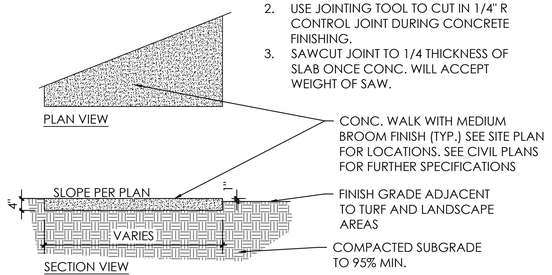


GENERAL NOTES:
1.) SUBMIT COLOR TO OWNER FOR APPROVAL, PRIOR TO PURCHASE.
2.) ALL ATTACHMENTS, CONNECTIONS & FOOTING DETAILS PER MANUFACTURER.
3.) SHOP DRAWINGS TO BE PROVIDED FOR PUNCHED ALUMINUM PANEL SHOWER FLOOR FOR REVIEW & APPROVAL PRIOR FINAL FABRICATION.
4.) ALL ALUMINUM MATERIALS ARE TO BE ANODIZED.

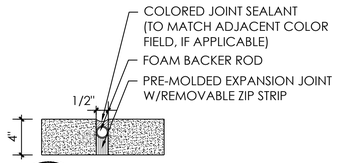


5 L303 OUTDOOR POOL SHOWER
SCALE: 1/2" = 1'-0"

NOTES
1. SEE HARDSCAPE PLAN FOR CONTROL AND EXPANSION JOINT LOCATIONS AND LAYOUT
2. USE JOINTING TOOL TO CUT IN 1/4" R CONTROL JOINT DURING CONCRETE FINISHING.
3. SAWCUT JOINT TO 1/4 THICKNESS OF SLAB ONCE CONC. WILL ACCEPT WEIGHT OF SAW.



6 L303 CONCRETE WALK
SCALE 1/2" = 1'-0"



7 L303 EXPANSION JOINT DETAIL
NOT TO SCALE

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Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
HARDSCAPE DETAILS

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_ISBASE
REVISIONS:

Todd W. Bonnett, R.L.A # FLA0005718

L303

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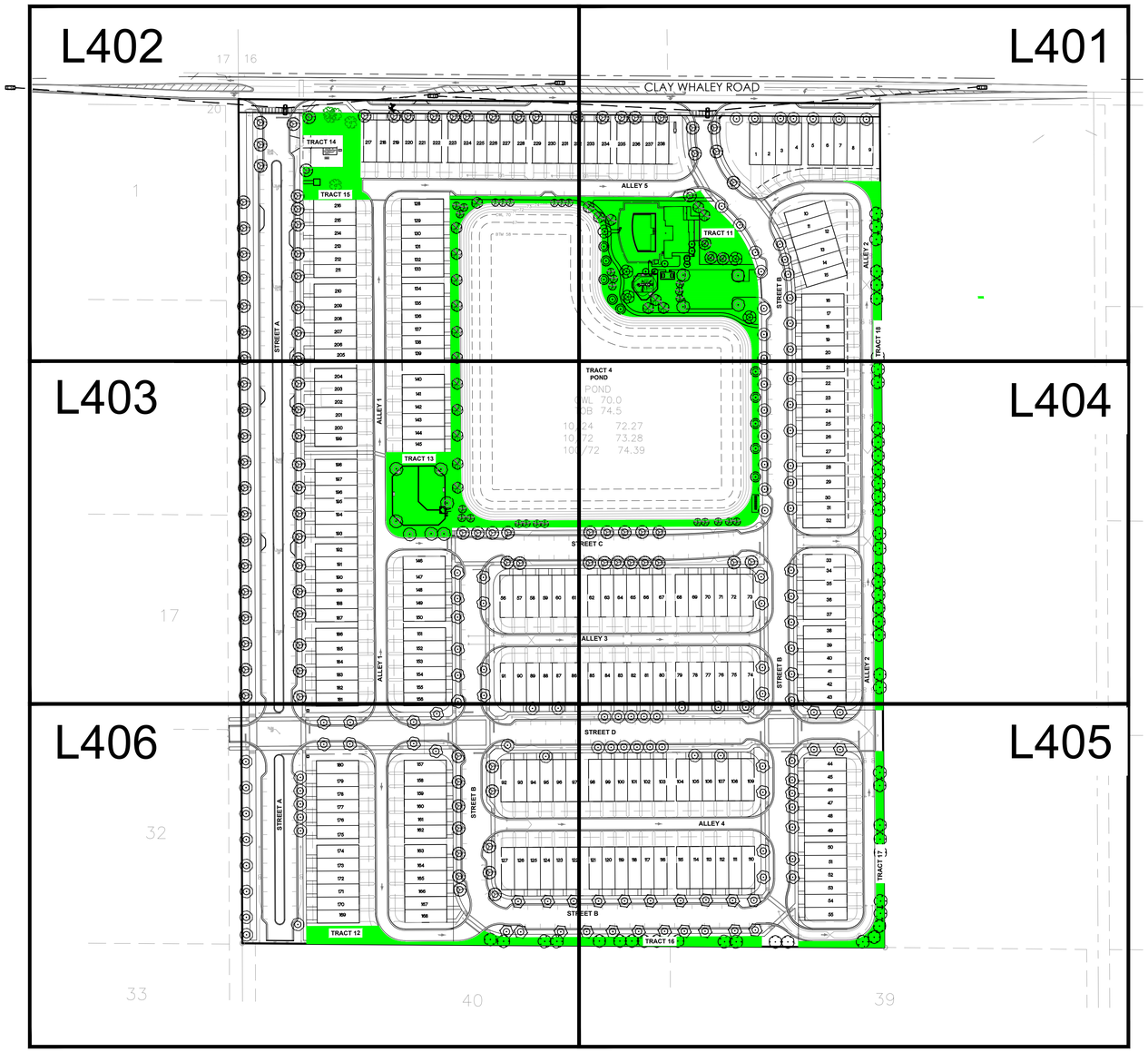

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
TREES							
AR2	3	Acer rubrum	Red Maple	3" cal., 10`-12` Ht.	YES	HIGH	As Shown
CC	28	Cercis canadensis	Eastern Redbud	2.5" cal., 10`-12` ht	YES	LOW	As Shown
LIM	7	Lagerstroemia indica `Muskogee`	Muskogee Crape Myrtle	2" cal., 12` ht. Min.	NO	LOW	As Shown
MG1	20	Magnolia grandiflora `Ms. Chloe`	Southern Magnolia	3" cal., 10`-12` Ht.	YES	MEDIUM	As Shown
PE	27	Pinus elliotti	Slash Pine	3" cal., 10`-12` Ht.	YES	LOW	As Shown
PO2	5	Platanus occidentalis	American Sycamore	3" cal., 10`-12` Ht.	YES	HIGH	As Shown
QV2	11	Quercus virginiana	Live Oak	3" cal., 10`-12` Ht.	YES	LOW	As Shown
TC	22	Tabebuia chrysotricha	Golden Trumpet Tree	3" cal., 10`-12` Ht.	NO	LOW	As Shown
TD2	10	Taxodium distichum	Bald Cypress	3" cal., 10`-12` Ht.	YES	LOW	As Shown
STREET TREES							
MG2	25	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	3" cal., 10`-12` Ht.	YES	MEDIUM	As Shown
QV1	98	Quercus virginiana	Live Oak	3" cal., 10`-12` Ht.	YES	LOW	As Shown
TC2	39	Tabebuia chrysotricha	Golden Trumpet Tree	3" cal., 10`-12` ht. x 60" spd.	NO	LOW	As Shown
UA	66	Ulmus alata	Winged Elm	3" cal., 10`-12` Ht.	YES	LOW	As Shown
SHRUBS							
Vow	53	Viburnum obovatum	Walter`s Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.
Vowc	59	Viburnum obovatum `Whorled Class`	Dwarf Walter`s Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.
Vo	256	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.
SHRUB AREAS							
Mp	122	Muhlenbergia x 'Pink Flamingo'	Pink Flamingo Muhly	3 Gal. 18" ht. Full.	YES	LOW	30" o.c.
GROUND COVERS							
jp	94	Juniperus davurica `Parsonii`	Parson`s Juniper	1 gal., 12"-15" spd.	NO	LOW	18" o.c.
tm	1,136	Trachelospermun asiaticum `Minima`	Minima Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	12" o.c.

PLANT SCHEDULE ENHANCED

CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
TREES							
SP	9	Sabal palmetto	Sabal Palm	12`-15` MIXED	YES	LOW	AS
SHRUBS							
De	90	Duranta erecta `Gold Mound`	Gold Mound Duranta	3 gal., full	NO	LOW	24" o.c.
Mf	51	Myrcianthes fragrans	Simpson`s Stopper	3 gal., full	YES	LOW	36" o.c.
Ph	133	Philodendron x `Hope`	Hope Philodendron	3 gal., 18"-24"	NO	MEDIUM	36" o.c.
Pm	20	Podocarpus macrophyllus	Podocarpus	3 gal., 24"x24"	NO	MEDIUM	24" o.c.
Vowc	14	Viburnum obovatum `Whorled Class`	Dwarf Walter`s Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.
Vo	19	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.
SHRUB AREAS							
Mp	166	Muhlenbergia x 'Pink Flamingo'	Pink Flamingo Muhly	3 Gal. 18" ht. Full.	YES	LOW	30" o.c.
GROUND COVERS							
dv	315	Dietes vegeta	African Iris	1 gal., 2-3 ppp	NO	LOW	18" o.c.
jp	109	Juniperus davurica `Parsonii`	Parson`s Juniper	1 gal., 12"-15" spd.	NO	LOW	18" o.c.
mcc	156	Muhlenbergia capillaris	Muhly Grass	3 gal., 24" ht.	YES	LOW	30" o.c.
mcc	156	Muhlenbergia capillaris	Muhly Grass	3 gal., 24" ht.	YES	LOW	30" o.c.
tm	277	Trachelospermun asiaticum `Minima`	Minima Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	12" o.c.
SOD/SEED							
sodb	65,692 sf	Paspalum notatum `Argentine` sand grown solid sod - weed free	Argentine Bahia Grass	sod	NO	LOW	
sodc	98,867 sf	Stenotaphrum secundatum sand grown solid sod - weed free	St. Augustine Grass	sod	NO	HIGH	

AMAVI ST. CLOUD		
8.3.1 New Development	**Total**	
Open space or landscape buffer area requires minimum 60 DBH of tree per acre.		
Acres to be mitigated	2.47	acres
Min. Canopy Requirement DBH per acre	60	inches
Required Total DBH	148.2	inches
Total Inches to be Preserved	184	inches
Proposed Trees*	378	inches
Total Preserved & Proposed Trees	562	inches
*Not including street trees		
Difference	413.8	inches

8.5.5 Trees
Replacement trees shall be installed as follows:
3-inch minimum caliper for large trees;
2 1/2-inch caliper for medium trees; and
2-inch minimum caliper for small trees.
(minimum 70% of replacement trees shall be large/ medium trees)
Palm trees may be planted (3 palms = 1 large/medium tree) but shall not be credited against the minimum canopy requirement (DBH/acre).

AMAVI ST. CLOUD PLANT SCHEDULE TREE INCHES					
TREE SIZE	TREE	QTY	CAL	TOTAL	%
LARGE	PE	27	3	81	7%
LARGE	QV2	11	3	33	3%
LARGE	TC	22	3	66	6%
MEDIUM	CC	28	2.5	70	8%
LARGE	AR2	3	3	9	1%
LARGE	MG1	20	3	60	6%
LARGE	PO2	5	3	15	1%
LARGE	TD2	10	3	30	3%
LARGE	MG2	25	3	75	7%
LARGE	QV1	98	3	294	27%
LARGE	TC2	39	3	117	11%
LARGE	UA	66	3	198	18%
SMALL	LIM	7	2	14	2%
TOTAL INCHES:				1062	
TOTAL TREES:		361			100%

NOTE: NO TREE SPECIES EXCEEDS 50% OF TOTAL TREES.

KEY
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- ENHANCED / OPTIONAL (OWNER DISCRETION)

SCALE: 1" = 100'
0' 50' 100' 200'

TREE AND PIPE NOTE
THERE SHALL BE A MINIMUM OF 5' OF HORIZONTAL SEPARATION BETWEEN THE TREE ROOT BALLS AND ANY TWA OWNED INFRASTRUCTURE.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

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Amavi St. Cloud
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OVERALL LANDSCAPE PLAN

DATE: JANUARY 20, 2023
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JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED

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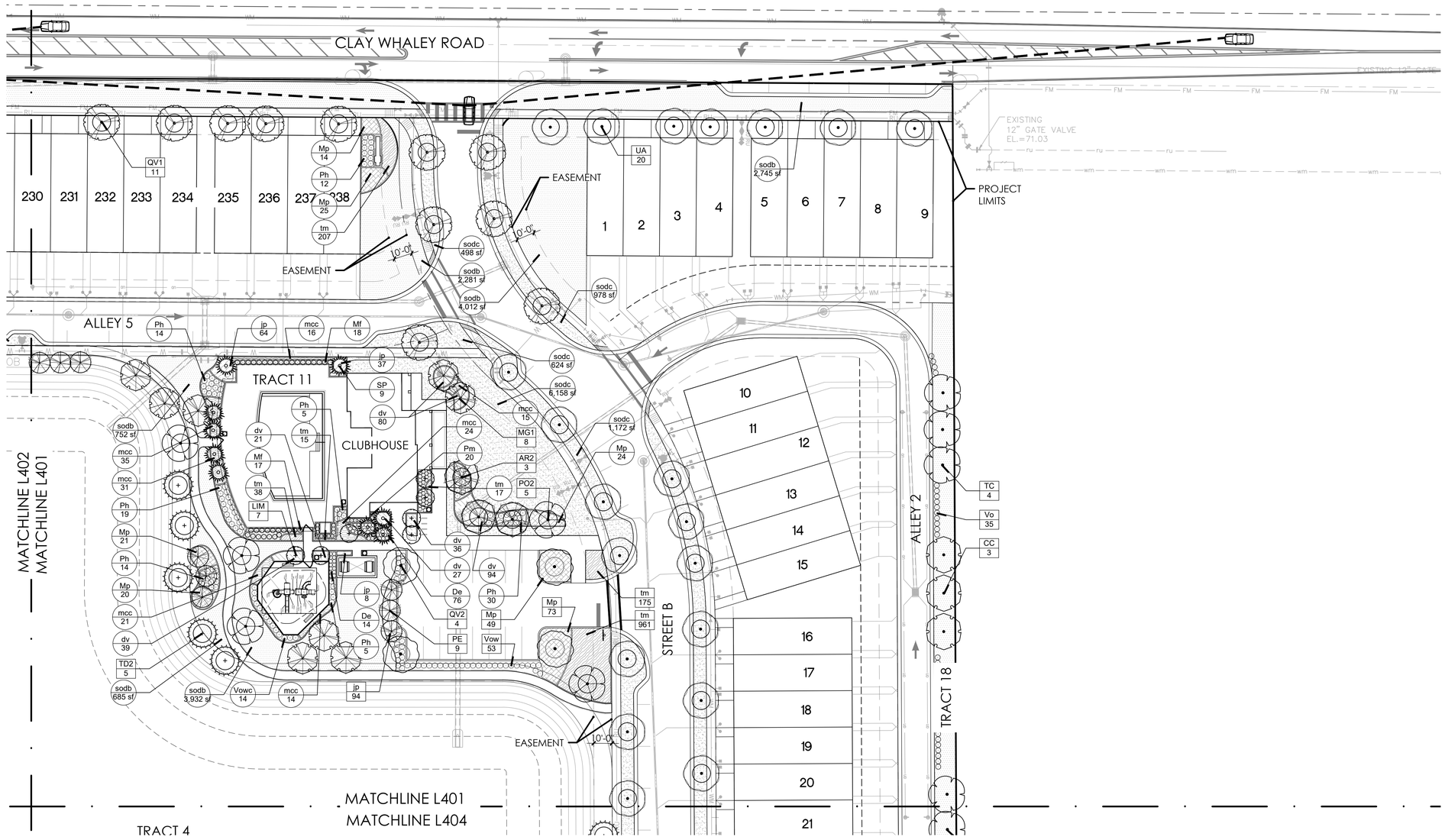

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2. STREET TREES MUST BE MAINTAINED AT A VERTICAL CLEARANCE OF 13.5 FEET.

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SCALE: 1" = 30'
0' 15' 30' 60'

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Sundial Holdings LLC
St. Cloud, Florida
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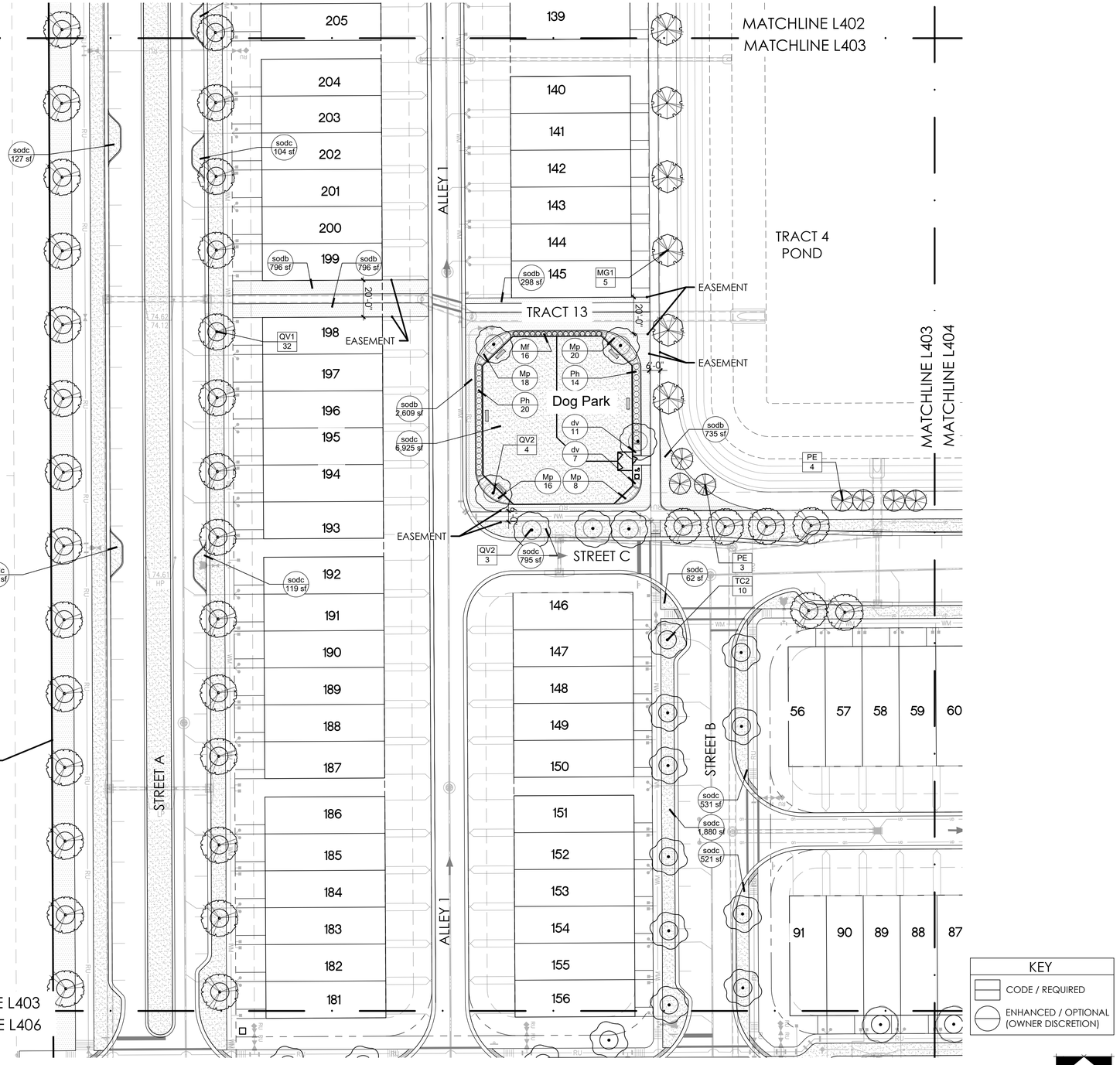

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LANDSCAPE PLAN

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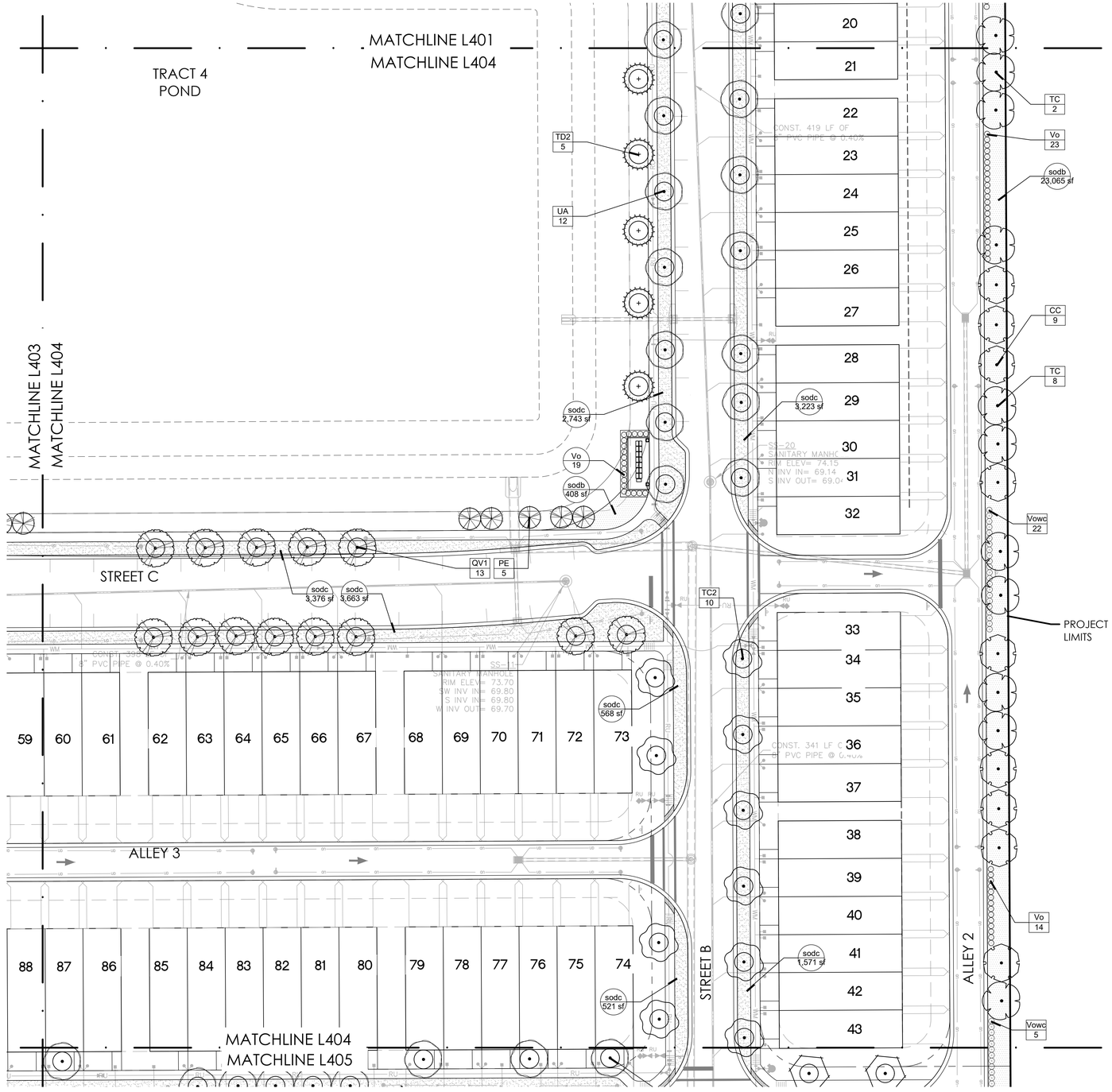

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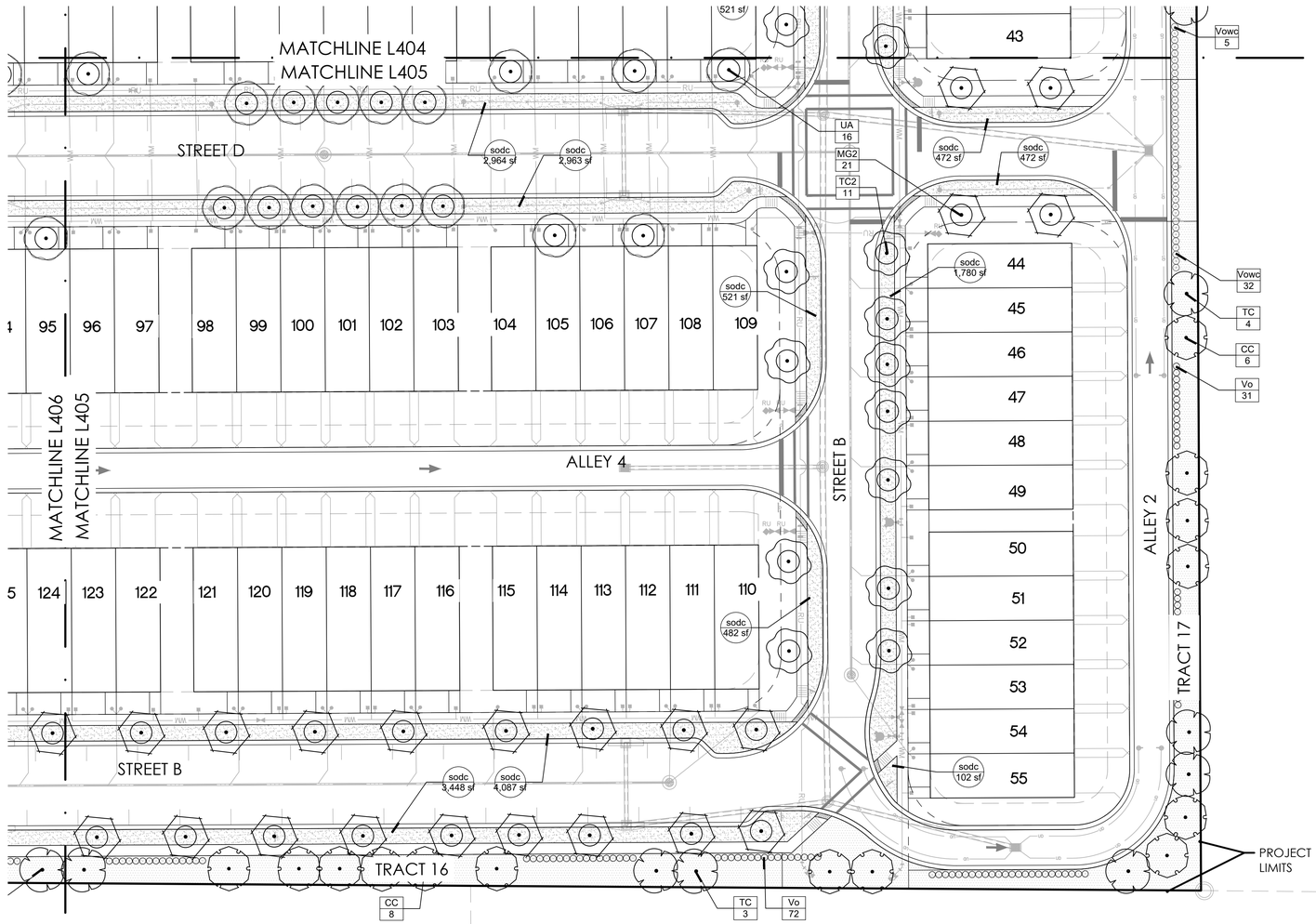

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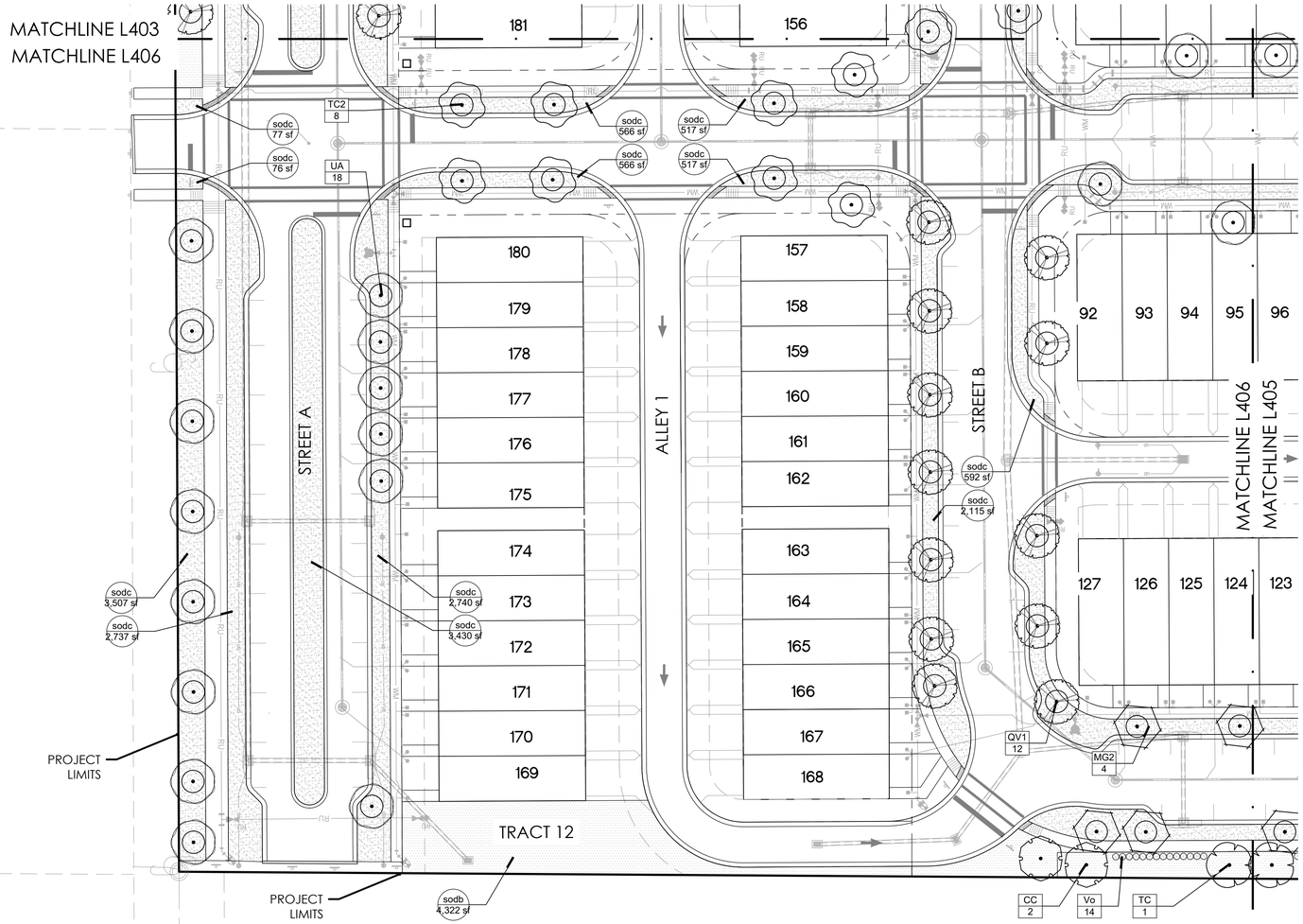

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Z:\SHARED\BONNETT DESIGN GROUP\2020\2022.147-1_SUNDIAL - AMAVI ST. CLOUD\DESIGN\2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED.DWG

OSCEOLA COUNTY REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron.
Tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark nuggets.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

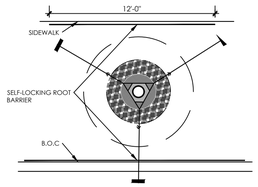
All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

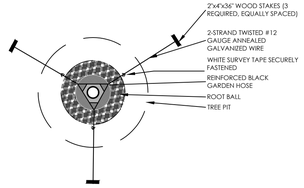
See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

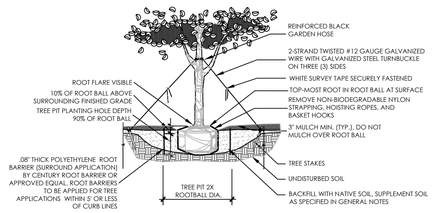
TREE AND PIPE NOTE
THERE SHALL BE A MINIMUM OF 5' OF HORIZONTAL SEPARATION BETWEEN THE TREE ROOT BALLS AND ANY TWA OWNED INFRASTRUCTURE.



ROOT BARRIER

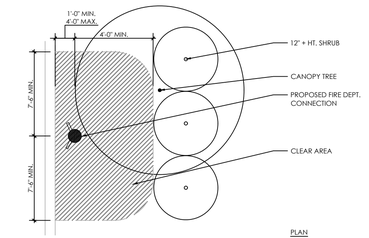


CANOPY TREE STAKING PLAN

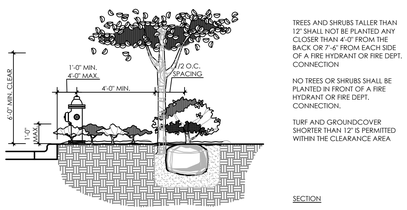


CANOPY TREE PLANTING DETAIL

N.T.S.



PLAN



TREES AND SHRUBS TALLER THAN 12" SHALL NOT BE PLANTED ANY CLOSER THAN 4'-0" FROM THE BACK OR 7'-6" FROM EACH SIDE OF A FIRE HYDRANT OR FIRE DEPT. CONNECTION

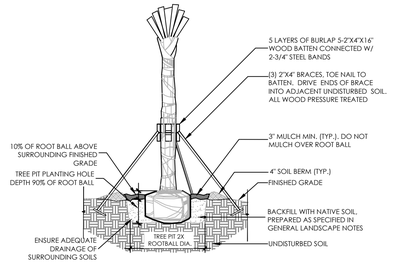
NO TREES OR SHRUBS SHALL BE PLANTED IN FRONT OF A FIRE HYDRANT OR FIRE DEPT. CONNECTION.

TURF AND GROUNDCOVER SHORTER THAN 12" IS PERMITTED WITHIN THE CLEARANCE AREA

SECTION

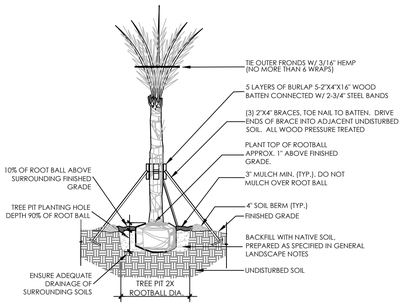
TYPICAL PLANTING AT FIRE HYDRANT

N.T.S.



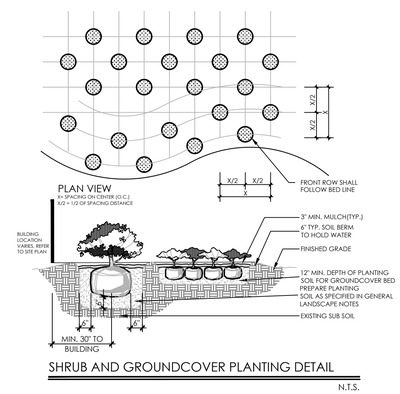
HURRICANE CUT PALM PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL

N.T.S.

NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

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community planning
FL LC 26000341

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Maitland, FL 32751
407.622.1588 voice

Amavi St. Cloud
Landscape Architecture
Sundial Holdings LLC
St. Cloud, Florida
LANDSCAPE DETAILS & NOTES

DATE: JANUARY 20, 2023
DRAWN BY: LP
CHECKED BY: TB
JOB NUMBER: 2022.147.1
FILE NAME: 2022.147_MILL CREEK AMAVI ST CLOUD_LSBASE ENHANCED

REVISIONS:

Todd W. Bennett, RLA # FL0001778

L407

DRAWING PLOTTED: 2/7/2024 3:35:59 PM
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Meeting: October 9, 2025

Agenda Item Type: Consent Agenda
Preliminary Subdivision Plan for Roan Bridge

Community Development Agenda Item:
Request City Council's approval of a Preliminary Subdivision Plan for Roan Bridge, PSP25-00005.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Roan Bridge, which contains a total of 1,207 units, 619 lots of single-family detached homes, 280 lots for single-family attached homes and 308 multi-family residential on approximately +/-285.9 acres of land, generally located north of Nolte Road, east of Eastern Avenue, south of East 19th Street, and west of Old Hickory Tree Road.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located north of Nolte Road, east of Eastern Avenue, south of East 19th Street, and west of Old Hickory Tree Road. The property comprises approximately 285.9 ± acres with a Future Land Use designation of Mixed Use and has Mixed Use Zoning. Objective 4.1 Mixed Use of the Comprehensive Plan states that the intent of this future land use category is to promote a balanced mix of activities such as residence, shops, schools, workplace, parks, etc. Roan Bridge has a previously approved concept plan (17-36.01) which includes the following place types: Community Center, Civic, Neighborhood Type I, Neighborhood Type II, and Open Space District.

Mixed Use development offers a mixture of residential product types to support various family sizes and incomes in addition to providing a range of community amenities such as recreation and functional open space. Mixed Use Future Land Use designation allows for a range of 5 to 25 dwelling units per acre. The proposed density for Roan Bridge is 9.5 dwelling units per acre in Neighborhood Type I, 20.4 dwelling units per acre in Neighborhood Type II, and 14.4 dwelling units per acre within the Community Center Place Type. The intent of the development is to create a community that has a mixture of residential and non-residential uses such as office and commercial to support walkability and to create a sense of place.

Legal Authority:
Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision 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 Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

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

Staff recommends **APPROVAL** of the Roan Bridge Property Preliminary Subdivision Plan (PSP25-00005), subject to the following conditions:

PLANNING
1. The existing Developer's agreement (DVA22-00001) must be amended and approved prior to the approval of any subdivision construction plans for the Roan Bridge development. Staff Report Exhibit must be submitted with the agreement.
2. The existing Tri-party agreement (DVA24-00006) must be amended and approved prior to the approval of any subdivision construction plans for the Roan Bridge development. Staff Report Exhibit must be submitted with the agreement.

PUBLIC WORKS
1. The Orange Avenue extension to 19th Street needs to be greyed with the rest of the phase III pieces. There are phase 2 single family homes that are not colored on the east side of the property.
2. The tri-party transportation agreement will have to be updated to account for the changes in the phasing plans.

OSCEOLA COUNTY TRANSPORTATION & TRANSIT
1. The ultimate ROW sections do not correspond with Exhibit D2 in DA24-00005. If this ultimate section is going to be updated in the amendment, please let us know and provide documentation. Amendments will need to be made to the DA in order to approve any SDPs.
2. Orange Avenue which is to be adopted as a County Framework road and will therefore be a Controlled Access Facility. As such, please ensure the requirements of Osceola LDC, Table 4.4.1-1. Controlled Access Facilities (Access Class 5) are met at least one median opening does not currently meet these requirements in this application.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
11/13/25 - Final Action

Attachments:
1. 1. PSP25-00005 Roan Bridge PSP Staff Report 10.09.2025
2. 2. PSP25-00005 Roan Bridge School Capacity Report

3. 3. PSP25-00005 Roan Bridge Full Set of Plans

DRC Case No. PSP25-00005

Type of Application
Preliminary Subdivision Plan

Case Name
Roan Bridge

Applicant/Owner
Roan Bridge, LLC

Agent
Javier Omana, CNU-A

Address/Location
South of East 19th Street, North of Nolte Road, East of Eastern Avenue, and West of Old Hickory Tree Road

Parcel ID #
07263149500010720,
07263149500011190,
07263149500011200,
07263149500011210,
12263049500010650,
12263049500010790,
12263049500011000,
12263049500011130,
12263049500011140,
12263049500011270,
12263049500011280,
12263049500010830,
12263049500010670,
13263049500010010,
13263049500010030,
13263049500010150,
18263100000200000,
18263133710001003O

Total Land Area
285.9 ± Acres

Project Planner
Virginia Renteria
Senior Planner

City Council Staff Report
Meeting Date: October 9, 2025

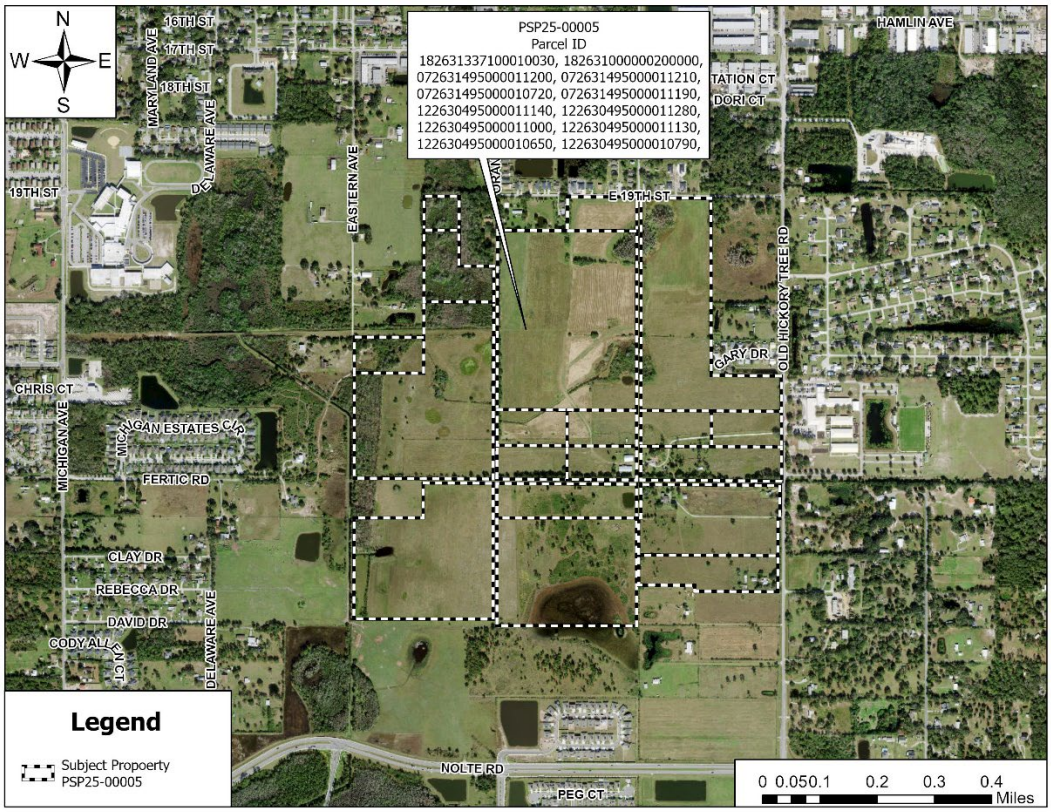

Figure 1 – Aerial Map

Request
The applicant is requesting approval of a Preliminary Subdivision Plan (PSP) for (619) single family lots, (280) townhomes, (308) apartments, 70,000 commercial sq. ft., 30,000 office sq. f.t., a 25-acre school site, and 2.4- acre Fire Station within a subdivision on approximately 285.9 acres of land known as Roan Bridge. The subject property is shown in Figure 1 above.

Background
The subject property is generally located south of East of 19th Street and north of Nolte Road, east of Eastern Avenue. and west of Old Hickory Tree Road. The property comprises approximately 285.9 ± acres with a Future Land Use designation of Mixed Use and has Mixed Use Zoning. Objective 4.1 Mixed Use of the Comprehensive Plan states that the intent of this future land use category is to promote a balanced mix of activities such as residence, shops, schools, workplace, parks, etc. Roan Bridge has a previously approved concept plan (17-36.01) which includes the following place types: Community Center, Civic, Neighborhood Type I, Neighborhood Type II, and Open Space District.

Mixed Use developments offer a mixture of residential product types to support various family sizes and incomes in addition to providing a range of community amenities such as recreation and functional open space. Mixed Use Future Land

Use designation allows for a range of 5 to 25 dwelling units per acre. The proposed density for Roan Bridge is 9.5 dwelling units per acre in Neighborhood Type I, 20.4 dwelling units per acre in Neighborhood Type II, and 14.4 dwelling units per acre within the Community Center Place Type. The intent of the development is to create a community that has a mixture of residential and non-residential uses such as office and commercial to support walkability and to create a sense of place.

During the Subdivision Construction Plans submittal, open space for each phase will be adequately addressed in a Developer's Agreement to ensure that minimum requirements from LDC Section 8.4.4 are met. The plans will also show the Community Center open space percentage and buildings will meet Community Center Build-to-line design according to Table 3.10.3f. Principal buildings must be a minimum of 2 stories and maximum of 5 stories. Final open space areas as approved in the Concept Plan and in accordance with LDC 8.4.4. shall be properly designed and function as an amenity to all residents and users of the development. Areas such as private lot setback yards, right of way, and isolated areas not available to the residents and users of the development are not considered open space. Only parking lots required for civic or recreational uses may be counted towards the open space requirements. Acceptable open space elements to meet the requirement include preservation of environmentally sensitive areas, passive recreation, and active recreation.

A Transportation Impact Analysis for all phases must be completed prior to approval of Phase 1 SCP. The Developer's Agreement will address the terms for The Roan Bridge development and may create additional analysis of the existing roadway conditions, which would be updated via a transportation impact analysis for Orange Avenue connection to Nolte Road in lieu of a connection to Fertic Road to Michigan Avenue. At SCP, dimensions for roadways, tract tables, and typical cross sections will be reviewed for compliance with the land development code. Appropriate right of way dedications along the northern property boundary and future four lane transitional sections will be reviewed during the construction plans submittal. The roundabout at the intersection of Fertic Road and Orange Avenue shall be designed with two continuous straight travel lanes in each direction and two lanes around the roundabout with the Subdivision Construction Plan for Phase 1. Old Hickory Tree Road improvements and improvements to the County's Street framework and ROW dedication will be demonstrated with the county's SDP during the SCP for Phase 1. The multi-use trail in the gas line easement tract shall be constructed to provide connectivity from the north/south entry road connecting with 19th street to the access western property boundary of the Apartments lot with the Subdivision Construction Plan for Phase 1.

Lastly, Roan Bridge Community Development District was established by Ordinance 2022-09 and the Petitioner's Agreement outlined that the CDD would provide the community with several enhancements which includes: additional landscaping features, maintenance of stormwater systems and sidewalks, common area and park enhancements, recreational amenities, fire protection, water/wastewater improvements, and transportation improvements. Exhibit B illustrates the project's phasing plan that quantifies the acreage by phase. Tables on Sheet P-7 of the Preliminary Subdivision Plan shall supersede any inconsistencies within the plan and future submittals will be consistent with the requirements of the Land Development Code. Per Section 8.4.4 of the Land Development Code, wetlands/water management areas can count no more than 50% of required open space requirement.

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*.

Osceola County School Capacity Report

1. Per the School Capacity Mitigation and Funding Agreement, the school site shall be conveyed prior to the issuance of the Certificate of Occupancy for the 551st residential dwelling unit within the Roan Bridge project. If the school site has not been conveyed by that point, the School District will request that no additional residential units beyond the 551st shall be permitted or constructed. Additionally, the School District will request that the project be placed on hold until the conveyance is completed.

2. This SDP application for roadway and utility improvements only has no impact on public school capacity. Note, however, that per the approved School Capacity Mitigation and Funding Agreement between The School Board of Osceola County, Florida and Clifford Clay Jowers, and Susan J. Jowers, and the Clay Jowers Family Trust and the Sylvia Val Wofford Family Trust, dated June 20, 2017, through the conveyance of property for the construction of a K-8 school within the Roan Bridge development, in addition to the continued obligation to pay school impact fees for all residential development, the Developer will have adequately mitigated any school capacity impacts generated by the approved build-out of residential dwelling units that will not generate student capacity that exceeds the combined total of 625 single family and 599 multi-family units. Any increased residential density resulting in additional school capacity impacts is subject to further negotiation and mitigation with the School District.

3. The School District maintains its rights and entitlement consistent with applicable law and ordinances to collect school impact fees for all residential development within the Roan Bridge development. The district has a history of working closely with Osceola County, FL to alleviate school capacity issues created by expanded residential development

Staff Recommendation

Staff recommends **APPROVAL** of the Roan Bridge Property Preliminary Subdivision Plan of (PSP25-00005). Preliminary Subdivision Plan for Roan Bridge, subject to the following conditions:

PLANNING

1. The existing Developer's agreement (DVA22-00001) must be amended and approved prior to of the approval of any subdivision construction plans for the Roan Bridge development. Staff Report Exhibit must be submitted with the agreement.
2. The existing Tri-party agreement (DVA24-00006) must be amended and approved prior to of the approval of any subdivision construction plans for the Roan Bridge development. Staff Report Exhibit must be submitted with the agreement.

PUBLIC WORKS

1. The Orange Avenue extension to 19th Street needs to be greyed with the rest of the phase III pieces. There are phase 2 single family homes that are not colored on the east side of the property.
2. The tri-party transportation agreement will have to be updated to account for the changes in the phasing plans.

OSCEOLA COUNTY TRANSPORTATION & TRANSIT

3. The ultimate ROW sections do not correspond with Exhibit D2 in DA24-00005. If this ultimate section is going to be updated in the amendment, please let us know and provide documentation. Amendments will need to be made to the DA in order to approve any SDPs.
4. Orange Avenue which is to be adopted as a County Framework road and will therefore be a Controlled Access Facility. As such, please ensure the requirements of Osceola LDC, Table 4.4.1-1. Controlled Access Facilities (Access Class 5) are met. At least one median opening does not currently meet these requirements in this application.

City Council Requested Action

Per Land Development Code Section 2.4.4.G – City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision 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 Preliminary Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

Attachments

- School Capacity Report
- Roan Bridge Preliminary Subdivision full set of plans.

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2015/16-0216 DRC#:PSP25-00005 Current FLU: MXD
Requested FLU: N/A

PROJECT NAME: Roan Bridge

Current Zoning: MXD

PROJECT LOCATION: Old Hickory Tree Rd., St. Cloud Requested Zoning: N/A

COMMENTS DUE DATE: 9.5.25 PID: Multiple (see list)

Per the School Capacity Mitigation and Funding Agreement, *the school site shall be conveyed prior to the issuance of the Certificate of Occupancy for the 551st residential dwelling unit within the Roan Bridge project.* If the school site has not been conveyed by that point, the School District will request that no additional residential units beyond the 551st shall be permitted or constructed. Additionally, the School District will request that the project be placed on hold until the conveyance is completed.

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The School District maintains its rights and entitlement consistent with applicable law and ordinances to collect school impact fees for all residential development within the Roan Bridge development. The District has a history of working closely with Osceola County, FL to alleviate school capacity issues created by expanded residential development

MODIFICATION TO APPROVED PRELIMINARY SUBDIVISION PLAN

Roan Bridge

St. Cloud, Osceola County, Florida
(Approved: July 27, 2023)

LEGAL DESCRIPTION

Parcel 1:
Lots 72, 73, 88, 89, 104, 105 and 106, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 2:
Lot 119, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 3:
Lot 120, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 4:
Lots 121 and 122, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 5:
Lot 65, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 6:
Lot 79, 80, 81, 82, 94, 95, 96, 97, 98, 99, 109, 110, 111, 112, 115, 116, 125 and 126, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 7:
Lot 100, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 8:
Lot 113, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 9:
Lot 114, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 10:
Lot 127, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded In Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 11:
Lot 128, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 12:
Lots 1 and 2, Hickory Acres, according to the plat thereof, as recorded in Plat Book 13, Page 156, of the Public Records of Osceola County, Florida.

And

The North 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 and North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

Parcel 13:
Lot 3, Hickory Acres, according to the plat thereof, as recorded in Plat Book 13, Page 156, of the Public Records of Osceola County, Florida.

Parcel 14:
Lots 1 and 2, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 13, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 4, of the Public Records of Osceola County, Florida.

Parcel 15:
Lots 15, 16, 17, 18, 31 and 32, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 13, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 4, of the Public Records of Osceola County, Florida.

Parcel 16:
Lots 3, 13, 14, 19, 20, 29 and 30, Less the South 60.0 feet of Lots 29 and 30, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 13, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 4, of the Public Records of Osceola County, Florida.

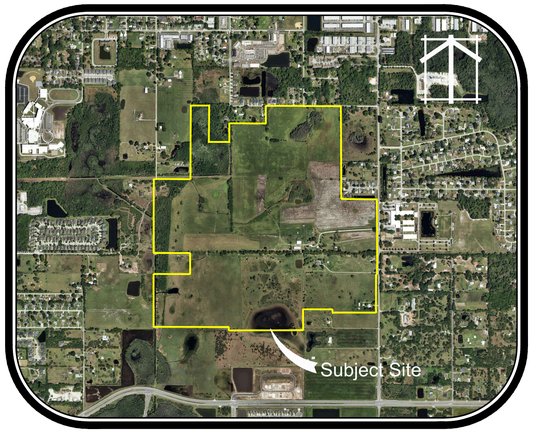
Additional Parcel (9.64 Ac.)

Parcel 1:
(Per Commitment Order No.: 9621399)

The West 1/2 of Lot 67, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

PARCEL 2:
(Per Commitment Order No.: 9617975)

Lot 83 and the West 1/2 of Lot 78, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.



VICINITY MAP

N.T.S.

PROJECT APPROVALS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (PHASE I)
PERMIT NUMBER: 49-111-248-P

U.S. ARMY CORPS OF ENGINEERS
PERMIT NUMBER: SAJ-2024-00679 (SP-ZJT)

UTILITIES

WATER: _____ TOHO Water Authority
SEWER: _____ TOHO Water Authority
POWER: _____ OUC
CABLE: _____ Spectrum
PHONE: _____ AT&T

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Sep 02, 2025

PROPERTY OWNER

ROAN BRIDGE PROPERTIES, LLC
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LAKE MARY, FLORIDA 32746
ATTN.: JAMES DICKS, MANAGER
EMAIL: JAMES@DIXDEVELOPMENTS.COM
PHONE: (407) 963-7617

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EMAIL: JO.THACKER@NELSONMULLINS.COM
PHONE: (407) 839-4230
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LOWNDES LAW
215 N. EOLA DRIVE
ORLANDO, FLORIDA 32801
ATTN: HAL KANTOR
EMAIL: HAL.KANTOR@LOWNDES-LAW-COM
PHONE: (407) 843-4680

SURVEYOR

JOHNSTON'S SURVEYING INC.
900 SHADY LANE
KISSIMMEE, FLORIDA 34744-8695
ATTN: RICHARD D. BROWN, P.S.M.
EMAIL: RICK@JSURVEYING.COM
PHONE: (407) 847-2179
FAX: (407) 847-6140

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1117 EAST ROBINSON STREET
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EMAIL: JOMANA@CPHCORP.COM
PHONE: (407) 425-0452
FAX: (407) 648-1036

CIVIL ENGINEER

CPH, LLC
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
ATTN: LEO AYALA, P.E.
EMAIL: LAYALA@CPHCORP.COM
PHONE: (407) 322-6841
FAX: (407) 330-0639

LANDSCAPE ARCHITECT

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EMAIL: GPUGH@CPHCORP.COM
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ARCHITECT

CHARLAN BROCK ASSOCIATES
1770 FENNELL STREET
MAITLAND, FLORIDA 32751
ATTN: CHRISTIAN OQUENDO, AIA
EMAIL: CRISTIAN@CBAARCHITETCS.COM
PHONE: (407) 660-8900

SHEET INDEX

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P-1	WETLANDS & SOILS MAP	P-24	LAKE AMENITY CONCEPT
P-2	EXISTING DRAINAGE	P-25	SINGLE FAMILY LOT DETAIL
P-3	ADJACENT SUBDIVISIONS	P-26	TOWNHOME LOT DETAIL
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P-18	LOCAL STREET AND ALLEY CROSS SECTION	P-41	CONCEPT COMMUNITY CENTER LAYOUT
P-19	ONE WAY LOCAL STREET CROSS SECTION	S-1/S-9	SURVEY (276.3 Acres)
P-20	ON STREET PARKING	S-1 of 1	SURVEY (9.64 Acres)
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P-22	PLAZA CONCEPTS		

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Orlando, FL 32801
Ph: 407.425.0452

Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26009326
Landscape No. LC000298

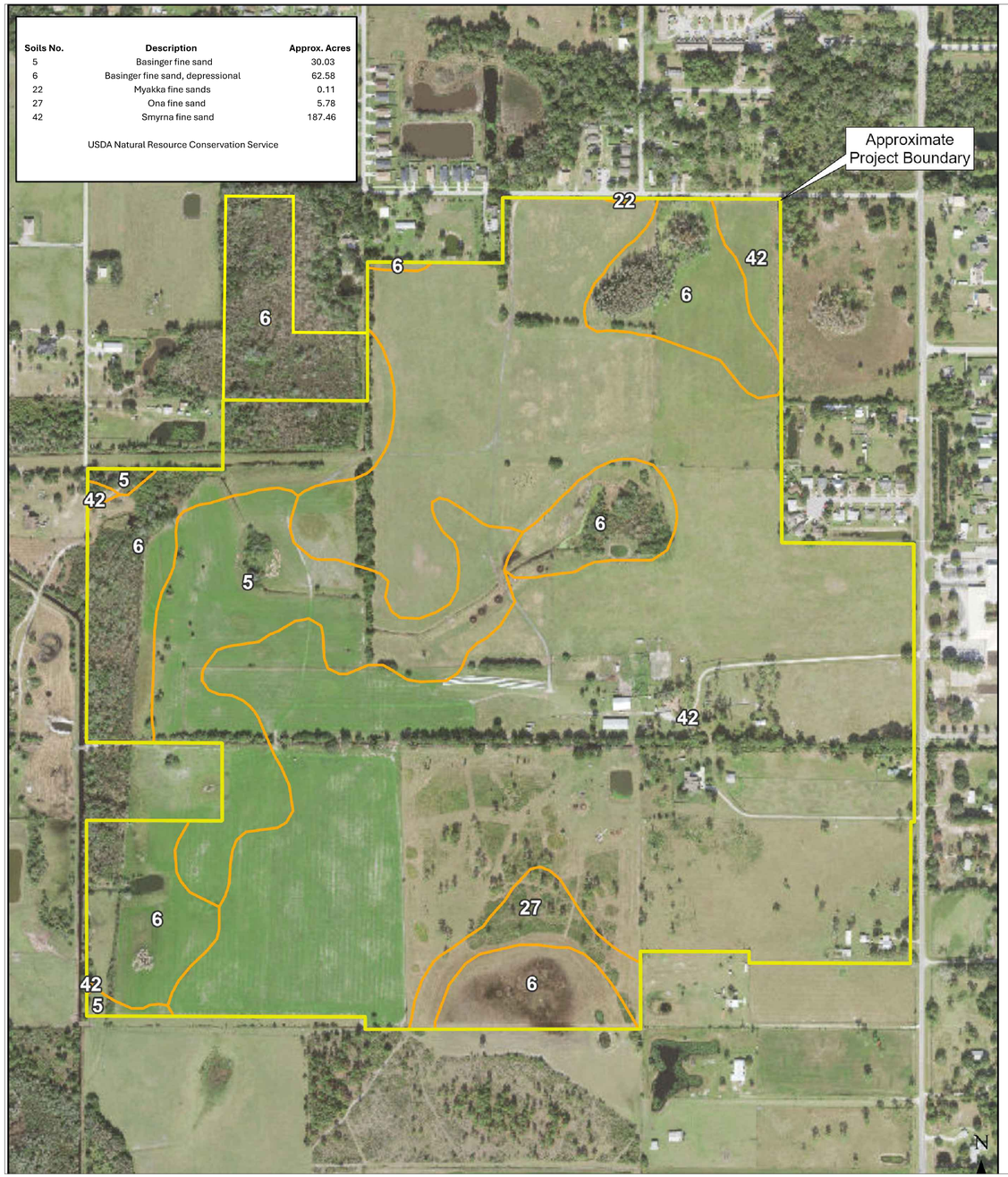
NOTICE
THIS SET OF PLANS IS NOT VALID FOR CONSTRUCTION PURPOSES WITHOUT BEING STAMPED "APPROVED FOR CONSTRUCTION BY CPH ENGINEERS, INC." PLANS WITHOUT THIS STAMP ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY.
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

ACTIVITY	NAME	DATE
DESIGNED BY:	JEO	8-1-25
DRAWN BY:	FNI	8-1-25
CHECKED BY:	JEO	8-1-25
APPROVED BY:	JEO	8-1-25
REGISTRATION NO.:		

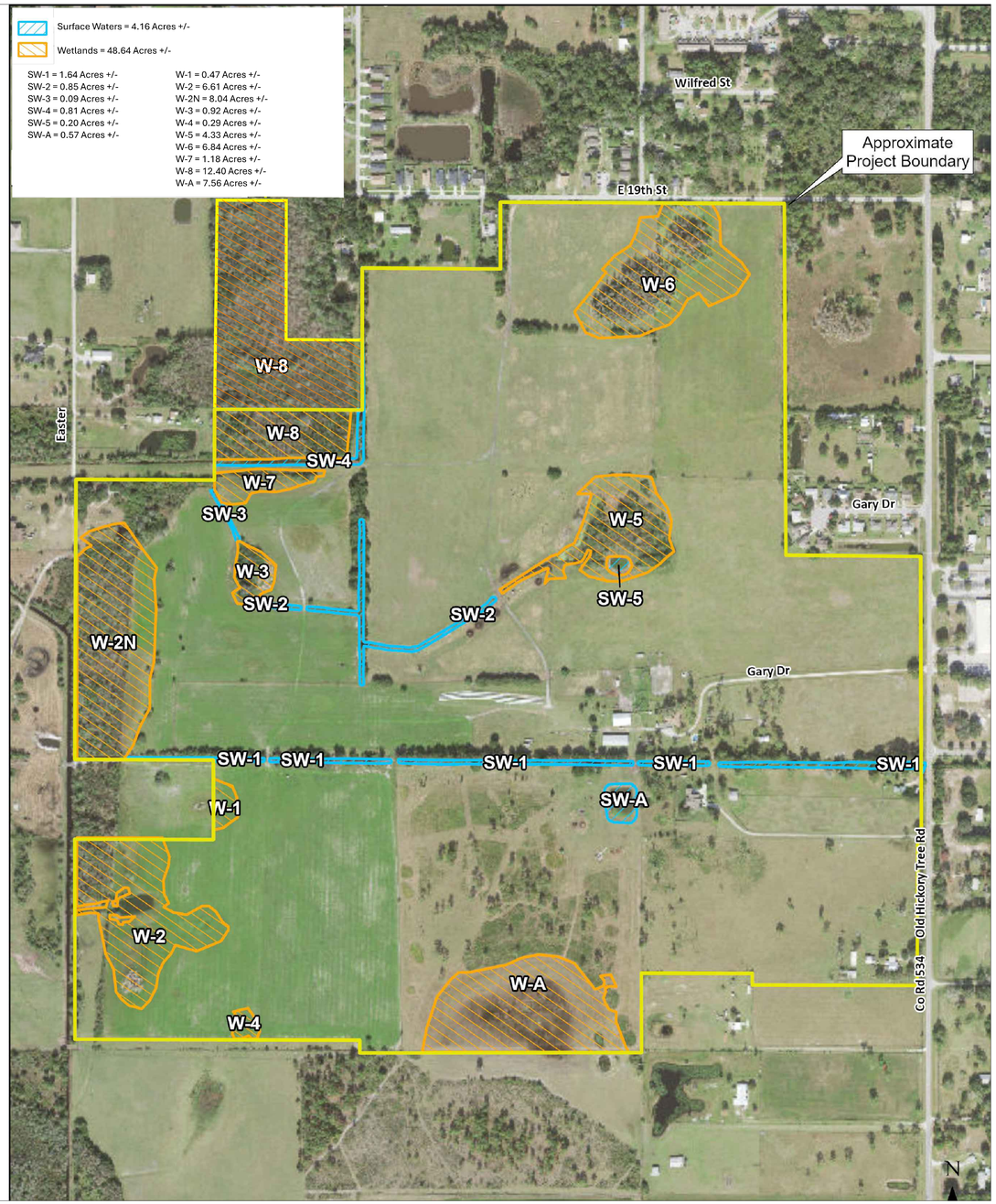
NO.	DATE	REVISION	APPVD.

SCALE: NONE
DATE: Aug. 1 2025
JOB NO.: R15002
FILE: Cover Sheet

SHEET NO.
C-1



U.S.C.S. - SOILS SURVEY



WETLANDS AND SURFACE WATERS MAP

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Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

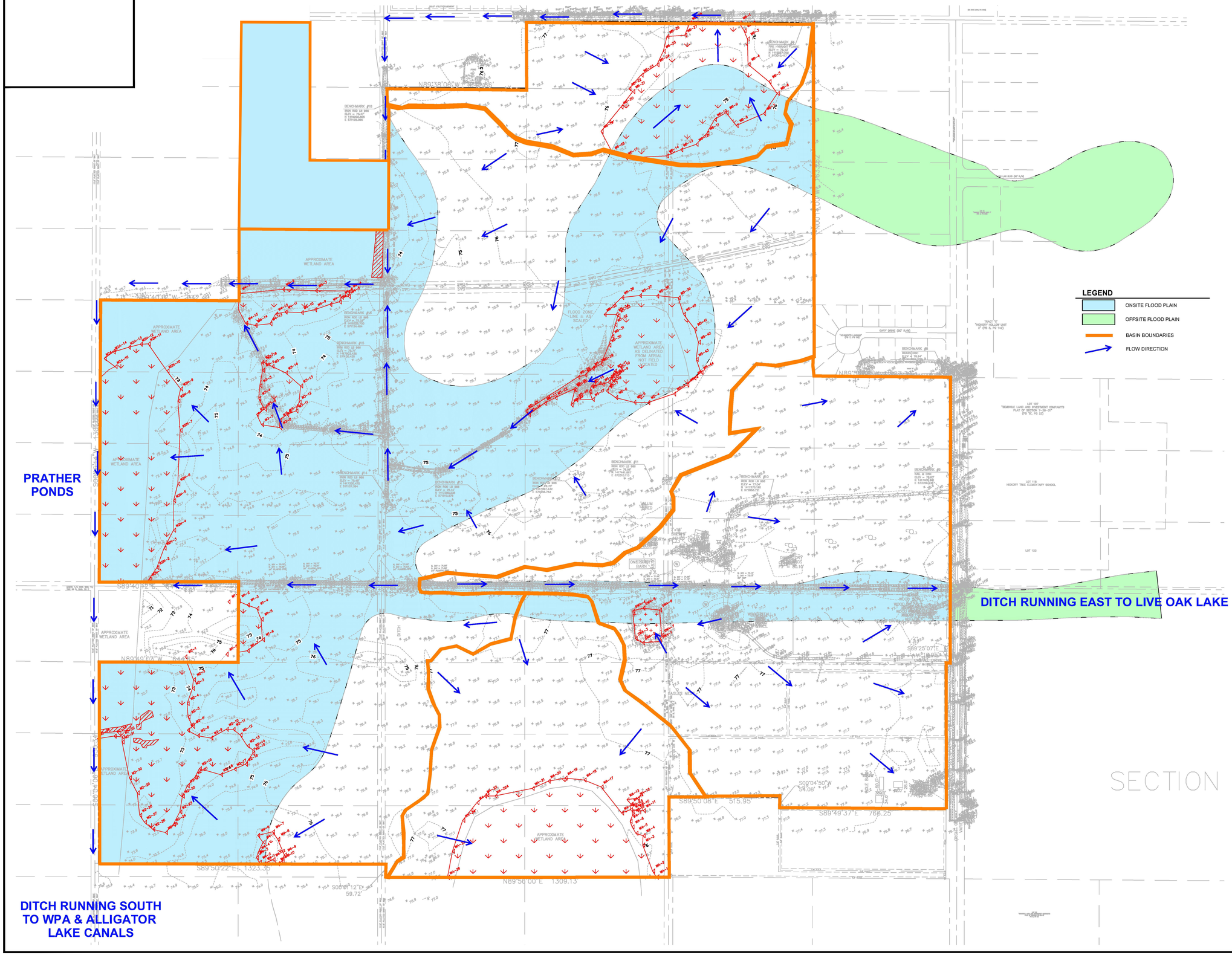
No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

WETLANDS & SOILS MAP

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-1



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REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

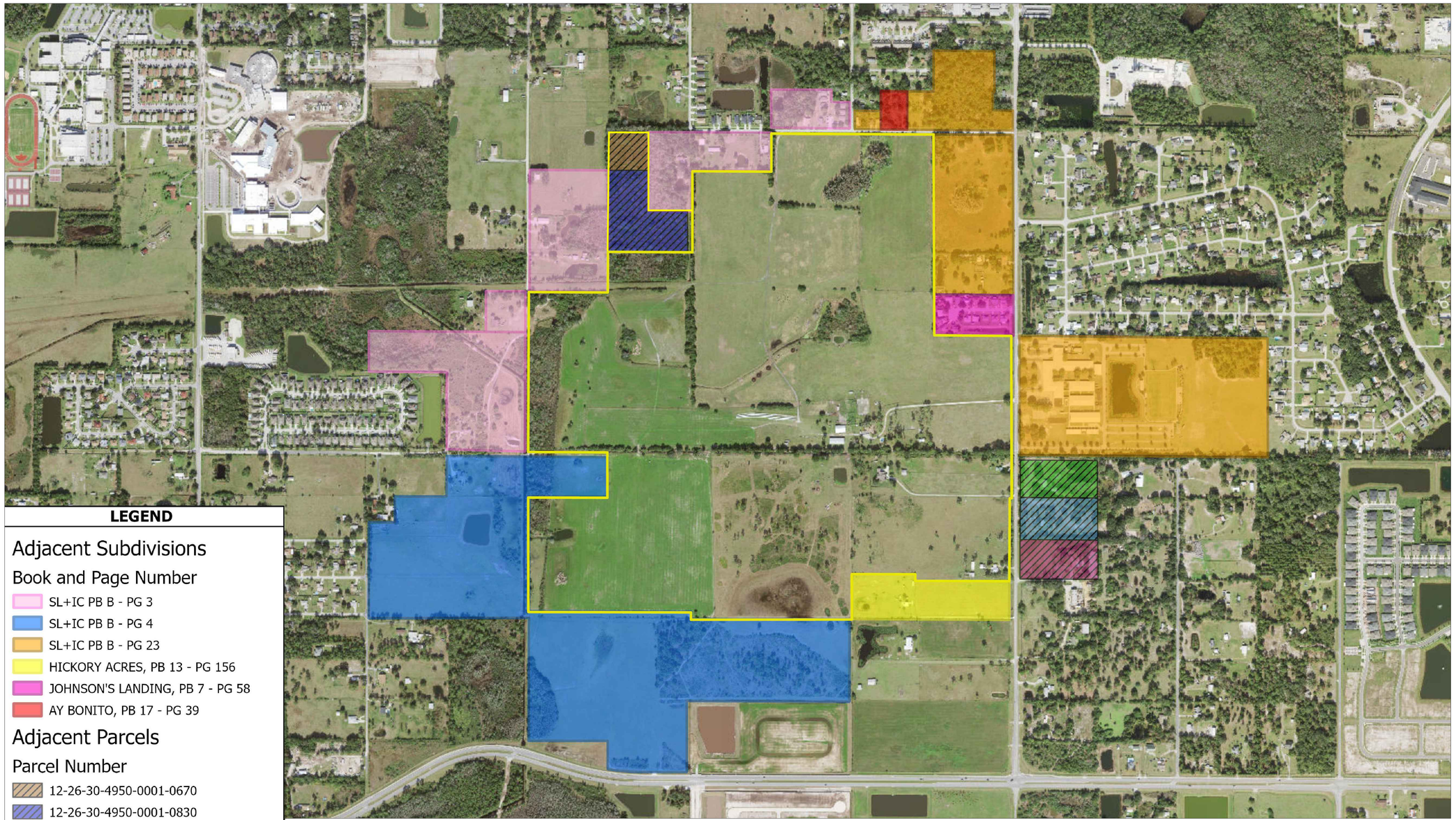
No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

EXISTING DRAINAGE
100 YEAR FLOOD PLAIN

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-2



0 150 300 600

SCALE: 1"= 300'

LEGEND

Adjacent Subdivisions

Book and Page Number

- SL+IC PB B - PG 3
- SL+IC PB B - PG 4
- SL+IC PB B - PG 23
- HICKORY ACRES, PB 13 - PG 156
- JOHNSON'S LANDING, PB 7 - PG 58
- AY BONITO, PB 17 - PG 39

Adjacent Parcels

Parcel Number

- 12-26-30-4950-0001-0670
- 12-26-30-4950-0001-0830
- 18-26-31-0000-0012-0000
- 18-26-31-0000-0013-0000
- 18-26-31-0000-0015-0000

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Landscape No. LC0000298

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

No.	Date	Revision
A7		
A6		
A5		
A4		
A3		
A2		
A1		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

ADJACENT SUBDIVISIONS

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

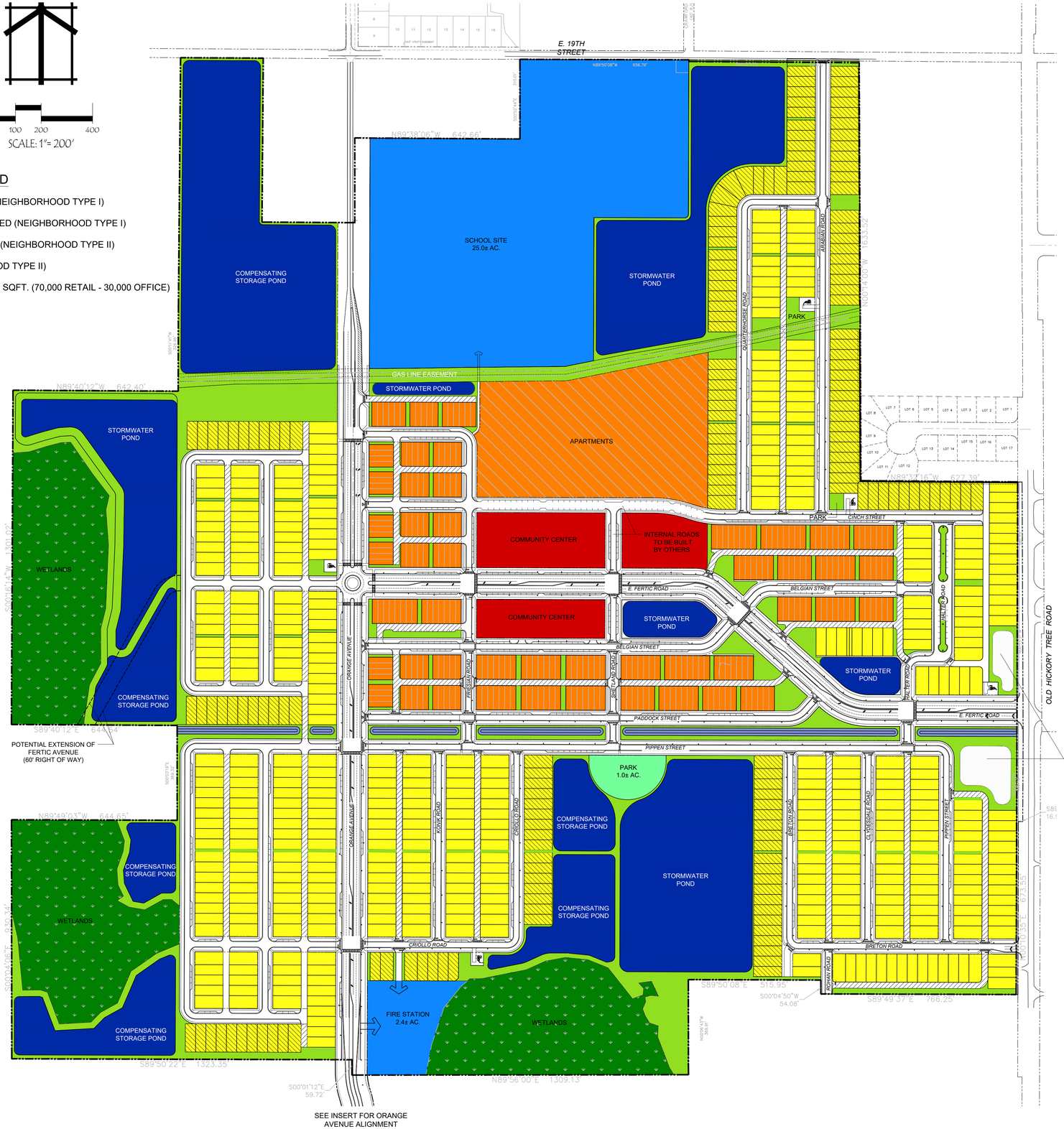
Sheet No.
P-3

0 100 200 400

SCALE: 1"= 200'

LEGEND

- SINGLE-FAMILY: ALLEY FED (NEIGHBORHOOD TYPE I)
- SINGLE-FAMILY: FRONT LOADED (NEIGHBORHOOD TYPE I)
- TOWNHOMES: REAR LOADED (NEIGHBORHOOD TYPE II)
- APARTMENTS (NEIGHBORHOOD TYPE II)
- COMMUNITY CENTER: 100,000 SQFT. (70,000 RETAIL - 30,000 OFFICE)
- CIVIC
- GREEN OPEN SPACE AREA
- PARK AREA
- WETLANDS
- STORMWATER
- 24' ALLEY



GENERAL PROJECT INFORMATION

GROSS SITE ACREAGE	285.9 AC±
SCHOOL SITE	25.0 AC±
FIRE STATION SITE	2.4 AC±
FRAMEWORK ROADS	17.5 AC±
PROJECT NET DEVELOPABLE AREA	241.0 AC±
PROJECT NET DEVELOPABLE AREA	241.00 AC±
• SINGLE-FAMILY LOTS	64.91 AC±
• TOWNHOMES LOTS	13.43 AC±
• APARTMENTS	10.69 AC±
• COMMUNITY CENTER	6.67 AC±
• INTERNAL ROADS (ROW)	34.89 AC±
• INTERNAL ALLEYS	7.84 AC±
• WETLANDS	24.11 AC±
• STORMWATER PONDS	26.50 AC±
• COMPENSATING STORAGE PONDS	22.86 AC±
• GREEN OPEN SPACE [1]	27.15 AC±
• CANAL	1.95 AC±

[1] Open space calculations include the parks, gas line easement and 20% of the mixed use commercial/retail and multi-family acreage.

OVERALL PROGRAM

SINGLE-FAMILY (NEIGHBORHOOD TYPE I)	619 LOTS
TOWNHOMES (NEIGHBORHOOD TYPE II)	280 UNITS
MULTI-FAMILY (APARTMENTS)	308 UNITS
COMMUNITY CENTER [1, 2]	
• COMMERCIAL	70,000 SQFT.
• OFFICE	30,000 SQFT.

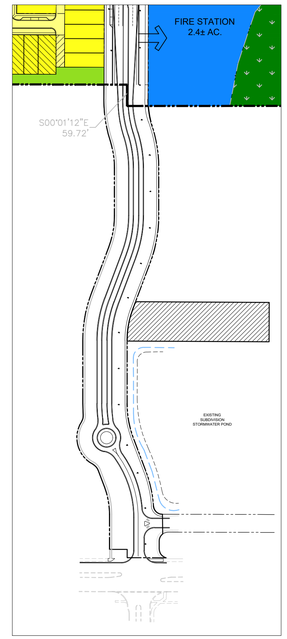
[1] Includes 96 multi-family units (neighborhood type 2 units).
[2] Final location to be depicted at site development plan submittal.

Approved PSP Phasing Unit Counts (7-27-2023)

Phase	40' Lots	Townhome Units	Apartments	Phase Totals
I	335	177	0	512
II	290	114	0	404
III	0	0	212	212
IV	0	0	96	96
	625	291	308	
			Total Project Unit Count	1,224

Revised PSP Phasing Unit Counts (8-1-2025)

Phase	40' Lots	Townhome Units	Apartments	Phase Totals
I	332	164	0	496
II	287	116	0	403
III	0	0	212	212
IV	0	0	96	96
	619	280	308	
			Total Project Unit Count	1,207



ORANGE AVENUE SOUTH EXTENSION FROM ROAN BRIDGE TO NOLTE ROAD

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Plans Prepared By:
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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Sep 15, 2025

No.	Date	Revision
A1		
A2		
A3		
A4		
A5		
A6		
A7		

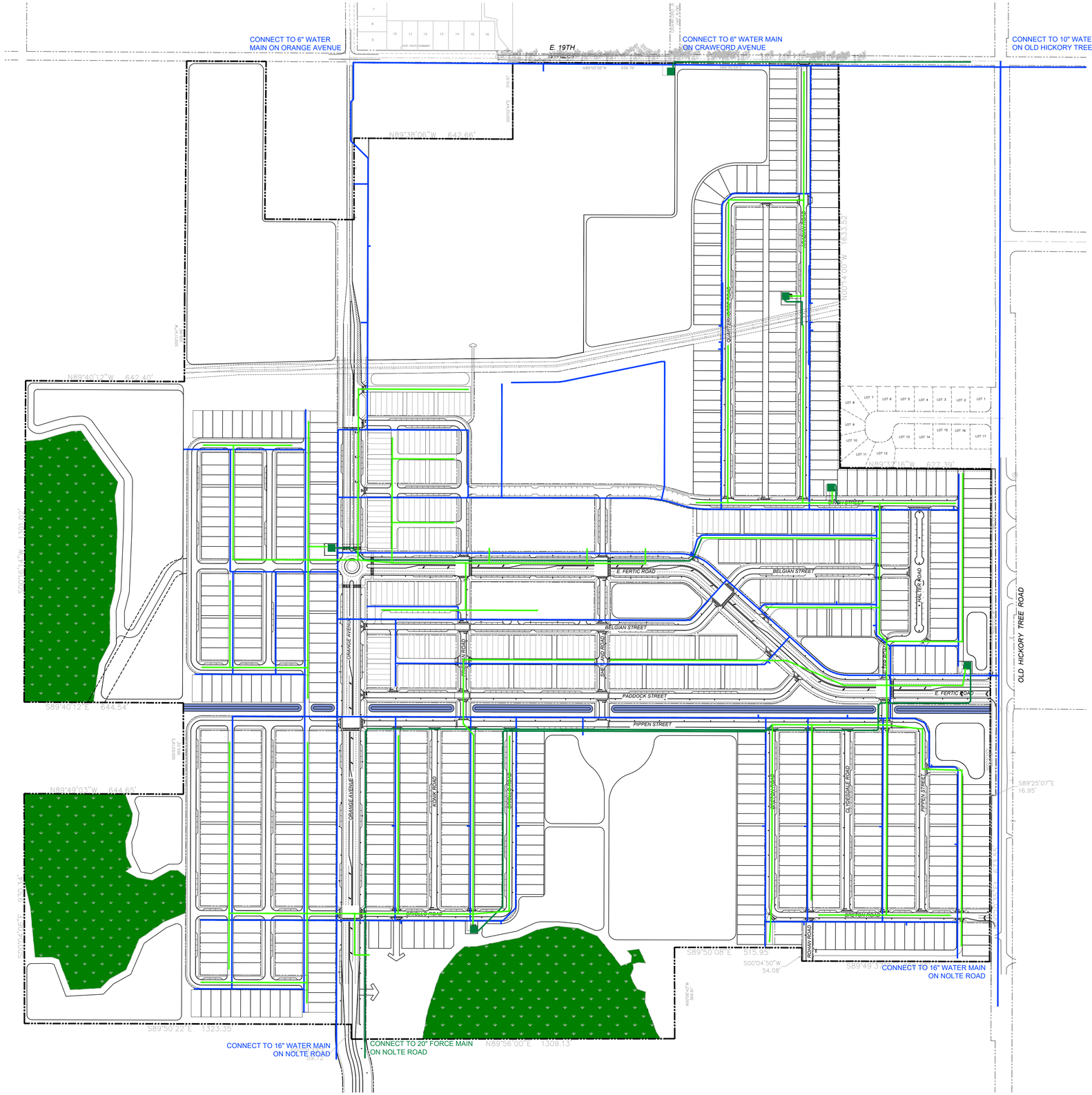
Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

MASTER PLAN

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-4

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.



0 100 200 400

SCALE: 1"= 200'

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN (GRAVITY)
- PROPOSED FORCE MAIN
- PROPOSED LIFT STATION

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REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Sep 15, 2025

No.	Date	Revision
A7		
A6		
A5		
A4		
A3		
A2		
A1		

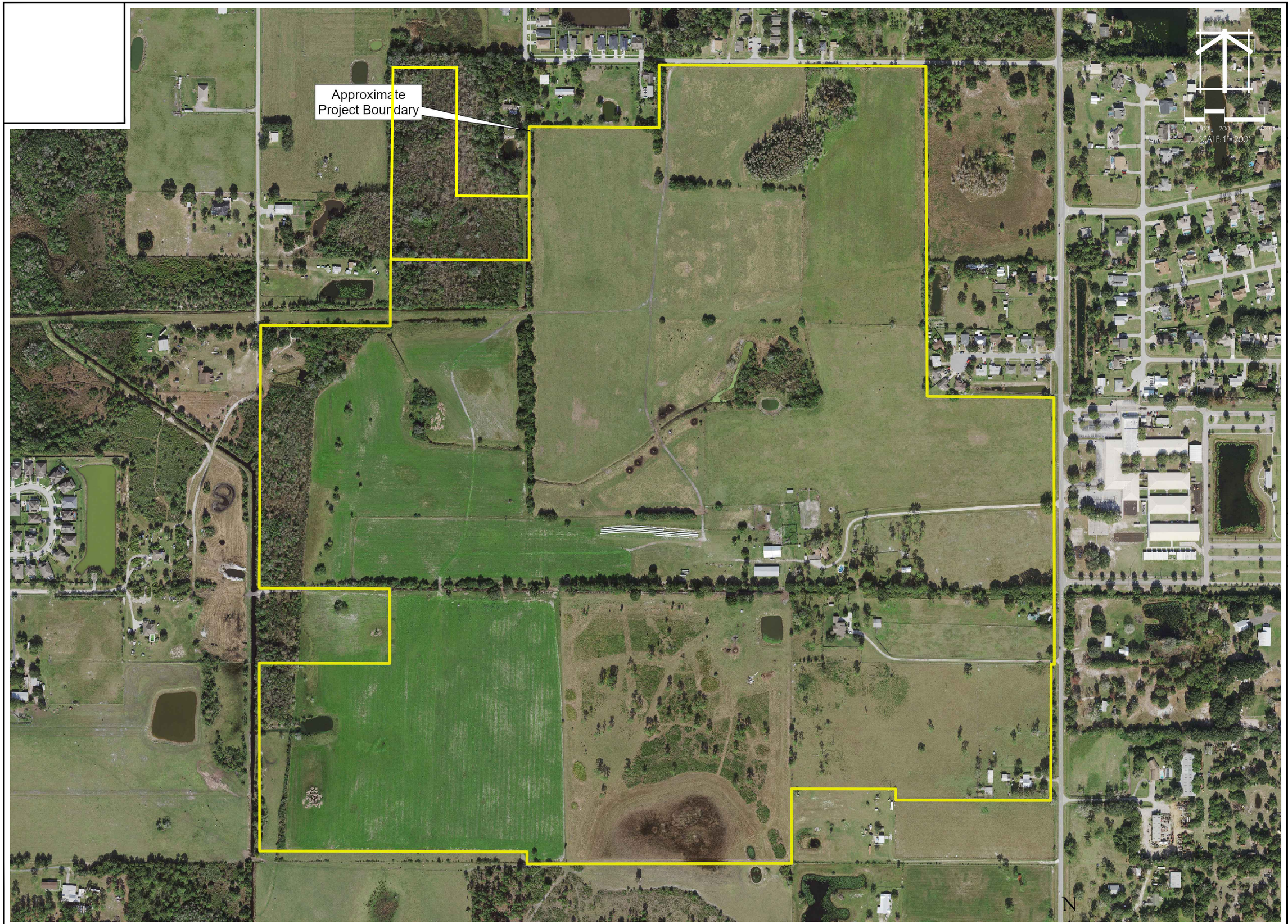
Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

CONCEPT WATER AND SEWER

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-5

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.



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REGISTERED LANDSCAPE ARCHITECT
GALEN J. PUGH
LA0001522
STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

No.	Date	Revision
A7		
A6		
A5		
A4		
A3		
A2		
A1		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

AERIAL PHOTOGRAPH

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-6

Table 1 - Desired Development Program at Buildout

Place Type	Area (AC)
Community Center	11.50
Neighborhood Type 1	87.47
Neighborhood Type 2	31.58
Open Space District	80.09
Additional Land Uses	
Civic/Schools	26.18
Infrastructure/Right-of-Way	39.47
Total	**276.29**

Source 2017:
Roan Bridge Conceptual Master Plan, Approved July 13, 2017

Table 1 - Desired Development Program at Buildout - PSP 2025

Place Type	Area (AC±)
Community Center	6.67
Neighborhood Type 1	64.91
Neighborhood Type 2	24.12
Open Space District	102.57
Additional Land Uses	
Civic/Schools	27.40
Internal Road ROW	34.89
Internal Alleys	7.84
Framework Roads ROW	17.50
Total	**285.90**

Source:
Roan Bridge Preliminary Subdivision Plan, August 2025

Table 2 - Development Program by Community Center

Place Type	Single-Fanily Detached (DU)	Multi-Family Attached (DU)	Commercial (SF)	Office (SF)	Industrial (SF)	Civic* (SF)
Community Center	0	96	70,000	30,000	0	68,825
Total	**0**	**96**	**70,000**	**30,000**	**0**	**68,825**

*As calculated by dedicated development area in units of square footage.
Source 2017:
Roan Bridge Conceptual Master Plan, Approved July 13, 2017

Table 2 - Development Program by Community Center - PSP 2025

Place Type	Single-Family Detached (DU)	Multi-Family Attached (DU)	Commercial (SF)	Office (SF)
Community Center	0	96	70,000	30,000
Total	**0**	**96**	**70,000**	**30,000**

*As calculated by dedicated development area in units of square footage.
Source:
Roan Bridge Preliminary Subdivision Plan, August 2025

Table 3 - Residential Development by Neighborhood

Neighborhood	Single-Family Detached (DU)	Multi-Family Attached (DU)	Total Units (DU)	Total Population
RBN-1	60	0	60	204
RBN-2	0	115	115	265
RBN-3	112	0	112	381
RBN-4	125	0	125	425
RBN-5	0	110	110	253
RBN-6	114	0	114	388
RBN-7	0	106	106	244
RBN-8	0	172	172	396
RBN-9	106	0	106	360
RBN-10	108	0	108	367
Total	**625**	**503**	**1,128**	**3,283**

Source:
2017 Roan Bridge Approved Document
2017 Roan Bridge Development Agreement
·Single-Family residents per unit: 3.39
·Multi-Family residents per unit: 3.29

Table 3 - Residential Development by Neighborhood- PSP 2025

Neighborhood	Single-Family Detached (DU)	Single-Family Attached (DU)	Multi-Family Attached (DU)	Total Units (DU)	Total Population
RBN-1	54	0	0	54	183
RBN-2	7	0	0	7	24
RBN-2	0	75	0	75	172
RBN-3	130	0	0	130	441
RBN-4	133	0	0	133	451
RBN-5	0	89	0	89	204
RBN-6	91	0	0	91	308
RBN-7	0	116	0	116	266
RBN-8	0	0	212	212	485
RBN-9	0	0	96	96	220
RBN-10	103	0	0	103	349
RBN-11	101	0	0	101	342
Total	**619**	**280**	**308**	**1,207**	**3,445**

Source:
Roan Bridge PSP - August 2025
Average Population Per Unit Type
·Single-Family Residential Detached per unit: 3.39
·Single-Family Residential Attached per unit: 2.29
·Multi-Family Residential per unit: 2.29

Table 4 - Development Program Summary at Buildout

Place Type	Single-Family Detached (DU)	Multi-Family Attached (DU)	Commercial (SF)	Office (SF)	Civic* SF
Community Center	0	96	70,000	30,000	68,825
Civic	0	0	0	0	1,140,401
Neighborhood Type 1	625	0	0	0	299,693
Neighborhood Type 2	0	503	0	0	77,537
Total	**625**	**599**	**70,000**	**30,000**	**1,586,456**

*As calculated by dedicated development area in units of square footage.
Source 2017:
Roan Bridge Conceptual Master Plan, Approved July 13, 2017

Table 4 - Development Program Summary at Buildout - PSP 2025

Place Type	Single-Family Detached (DU)	Multi-Family Attached (DU)	Commercial (SF)	Office (SF)
Community Center	0	96	70,000	30,000
Civic	0	0	0	0
Neighborhood Type I	619	0	0	0
Neighborhood Type II	0	492	0	0
Total	**619**	**588**	**70,000**	**30,000**

Source:
Roan Bridge PSP - August 2025

Roan Bridge Mixed Use Development Program

Neighborhood	Gross Acres	S-F	M-F	Total	Density	Commercial Sq. Ft.	Office Sq. Ft.
Neighborhood Type I	64.91	619	0	619	9.5 DU/AC		
Neighborhood Type II	24.12	0	492	492	20.4 DU/AC		
Community Center	6.67	0	96	96	14.4 DU/AC	70,000	30,000
Civic/Schools	27.40	0	0	0			
K-8	25.00	0	0	0	0	0	0
Fire Station	2.40	0	0	0	0	0	0
Open Space District (parks, wetlands, canal, gasline, easement, and stormwater ponds)	102.57	0	0	0			
Internal Streets ROW	34.89	0	0	0			
Internal Alleys	7.84	0	0	0			
Framework Roads ROW	17.50	0	0	0			
Total:	**285.90**	**619**	**588**	**1,207**	**0.0**	**70,000**	**30,000**

NOTES:
1. Acreages shown are estimates subject to further refinement during the Site Development Plan Process
2. Dwelling unit counts are shown may be adjusted between Place Types within Roan Bridge development provided the overall development does not exceed units allowed within subject PSP
3. The Roan Bridge Development will adhere to those development standards outlined in the Comprehensive Plan Mixed Use policies and the Mixed Use zoning district, subject to the variances and exceptions in future Site Development Plan applications
4. Acreages are conceptual and subject to final survey, environmental constraints, stormwater/engineering, analysis and agency review.
5. Open Space District (inclusive of wetlands, stormwater ponds, compensating storage ponds, civic, public, parks, etc.) totals 102.57 acres ± of the project net developable area (241.10 AC±)

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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

No.	Date	Revision
1		
2		
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6		
7		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

Tables (2017 vs. PSP- 2025)

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-7

PHASE III
Area: 10.7± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 212 Multi-Family Units
Density: 19.8 Units / Acre

Extension of Orange Avenue to 19th Street to be a part of phase II.

Project Entrance

PHASE II
Area: 21.4± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 83 Single-Family Lots
Density: 3.9 Units / Acre

PHASE IV
Area: 6.7± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 96 Multi-Family Units
70,000 sqft. Retail
30,000 sqft. Office
Off-Street Parking &
On-Street Parking
Density: 14.1 Units / Acre

PHASE II
Area: 49.7± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 101 Single-Family Lots
116 Townhome Units
Density: 4.3 Units / Acre

PHASE II
Area: 24.9± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 103 Single-Family Lots
Density: 4.1 Units / Acre

PHASE I
Area: 38.7± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 108 Single-Family Lots (Neighborhood Type I)
164 Townhome Units (Neighborhood Type II)
Density: 7.3 Units / Acre

OLD HICKORY TREE ROAD IMPROVEMENTS WILL BE CONSTRUCTED AT THE TIME THE CITY OF ST. CLOUD HAS ACQUIRED THE NECESSARY RIGHT-OF-WAY. (PER THE TRI-PARTY AGREEMENT).

PHASE I
Area: 56.9± ac.
FLU: Mixed Use
Zoning: Mixed Use District
Units: 224 Single-Family Lots
Density: 3.9 Units / Acre

Notes:

1) Each phase will include infrastructure necessary to serve each use. This includes: water, sewer, roads and stormwater. Open space to be provided on an overall project basis.

2) Initial Infrastructure construction shall include off-site 19th Street utilities.

3) School site and related infrastructure may be moved to Phase I under agreement between school board and developer.

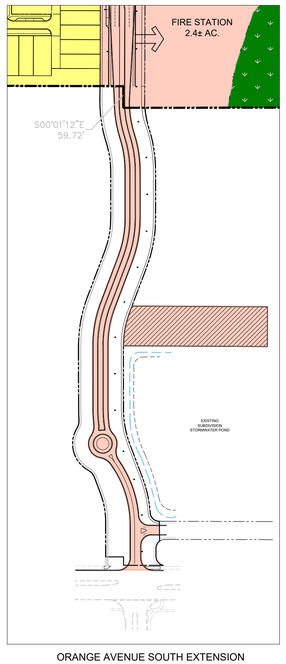
PHASING LEGEND

- PHASE I
- PHASE II
- PHASE III
- PHASE IV

0 100 200 400
SCALE: 1"= 200'

Roan Bridge Phasing Table

	Phase 1	Phase 2	Phase 3	Phase 4	Total Acres
Neighborhood Type 1	34.67	30.24	0.00	0.00	64.91
Neighborhood Type 2	7.17	4.86	9.99	2.10	24.12
Community Center	0.00	0.00	0.00	6.67	6.67
Open Space	12.87	10.35	1.63	1.08	25.93
Parks	1.06	0.16	0.00	0.00	1.22
Canal	1.56	0.39	0.00	0.00	1.95
Civic Uses	2.40	25.00	0.00	0.00	27.40
Wetlands	7.66	16.45	0.00	0.00	24.11
Stormwater Ponds	19.14	30.22	0.00	0.00	49.36
Framework Roads ROW	13.30	4.20	0.00	0.00	17.50
Internal Roads ROW	23.75	11.14	0.00	0.00	34.89
Alleys ROW	4.65	3.19	0.00	0.00	7.84
Total Acres	128.23	136.20	11.62	9.85	285.90



ORANGE AVENUE SOUTH EXTENSION
FROM ROAN BRIDGE TO NOLTE ROAD

POTENTIAL EXTENSION OF FERTIC AVENUE (60' RIGHT OF WAY)

South extension of Orange Avenue (eastern most two lanes) to Nolte Road to be part of phase I.

SEE INSERT FOR ORANGE AVENUE ALIGNMENT

Access and utility improvements to be constructed as part of phase I

Project Entrance

Project Entrance

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Galen J. Pugh, RLA
LA0001522
Sep 16, 2025

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PHASING PLAN

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-8

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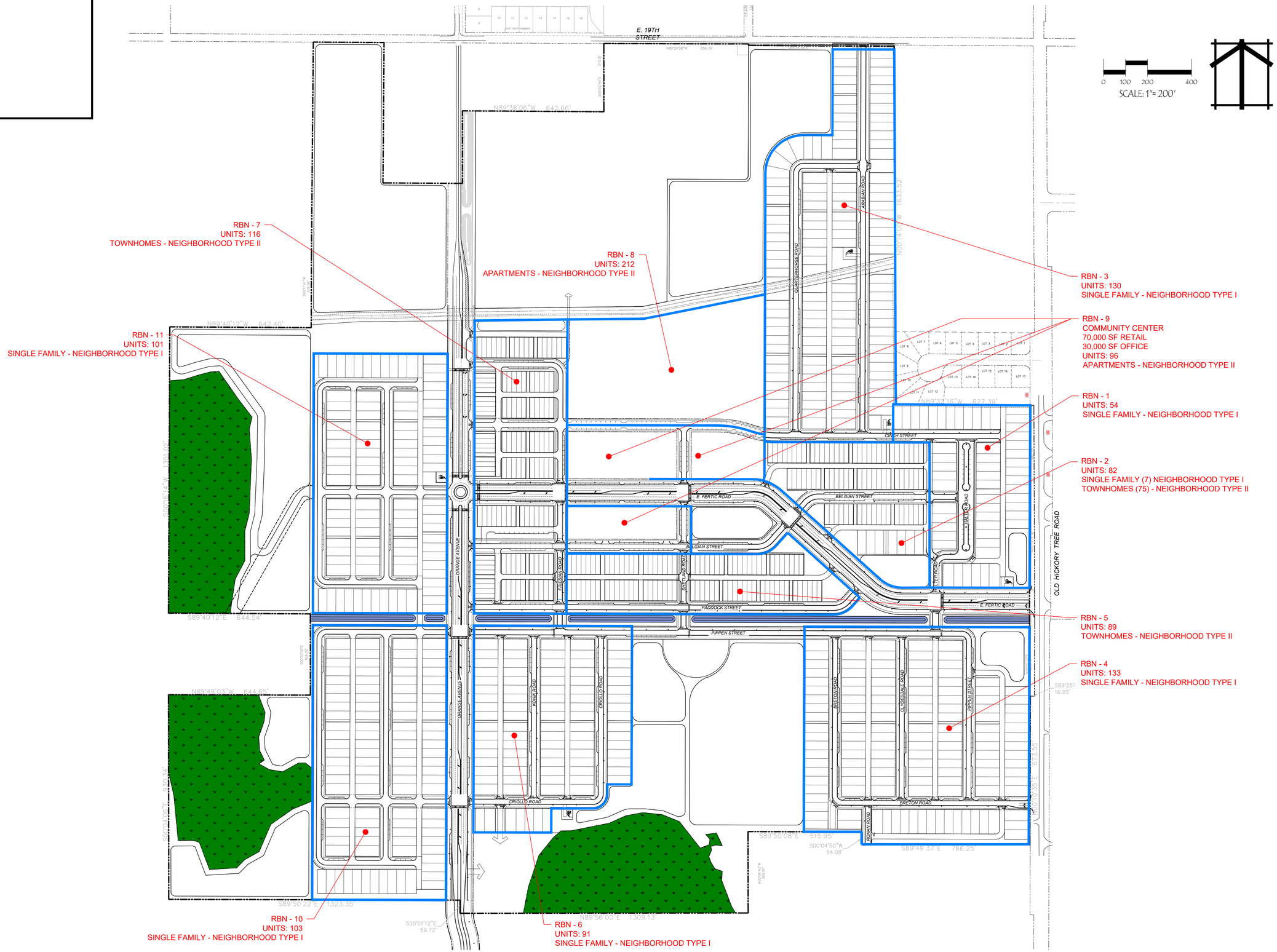

0 100 200 400
SCALE: 1"= 200'

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NEIGHBORHOODS

ROAN BRIDGE PSP
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Sheet No.
P-9

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NET DEVELOPABLE ACREAGE OPEN SPACE (GROSS)	
WETLANDS	24.11± AC.
GREEN OPEN AREAS *	25.94± AC.
PARKS	1.21± AC.
STORMWATER	49.36± AC.
CANAL	1.95± AC.
	102.57± AC.

* OPEN AREAS CALCULATIONS INCLUDE THE GAS LINE EASEMENT, 20% OF THE MIXED USE COMMERCIAL/RETAIL AND MULTI-FAMILY PARCEL.

OPEN SPACE (PER LDC SEC. 4.9.3)	
OPEN SPACE REQUIRED (20% OF NET DEV. AC. - 241.00 AC.)	48.20± AC.
OPEN SPACE PROVIDED	51.25± AC.
OPEN AREAS *	25.94± AC.
PARKS	1.21± AC.
OPEN SPACE (EXCEEDS MIN. REQUIRED)	27.15± AC.
LDC OPEN SPACE ALLOWANCE	
WETLANDS (50% of 24.11 AC.)	12.05± AC.
STORMWATER (24.4% of 49.36 AC.)	12.05± AC.
TOTAL OPEN SPACE (50% of 48.20 AC.)	24.10± AC.

* OPEN AREAS CALCULATIONS INCLUDE THE GAS LINE EASEMENT, 20% OF THE MIXED USE COMMERCIAL/RETAIL AND MULTI-FAMILY PARCEL.

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OPEN SPACE

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-10

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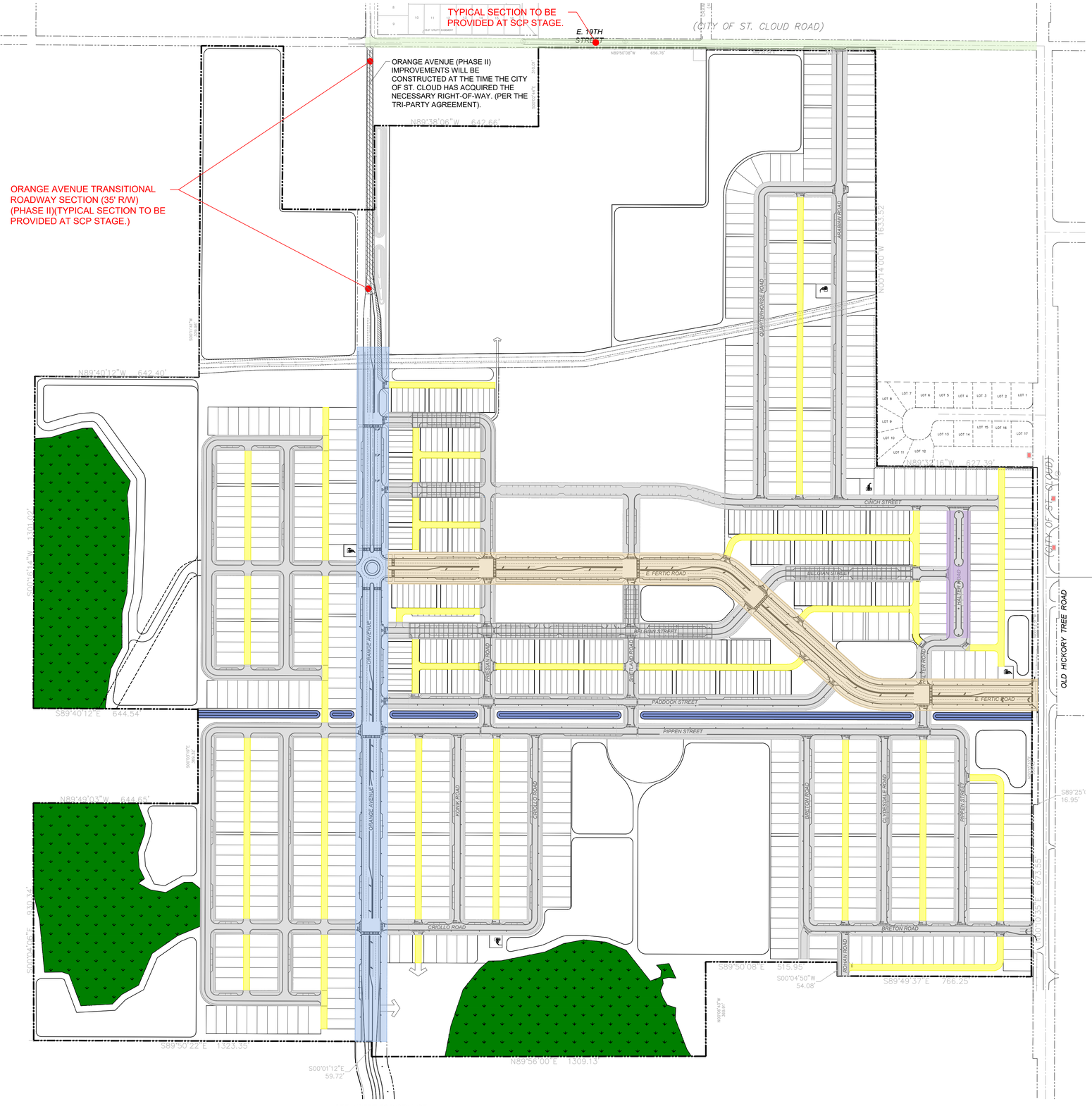
TYPICAL SECTION TO BE PROVIDED AT SCP STAGE.

ORANGE AVENUE TRANSITIONAL ROADWAY SECTION (35' R/W) (PHASE II)(TYPICAL SECTION TO BE PROVIDED AT SCP STAGE.)

ORANGE AVENUE (PHASE II) IMPROVEMENTS WILL BE CONSTRUCTED AT THE TIME THE CITY OF ST. CLOUD HAS ACQUIRED THE NECESSARY RIGHT-OF-WAY. (PER THE TRI-PARTY AGREEMENT).



SEE INSERT FOR ORANGE AVENUE ALIGNMENT

OLD HICKORY TREE ROAD IMPROVEMENTS WILL BE CONSTRUCTED AT THE TIME THE CITY OF ST. CLOUD HAS ACQUIRED THE NECESSARY RIGHT-OF-WAY. (PER THE TRI-PARTY AGREEMENT).

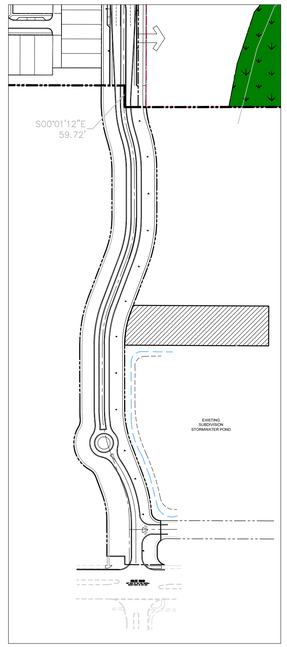
0 100 200 400
SCALE: 1"= 200'

LEGEND

- FRAMEWORK ROAD: ORANGE AVENUE (BOULEVARD)
- FRAMEWORK ROAD: FERTIC ROAD (AVENUE)
- ALLEYS (24')
- LOCAL STREETS (TWO WAY)
- LOCAL STREETS (ONE WAY)
- 19TH STREET (R/W TO BE DEFINED)
- ORANGE AVENUE TRANSITIONAL SECTION (REFER TO SHEET P-33)
- LOCAL STREETS WITH PARALLEL PARKING BOTH SIDES

NOTES:

- R/W: RIGHT OF WAY
- ALL TOWNHOME UNITS ARE REAR LOADED.



ORANGE AVENUE SOUTH EXTENSION FROM ROAN BRIDGE TO NOLTE ROAD

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ROADWAY HIERARCHY

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Sheet No.
P-11

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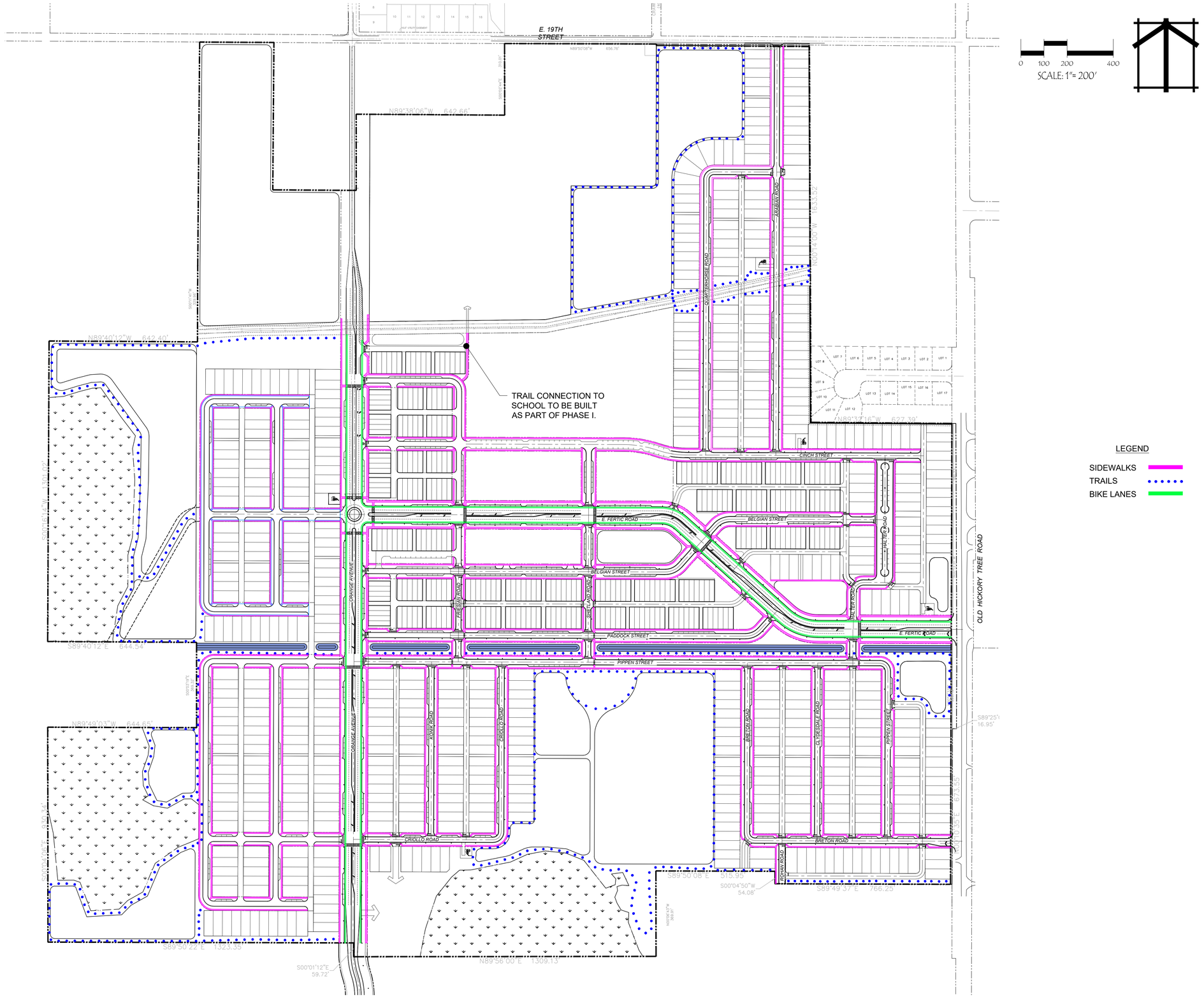

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Galen J. Pugh, RLA
LA0001522
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CONNECTIVITY PLAN

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Sheet No.
P-12

0 100 200 400

SCALE: 1"= 200'

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ROADWAY CROSS SECTION KEY MAP

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-14

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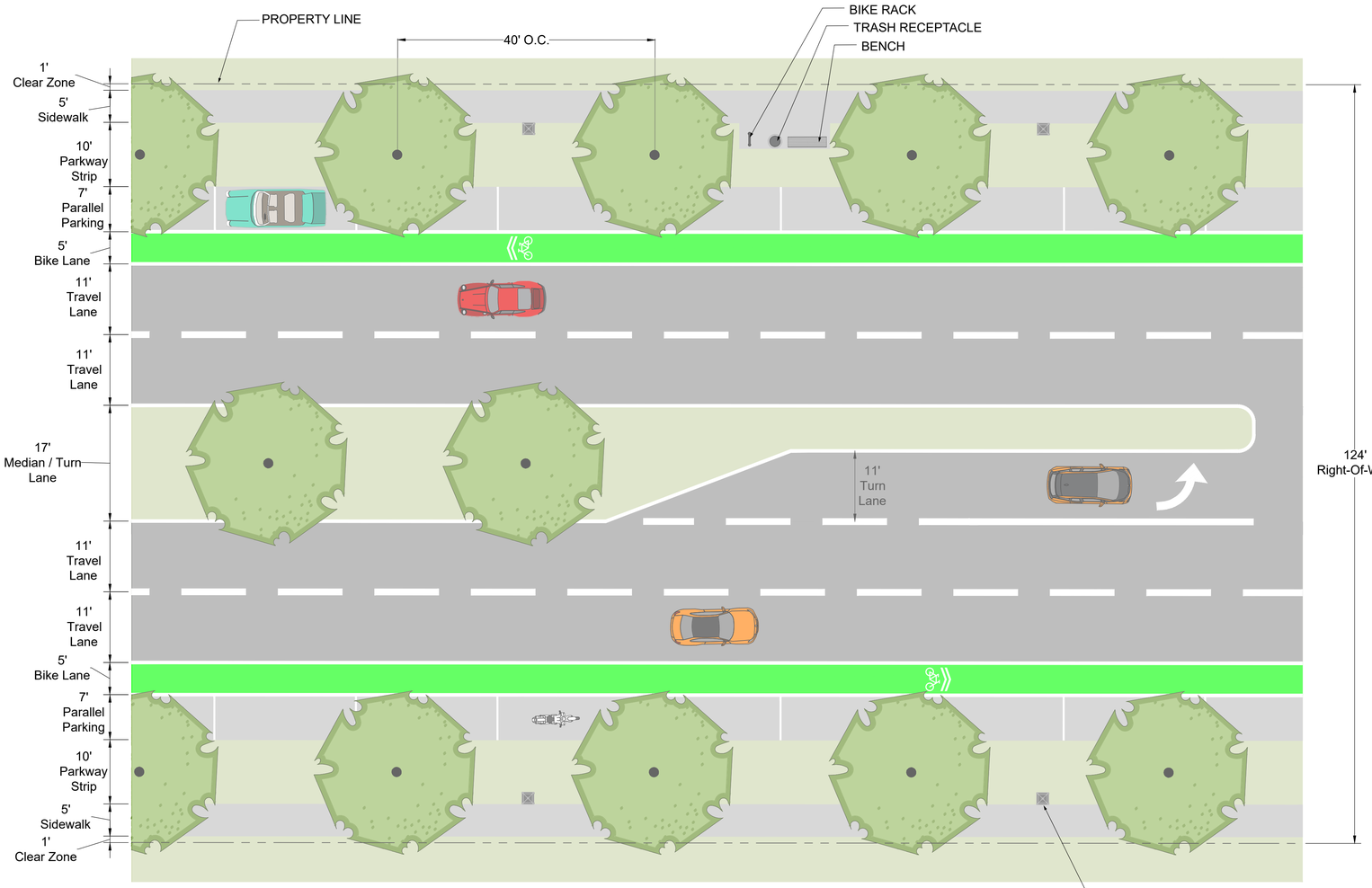

Typical Cross Section - Avenue

NH-1 (East Fertic Road & Orange Avenue) Scale: NTS

NOTE: BASED ON STANDARDS SET FORTH IN SECTION 3.22.3 - PUBLIC REALM STANDARDS, TABLE 3.00.3d

NOTES:

ALL PLANT TYPES TO BE FLORIDA FRIENDLY AND BE FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF “GRADES AND STANDARDS FOR NURSERY PLANTS’.

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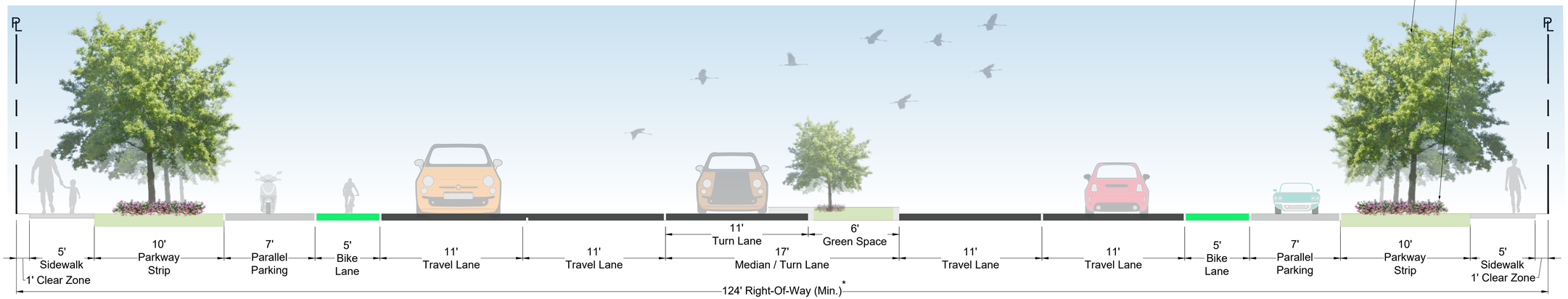
PLANTINGS WITHIN THE ROW SHALL BE IN COMPLIANCE WITH APPLICABLE SIGHT CLEARANCE REQUIREMENTS.

CROSS SECTION ELEMENT DIMENSIONS MAY BE ADJUSTED AT SDP STAGE. TWO ADDITIONAL LANES OF TRAFFIC MAY BE ADDED PENDING TRAFFIC STUDY AND / OR CITY AND CLIENT AGREEMENTS.



*RIGHT OF WAY MAY BE REDUCED TO 110' IF PARALLEL PARKING IS NOT PROVIDED.

A Typical Cross Section - Avenue

(Fertic Rd & Orange Ave.) Scale: NTS

BASED ON STANDARDS SET FORTH IN SECTION3.22.3 - PUBLIC REALM STANDARDS TABLE 3.22.3c

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AVENUE CROSS-SECTION - A

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-15

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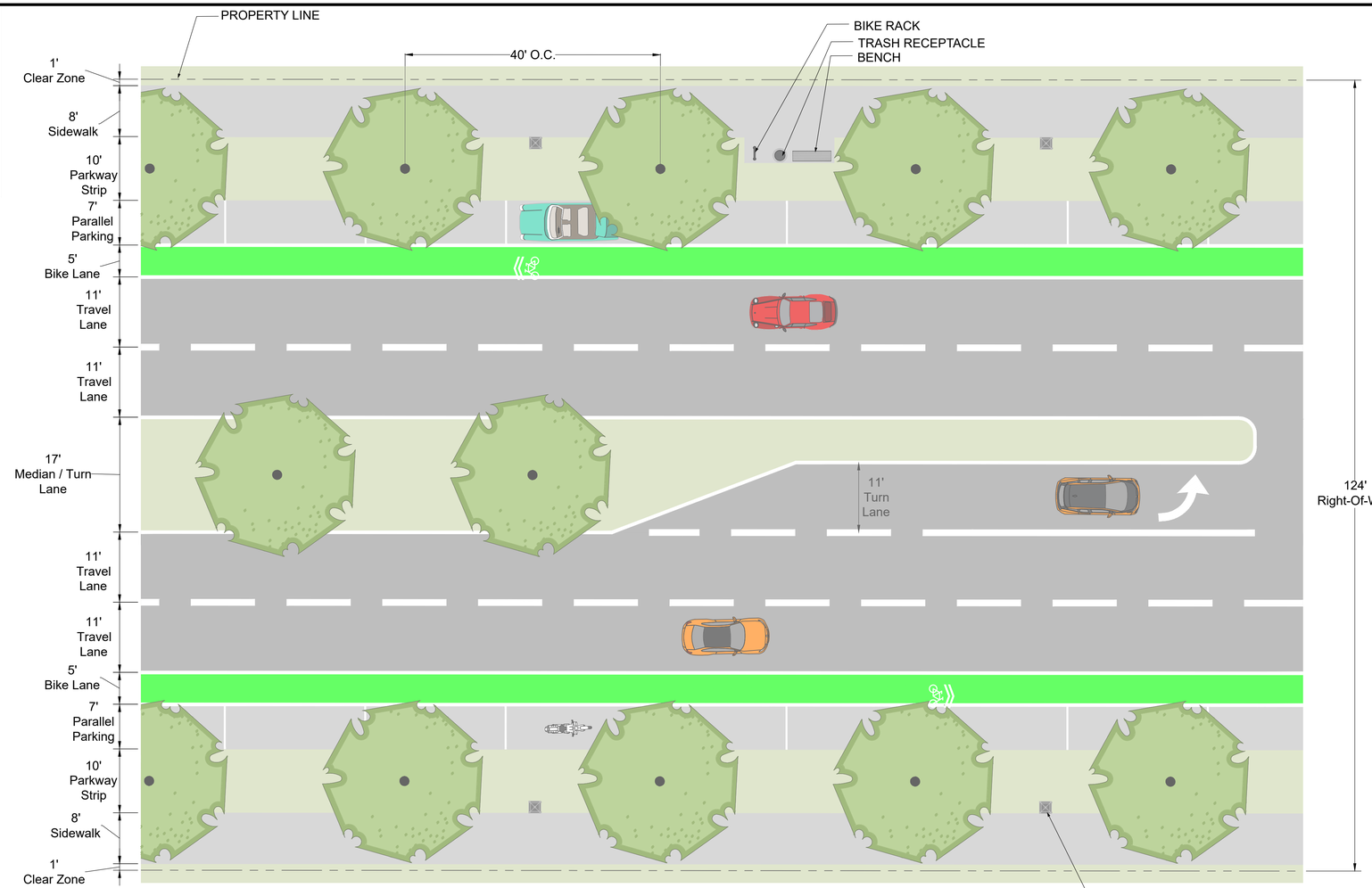

Street Trees - Avenue

NH-2 & Community Center (East Fertic Rd) Scale: NTS

NOTE: BASED ON STANDARDS SET FORTH IN SECTION 3.22.3 - PUBLIC REALM STANDARDS, TABLE 3.00.3d

NOTES:

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PLANTINGS WITHIN THE ROW SHALL BE IN COMPLIANCE WITH APPLICABLE SIGHT CLEARANCE REQUIREMENTS.

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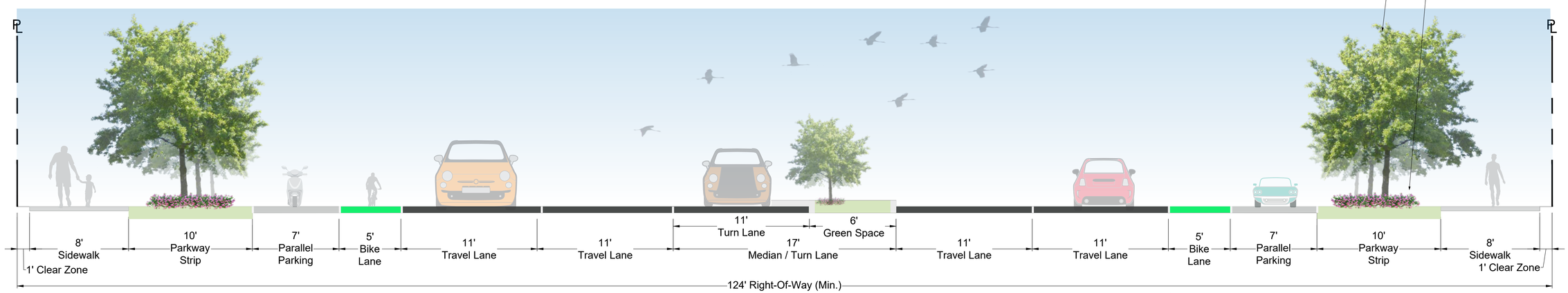

B Typical Cross Section - Avenue

Community Center (Fertic Rd) Scale: NTS

BASED ON STANDARDS SET FORTH IN SECTION3.22.3 - PUBLIC REALM STANDARDS TABLE 3.22.3c

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AVENUE CROSS-SECTION - B

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-16

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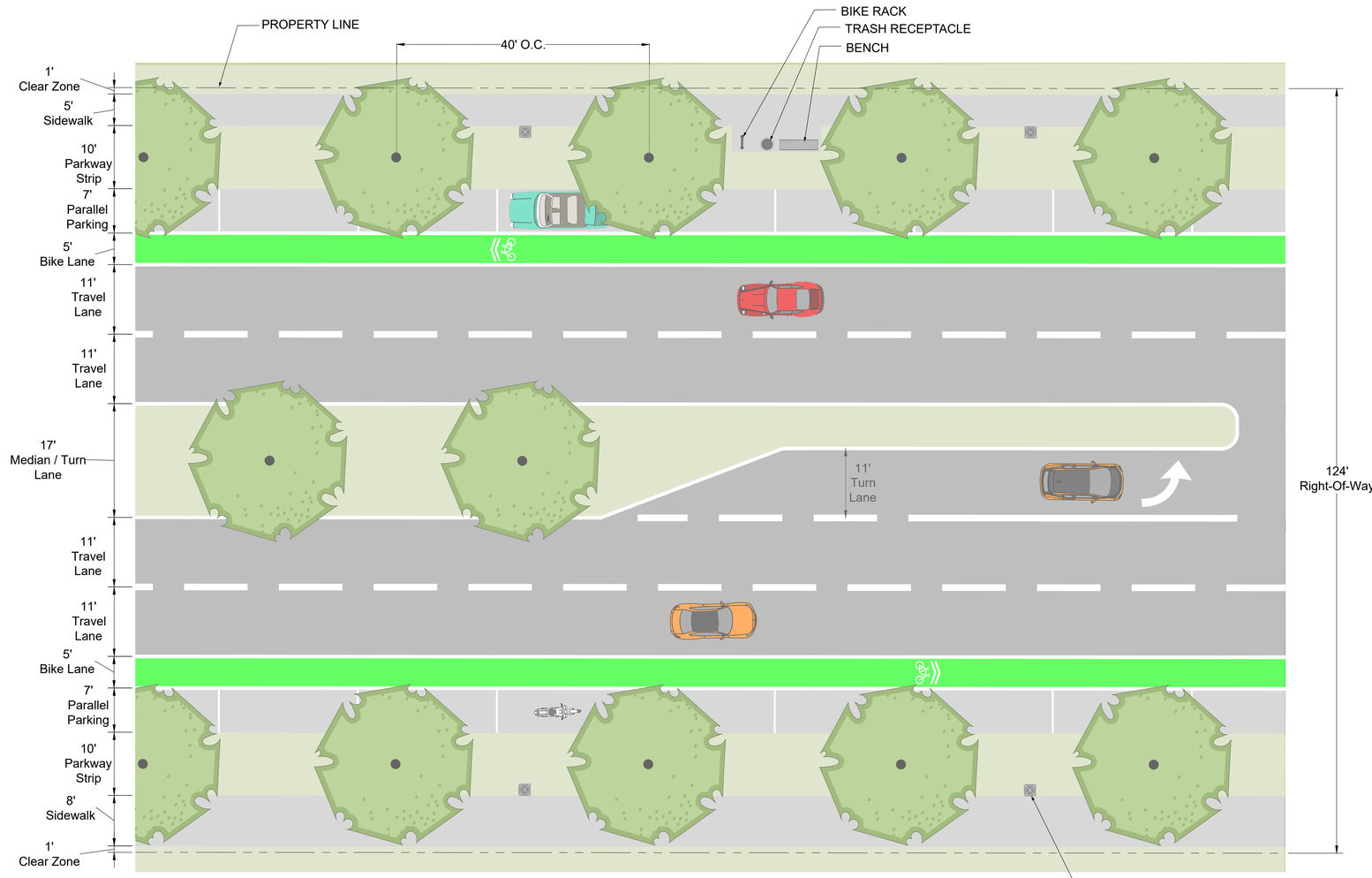
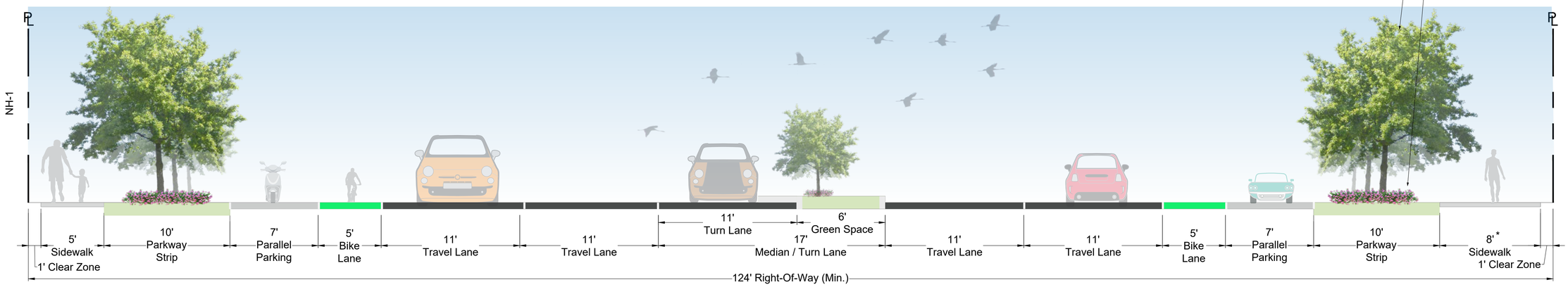


Typical Cross Section - Boulevard

NH-1 & NH-2 (Orange Ave. North of Canal) Scale: NTS

NOTE: BASED ON STANDARDS SET FORTH IN SECTION 3.22.3 - PUBLIC REALM STANDARDS, TABLE 3.00.3d



*8' SIDEWALK TO CONNECT TO SIDEWALK FRONTING ON PROPOSED SCHOOL ALONG ORANGE AVE. EXTENSION

NOTES:

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CROSS SECTION ELEMENT DIMENSIONS MAY BE ADJUSTED AT SDP STAGE. TWO ADDITIONAL LANES OF TRAFFIC MAY BE ADDED PENDING TRAFFIC STUDY AND / OR CITY AND CLIENT AGREEMENTS.

LARGE TREE OPTIONS:
LIVE OAK
SOUTHERN MAGNOLIA
WINGED ELM
MIN. 3” CALIPER

GROUNDCOVER OPTIONS:
SOD
PERENNIAL PEANUT
ASIAN JASMIN
MUHLY GRASS
1 GAL. - 3 GAL. CONTAINERS

Typical Cross Section - Boulevard

(C) (Orange Ave. North of Canal) Scale: NTS

BASED ON STANDARDS SET FORTH IN SECTION3.22.3 - PUBLIC REALM STANDARDS TABLE 3.22.3c

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Landscape No. LC0000298

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Aug 28, 2025

No.	Date	Revision

Designed:	JEO
Drawn:	MAA
Checked:	JEO
Job No.:	R15002
Date:	8-01-25 © 2025

BOULEVARD CROSS-SECTION - C

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-17

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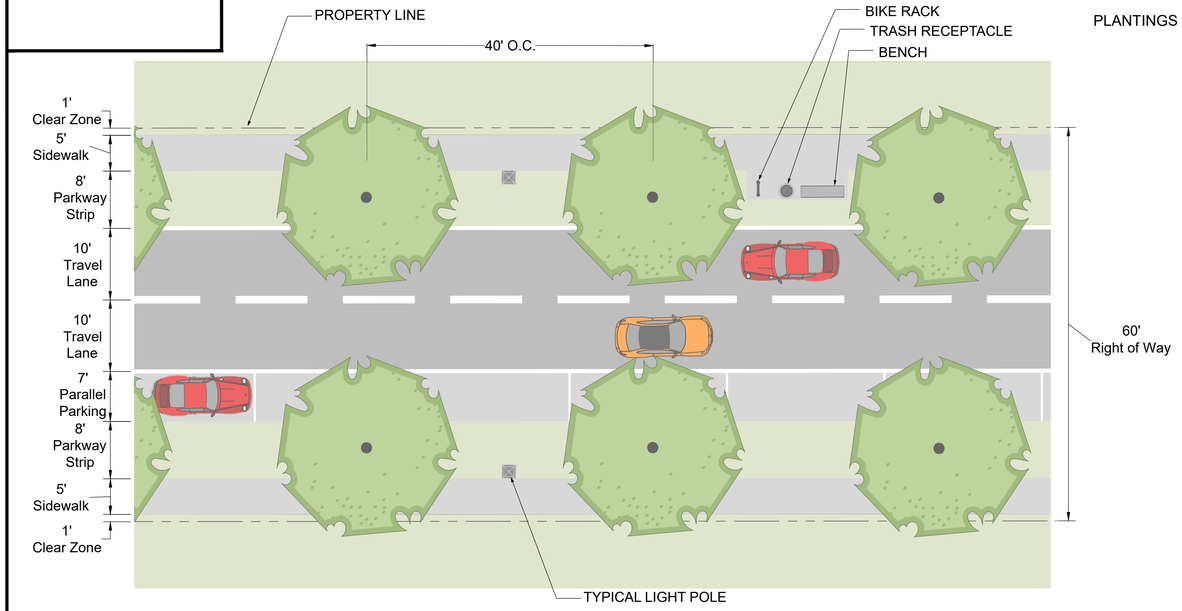


Street Trees - Two Way Local Streets

Scale: NTS

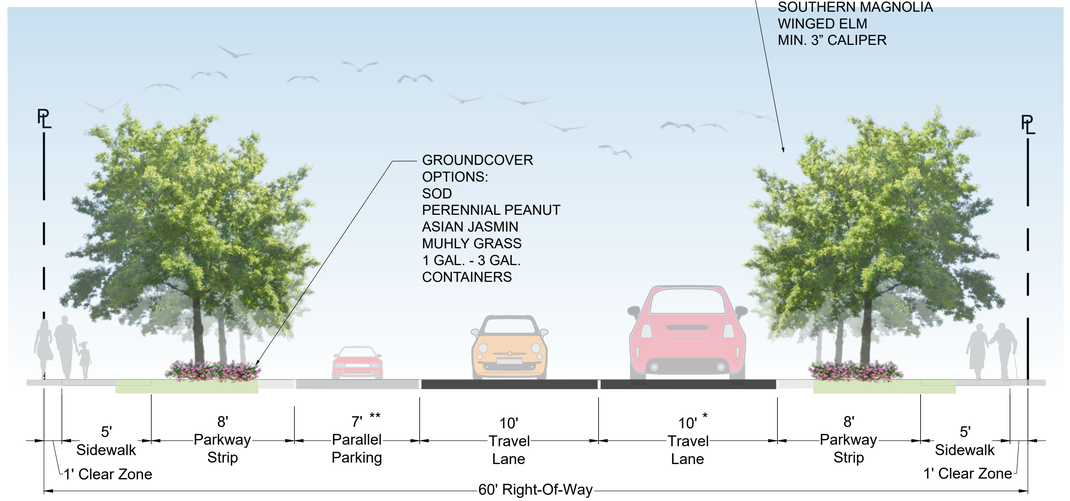
NOTE: BASED ON STANDARDS SET FORTH IN SECTION 3.22.3 - PUBLIC REALM STANDARDS, TABLE 3.00.3d

NOTES:

ALL PLANT TYPES TO BE FLORIDA FRIENDLY AND BE FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS'.

ALL PLANT MATERIAL SHALL BE SELECTED FROM "THE FLORIDA FRIENDLY LANDSCAPING GUIDE TO PLANT SELECTION & LANDSCAPE DESIGN" OR OTHER REGIONALLY APPROPRIATE PLANT MATERIAL GUIDE UPON APPROVAL BY THE CITY MANAGER AND / OR STAFF.

PLANTINGS WITHIN THE ROW SHALL BE IN COMPLIANCE WITH APPLICABLE SIGHT CLEARANCE REQUIREMENTS.



D

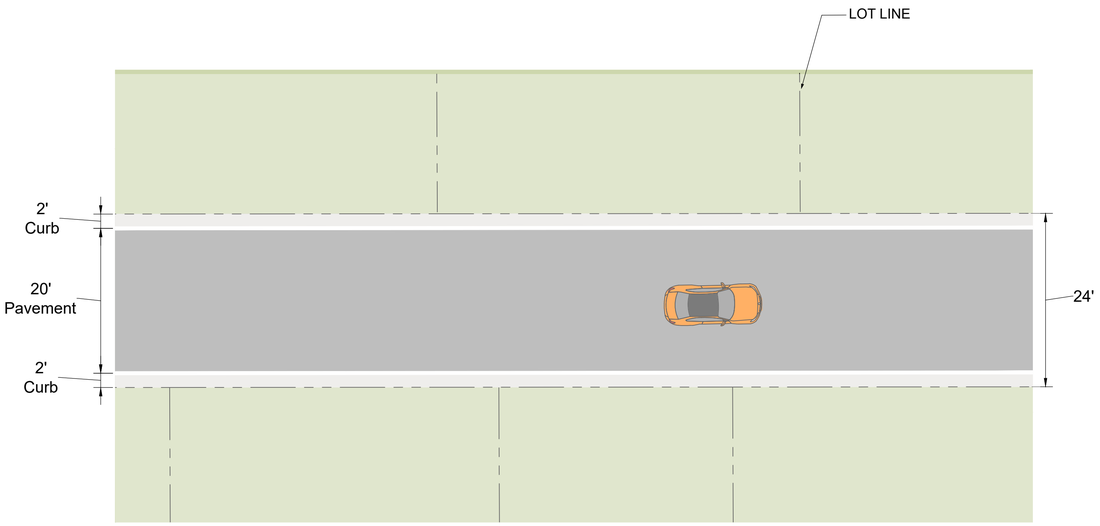
Typical Cross Section - Two Way Local Streets

PARALLEL PARKING ON ONE SIDE

Scale: NTS

*PARALLEL PARKING IN SELECT AREAS, NOT CONTINUOUS ALONG TRAVEL LANES.

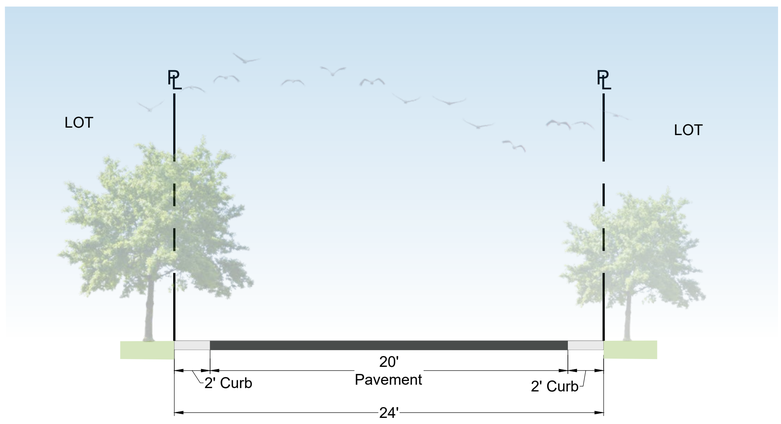
**PARALLEL PARKING SPACE SIZE: 7' x 22'.



Alley

Scale: NTS

NOTE: BASED ON STANDARDS SET FORTH IN SECTION 3.22.3 - PUBLIC REALM STANDARDS, TABLE 3.00.3d



E

Typical Cross Section - Alley

Scale: NTS

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Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Aug 28, 2025

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LOCAL STREET AND ALLEY CROSS-SECTIONS

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-18

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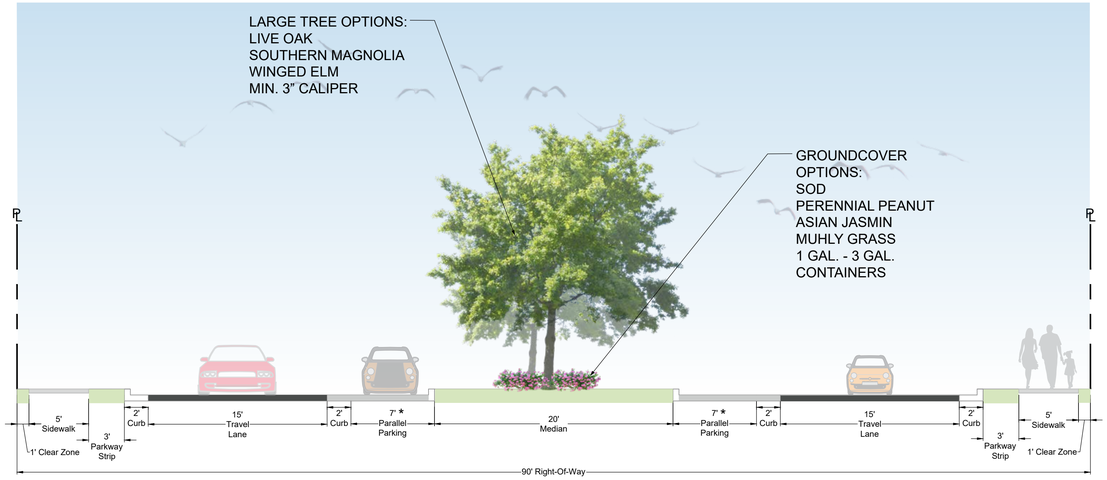
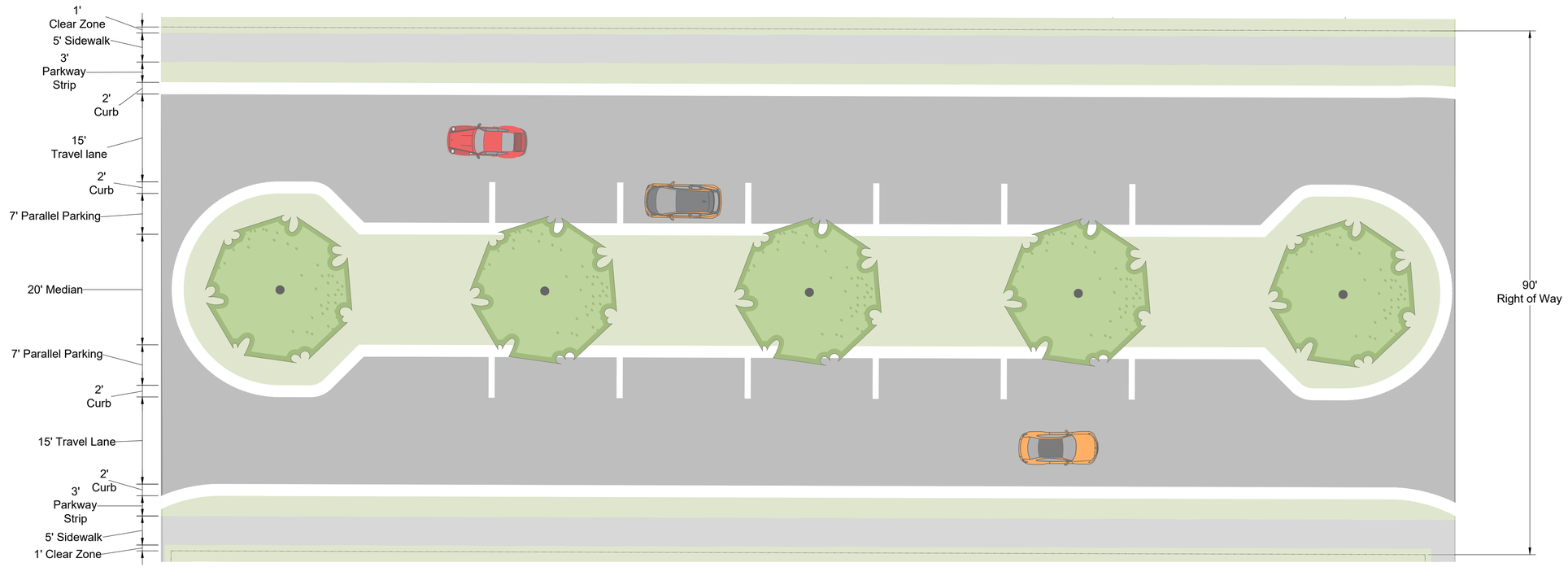
*PARALLEL PARKING TO BE PROVIDED ALONG SELECT AREAS OF LOCAL STREET RIGHT-OF-WAY.



F

Typical Cross Section - Local Streets

Scale: NTS



Street Trees - Local Streets

With Parallel Parking

Scale: NTS

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CROSS-SECTIONS - LOCAL STREETS

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-19

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Approved PSP Phasing Unit Counts (7-27-2023)

Phase	40' Lots	Townhome Units	Apartments	Phase Totals
I	335	177	0	512
II	290	114	0	404
III	0	0	212	212
IV	0	0	96	96
	625	291	308	
			Total Project Unit Count	1,224

Revised PSP Phasing Unit Counts (8-1-2025)

Phase	40' Lots	Townhome Units	Apartments	Phase Totals
I	332	164	0	496
II	287	116	0	403
III	0	0	212	212
IV	0	0	96	96
	619	280	308	
			Total Project Unit Count	1,207

Approved PSP Phasing Plan Parking Calculations (7-27-2023)

Phase	Use	Units	Parking (off-street)	Parking (on-street)	Parking Required	Parking Provided
I	Single-Family	336	1,344	168	2,309	2,370
	Townhmes	177	708	89		
II	Single-Family	289	1,156	145	1,814	1,853
	Townhmes	114	456	57		
III	Apartments	212			445	464
IV	Apartments	96			202	207
	Office	30,000			100	106
	Retail	70,000			233	239

Residential parking requirements: 4.5 spaces per unit
Apartment parking requirements: 2.1 spaces per unit
Commercial/Office parking requirements: 1 space per 300 square feet

Revised PSP Phasing Plan Parking Calculations (8-1-2025)

Phase	Use	Units	Parking (off-street)	Parking (on-street)	Parking Required	Parking Provided
I	Single-Family	332	1,328	166	2,232	2,249
	Townhmes	164	656	82		
II	Single-Family	287	1,148	144	1,814	1,842
	Townhmes	116	464	58		
III	Apartments	212			424	621
IV	Apartments	96			192	
	Office	30,000			100	335
	Retail	70,000			234	
				TOTAL PARKING REQUIRED	4,996	
				TOTAL PARKING PROVIDED		5,047

Residential parking requirements: 4.5 spaces per unit
Apartment parking provided: 2.0 spaces per unit
Commercial/Office parking requirements: 1 space per 300 square feet

NOTES:

1) SINGLE FAMILY AND TOWNHOME UNITS TO PROVIDE 4 PARKING SPACES PER UNIT (TWO CAR GARAGE AND TWO CARS PER DRIVEWAY).
2) OVERFLOW / OFF-STREET PARKING, 0.5 PARKING SPOT PER LOT.
3) LOCATION OF PARALLEL PARKING (OFF-SITE) WILL BE FINALIZED AND COORDINATED AT THE SDP STAGE TO AVOID CONFLICTS WITH DRIVE APRONS.
4) PARKING SUBJECT TO FINAL ENGINEERING.
5) NO ON-STREET PARKING ON OLD HICKORY TREE ROAD.

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Galen J. Pugh, RLA
LA0001522
Sep 15, 2025

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ON STREET PARKING

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-20

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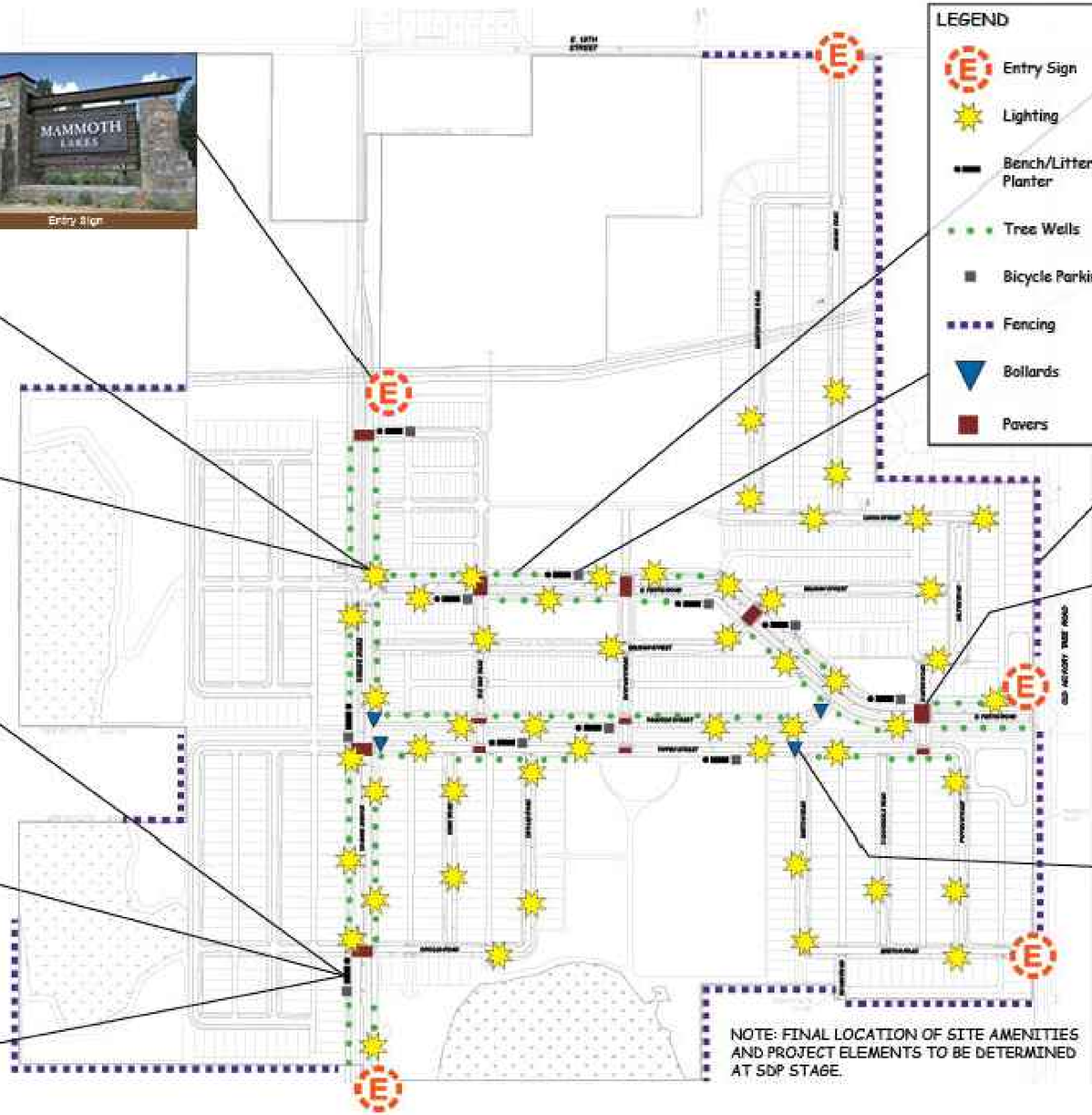
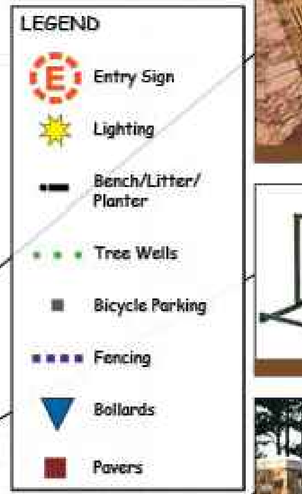
SITE AMENITIES AND PROJECT ELEMENTS





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Galen J. Pugh, RLA
LA0001522
Sep 15, 2025

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SITE AMENITIES AND PROJECT ELEMENTS

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

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P-21

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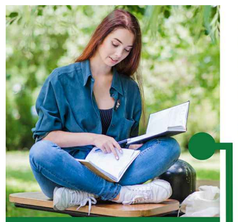

Passive Space

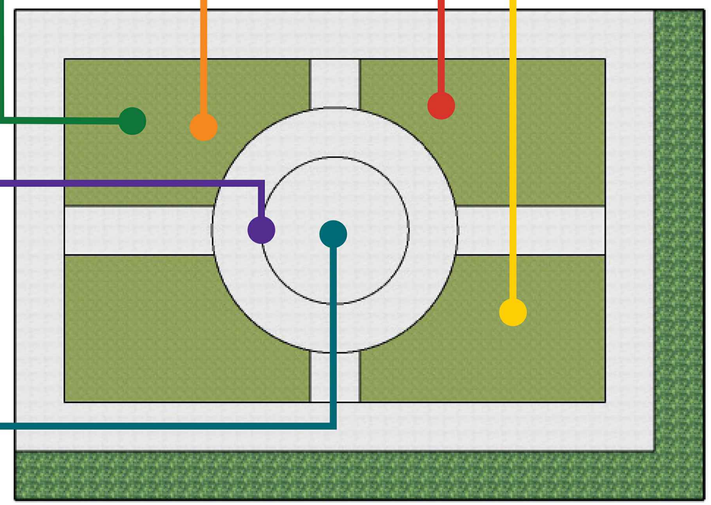
Activities

Entertainment

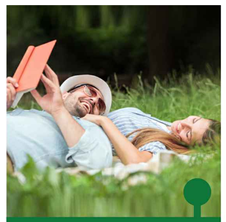
Events

Art

Water Feature



Concept 1


Passive Space

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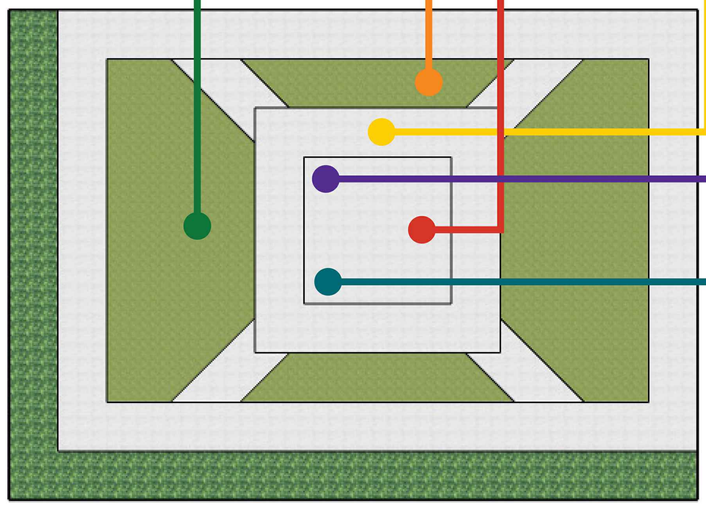
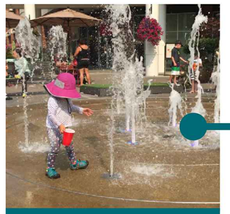


Art

Water Feature

Concept 2

Concept 3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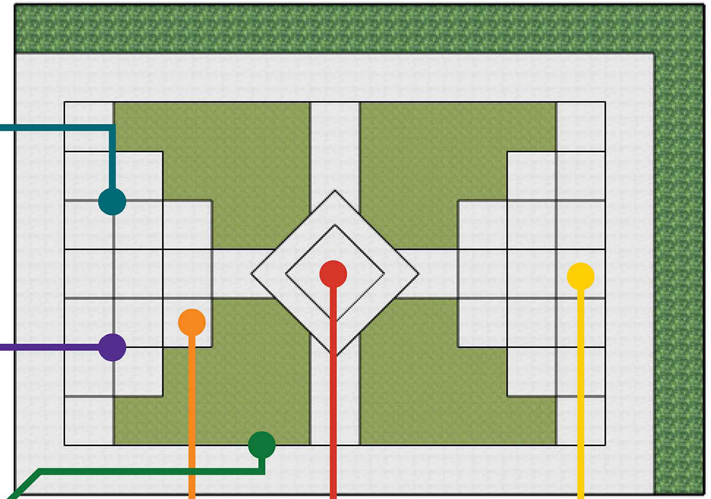


Art

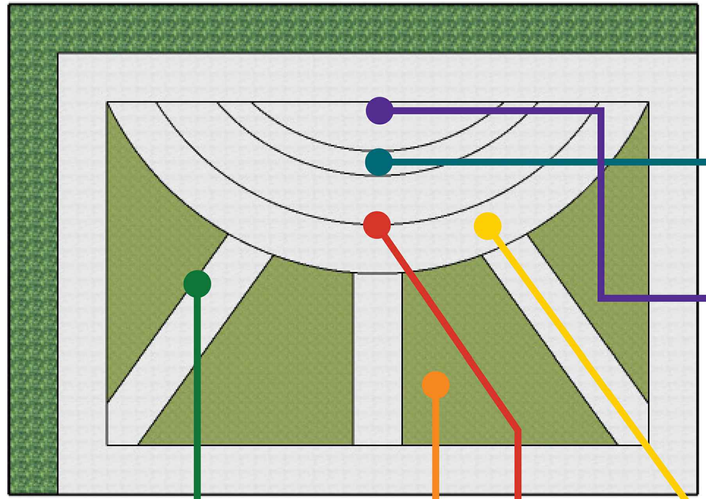
Passive Space

Activities

Entertainment

Events

Concept 4



Water Feature

Art

Passive Space

Activities

Entertainment

Events

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Architect. No. AA26000926
Landscape No. LC000298

REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Aug 29, 2025

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FLEXIBLE-USE PLAZA PROGRAMMING CONCEPTS

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-22

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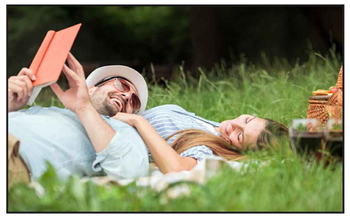
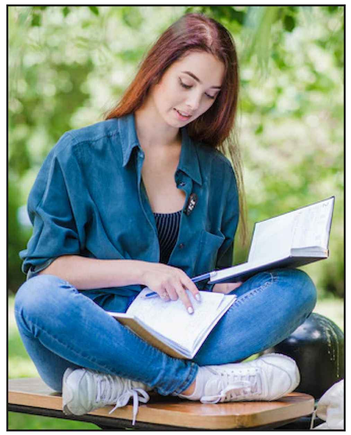
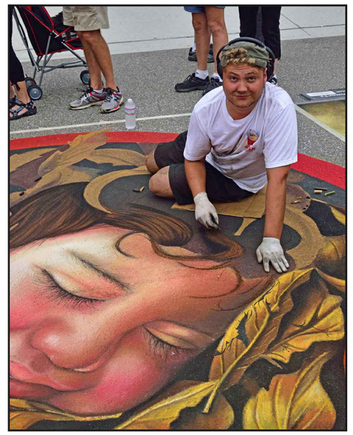
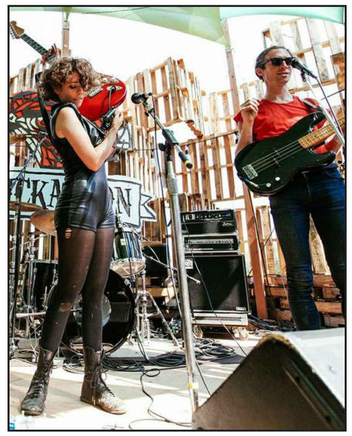
Passive Open Space

Activites

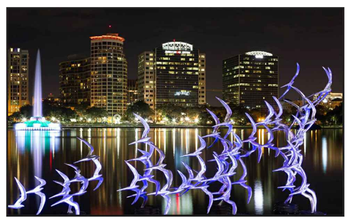


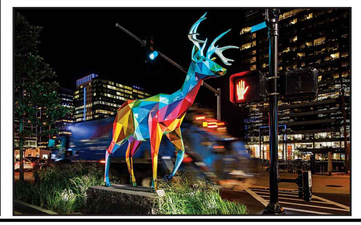
Entertainment



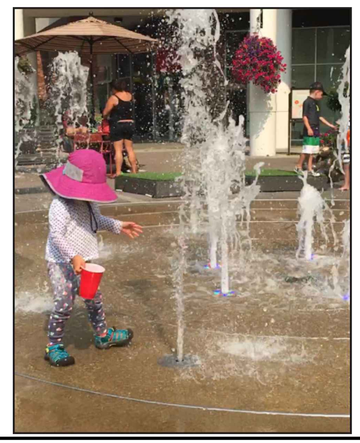
Events

Art Feature





Water Feature



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Galen J. Pugh, RLA
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COMMUNITY CENTER AMENITY IMAGES

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-23

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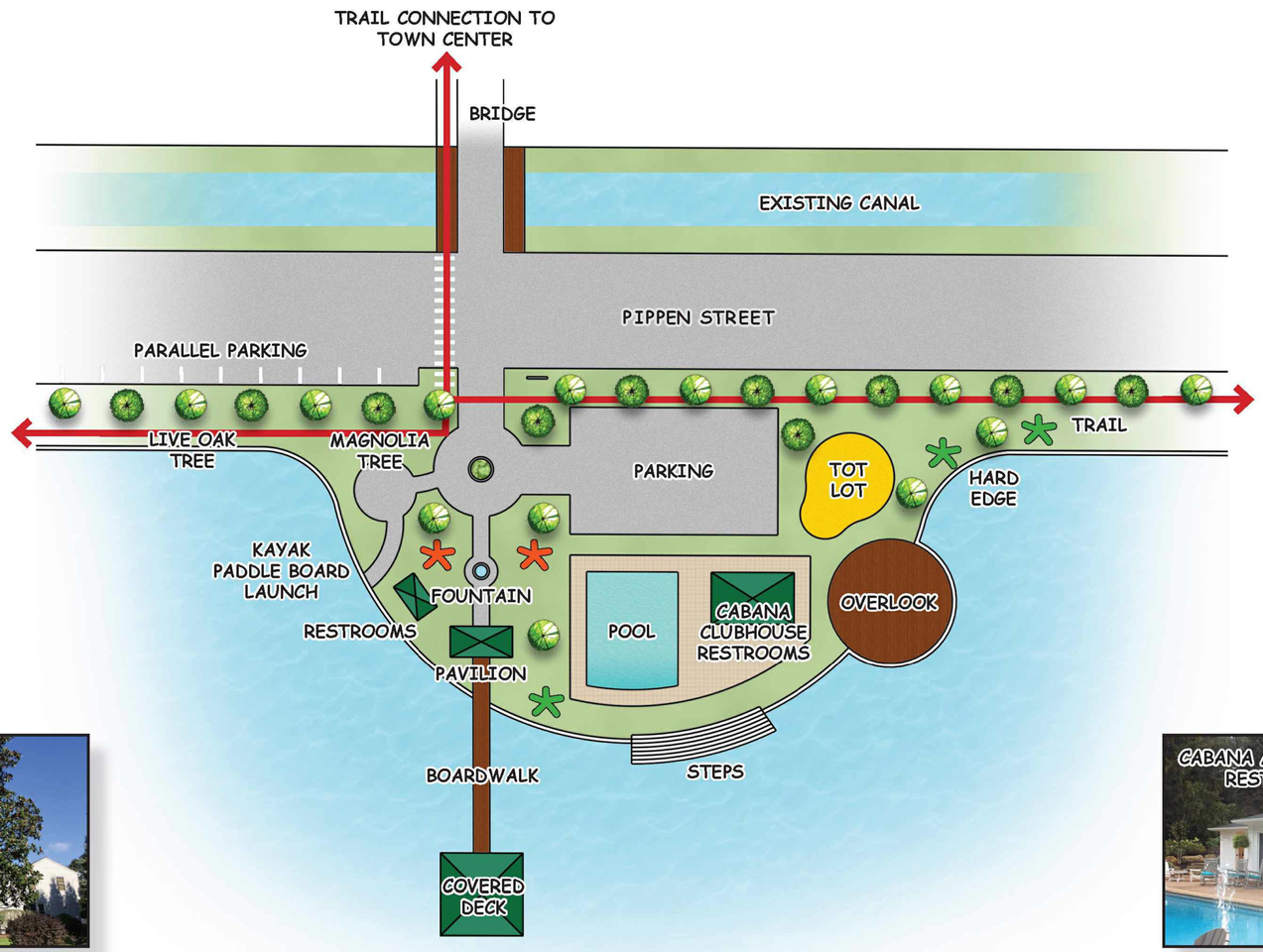
LAKE AMENITY CONCEPT PLAN



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LAKE AMENITY CONCEPT PLAN

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-24

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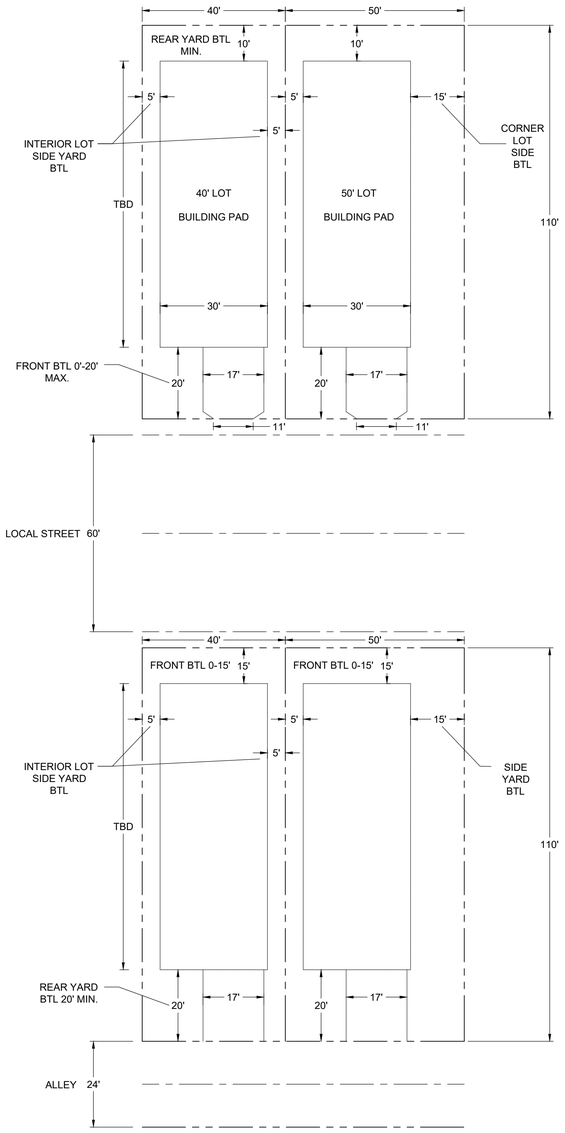
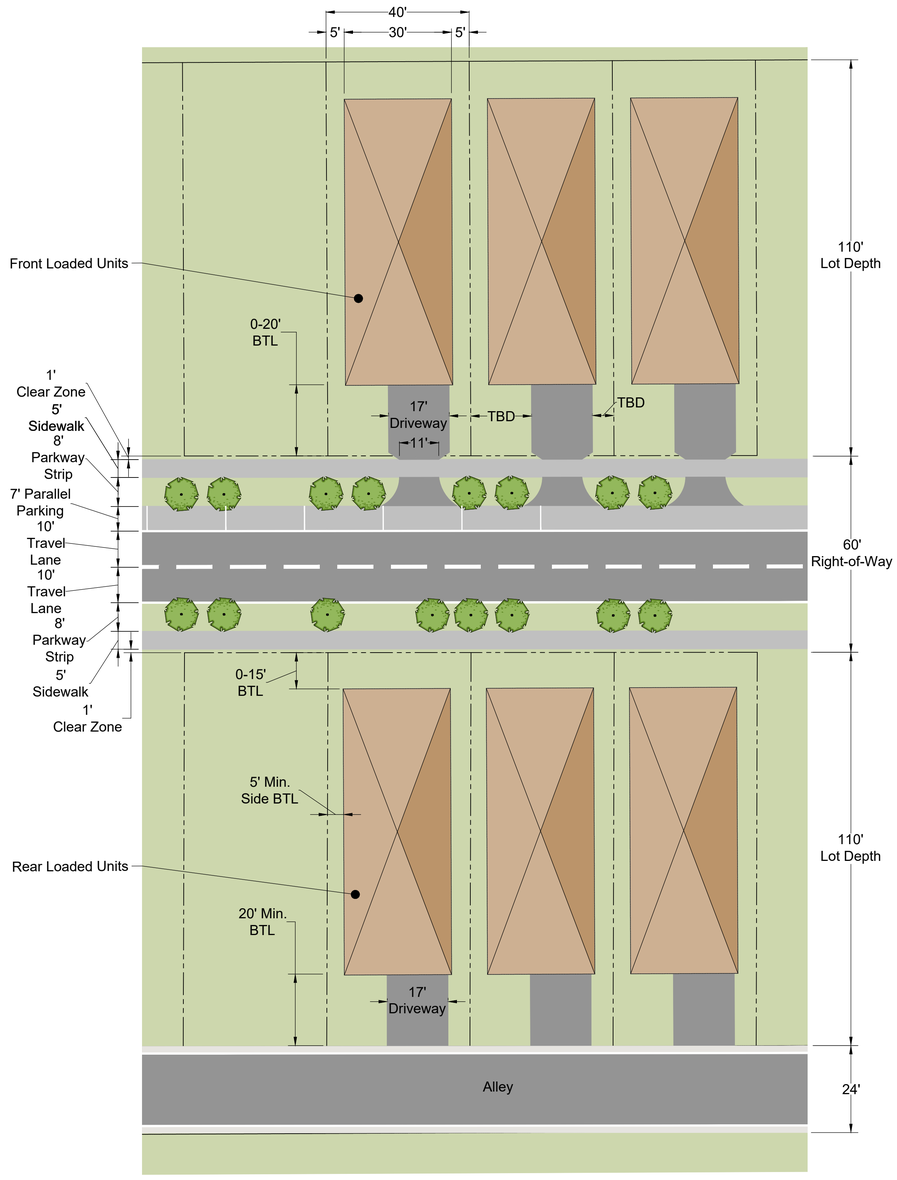


Typ. Single Family (Neighboorhood Type I) Residential Lot Detail
(Front and Rear Loaded)

Scale: NTS



Notes:
1. BTL = Build to Line.
2. Parallel parking space dimensions: 7' x 22'.

Typical Single Family Street Parking & Alley Access

Scale: NTS

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SINGLE-FAMILY LOT DETAILS & STREET PARKING

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St. Cloud, Osceola County, Florida

Sheet No.
P-25

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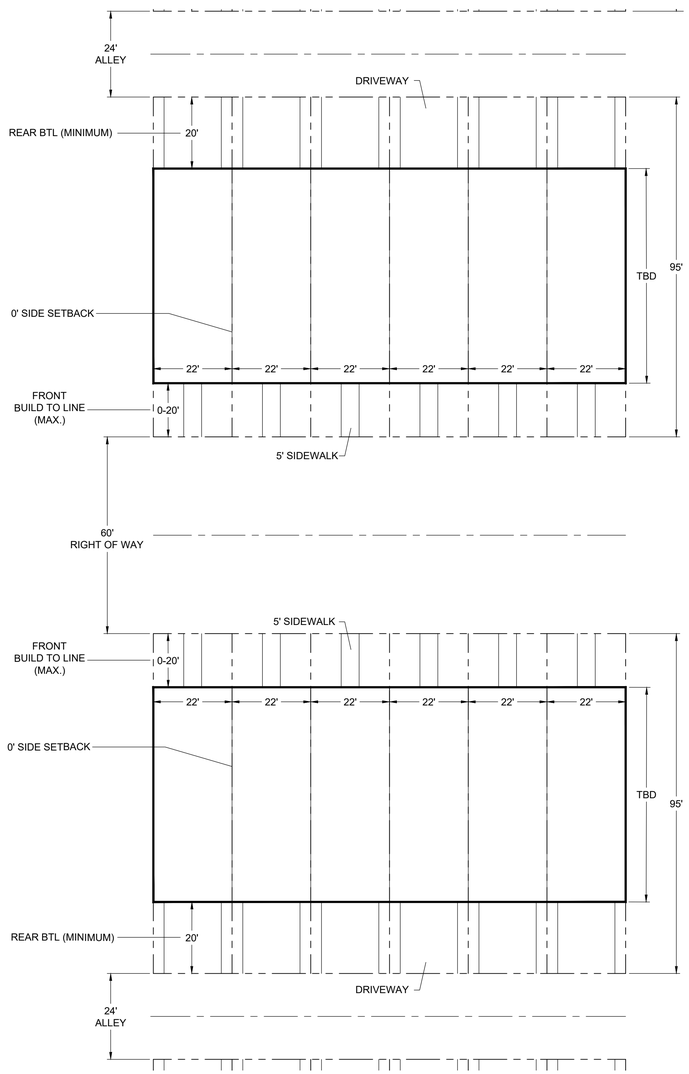
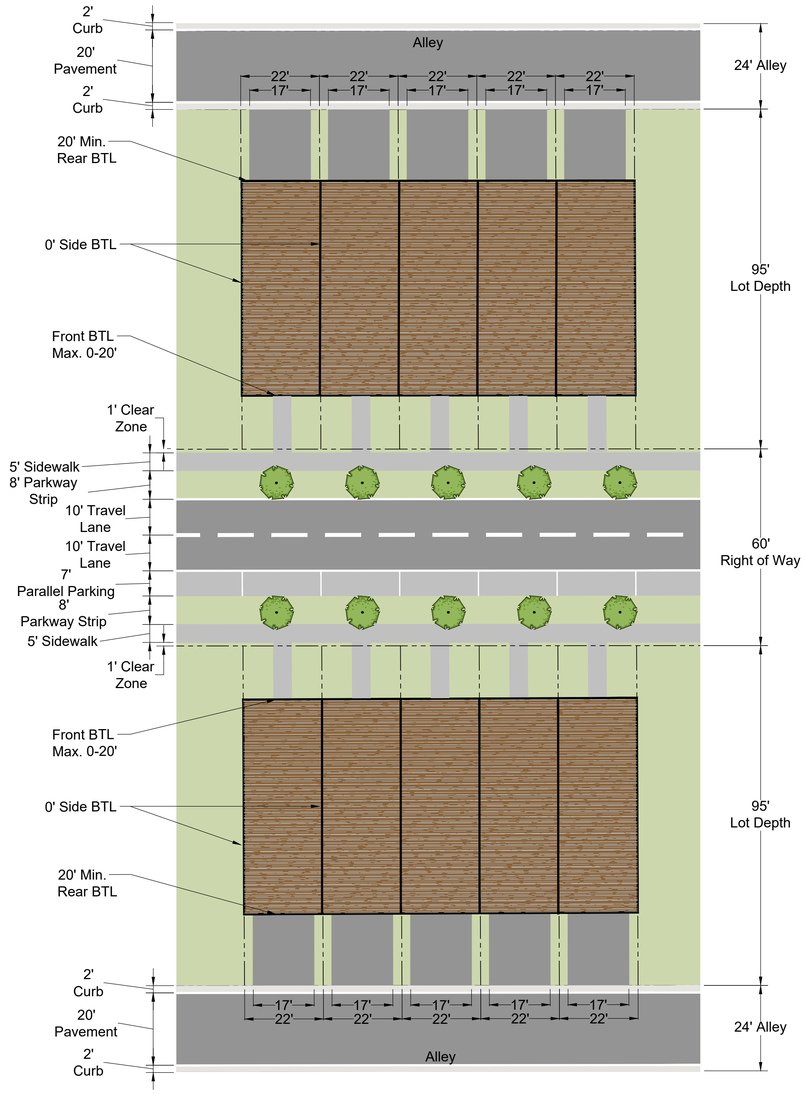


Typical Townhome (Neighborhood Type II) Detail

Scale: NTS



Notes:
1. BTL = Build to Line.
2. Parallel parking space dimensions: 7' x 22'.

Typical Townhome Street Parking & Alley Access

Scale: NTS

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State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

REGISTERED LANDSCAPE ARCHITECT
GALEN J. PUGH
LA0001522
STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

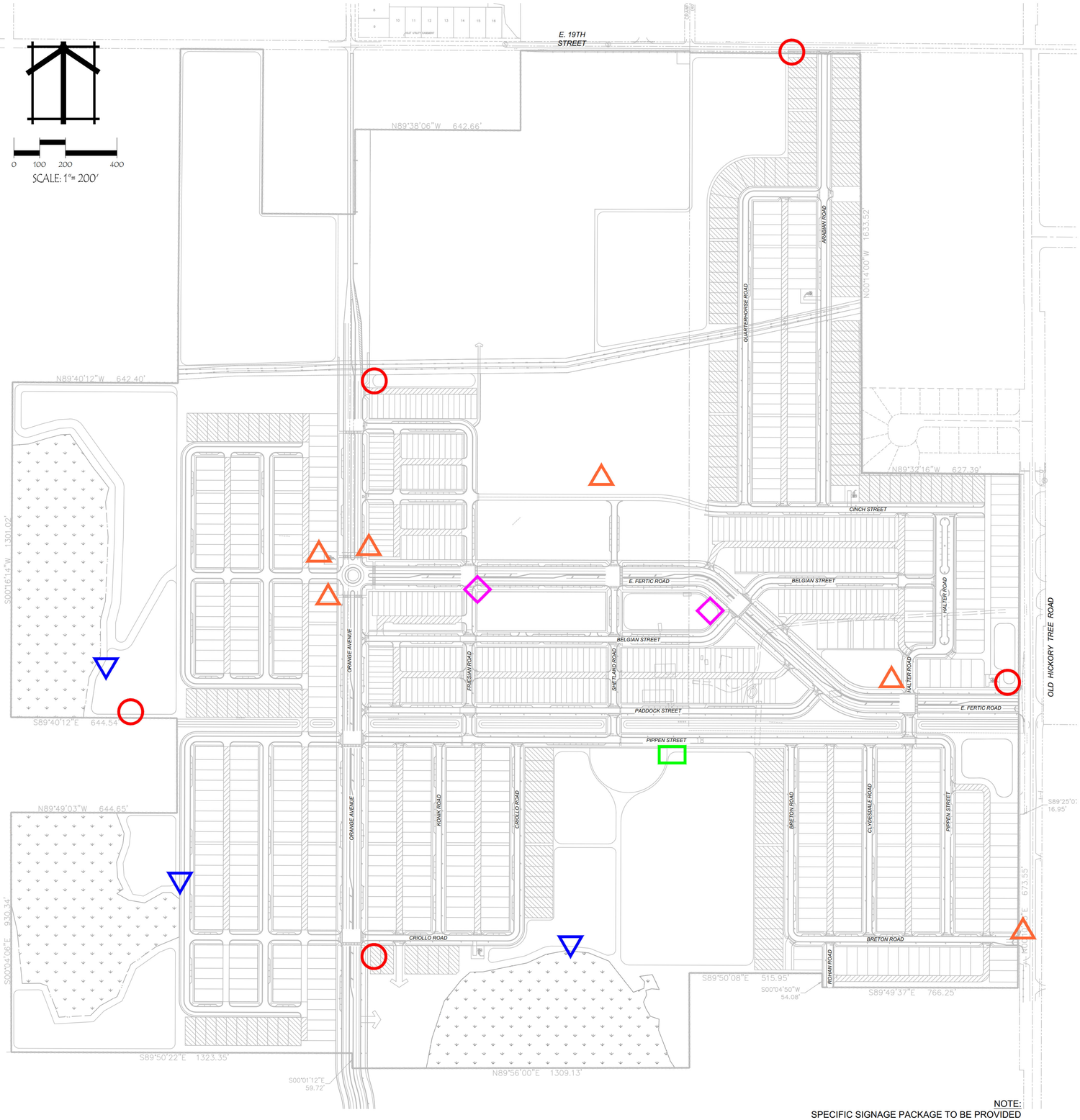
No.	Date	Revision

Designed:	JEO
Drawn:	MAA
Checked:	JEO
Job No.:	R15002
Date:	8-01-25 © 2025

TOWNHOME LOT CONCEPTUAL DETAIL
(REAR LOADED) & STREET PARKING

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-26



NOTE:
SPECIFIC SIGNAGE PACKAGE TO BE PROVIDED DURING THE SDP STAGE IN ACCORDANCE WITH LDC 3.22.3(B)(f).

LEGEND

ROAN BRIDGE PROJECT SIGN (MONUMENT)

NEIGHBORHOOD SIGNAGE

COMMUNITY CENTER SIGNAGE

PARK SIGNAGE

INTERPRETIVE SIGNAGE

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Landscape No. LC000298
REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Sep 09, 2025

This item has been digitally signed and sealed by Galen J. Pugh on the date adjacent to the seal. Signature must be verified on any electronic copies

No.	Revision	Date
7		
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Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	D15601
Date:	8-1-25 © 2025

SIGNAGE CONCEPT PLAN

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-27

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SCALE: 1"= 100'

NEIGHBORHOOD SIGNAGE
PEDESTRIAN PASSAGE WAY (TYPICAL)
COMMUNITY CENTER SIGNAGE
COMMUNITY CENTER
E. FERTIC ROAD
BELGIAN STREET
PADDOCK STREET
PIPPEN STREET
ALLEY (TYPICAL)
ORANGE AVENUE
FRIESIAN ROAD
SHETLAND ROAD
HALTER ROAD
OLD HICKORY TREE ROAD
GREEN SPACE
ALLEY
PROJECT ENTRY SIGNAGE
20' RIGHT-OF-WAY RESERVATION AGREEMENT (O.R. BOOK 1403, PAGE 1055)
PARK
1.0± AC.
PARK SIGNAGE
GREENWAY
KONIK ROAD
CRIOLLO ROAD
BRETON ROAD
CLYDESDALE ROAD
ROHAN ROAD
NEIGHBORHOOD SIGNAGE
PEDESTRIAN PASSAGE WAY (TYPICAL)
STORMWATER POND
INTERPRETIVE SIGNAGE
FIRE STATION
2.4± AC.
CIVIC SPACE
WETLANDS
WETLAND BUFFER (15' MIN. / 25' AVG.)
BUFFER
SINGLE-FAMILY LOT (40'X110')
NEIGHBORHOOD TYPE I
PROJECT SIGNAGE
PROJECT ENTRY SIGNAGE

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Architect. No. AA26000926
Landscape No. LC0000298
REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Sep 16, 2025

No.	Revision	Date
A1		
A2		
A3		
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A5		
A6		
A7		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	9-5-22 © 2025

MASTER PLAN DETAIL SHEET 1

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-28

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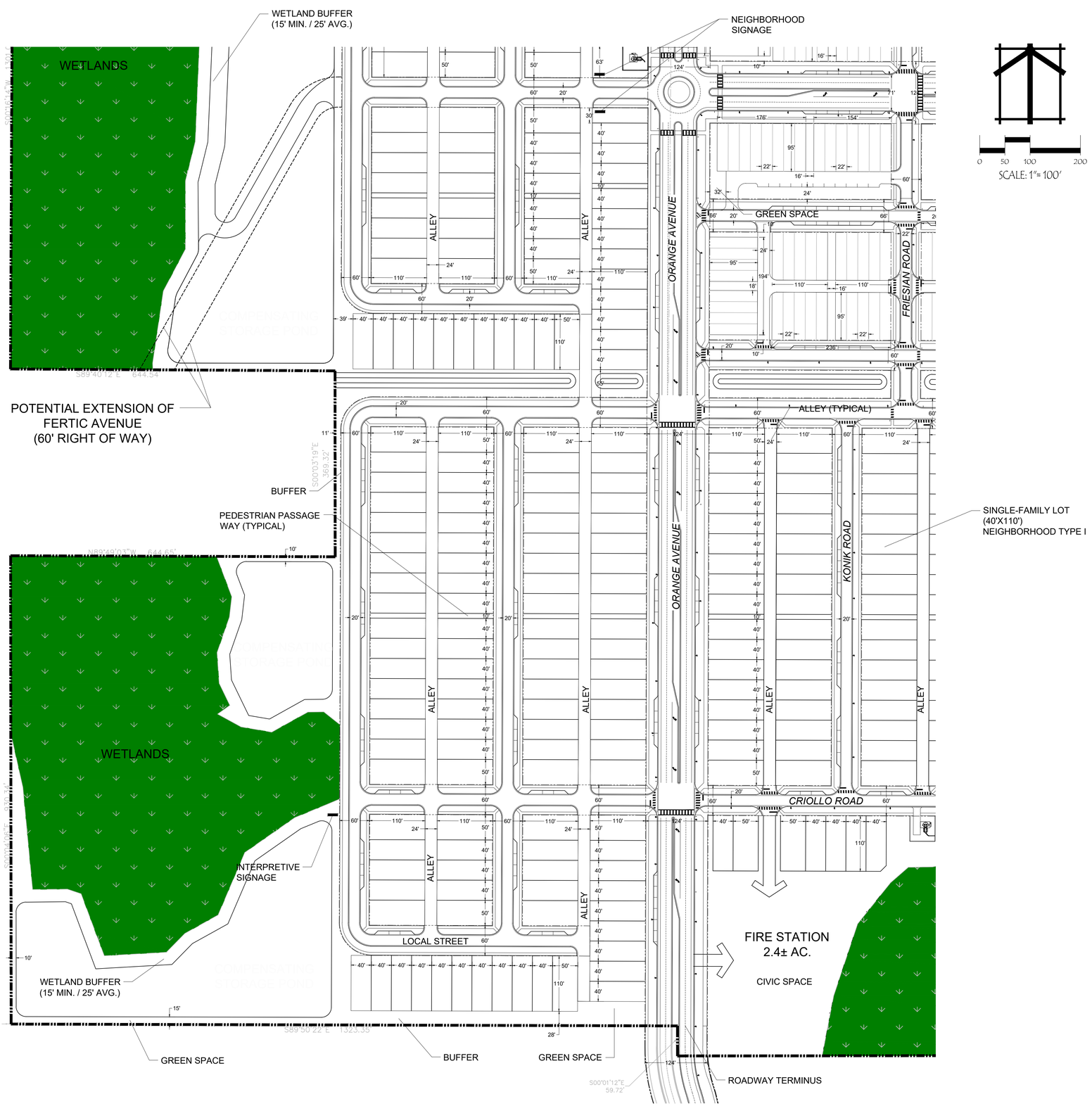

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Landscape No. LC000298

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Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

No.	Date	Revision
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Job No.:	R15002
Date:	9-5-22

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MASTER PLAN DETAIL SHEET 2

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-29

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0 50 100 200
SCALE: 1"= 100'

APARTMENTS
COMMUNITY CENTER
COMMUNITY CENTER
PARK
1.0± AC.
PARK
PARK
TOWNHOMES (24'X95') NEIGHBORHOOD TYPE II
SINGLE-FAMILY LOT (40'X110') NEIGHBORHOOD TYPE I
NEIGHBORHOOD SIGNAGE
NEIGHBORHOOD SIGNAGE
NEIGHBORHOOD SIGNAGE
NEIGHBORHOOD SIGNAGE
NEIGHBORHOOD SIGNAGE
GREENWAY
GREENWAY
GAS LINE EASEMENT
PEDESTRIAN PASSAGE WAY (TYPICAL)
ALLEY (TYPICAL)
GREEN SPACE
GREEN SPACE
GREEN SPACE
GREEN SPACE
GREEN SPACE
GREEN SPACE
GREEN SPACE
GREENWAY / BUFFER
ALLEY
ALLEY
ALLEY
ALLEY
ALLEY
ALLEY
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
QUARTERHORSE ROAD
ORANGE AVENUE
FRIESIAN ROAD
SHETLAND ROAD
HALTER ROAD
HALTER ROAD
OLD HICKORY TREE ROAD
E. FERTIC ROAD
E. FERTIC ROAD
BELGIAN STREET
BELGIAN STREET
PADDOCK STREET
PIPPEN STREET
CINCH STREET
STORMWATER PONDS
STORMWATER POND
STORMWATER POND
N00°15'33"E

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REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA
Galen J. Pugh, RLA
LA0001522
Sep 15, 2025

No.	Date
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MASTER PLAN DETAIL SHEET 3

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-30

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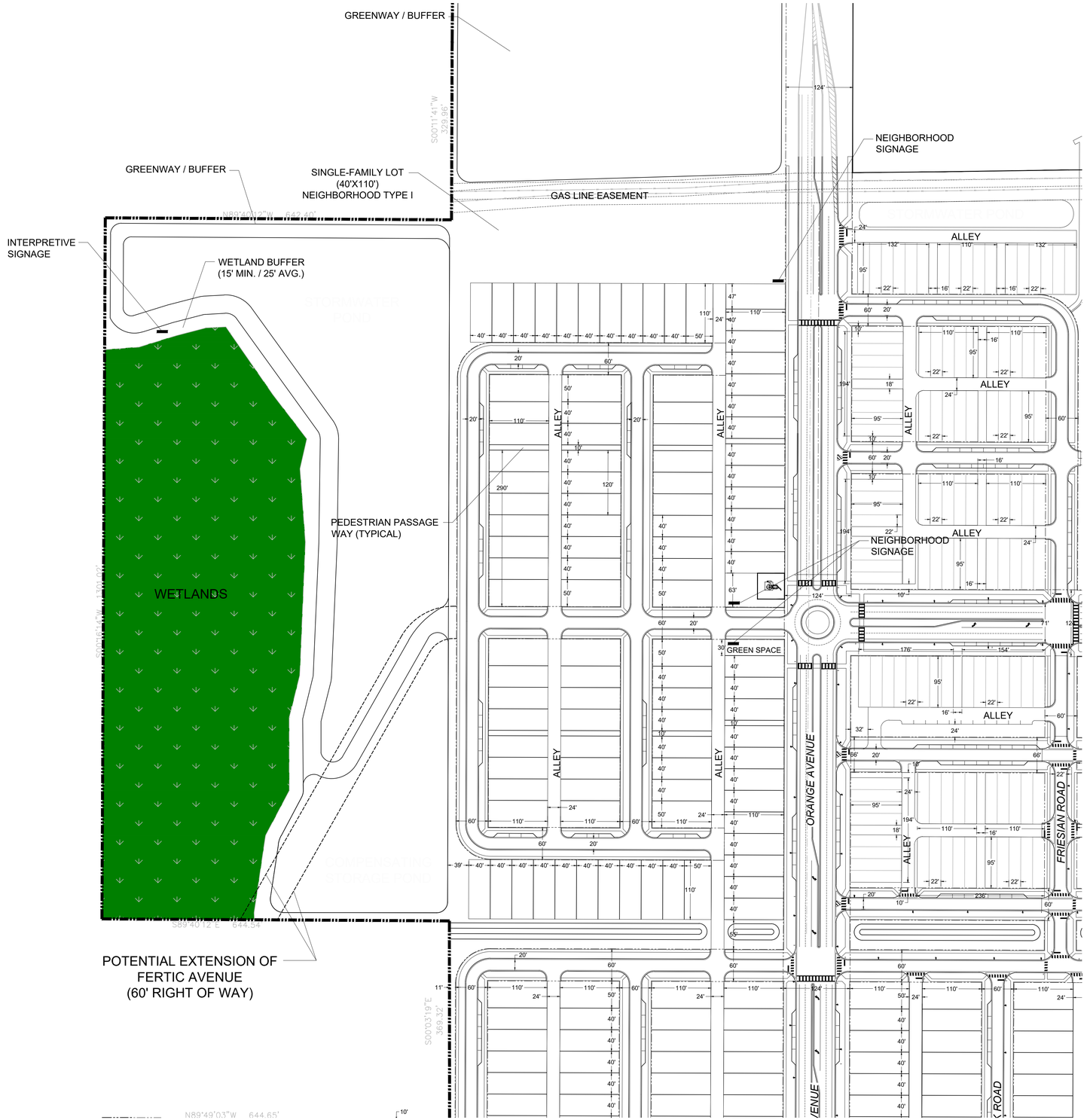

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Architect. No. AA26000926
Landscape No. LC0000298
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Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

No.	Date	Revision
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MASTER PLAN DETAIL SHEET 4

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-31

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SCALE: 1"= 100'

E. 19TH STREET

BUFFER

PROJECT ENTRY SIGNAGE

PEDESTRIAN PASSAGE WAY (TYPICAL)

SINGLE-FAMILY LOT (40'X110') NEIGHBORHOOD TYPE I

FUTURE CONNECTION TO EAST PARCEL

SCHOOL SITE
25.0± AC.

CIVIC SPACE

STORMWATER POND

GREENWAY

OPEN SPACE PARK

PARK

ARABIAN ROAD

QUARTERHORSE ROAD

ALLEY

APARTMENTS

COMMUNITY CENTER

INTERNAL ROADS TO BE BUILT BY OTHERS

CINCH STREET

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17

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Galen J. Pugh, RLA
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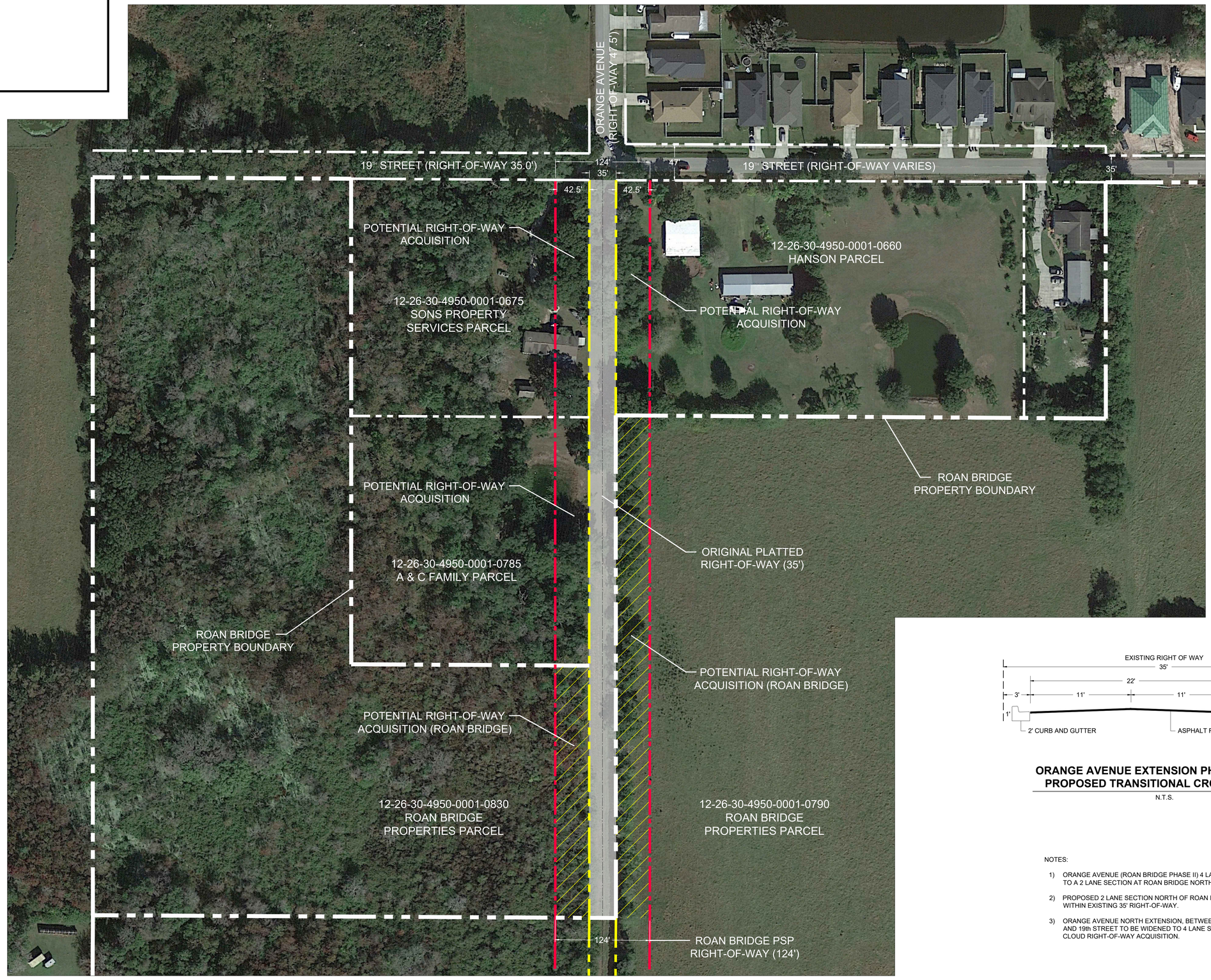
MASTER PLAN DETAIL SHEET 5

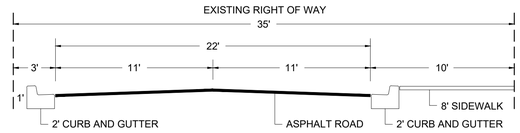
ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-32



0 30 60 120

SCALE: 1"= 60'



ORANGE AVENUE EXTENSION PHASEII (NORTH)
PROPOSED TRANSITIONAL CROSS SECTION

N.T.S.

NOTES:

1) ORANGE AVENUE (ROAN BRIDGE PHASE II) 4 LANE SECTION TRANSITIONS TO A 2 LANE SECTION AT ROAN BRIDGE NORTH PROPERTY LINE.
2) PROPOSED 2 LANE SECTION NORTH OF ROAN BRIDE TO BE LOCATED WITHIN EXISTING 35' RIGHT-OF-WAY.
3) ORANGE AVENUE NORTH EXTENSION, BETWEEN ROAN BRIDGE PROPERTY AND 19th STREET TO BE WIDENED TO 4 LANE SECTION UPON CITY OF ST. CLOUD RIGHT-OF-WAY ACQUISITION.

THIS IS NOT A SURVEY, IT IS INTENDED FOR GRAPHIC PURPOSES ONLY.

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Galen J. Pugh, RLA
LA0001522
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ORANGE AVENUE EXTENSION (120' RIGHT-OF-WAY)

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St. Cloud, Osceola County, Florida

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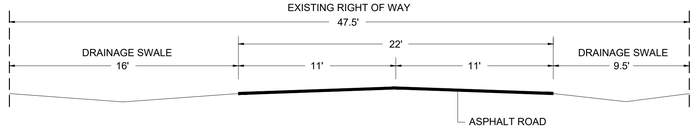
P-33



19th STREET
EXISTING CROSS SECTION
N.T.S.

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Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

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19TH STREET (EXISTING RIGHT-OF WAY)

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St. Cloud, Osceola County, Florida

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P-34

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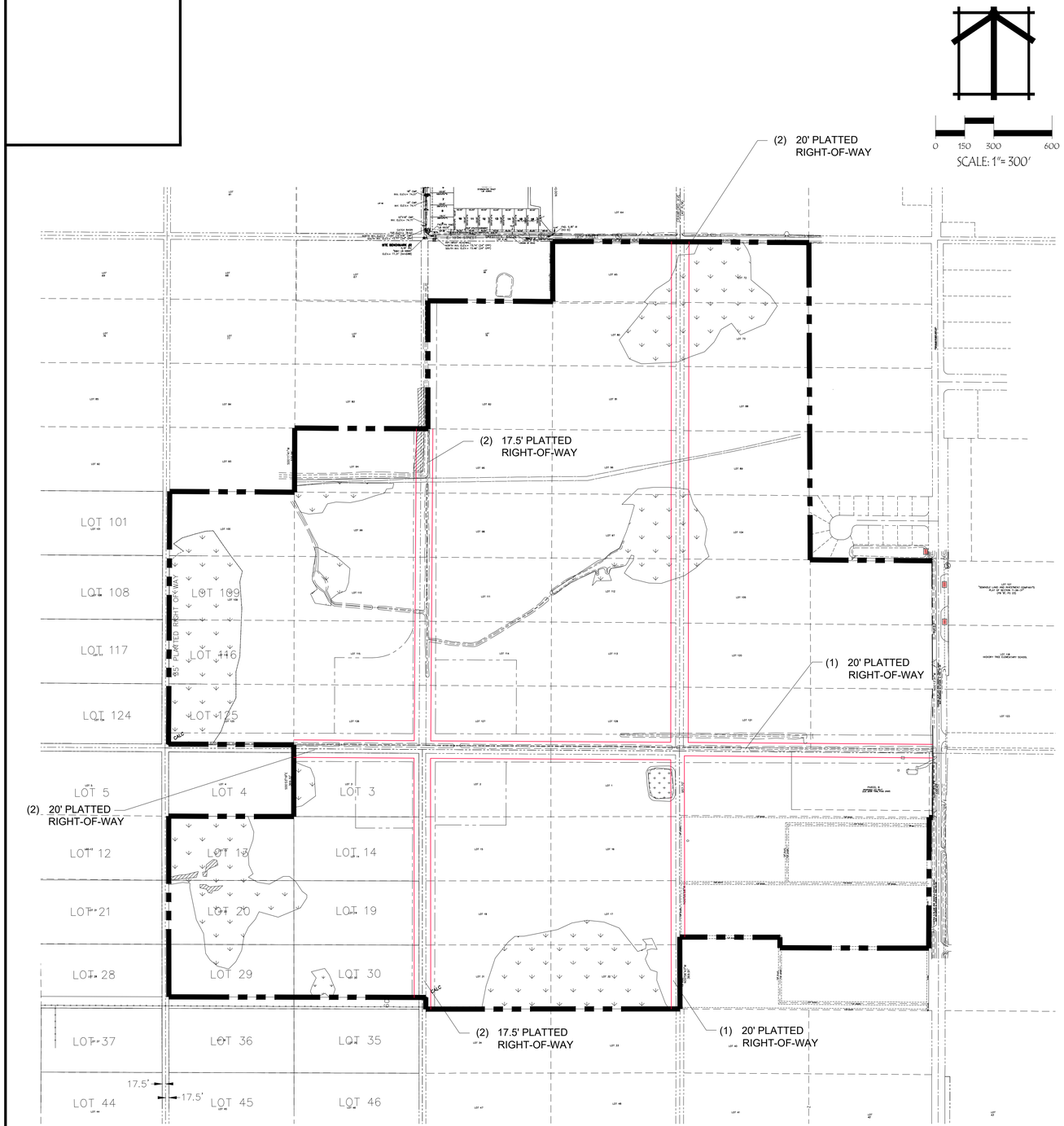
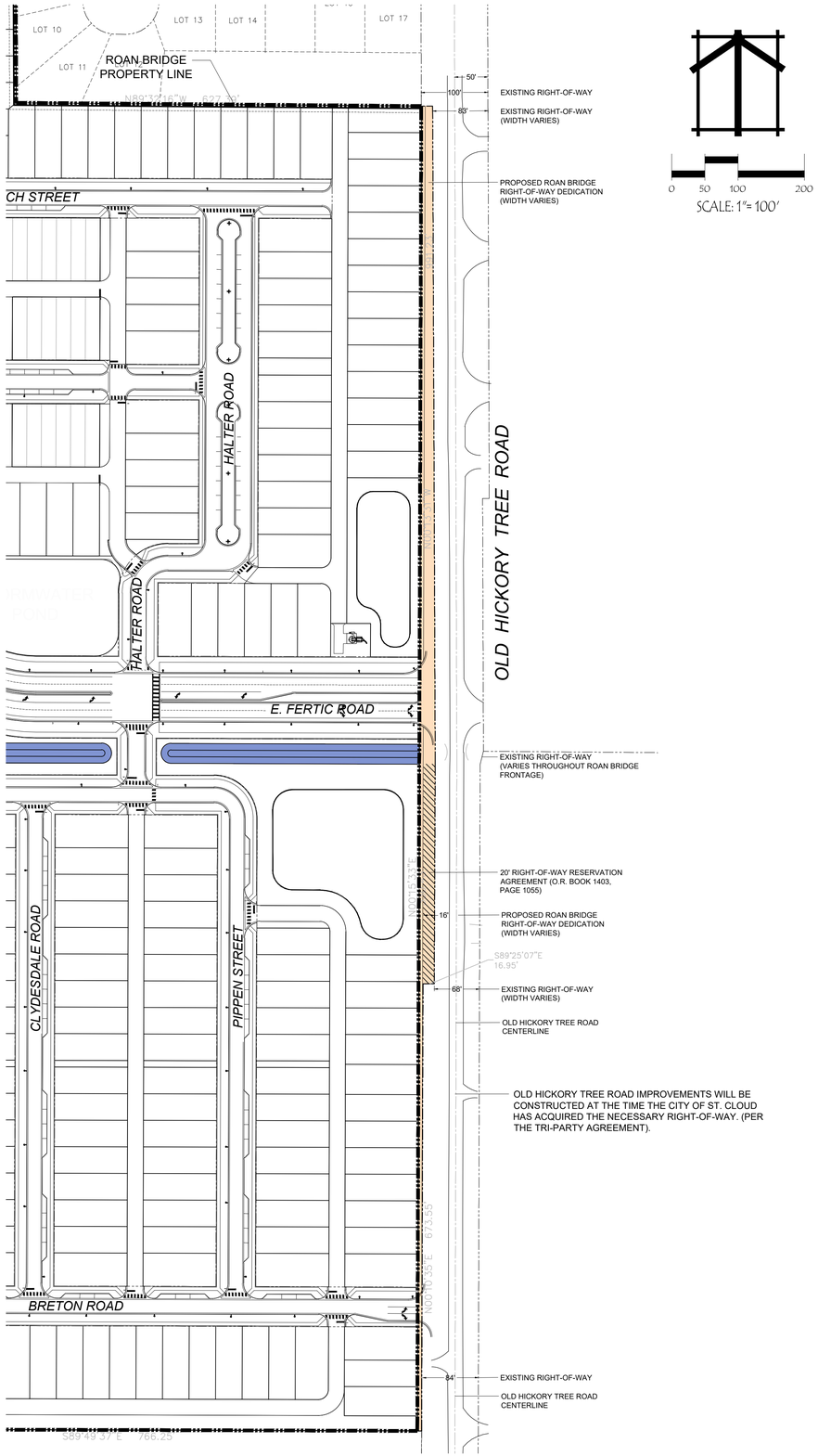


PROJECT RIGHTS-OF-WAY (TO BE VACATED)



OLD HICKORY TREE ROAD (EXISTING RIGHT-OF-WAY)

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Galen J. Pugh, RLA
LA0001522
Sep 01, 2025

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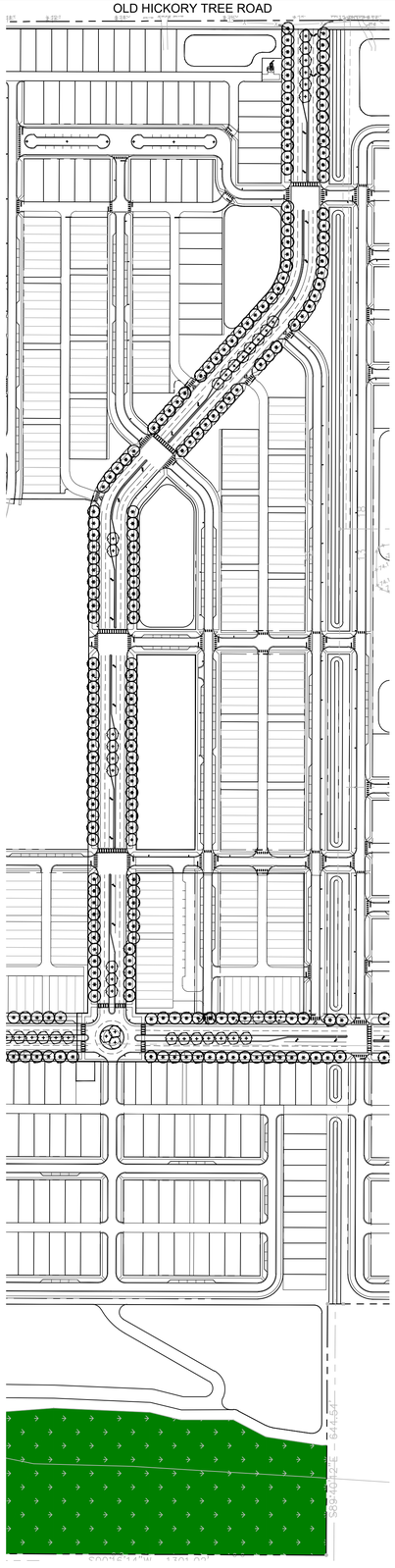
PROPOSED RIGHT-OF-WAY VACATIONS AND OLD HICKORY TREE ROAD RIGHT-OF-WAY

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-36



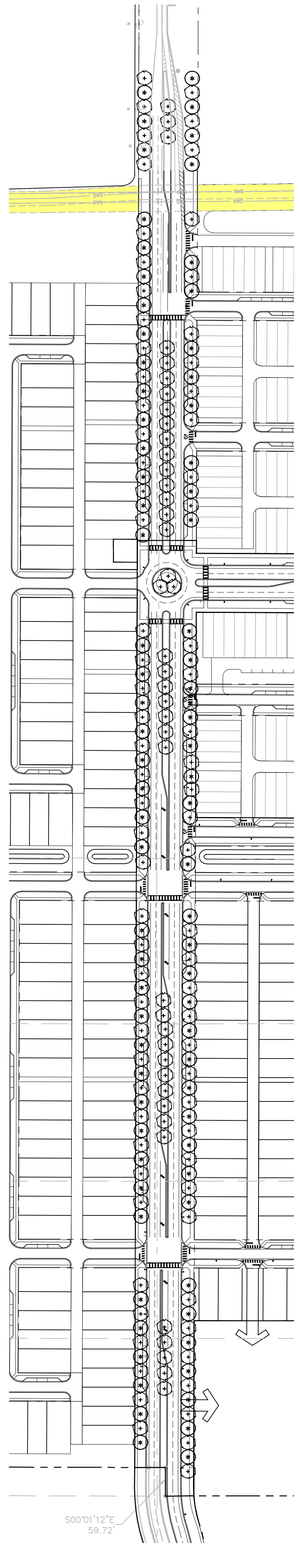
STREET TREES - LANDSCAPE CONCEPT

- ONE CANOPY TREE EVERY 30' ON CENTER (OC)
- 3 ½" DBH AND 12' HEIGHT AT TIME OF PLANTING

109 QUERCUS VIRGINIANA (LIVE OAK)
151 MAGNOLIA GRANDIFLORA (DD BLANDARD)

38,700 SF OF ST. AUGUSTINE SOD

FERTIC STREET - LANDSCAPE CONCEPT
SCALE: 1"=180'



STREET TREES - LANDSCAPE CONCEPT

- ONE CANOPY TREE EVERY 30' ON CENTER (OC)
- 3 ½" DBH AND 12' HEIGHT AT TIME OF PLANTING

77 QUERCUS VIRGINIANA (LIVE OAK)
100 MAGNOLIA GRANDIFLORA (DD BLANDARD)

38,700 SF OF ST. AUGUSTINE SOD

ORANGE AVENUE - LANDSCAPE CONCEPT
SCALE: 1"=150'

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Galen J. Pugh, RLA
LA0001522
Aug 01, 2025

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CONCEPT FRAMEWORK ROADS LANDSCAPE

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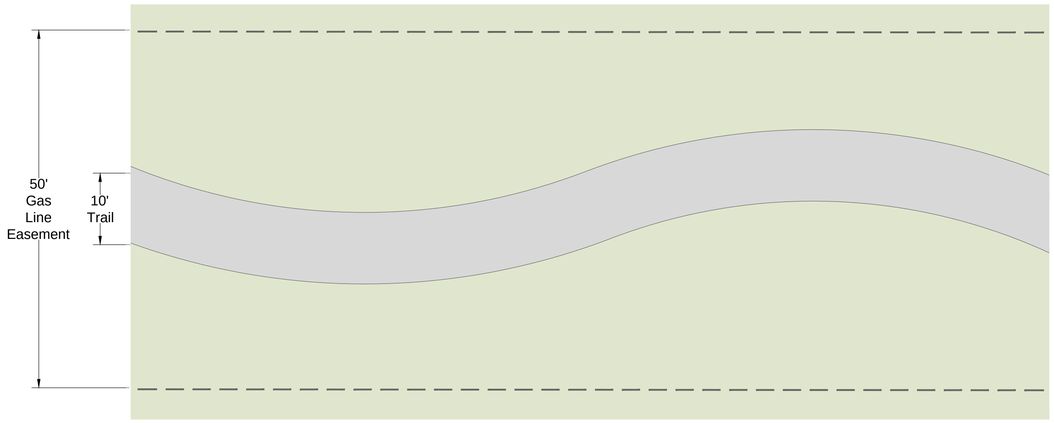
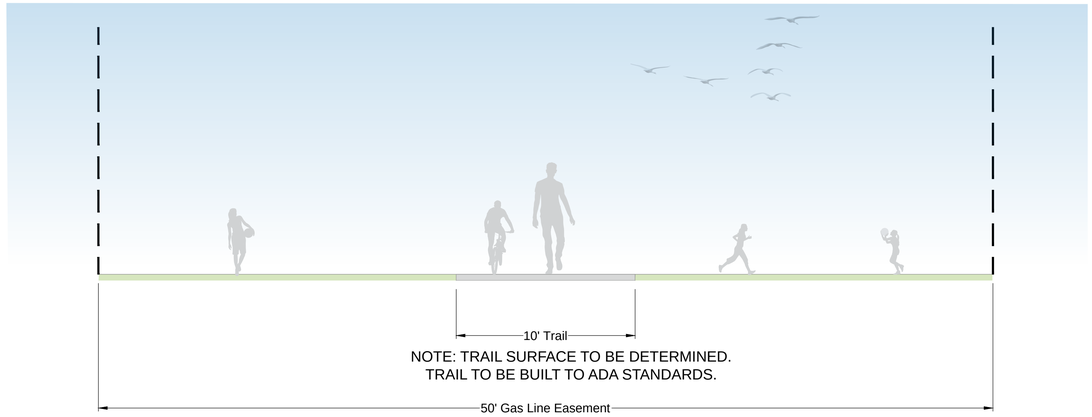
St. Cloud, Osceola County, Florida

Sheet No.
P-37



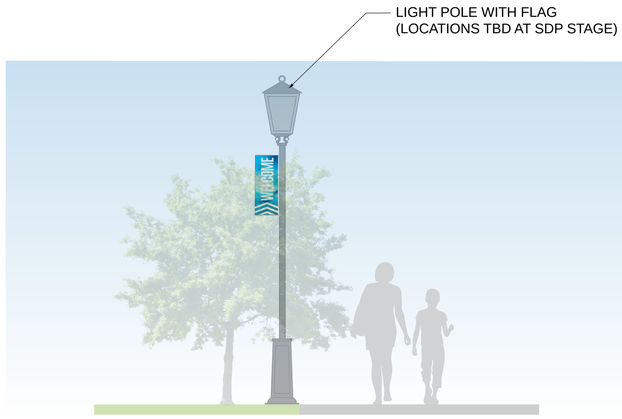
Gas Line Easement

Scale: NTS



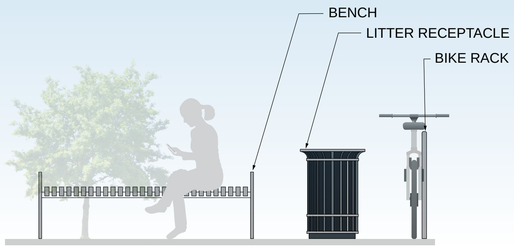
Cross Section - Gas Line Easement

Scale: NTS



Typical Light Pole

Scale: NTS



Typical Right-of-Way Amenity Station

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REGISTERED LANDSCAPE ARCHITECT GALEN J. PUGH LA0001522 STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Aug 01, 2025

No.	Date	Revision

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GAS LINE EASEMENT AND ROADWAY AMENITIES

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-38

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

40' LOT SINGLE-FAMILY

BUNGALOWS - REAR / ALLEY ACCESSED

40' LOT SINGLE-FAMILY

Note:

1) Unit design(s) to conform with ordinance #2022-20

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Galen J. Pugh, RLA
LA0001522
Jul 31, 2025

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Job No.:	R15002
Date:	8-1-2025 © 2025

CONCEPTUAL ARCHITECTURAL ELEVATIONS

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-39

APARTMENTS

APARTMENTS

TOWNHOMES (REAR LOADED)

cph
www.cphcorp.com
A Full Service
A & E Firm
1117 East Robinson Street
Orlando, FL 32801
Ph: 407.425.0452
Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

REGISTERED LANDSCAPE ARCHITECT
GALEN J. PUGH
LA0001522
STATE OF FLORIDA

Galen J. Pugh, RLA
LA0001522
Aug 01, 2025

No.	Date	Revision
7		
6		
5		
4		
3		
2		
1		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

CONCEPTUAL ARCHITECTURAL ELEVATIONS
(APARTMENTS - REAR LOADED TOWNHOMES)

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-40

cph
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A Full Service A & E Firm
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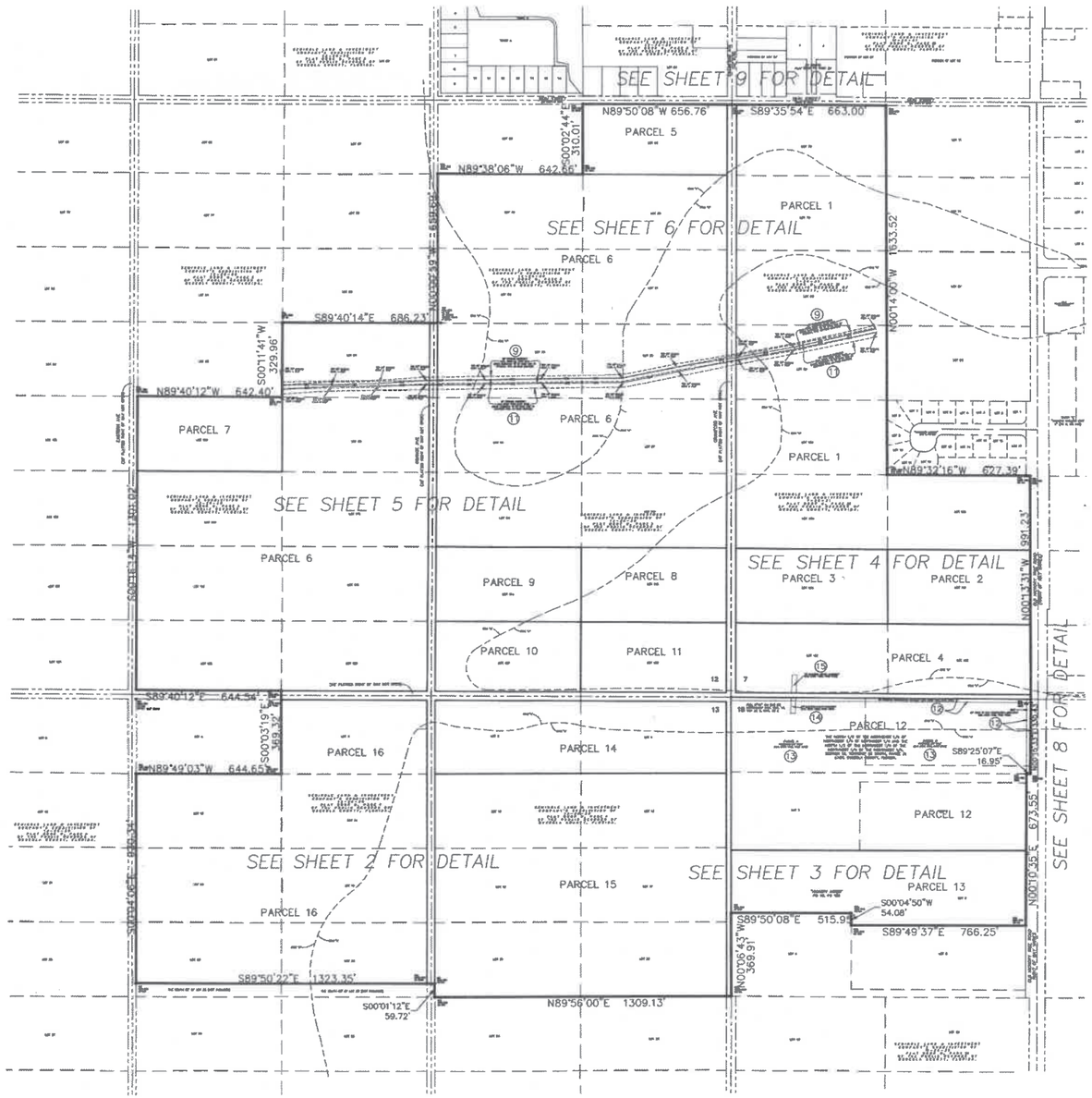
2		
1		

Designed:	JEO
Drawn:	FNI
Checked:	JEO
Job No.:	R15002
Date:	8-1-2025 © 2025

CONCEPT COMMUNITY CENTER LAYOUT
(COMMERCIAL RETAIL AND RESIDENTIAL)

ROAN BRIDGE PSP
St. Cloud, Osceola County, Florida

Sheet No.
P-41



INDEX SHEET

COMMITMENT SCHEDULE:

MATTERS OF RECORD AS SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, FILE #6445-1, DATED 8/11/2021 AT 5:00 PM. REVISION NUMBER: 8/14/21

SCHEDULE B-II ITEMS:

5. INTENTIONALLY DELETED
6. INTENTIONALLY DELETED
7. INTENTIONALLY DELETED
8. OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF THE TEXAS COMPANY, A DELAWARE CORPORATION AS SET FORTH IN THAT CERTAIN OIL, GAS AND MINERAL LEASE RECORDED MARCH 18, 1944 IN MISCELLANEOUS BOOK 5, PAGE 105. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES) (AS TO PARCEL 15 – LOTS 15 & 31; AND PARCEL 16 – LOTS 3, 13, 14 & 19) (APPLIES – UNPLOTTABLE)
9. EASEMENT GRANT IN FAVOR OF HOUSTON TEXAS GAS AND OIL CORPORATION, A DELAWARE CORPORATION RECORDED JULY 29, 1960 IN OFFICIAL RECORDS BOOK 63, PAGE 527. (AS TO PARCEL 1 – LOTS 88 & 89; AND PARCEL 6 – LOTS 91-96) (SHOWN HEREON)
10. INTENTIONALLY DELETED
11. PIPELINE EASEMENT OSCE-22 IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY, A DELAWARE CORPORATION RECORDED JULY 6, 1993 IN OFFICIAL RECORDS BOOK 1132, PAGE 1850. (AS TO PARCEL 1 – LOT 89; PARCEL 6 – LOTS 94-99; AND PARCEL 7) (SHOWN HEREON)
12. RIGHT OF WAY AND DRAINAGE MAINTENANCE EASEMENT CONTAINED IN THAT RIGHT OF WAY RESERVATION AGREEMENT BETWEEN CLAY AND SUSAN JOWERS, AND OSCEOLA COUNTY, RECORDED MAY 22, 1997 IN OFFICIAL RECORDS BOOK 1403, PAGE 1055. (AS TO PARCEL 12) (SHOWN HEREON)
13. PROPOSED LOT SPLIT RECORDED JUNE 9, 1997 IN OFFICIAL RECORDS BOOK 1406, PAGE 2050. (AS TO PARCEL 12) (SHOWN HEREON)
14. UTILITY EASEMENT IN FAVOR OF THE CITY OF ST. CLOUD, FLORIDA, RECORDED AUGUST 21, 1997 IN OFFICIAL RECORDS BOOK 1428, PAGE 1554. (AS TO PARCEL 12) (SHOWN HEREON)
15. UTILITY EASEMENT IN FAVOR OF THE CITY OF ST. CLOUD, FLORIDA, RECORDED AUGUST 21, 1997 IN OFFICIAL RECORDS BOOK 1428, PAGE 1623. (AS TO PARCEL 4 – LOT 121) (SHOWN HEREON)
16. RESTRICTIONS, COVENANTS, EASEMENTS, SETBACKS, OR OTHER MATTERS AS MAY BE SHOWN ON THE PLAT OF HICKORY ACRES, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (AS TO PARCELS 12 & 13) (SHOWN HEREON)
17. ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND RECORDED OCTOBER 16, 2015 IN OFFICIAL RECORDS BOOK 4858, PAGE 1451. (AS TO PARCEL 1 – LOT 72) (APPLIES – UNPLOTTABLE)
18. ORDINANCE NO. 2017-16 ANNEXING PROPERTY IDENTIFIED AS ROAN BRIDGE RECORDED MAY 17, 2017 IN OFFICIAL RECORDS BOOK 5149, PAGE 1703. (AS TO ALL PARCELS) (APPLIES – UNPLOTTABLE)
19. ORDINANCE NO. 2017-17 ASSIGNING A FUTURE LAND USE DISTRICT RECORDED JULY 18, 2017 IN OFFICIAL RECORDS BOOK 5181, PAGE 359. (AS TO ALL PARCELS) (APPLIES – UNPLOTTABLE)
20. ORDINANCE NO. 2017-18 ASSIGNING A ZONING DISTRICT RECORDED JULY 18, 2017 IN OFFICIAL RECORDS BOOK 5181, PAGE 364. (AS TO ALL PARCELS) (APPLIES – UNPLOTTABLE)
21. RESOLUTION NO. 2017-145R AUTHORIZING A SCHOOL CAPACITY MITIGATION FUNDING AGREEMENT RECORDED AUGUST 2, 2017 IN OFFICIAL RECORDS BOOK 5188, PAGE 1705. (AS TO ALL PARCELS) (APPLIES – UNPLOTTABLE)
22. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (AS TO ALL PARCELS) (APPLIES – UNPLOTTABLE)
23. INTENTIONALLY DELETED

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS OSCEOLA COUNTY BENCHMARK F 507, A STAINLESS STEEL ROD DRIVED TO REFUSAL LOCATED ON THE NORTH SIDE OF U.S. HIGHWAY 192 WESTBOUND LANES AND EAST OF THE APPROXIMATE CENTERLINE OF GRAPE AVENUE, ELEVATION = 77.11'.

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0257 G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "A" AND ZONE "X".

FLOOD LINE IS APPROXIMATE AND SCALED FROM FEMA MAP.

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

ACREAGE CALCULATIONS AS SHOWN HEREON INCLUDE INTERNAL PLATTED RIGHT OF WAYS THAT ARE NOT OPEN OR IMPROVED.

SEE SHEETS 2-6 FOR SURVEY DETAIL.
SEE SHEET 7 FOR HOUSE DETAILS.
SEE SHEET 8 FOR OLD HICKORY TREE ROAD DETAIL.
SEE SHEET 9 FOR 19TH STREET DETAIL.

AREA:

GROSS LAND AREA: 268.72± ACRES
PLATTED RIGHT-OF-WAY: 7.58± ACRES

NET LAND AREA: 276.3± ACRES

CERTIFICATION:

I HEREBY CERTIFY TO:
ROAN BRIDGE PROPERTIES, LLC
FASSETT, ANTHONY, & TAYLOR, P.A.
CHICAGO TITLE INSURANCE COMPANY

Richard D Brown
Digitally signed by Richard D Brown
Date: 2023.05.17 11:53:56 -04'00'

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

5/17/2023
DATE

LEGAL DESCRIPTION:

(VERIFIED BY SURVEYOR)

Parcel 1:

Lots 72, 73, 88, 89, 104, 105 and 106, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 2:

Lot 119, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 3:

Lot 120, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 4:

Lots 121 and 122, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 7, Township 26 South, Range 31 East, according to the plat thereof, as recorded in Plat Book B, Page 23, of the Public Records of Osceola County, Florida.

Parcel 5:

Lot 65, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 6:

Lot 79, 80, 81, 82, 94, 95, 96, 97, 98, 99, 109, 110, 111, 112, 115, 116, 125 and 126, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 7:

Lot 100, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 8:

Lot 113, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 9:

Lot 114, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 10:

Lot 127, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 11:

Lot 128, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

Parcel 12:

Lots 1 and 2, Hickory Acres, according to the plat thereof, as recorded in Plat Book 13, Page 156, of the Public Records of Osceola County, Florida.

And

The North 1/2 of the Northeast 1/4 of the Northwest 1/4 and North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 31 East, Osceola County, Florida.

Parcel 13:

Lot 3, Hickory Acres, according to the plat thereof, as recorded in Plat Book 13, Page 156, of the Public Records of Osceola County, Florida.

Parcel 14:

Lots 1 and 2, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 13, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 4, of the Public Records of Osceola County, Florida.

Parcel 15:

Lots 15, 16, 17, 18, 31 and 32, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 13, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 4, of the Public Records of Osceola County, Florida.

Parcel 16:

Lots 3, 13, 14, 19, 20, 29 and 30, Less the South 60.0 feet of Lots 29 and 30, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 13, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 4, of the Public Records of Osceola County, Florida.

N

W E

S

GRAPHIC SCALE
0 125 300 600
1"=300'

ABBREVIATIONS

P.B. PLAT BOOK
O.R. DEED BOOK
BK. BOOK
PG. PAGE
SECT. SECTION
TWP. TOWNSHIP
RGE. RANGE
COR. CORNER
AC. ACRES
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
BM BENCHMARK
C.B.S. CONCRETE BLOCK & STUCCO
(C) CALCULATED
(P) PLAT
(D) DESCRIBED
(M) MEASURED
C.B. CHORD BEARING
CH. CHORD
R. RADIUS
L. LENGTH
Δ DELTA
T TANGENT
C/L CENTERLINE
UNDERGROUND POWER LINE
OVERHEAD POWER LINE
° DEGREES
' MINUTES
" SECONDS
± MORE OR LESS
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
B.W.F. BARBED WIRE FENCE
H.W.F. HOG WIRE FENCE
C.L.F. CHAIN LINK FENCE
W.F. WOOD FENCE
E.P. EDGE OF PAVEMENT
FRM. FRAME
O/S OFFSET
ALL PROPERTY CORNERS AS NOTED: B.U.E. DRAINAGE AND UTILITY EASEMENT
I.D. IDENTIFICATION
P.C.P. PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F.F. FINISH FLOOR ELEVATION
L.F.E. LOWEST FLOOR ELEVATION
G.F.E. GARAGE FLOOR ELEVATION
R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS
STY. STORY
CONC. CONCRETE
BURIED TELEPHONE LINE
EL. ELEVATION
P.T. POINT OF TANGENCY
P.C. POINT OF CURVE
P.R.C. POINT OF REVERSE CURVE
P.I. POINT OF INTERSECTION
N.A.T. NAIL AND TAB
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
R/S RADIUS
FD. FOUND
P.R.M. PERMANENT REFERENCE MONUMENT
TX TRANSFORMER
BURIED GAS MAIN
BURIED WATER MAIN

LEGEND

BENCHMARK
WOOD POWER POLE
CONCRETE POWER POLE
GUY WIRE ANCHOR
LIGHT POLE
SIGN
FIRE HYDRANT
SANITARY SEWER M.HOLE
STORM SEWER M.HOLE
GAS VALVE
TELEPHONE RISER BOX
METAL LIGHT POLE
CLEAN OUT (SEWER)
GAS METER
UNDERGROUND GAS MARKER
FIBER OPTIC MARKER
WATER VALVE
WATER METER
CABLE TELEVISION RISER BOX
WOOD LIGHT POLE
WELL
ELECTRIC CONTROL BOX
ELECTRIC TRANSFORMER
FIBERGLASS LIGHT POLE

BOUNDARY & TOPOGRAPHIC SURVEY

OLD HICKORY TREE ROAD

REVISIONS
BOUNDARY UPDATE 7/10/23
CERTS/TITLE COMMITMENTS 3/11/21
LEGAL 9/01/21
COMMENTS 8/11/22, 8/23/22, 2/21/23
CAD FILE 16-135-OVERALL.DWG

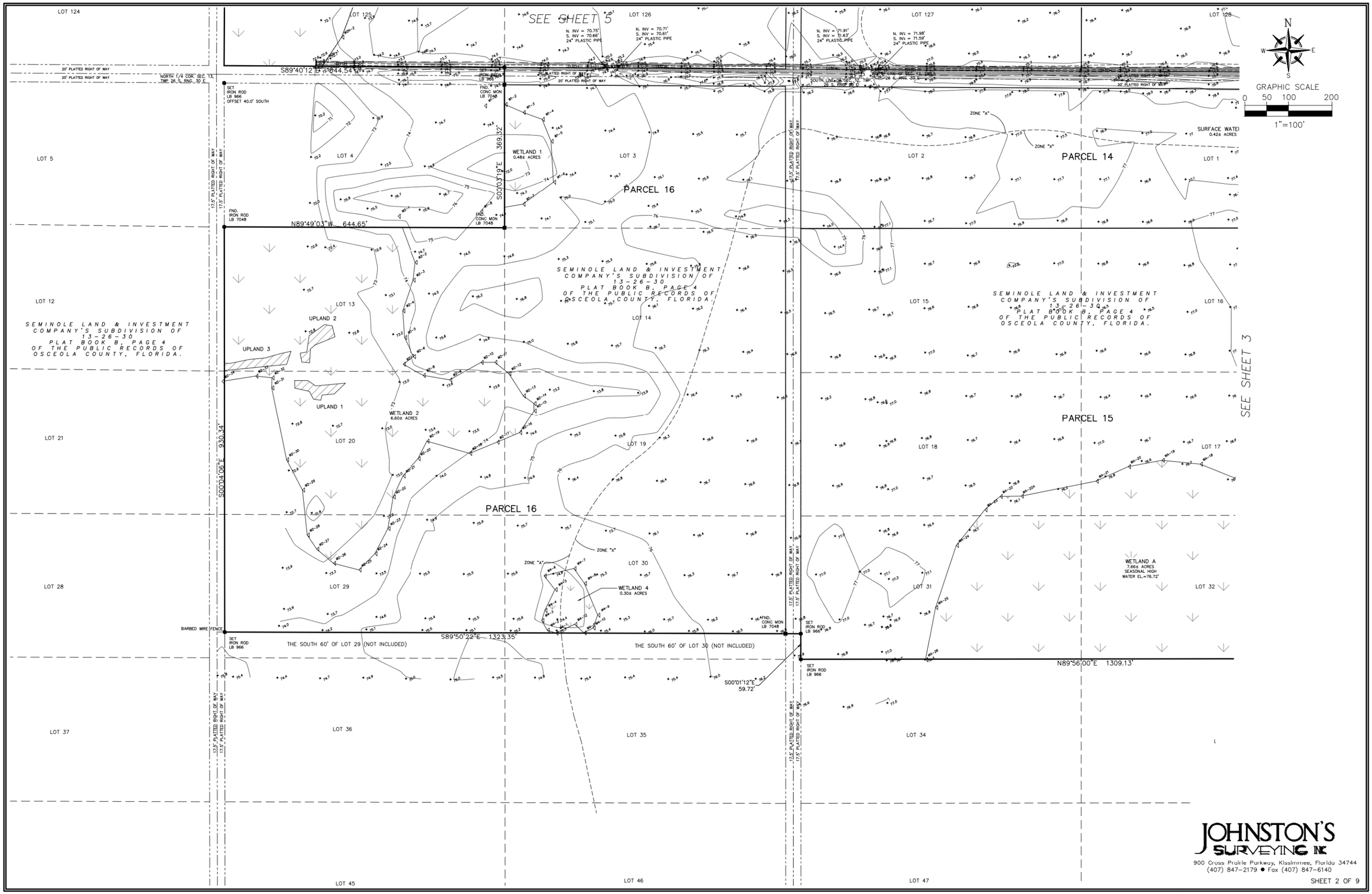
NAVD 1988
VERTICAL DATUM

SECT. 7,12,13,18 TWP. 26 S. RGE. 30&31 E.

DATE OF SURVEY 5/25/16 JOB #16-135 SCALE: 1"=300' DRAWN BY: KGB CHECKED BY: RCB

JOHNSTON'S SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 ● Fax (407) 847-6140

SHEET 1 OF 9



JOHNSTON'S SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 ● Fax (407) 847-6140

SHEET 2 OF 9

PARCEL 11

LOT 128

PARCEL 4 SEE SHEET 4

LOT 121

LOT 122

LOT 123

DETAIL D SH. 7 of 9

DETAIL E SH. 7 of 9

DETAIL C SH. 7 of 9

DETAIL B SH. 7 of 9

DETAIL A SH. 7 of 9

N. INV = 71.98'
S. INV = 72.21'
24" PLASTIC PIPE

N. INV = 71.85'
S. INV = 71.79'
24" PLASTIC PIPE

W. INV = 72.14'
E. INV = 72.13'
30" CMP

20' ELECTRIC UTILITY EASEMENT (O.R. BOOK 1428, PAGE 1623)

20' ELECTRIC UTILITY EASEMENT (O.R. BOOK 1428, PAGE 1554)

20' PLATTED RIGHT OF WAY

15' DRAINAGE MAINTENANCE EASEMENT (O.R. BOOK 1403, PAGE 1055)

20' RIGHT OF WAY RESERVATION AGREEMENT (O.R. BOOK 1403, PAGE 1055)

FND. 6"X6" CM (NO I.D.)
NORTHEAST COR. SEC. 13
TWP 26 S, RNG. 30 E

SURFACE WATER A
0.42± ACRES

POND

ZONE "X"

ZONE "A"

PARCEL 14

LOT 1

PARCEL 12

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

PARCEL A
PROPOSED LOT SPLIT
(O.R. BOOK 1406, PAGE 2050)

PARCEL B
PROPOSED LOT SPLIT
(O.R. BOOK 1406, PAGE 2050)

957.70'

S89°25'07"E
16.95'

306.00'

GRAVEL DRIVE

ASPHALT

CONC DRIVE

WIRE FENCE

BARBED WIRE FENCE

EAGLES NEST

LOT 1

LOT 2

PARCEL 12

7.5' D.U.E.

73' R/W

SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 18-26-31
PLAT BOOK B, PAGE 4
OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

LOT 16

EAST LINE OF SEC. 13, TWP. 26 S, RNG. 30 E
WEST LINE OF SECTION 18, TWP. 26 S, RNG. 31 E

N00°05'58"W

30' PLATTED RIGHT OF WAY

SET IRON ROD LB 966

FND. IRON ROD NO I.D.

S00°04'50"W
54.08'

S89°50'08"E 515.95'

S89°49'37"E 766.25'

FND. IRON ROD LB 966

N00°06'43"W
369.91'

FND. CONC MON NO I.D.

N89°56'00"E 1309.13'

PARCEL 15

LOT 17

LOT 32

WETLAND A
7.66± ACRES
SEASONAL HIGH WATER EL.=76.72'

PARCEL 13

LOT 3

LOT 4

LOT 5

OLD HICKORY TREE ROAD
(RIGHT OF WAY VARIES)

N00°05'35"E 467.45'

FND. IRON ROD NO I.D.

CONC DRIVE

WIRE TRACE

LOT 33

LOT 40

LOT 39

SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 18-26-31
PLAT BOOK B, PAGE 24
OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

UNPLATTED

LOT 18
"SEMINOLE LAND AND INVESTMENT COMPANY'S PLAT OF SECTION 18-26-31"
PB 8, PG 24

SEE SHEET 2

SEE SHEET 8

N
W
E
S

GRAPHIC SCALE
0 50 100 200
1"=100'

JOHNSTON'S SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140

SEE SHEET 6

SEE SHEET 5

SEE SHEET 8

SEE SHEET 3

SEE DETAIL D SHEET 7

SEE DETAIL C SHEET

PARCEL 6
ZONE "X"

PARCEL 1

PARCEL 3

PARCEL 2

PARCEL 8

PARCEL 11

PARCEL 4

PARCEL 14

PARCEL 12

WETLAND 5
4.52± ACRES

SURFACE WATER A
0.42± ACRES

LOT 89
LOT 90
LOT 96
LOT 97
LOT 104
LOT 105
LOT 106
LOT 107
"SEMINOLE LAND AND INVESTMENT COMPANY'S PLAT OF SECTION 7-26-31" (PB 'B', PG 23)
LOT 112
LOT 113
LOT 114
LOT 118
HICKORY TREE ELEMENTARY SCHOOL
LOT 119
LOT 120
LOT 121
LOT 122
LOT 123
LOT 128
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17

TRACT "C"
"HICKORY HOLLOW UNIT 2" (PB 5, PG 142)

GARY DRIVE (50' R/W)

"JOHNSON'S LANDING" (PB 7, PG 58)

TRACT 'V'

OLD HICKORY TREE ROAD

BENCHMARK #8
BRASS DISC
ELEV = 76.94'
N 1417964.509
E 573527.414

BENCHMARK #9
NAIL & DISK
ELEV = 78.63'
N 1417405.981
E 573709.936

BENCHMARK #10
IRON ROD LB 966
ELEV = 77.04'
N 1417370.190
E 572853.721

BENCHMARK #11
IRON ROD LB 966
ELEV = 76.96'
N 1417441.667
E 572310.113

BENCHMARK #12
IRON ROD LB 966
ELEV = 76.70'
N 1417397.432
E 571948.783

FND. CONC MON RLS 3566

FND. CONC. MON NO LB

N89°32'10"W 627.39'

N00°34'50"E 991.22'

S89°25'07"E 16.95'

N00°34'50"E 330.43'

FND. 6"X6" CM (NO ID) NORTHEAST COR. SEC. 13, TWP 26 S, RNG. 30 E

N. INV = 71.98'
S. INV = 72.21'
24" PLASTIC PIPE

N. INV = 71.85'
S. INV = 71.79'
24" PLASTIC PIPE

W. INV = 72.14'
E. INV = 72.13'
30" CMP

20' ELECTRIC UTILITY EASEMENT (O.R. BOOK 1428, PAGE 1623)

20' ELECTRIC UTILITY EASEMENT (O.R. BOOK 1428, PAGE 1554)

15' DRAINAGE MAINTENANCE EASEMENT (O.R. BOOK 1403, PAGE 1055)

20' RIGHT OF WAY RESERVATION AGREEMENT (O.R. BOOK 1403, PAGE 1055)

PARCEL A
PROPOSED LOT SPLIT
(O.R. BOOK 1406, PAGE 2050)

PARCEL B
PROPOSED LOT SPLIT
(O.R. BOOK 1406, PAGE 2050)

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA.

SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 12-26-30
PLAT BOOK B, PAGE 3
OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 7-26-31
PLAT BOOK B, PAGE 23
OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

(O.R. BOOK 1134, PG 1) 20' EACH SIDE (MOVE EASEMENT TO 20' EACH SIDE) SOUTHERN PIPE AS FIELD LOCATED

IE EASEMENT (BK 63, PAGE 527) TO 15' EACH SIDE OF AS FIELD LOCATED)

IE EASEMENT (O.R. BOOK 32, PAGE 350) TO 20' EACH SIDE OF AS FIELD LOCATED)

TOP 20" GASLINE ELEV. = 73.0'

TOP 20" GASLINE ELEV. = 72.6'

TOP 30" GASLINE ELEV. = 72.3'

TOP 30" GASLINE ELEV. = 71.8'

TOP 30" GASLINE ELEV. = 72.2'

TOP 30" GASLINE ELEV. = 72.3'

FLOOD ZONE LINE ± AS SCALED

ZONE "A"

ZONE "X"

EAST LINE OF SEC. 30, TWP. 26 S., RNG. 31 E.

EAST LINE OF SEC. 25, TWP. 26 S., RNG. 30 E.

20' PLATTED RIGHT OF WAY

GRAVEL DRIVE

DIRT DRIVE

ASPHALT

CHAIN LINK FENCE

WIRE FENCE

EXISTING R/W PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP

(RIGHT-OF-WAY VARIES)

N
W E
S

GRAPHIC SCALE
0 50 100 200
1"=100'

JOHNSTON'S SURVEYING INC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 ● Fax (407) 847-6140

SHEET 4 OF 9

SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 12-26-30 PLAT BOOK B, PAGE 3 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SEE SHEET 6

SEE SHEET 4

SEE SHEET 2

BENCHMARK #17
IRON ROD LB 966
ELEV = 73.66'
N 1418701.350
E 571128.182

BENCHMARK #16
IRON ROD LB 966
ELEV = 75.29'
N 1418328.700
E 571124.484

BENCHMARK #15
IRON ROD LB 966
ELEV = 75.71'
N 1417903.435
E 571130.435

BENCHMARK #14
IRON ROD LB 966
ELEV = 75.49'
N 1417330.470
E 571107.394

BENCHMARK #13
IRON ROD LB 966
ELEV = 75.14'
N 1417380.236
E 571510.878

BENCHMARK #12
IRON ROD LB 966
ELEV = 76.70'
N 1417397.432
E 571948.783

BENCHMARK #11
IRON ROD LB 966
ELEV = 76.96'
N 1417441.667
E 572310.113

UPLAND 4

WETLAND 7
1.18± ACRES

WETLAND 3
0.92± ACRES

WETLAND 2N
8.22± ACRES
SEASONAL HIGH WATER MARKS NOT FOUND

WETLAND 5
4.52± ACRES

PARCEL 6
PARCEL 7
PARCEL 9
PARCEL 10
PARCEL 11

LOT 83
LOT 84
LOT 93
LOT 94
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
LOT 100
LOT 109
LOT 110
LOT 111
LOT 112
LOT 113
LOT 114
LOT 115
LOT 116
LOT 125
LOT 126
LOT 127
LOT 128

S89°40'14"E 686.23'
S00°11'41"W 329.96'
N89°40'12"W 642.40'
S00°16'14"W 1301.02'
S89°40'12"E 1644.54'

SET IRON ROD LB 966 15' OFFSET CORNER FALLS IN DITCH

FND. CONC MON NO I.D.

FND. CONC MON TOP BROKE

SET IRON ROD CONC MON LB 966 OFFSET 40.0' SOUTH

FND. IRON ROD LB 966

FND. CONC MON LB 7048

NORTH 1/4 COR. SEC. 13, TWP. 26 S., RNG. 30 E.

BARBED WIRE FENCE

17.5' PLATTED RIGHT OF WAY

20' PLATTED RIGHT OF WAY

30' PIPELINE EASEMENT (O.R. BOOK 43, PAGE 527) (MOVE EASEMENT TO 15' EACH SIDE OF PHYSICAL PIPE AS FIELD LOCATED)

40' PIPELINE EASEMENT (ORB BOOK 1132, PAGE 1850) (MOVE EASEMENT TO 20' EACH SIDE OF SOUTHERN PIPE AS FIELD LOCATED)

FLOOD ZONE LINE ± AS SCALED

ZONE "A"

ZONE "X"

N. INV = 70.75'
S. INV = 70.66'
24" PLASTIC PIPE

N. INV = 70.71'
S. INV = 70.61'
24" PLASTIC PIPE

N. INV = 71.91'
S. INV = 71.63'
24" PLASTIC PIPE

N. INV = 71.98'
S. INV = 71.59'
24" PLASTIC PIPE

N

W E

S

GRAPHIC SCALE
0 50 100 200
1"=100'

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SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 12-26-30 PLAT BOOK B, PAGE 3 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SEMINOLE LAND & INVESTMENT COMPANY'S SUBDIVISION OF 07-26-31 PLAT BOOK B, PAGE 23 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AY BONITO PLAT BOOK 17, PAGE 39

TRACT A

TRACT C

10.0' UTILITY EASEMENT

LOT 62

LOT 64

LOT 65

PARCEL 5

LOT 66

POND

CRAWFORD AVE (40' R/W)

19TH STREET (35' RIGHT OF WAY)

N89°50'08"W 656.76'

S89°25'54"E 663.00'

310.01'

S00°02'44"E

N89°38'06"W 642.66

HOG WIRE FENCE

BARBED WIRE FENCE

FND. IRON ROD LB 4503

FND. IRON ROD NO I.D.

SET IRON ROD LB 966

SEE SHEET 9

PORTION OF LOT 57

PORTION OF LOT 58

LOT 71

LOT 72

LOT 73

LOT 74

BENCHMARK #4
FIRE HYDRANT FLANGE
ELEV = 78.43'
N 1419557.726
E 573010.417

WETLAND 6
6.84± ACRES
SEASONAL HIGH WATER EL=75.60', 75.60', 75.78'

PARCEL 1

BENCHMARK #18
IRON ROD LB 966
ELEV = 75.47'
N 1419202.805
E 571125.095

PARCEL 6

LOT 79

LOT 80

LOT 81

LOT 82

LOT 87

LOT 88

LOT 89

LOT 90

LOT 96

LOT 97

LOT 98

LOT 104

ZONE "A"

ZONE "X"

FLOOD ZONE LINE ± AS SCALED

17.5' PLATTED RIGHT OF WAY

20' PLATTED RIGHT OF WAY

BENCHMARK #17
IRON ROD LB 966
ELEV = 73.66'
N 1418701.350
E 571128.182

UPLAND 4

23'

SET IRON ROD LB 966 15' OFFSET CORNER FALLS IN DITCH

30' PIPELINE EASEMENT (O.R. BOOK 63, PAGE 527) (MOVE EASEMENT TO 15' EACH SIDE OF PHYSICAL PIPE AS FIELD LOCATED)

40' PIPELINE EASEMENT (O.R. BOOK 1132, PAGE 1850) (MOVE EASEMENT TO 20' EACH SIDE OF SOUTHERN PIPE AS FIELD LOCATED)

TOP 20" GASLINE ELEV. = 70.0'

TOP 20" GASLINE ELEV. = 72.7'

TOP 20" GASLINE ELEV. = 73.0'

TOP 20" GASLINE ELEV. = 72.5'

TOP 20" GASLINE ELEV. = 72.6'

TOP 20" GASLINE ELEV. = 72.5'

TOP 20" GASLINE ELEV. = 73.0'

TOP 20" GASLINE ELEV. = 71.9'

TOP 30" GASLINE ELEV. = 70.5'

TOP 30" GASLINE ELEV. = 72.0'

TOP 30" GASLINE ELEV. = 72.3'

TOP 30" GASLINE ELEV. = 71.8'

TOP 30" GASLINE ELEV. = 72.2'

TOP 30" GASLINE ELEV. = 72.3'

TOP 30" GASLINE ELEV. = 71.8'

30" GASLINE = 68.3'

BENCHMARK #16
IRON ROD LB 966
ELEV = 75.29'
N 1418328.700
E 571124.484

BENCHMARK #15
IRON ROD LB 966
ELEV = 75.71'
N 1417903.435
E 571130.435

N00°14'00"W 1633.52'

"JOHNSON'S LANDING" (PB 7, PG 58)

GARY DRIVE (50' R/W)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

SEE SHEET 5

SEE SHEET 4

GRAPHIC SCALE
0 50 100 200
1"=100'

JOHNSTON'S SURVEYING INC
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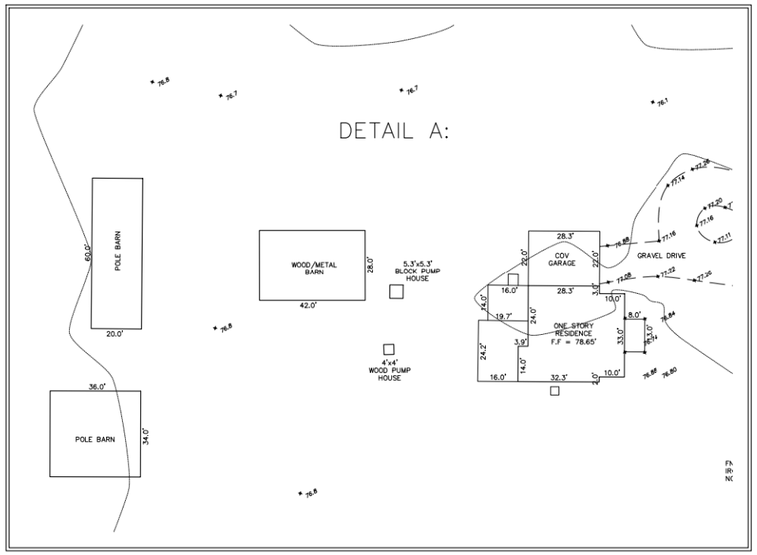
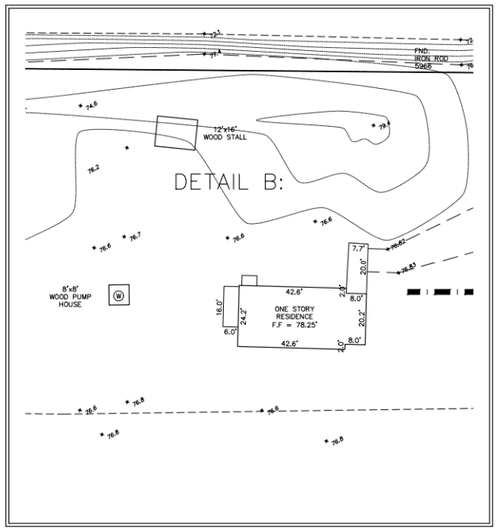
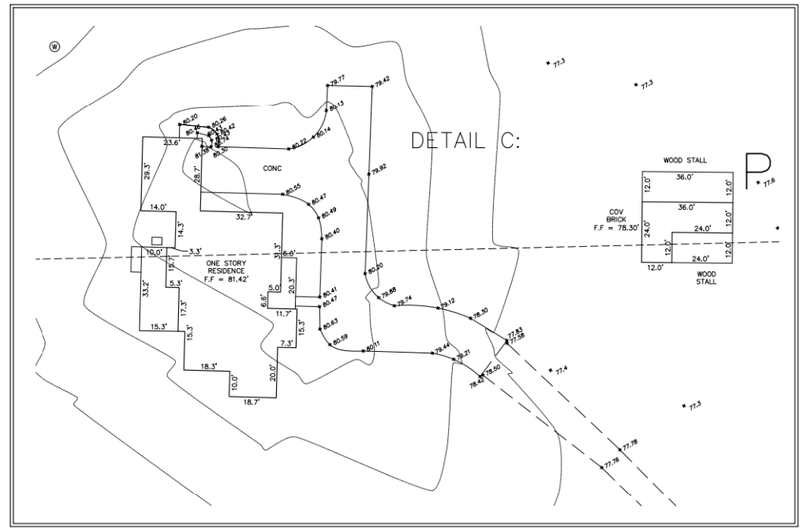
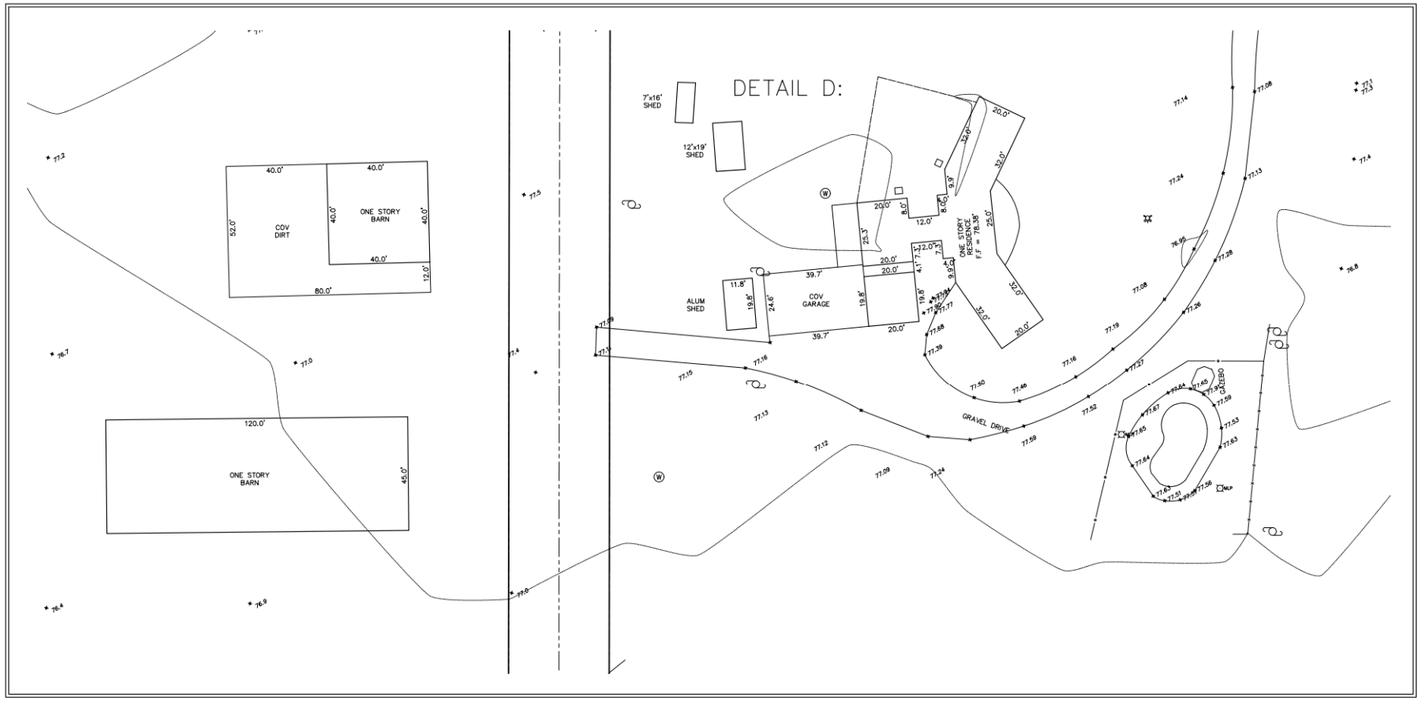
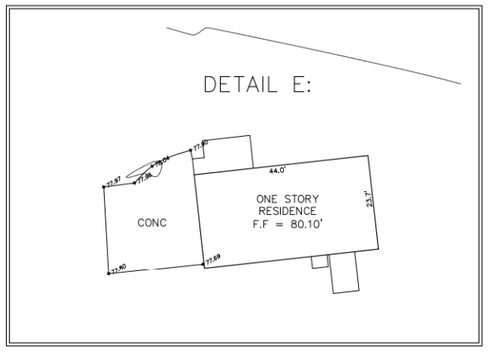
SHEET 6 OF 9











GRAPHIC SCALE

0 15 30 60

1"=30'

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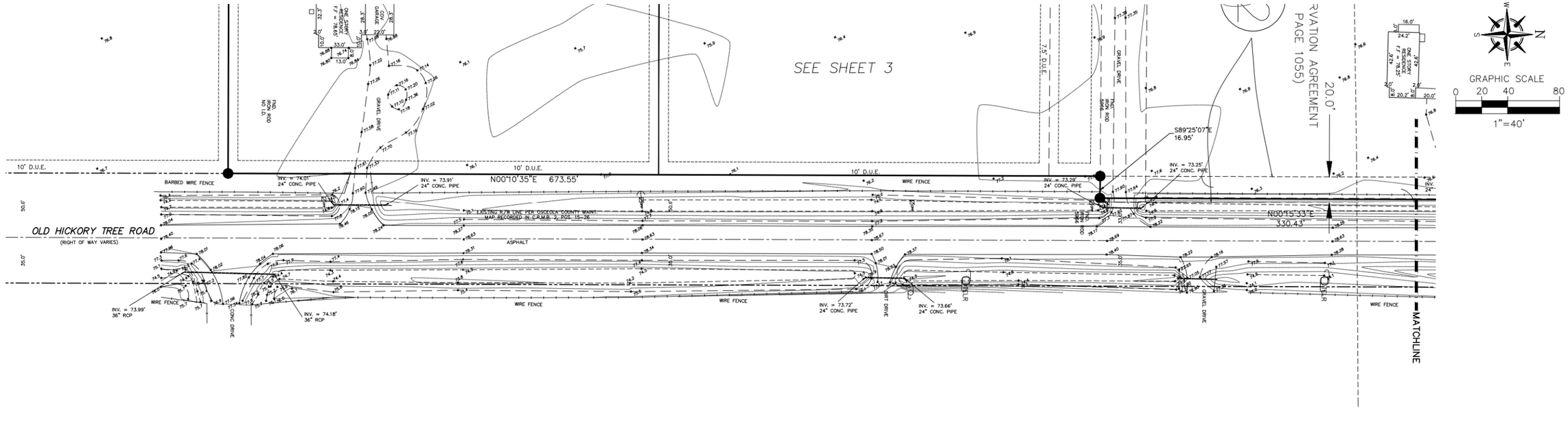

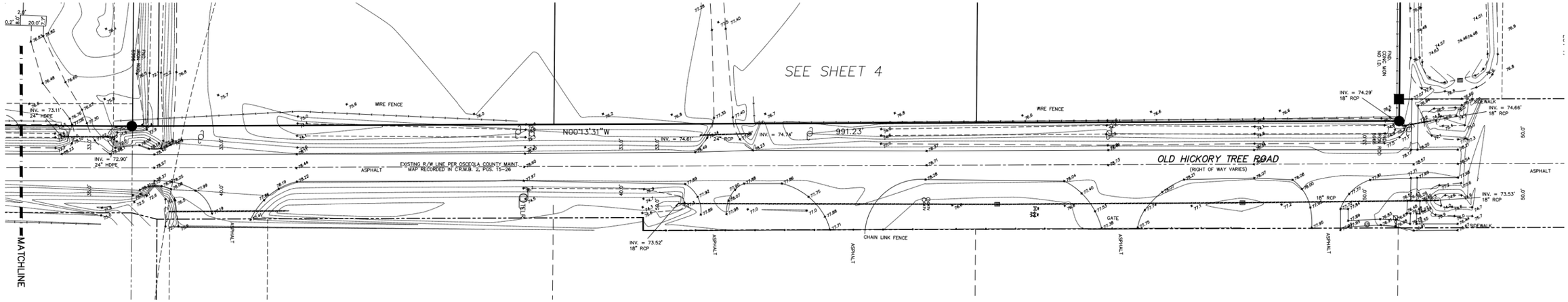

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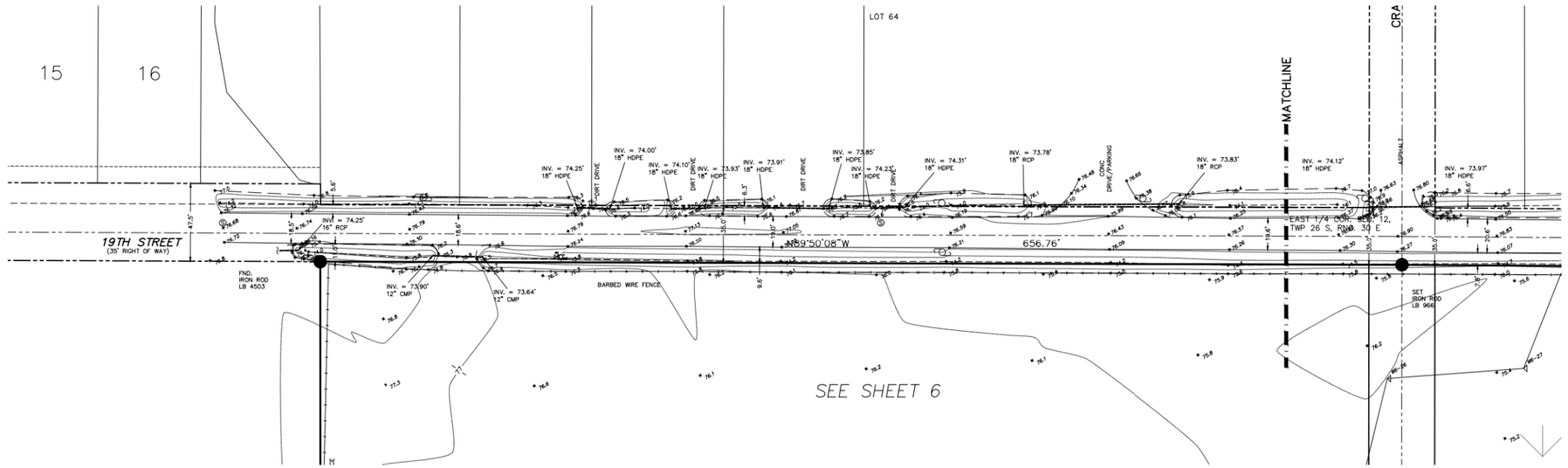

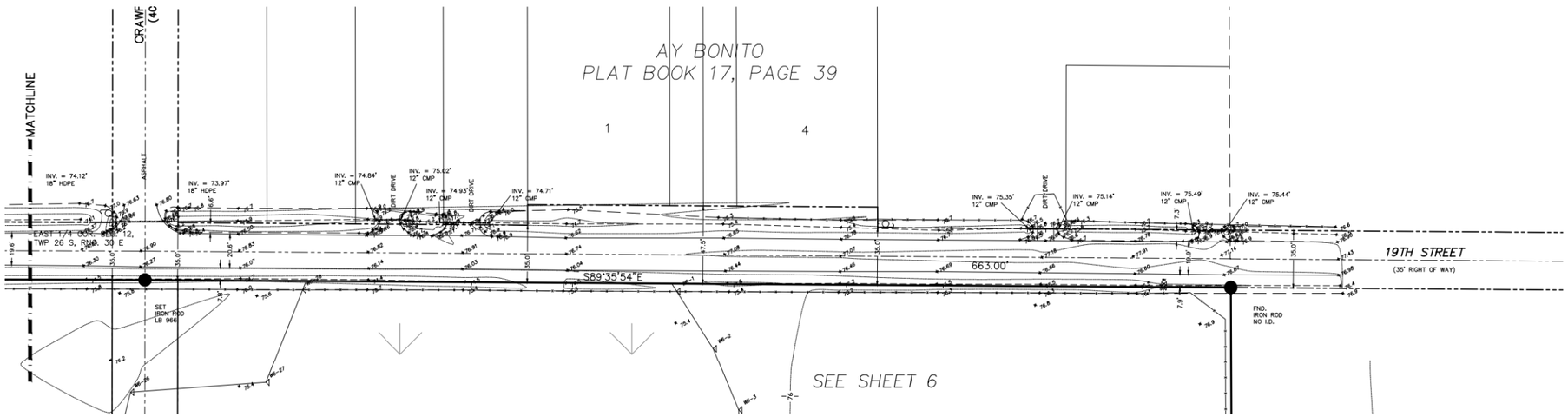

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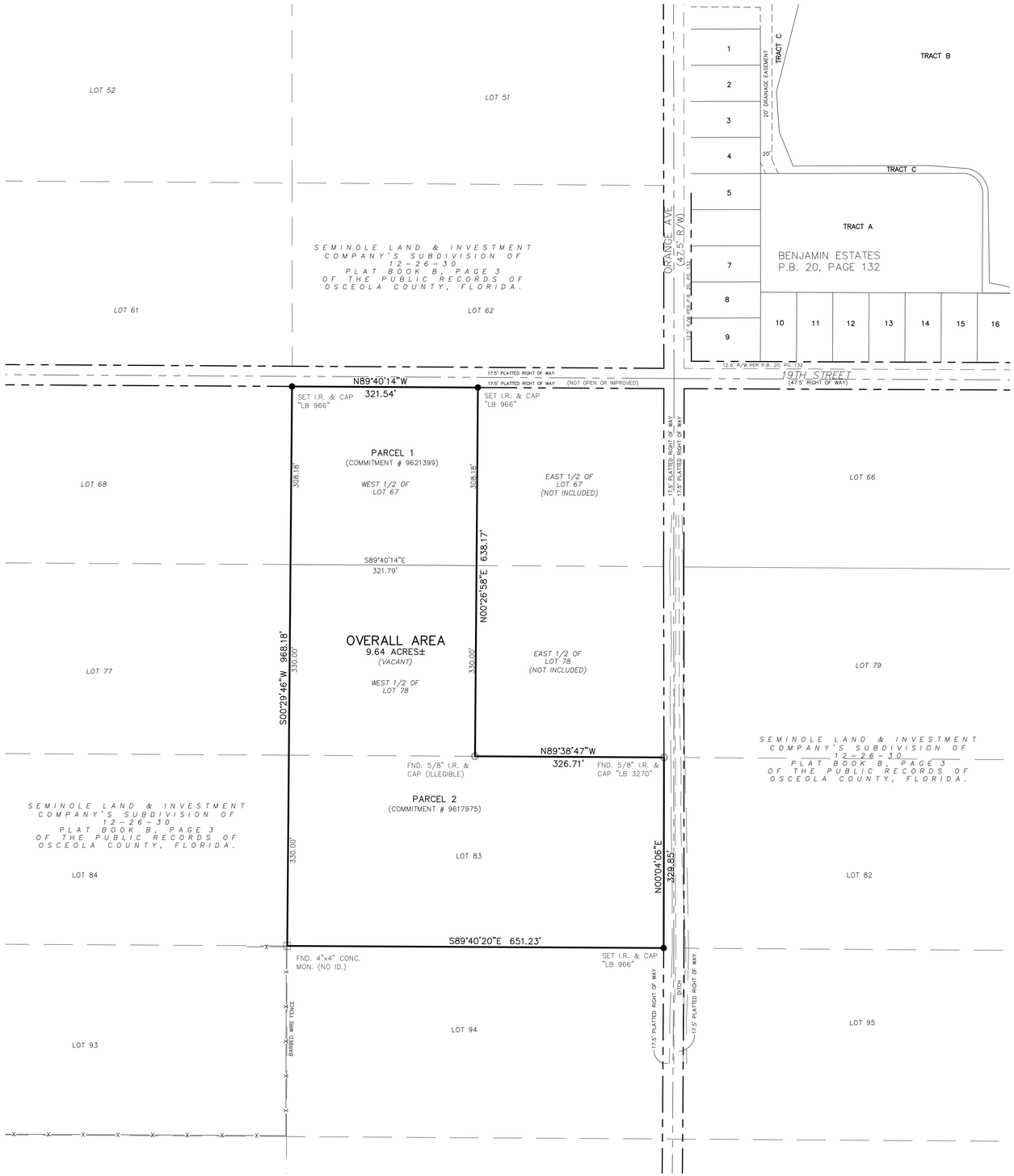

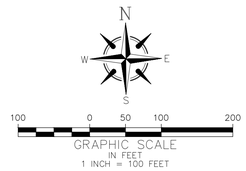

LEGAL DESCRIPTION:

PARCEL 1:
(PER COMMITMENT ORDER No.: 9621399)

The West 1/2 of Lot 67, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

PARCEL 2:
(PER COMMITMENT ORDER No.: 9617975)

Lot 83 and the West 1/2 of Lot 78, of The Seminole Land and Investment Company's (Incorporated), Subdivision of Section 12, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 3, of the Public Records of Osceola County, Florida.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPTS AS NOTED HEREON.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0257 G DATED JUNE 18, 2013, THE LAND SHOWN HEREON IS WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "A".

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER No.: 9621399 AND COMMITMENT ORDER No: 9617975, DATED 08/22/2021. THERE ARE NO PLOTTABLE B-II ITEMS IN EITHER COMMITMENT.

CERTIFICATION:

I HEREBY CERTIFY TO:

ROAN BRIDGE PROPERTIES, LLC
CHICAGO TITLE INSURANCE COMPANY
FASSETT, ANTHONY & TAYLOR, P.A.

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT EMBOSSED SEAL)

DATE

ABBREVIATIONS

P.B. PLAT BOOK	(C) CALCULATED	° DEGREES		ALL PROPERTY CORNERS AS NOTED.	EL. ELEVATION		
D.B. DEED BOOK	(P) PLAT	' MINUTES		D.U.E. DRAINAGE AND UTILITY EASEMENT	P.T. POINT OF TANGENCY		
BK. BOOK	(D) DESCRIBED	" SECONDS		ID IDENTIFICATION	P.C. POINT OF CURVE		
PG. PAGE	(M) MEASURED	± MORE OR LESS		P.C.P. PERMANENT CONTROL POINT	P.R.C. POINT OF REVERSE CURVE		
SECT. SECTION	C.B. CHORD BEARING	L.B. LICENSED BUSINESS		P.O.B. POINT OF BEGINNING	P.I. POINT OF INTERSECTION		
TWP. TOWNSHIP	CH. CHORD	L.S. LICENSED SURVEYOR		P.O.C. POINT OF COMMENCEMENT	N.&T. NAIL AND TAB		
RGE. RANGE	R. RADIUS	B.W.F. BARBED WIRE FENCE		F.F. FINISH FLOOR ELEVATION	C.M.P. CORRUGATED METAL PIPE		
COR. CORNER	L. LENGTH	H.W.F. HOG WIRE FENCE		L.F.E. LOWEST FLOOR ELEVATION	R.C.P. REINFORCED CONCRETE PIPE		
AC. ACRES	Δ DELTA	C.L.F. CHAIN LINK FENCE		G.F.E. GARAGE FLOOR ELEVATION	INV. INVERT		
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	T. TANGENT	W.F. WOOD FENCE		R/W RIGHT OF WAY	FD. FOUND		
	C/L CENTERLINE	E/P EDGE OF PAVEMENT		O.R. OFFICIAL RECORDS	P.R.M. PERMANENT REFERENCE MONUMENT		
BM BENCHMARK		FRM. FRAME		STY. STORY			
C.B.S. CONCRETE BLOCK & STUCCO		O/S OFFSET		CONC. CONCRETE	TX. TRANSFORMER		
—OHE— OVERHEAD POWER LINE		—UGE— UNDERGROUND POWER LINE		—BT— BURIED TELEPHONE LINE	—W— BURIED WATER LINE		
		—GAS— BURIED GAS MAIN		—SAN— BURIED SANITARY SEWER LINE			

LEGEND

BENCHMARK		CO CLEAN OUT (SEWER)	
WOOD POWER POLE		GAS GAS METER	
CONCRETE POWER POLE		GAS UNDERGROUND GAS MARKER	
GUY WIRE ANCHOR		FIBER OPTIC MARKER	
LIGHT POLE		WATER VALVE	
SIGN		WM WATER METER	
FIRE HYDRANT		CATV CABLE TELEVISION RISER BOX	
SANITARY SEWER M.HOLE		WOOD LIGHT POLE	
STORM SEWER M.HOLE		W WELL	
GAS VALVE		ECB ELECTRIC CONTROL BOX	
TELEPHONE RISER BOX	TELR	T ELECTRIC TRANSFORMER	
METAL LIGHT POLE	MLP	FLP FIBERGLASS LIGHT POLE	

BOUNDARY SURVEY

WOFFORD LANDS

REVISIONS	REVISIONS	
ADD TITLE 8/31/2021		SECT. 12 TWP. 26 S. RGE. 30 E.
CAD FILE# 16-135A BOUNDARY TO AC.DWG		
DATE OF SURVEY 8/23/21	JOB #16-135A SCALE: 1"=100'	DRAWN BY: BHJ CHECKED BY: RDB

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 ● Fax (407) 847-6140
L.B. #966

SHEET 1 OF 1

Meeting: October 9, 2025

Agenda Item Type: Consent Agenda Minutes

City Clerk Agenda Item:
Minutes: June 12, 2025 / Regular Meeting; June 18, 2025 / Special Meeting; June 26, 2025 / Special Meeting; July 3, 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. 6-12-2025 Minutes Final
2. 6-18-2025 Minutes FINAL
3. 6-26-2025 Special Session Meeting Minutes FINAL
4. 7-3-25 Special Council Meeting Minutes FINAL

ST. CLOUD CITY COUNCIL REGULAR MEETING
Thursday, June 12, 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 Father Derek Saldanha from St. Thomas Aquinas Catholic Church.

Mayor Robertson asked for a 49 second moment of silence in remembrance of the Pulse Nightclub tragedy.

III. Pledge of Allegiance

IV. Roll Call

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

Veronica Miller, City Manager
Daniel Mantzaris, City Attorney
Ivy Llauro, City Clerk
Abismael Abreu, Strategic Initiative Admin
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 advised that Presentation #1 would not take place. She also requested to have Council Action #1 be heard with Public Hearing #1.

VI. Presentations

1) Presentation of Employee of the Month to Angel D. Lopez Ramos

This presentation did not take place.

2) Recognition of Araoluwakittan Afolabi-Civic Bee Winner

John Newstreet, President of the Osceola Chamber of Commerce provided a brief presentation on the National Civics Bee history.

Mayor Robertson presented Araoluwakittan Afolabi with a certificate of in recognition of his accomplishment.

3) Presentation by Leighanne Tomaino regarding Floodplain Management

Leighanne Tomaino and Michelle Acosta provided a presentation regarding Floodplain Management update.

Council Member Gilbert stated this was exciting as most of our City needed flood insurance and asked about the three areas that they needed to move to the next level. He would like to see the City move to a Class 4.

Leighanne Tomaino responded yes there were a few prerequisites that were needed for the Class 4 and they would need a watershed master plan. They may also need to update the Land Development Code, and the city's vulnerability assessment.

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.

City Attorney, Dan Mantzaris stated he would like to comment on item 10 and pull item 11 for further discussion.

1) Resolution No. 2025-067R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Fontana Lakes, LLC for the design, permitting, right-of-way dedication, and construction of Cross Prairie Parkway, Friars Cove Road, Road D, Avenue D, and Avenue G on certain real property, known as Fontana Lakes; 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 $35,453,199.61 in mobility fee credits for the design, permitting, mitigation, and construction of the Framework Roadway Improvements of Cross Prairie Parkway, Friars Cove Road, Road D, Avenue D, and Avenue G.
This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Fontana Lakes, LLC, and the City of St. Cloud. The agreement ensures the provision of mobility fee credits in the event the subject property is annexed into the City during the term of the agreement. The property is currently contiguous to City limits and within the Joint Planning Area (JPA) with Osceola County.

2) Resolution No. 2025-079R, a resolution of the City of St. Cloud City Council establishing a one-time annual vacation buy-back policy as set forth herein for employees with accrued vacation to elect to buy-back accrued vacation hours not to exceed 80 hours and provide for an effective date.
COST: up to $500,000.00 if all eligible employees sell-back the full amount possible

This item is to approve the establishment of a Vacation Leave Buy-Back policy for eligible employees, subject to budget availability.

3) Resolution No. 2025-083R, a resolution of the City Council of the City of St. Cloud, Florida, proposing the FY 2025 Annual Action Plan (AAP) for the Community Development Block Grant Program for adoption; providing for conflict; and providing for an effective date.
COST: There is no cost associated with this item. CDBG funds only.
This item is to proposing the FY 2025 Annual Action Plan (AAP) for the Community Development Block Grant Program.

4) Resolution No. 2025-084R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Wright-Pierce, Inc. dated January 5, 2023 for Design Services for Extension of Massachusetts Avenue, and any amendments thereto, and providing an effective date.
COST: up to $465,500.00
This item is to approve a task authorization with Wright-Pierce, Inc. for design services for extension of Massachusetts Avenue.

5) Resolution No. 2025-085R, 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 for Public Safety Complex with Ajax Building Company, LLC dated March 28, 2025, for St. Cloud Public Safety Complex Phase 1 Preconstruction Services, and any amendments thereto, and providing an effective date.
COST: up to $171,643.00
This item is to approve a task authorization with Ajax Building Company, LLC for preconstruction services during the design phase of the Public Safety Complex project.

6) Resolution No. 2025-089R, a resolution of the City Council of the City of St. Cloud, Florida, approving the agreement for the purchase of approximately 0.25 acres of certain real property, located at 0 Mississippi Ave. for the purchase price of $118,000 from AE Property Development, LLC and Authorizing the Mayor and/or City Manager to perform all acts necessary and appropriate to close on the property as provided herein.
COST: $118,000.00 plus all associated closing costs.
This item is to approve the real estate purchase agreement for 0 Mississippi Ave. for $118,000.00.

7) Resolution No. 2025-090R, 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 U.S. Department of Justice Office of Community Oriented

Policing Service Agency FY2025 COPS Office Grant Program solicitation for the hiring of six (6) Police Officers and authorizing the Grants Division or designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.
COST: up to $1,402,400.97 (Project total over three years $2,152,400.97 – Federal Share Total $750,000.00/ City Match Total $1,402,400.97 (Year 1 – Federal share 41.9%: $300,000.00 / City match 58.1%: $417,400.32; Year 2 – Federal share 33.3%: $249,975.00 / City match 66.7%: $465,725.32;
Year 3 – Federal share 26.7%: $200,025.00 / City match 73.3%: $519,275.32).
This item is to authorize submitting an application for the FY 2025 COPS Hiring Program to hire and retain six officers.

8) Resolution No. 2025-092R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by the City of St. Cloud / St. Cloud Fire Rescue under U.S. Department of Homeland Security / Federal Emergency Management Agency FY2024 Staffing for Adequate Fire and Emergency Response (SAFER) program in order to hire an additional forty-eight (48) Firefighters and authorizing the Grants Division or designee to submit the application, and the City Manager to execute and implement all other documents associated with the implementation and execution of the grant on behalf of the City of St. Cloud / St. Cloud Fire Rescue Department.
COST: up to $6,234,182.00 (Project Total over three years $16,033,145.00 – Federal Share Total $9,798,963.00/ City Match Total $6,234,182.00: Year 1- Federal Share $3,828,314.00/ City Match $1,276,105.00; Year 2- Federal Share Total $4,022,990.00/ City Match $1,340,997.00; Year 3 – Federal Share Total $1,947,658.00/ City Match $3,617,080.00)
This item is to authorize submitting an application for the FY2024 Staffing for Adequate Emergency Response (SAFER) Grant Program to hire and retain forty-eight firefighters.

9) Resolution No. 2025-093R, 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 the construction of Fire Station 35, and any amendments thereto, and providing an effective date.
COST: up to $10,493,974.25
This item is to approve a task authorization with Arnco Construction, Inc. for the construction of Fire Station 35.

10) Resolution No. 2025-095R, a resolution of the City Council of the City of St. Cloud, approving a three-year interlocal agreement between the School Board of Osceola County, the Osceola County Sheriff's Office, the City of Kissimmee and the City of St. Cloud relating to providing School Resource Officers by the City of St. Cloud for Michigan Avenue Elementary, St. Cloud Elementary, Lakeview Elementary,

Neptune Elementary, St. Cloud Middle School, Canoe Creek K-8 and St. Cloud High School for payment to the city of $705,806.00 for the first year; $874,573.93 for the second year; and $932,294.07 for the third year of the agreement; authorizing the Mayor to execute the interlocal agreement and providing for an effective date.
COST : Reimbursement of $705,806.00 by Osceola County School Board / Actual cost up to $705,806.00
This item is for the approval of an interlocal agreement for payment of School Resource Officers for the 2025-2028 fiscal school year.

City Attorney, Dan Mantzaris stated there was a last-minute change to this agreement. It was for the off-duty rates that would be charged for the summer school programs only, the rate would be raised from $79.84 to $81.13 per hour. He provided this information for the record.

11) Resolution No. 2025-096R, a resolution of the City Council of the City of St. Cloud, Florida, approving the agreement for the purchase of approximately 0.25 acres of certain real property, located at the intersection of Rummell Road and Paquin Drive for the purchase price of $50,000 from Savanna Park HOA and Authorizing the Mayor and/or City Manager to perform all acts necessary and appropriate to close on the property as provided herein.
COST: $50,000.00 plus all associated closing costs
This item is to approve the real estate purchase agreement for real property owned by the Savanna Park HOA for $50,000.00 for the construction of the Rummell Road Trail Project

City Attorney, Dan Mantzaris, requested a separate motion for Resolution No. 2025-096R. He stated there had been last-minute changes to this item to include the maintenance of the fence, to be constructed and that the City would be responsible for a portion of the fence. He said this was approved by the Homeowners Association but still needed to be approved by the homeowners. Due to the urgency of the fence he requested this remain open as an offer until July 11, 2025, to give the homeowners time to sign. If they did not agree to this, the City would have to pursue the eminent domain proceeding to acquire this property.

Council Member Gilbert asked what the date would be for the eminent domain process if the homeowners did not agree.

City Attorney, Dan Mantzaris stated it would be as quickly as possible. The Council had already approved the eminent domain a few months ago but they wanted to negotiate with the homeowners.

Council Member Gilbert made a motion to approve Resolution No. 2025-096R with the conditions of presenting this to the homeowners for approval and that they approve this by July 11, 2025. 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)

12) Request City Council's approval of a Preliminary Subdivision Plan for the Edgewater ED-7 Neighborhood, project #PSP24-00006.

COST: No cost associated with this item.
This item is to approve 431 residential lots for single-family attached and detached homes and one neighborhood center (public/park/civic space) on approximately 94.4+/- acres of land located north and west of Kissimmee Park Road and south of Toho Shores Drive, substantially consistent with the approved Mixed Use Concept Plan (CP21-00004).

13) Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of $85,129.96 in accrued fines to $8,719.96, to be paid within 30 days of the Council meeting.
COST: City administrative cost of $229.96 is included with recommended reduction.
This item is to approve a requested lien reduction for property at 1600 Oregon Avenue that is consistent with City Manager and Special Magistrate recommendation of $8,719.96.

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 item 11. 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.

Brandon Miller, no address given, spoke regarding Lumos Fiber Internet installation throughout the City.

Lizbeth Walker, 5150 Caspian Street, spoke about Qwalifize Staffing Consulting. She stated they offer support, community connections, staffing and consulting.

Mayor Robertson read a statement for everyone to be courteous and respectful of all speakers, to refrain from shouting out comments, applauding or making other outbursts that may interrupt the proceedings or discourage other citizens from addressing the Council.

Don Gray, 409 Florida Avenue, spoke in opposition of the Proud in the Cloud Event. He read a passage from the bible and stated there was nothing family friendly about this event.

Pat Irber, 136 Louisiana Avenue, spoke regarding flooding on her street and standing water on Montana. She asked for something to be done about it and also about the speeding on her street.

City Manager, Veronica Miller advised the Public Works Director and engineering staff would look into this.

Mary Tumbleson, 3125 Vest Road, spoke in support of the Pride proclamation and read the names of the 49 Pulse nightclub victims.

Chris Gillispie, 4794 Rummel Road, stated he wanted to speak on the meeting that was conducted behind closed doors and not to the public, he received the audio so he could hear what had happened and said that there was moratorium being carried out without all the members being present on all proclamations, he was very disappointed. He spoke in support of the Pride proclamation.

Mayor Robertson corrected Mr. Gillispie and said there were no decisions being made behind closed doors and no meetings took place behind closed doors. He said there was no vote being taken but consensus did happen and the meeting was open to the public.

Roxane Perret stated she was there on behalf of Equality Florida, the state's largest civil rights advocacy organization. She spoke about the Pulse tragedy and was in support of the Pride proclamation.

Carl Robinson, 8 Virginia Avenue, spoke regarding safety concerns on the Lakefront path with e-bikes. He proposed no motorized vehicles on the path and to have signs installed.

City Attorney, Dan Mantzaris stated they just adopted a new Ordinance limiting e-bikes at the trail and they were not to exceed 15 miles per hour. He said that it was up to the City Manager and Council if the signage would be appropriate.

Stan King, 804 Hemlock Street, spoke in opposition of the boat fees. He said that the Chisholm Park had not had any maintenance in 30 years and it would cost $1.4 million to fix it. Now the taxes to be collected would now be on the sportsmen for the boat parking fee for $35.00 a year for a sticker to put on the windshield. It was unfair that they had to pay for the boat parking but joggers, bikers and the people having picnics did not have to pay any fees.

Cheryl Grieb, 612 Lakeshore Blvd, Kissimmee, spoke about the Pulse tragedy. She said that June was Pride month, a celebration for the LGBTQ plus community's history, resilience, the ongoing struggle for equality, and the fight for LGBTQ plus rights. She thanked the Council for the 2024 Pride Proclamation and Council Member Paul for denouncing St. Cloud as a Sundown Town.

Sharron Cardenas, 800 Grape Avenue, spoke in support of the Pride Proclamation.

Kevin Parker, 1000 Costa Mesa Lane, Kissimmee, spoke in support of the Pride Proclamation and asked Council to reconsider the memorandum on the Pride Proclamation, he asked for them to present it to them and recognize them.

Jackie Murray, 221 Burning Tree Drive, Kissimmee, spoke regarding Back on Track Employment Services which was a 501C3, a nonprofit organization dedicated to changing lives through employment. She stated she would like to partner with the City of St. Cloud.

Christine Ladas-Drake, 2455 Pine Chase Circle, stated she was glad to see the City Council Members at the Memorial Day event. She thanked them for their support.

Deputy Mayor Fletcher wanted to respond to some on the previous comments stated tonight. He said he had taken many calls regarding the Pride Proclamation. It revealed that people were watching and that they care about the community and he respected that. He apologized to Council Member Urban. He requested to add to the agenda a Proclamation that would be presented off-site in recognition of Pride Month 2025 with their support.

Council Member Gilbert stated he knew how important people's words were. He stated that on May 20,2025 there was a Council Workshop that was publicly noticed and audio recorded. During that meeting the Council decided to put a moratorium on four Proclamations so that Council could get a better understanding on how to fill them out and so forth. They have not had a meeting on this yet, but they were working on it. On May 27, 2025, he read a press release by the Deputy Mayor that stated these matters should never be decided behind closed doors. Part of the rules of the Council Members was they could not talk to each other unless it was publicly noticed. He wanted to go on record and say that they did not have a meeting behind closed doors. The meeting was open to the public and was invited to everybody in the public including Council. He said this was a little defamation of his character. He said the Council reaches all the decisions during these public forums.

Council Member Paul read a statement she had written in regard to the recent news articles released regarding the temporary pause of all Proclamations. She clarified some misinformation that had unfortunately spread. She stated the pause was implemented to ensure greater transparency and consistency in the application of this process. It was inaccurate to suggest that this pause targets any specific group or represents any attempt to reject certain Proclamations when all Proclamations were paused. Our commitment to inclusivity remains steadfast. This was evidenced by their prior decision brought forward to the Council by Deputy Mayor Fletcher to relocate the Proud in the Cloud event to the Ranch from the Lakefront, they all approved of the location change without any problems. They value all community members, and it was a necessary step to ensure their policy was fair, transparent, consistent, and reflected the vision of the City. Disagreement on issues did not equate to personal dislike or animosity.

Deputy Mayor Fletcher responded to Council Member Gilberts comment regarding behind closed doors. He said the meeting was not held in Council Chambers, it was held in a conference room. He said to have this discussion on a matter that was important to him when he was not present fell short and he believed the solution he recommended was not going out on a limb and he was at a loss for words at this point.

Council Member Gilbert stated it was held in Chambers and that he was not there.

Mayor Robertson stated he was very disappointed in Deputy Mayor Fletcher. He said that they all strive of betterment of the community at all times, not for ourselves and when you go to the

media with comments that were not true, when the Council made a vote or a consensus it was for the City of St. Cloud. When he went out and made these statements it undermined this Council and the City of St. Cloud. What really bothered him was Council Member Urbans name was brought out in this. The way he went about all this was all wrong, nobody on this Council would treat him in this manner. They were told that they discriminated against the public.

Council Member Urban stated as someone who was most affected by the Deputy Mayor's wildly misrepresentative comments and his press releases. He would talk about this later. He would like to move on with more pressing issues on the agenda as this debate did not directly impact the responsibilities of our City government.

IX. Public Hearings

1) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-49**, 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 +/- 10.31 acres identified as Thomason Estates FKA Clark Property, Project #ZMA24-00006, from "A" Agriculture to "R-1B" Single Family Dwelling generally located south of Fertic Road and east of Michigan Avenue 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. 2024-49** (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the Final Public Hearing for Ordinance No. 2024-49 and Council Action No. 1 into the record by title.

Melissa Dunklin, Community Development Director, reviewed the proposed Ordinance and Council Action No. 1.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-49 for public comment.

Marc Stehli, 2602 East Livingston Street, stated they had been working on this for over a year with staff and he was available for any questions or comments.

Sam Duhs, 531 Michigan Estates Circle, stated there had been long discussions about the drainage and traffic issues in this area, at the suggestion of staff they suggested that the homeowners meet with the developer, and they did, staff was not there to discuss what they came up with. He said their concerns still remain, he asked the Council to reconsider moving forward with this until they could handle all the concerns.

Mayor Robertson asked what and where the drainage issues were.

Discussion followed to include the drainage, the road issues, schools, sidewalks being unsafe, electric bikes.

Jerom Fertic, 50 Fertic Road, stated his concerns and still had no answers from staff as to how they were going to address their concerns. He said if they approve this the issues would not go away and only get worse. He was assured that Delaware Avenue would not be a through street and on the preliminary plan it shows it going through. He asked City Manager, Veronica Miller, how she did not know that he was trying to vacate this road.

City Manager Veronica Miller stated that there was no application to vacate, and they had a Land Development Code they had to follow.

Jerom Fertic stated he had emails from 2023 stating he wanted to vacate these roads and staff was aware. He felt that the City was giving the back end of things, they were told one thing and then it got changed from they do not remember this to there was no proof of this. He said he went to the meeting with the developers, and they shot everything down saying they would not do that or that staff said they do not have to do that. There was no point to that meeting because they shot everything down before they could bring it back to staff.

Scott Glasscock, 401 Clay Drive expressed his concerns with the flooding and Delaware Avenue being a connecting road.

Discussion followed to include the parking areas for the fire truck turn around, Delaware Avenue connecting, the Land Development Code, right of ways, the delays of the project.

Deputy Mayor Fletcher made a motion to remove Delaware Avenue from the plan. Mayor Robertson seconded the motion.

City Attorney, Dan Mantzaris stated this was approval for the rezoning.

Jerom Fertic said he would be satisfied if they did not connect Delaware Avenue.

Jason Miller, Fire Chief stated that connection may be a requirement for access due to the length of the dead end in the Land Development Code and the Fire Code. It may require a modified hammerhead or a large cul-de-sac at the end.

Council Member Urban stated he would like to make a competing motion to continue this to the July 10, 2025, Council meeting to have further discussion.

Council Member Urban made a motion to continue this item to the July 8, 2025, Council meeting. 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)

2) **PUBLIC HEARING AND TRANSMITTAL OF ORDINANCE NO. 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) (Final Public Hearing will be heard on August 14, 2025) **ACTION ON ORDINANCE NO. 2025-49**

City Clerk, Ivy Llauro read the Public Hearing and Transmittal of Ordinance No.2025-49 into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed Ordinance and Transmittal.

Mayor Robertson announced the Public Hearing and Transmittal of Ordinance No. 2025-49 for public comment

Council Member Urban stated this was a great plan. He said that this plan shows that these roads would run through one of our great golf courses, some options were sent by the City Manager and Public Works Director, one of them extending to La Salle Avenue instead. He requested the Council to reconsider some of the options instead of running the road through the golf course. He would like to talk with Council at a future workshop about directing staff to enter into discussions on extending the City's agreement with the golf course.

Mayor Robertson agreed and had met with the representative of the owner, and they wanted to invest millions into that property. He also recommended looking for alternative routes.

City Manager, Veronica Miller stated the red and blue lines were potential alternate routes for La Salle Avenue to continue north and eventually connect to Orange Avenue.

Council Member Paul stated she was in favor of the La Salle Avenue route rather than cutting through the golf course.

Council Member Urban made a motion to approve the Transmittal of Ordinance No. 2025-49 with the changes of using La Salle Avenue. 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)

X. Council Action

1) Request City Council's approval of a Preliminary Subdivision Plan for the Thomason Estates FKA Clark Property, Project #PSP24-00005.

City Clerk, Ivy Llauro read Council Action No. 1 into the record by title.

Discussion for this item took place under Ordinance No. 2024-49.

Council Member Urban made a motion to continue to the July 10, 2025, Council meeting. 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)

2) Discussion and possible action regarding the appointment of Dave Askew to the Toho Water Authority Board.

City Clerk, Ivy Llauro read Council Action No. 2 into the record by title.

Council Member Urban made a motion to approve Dave Askew to the Toho Water Authority Board. 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.

1) First Reading and Introduction for Ordinance No. 2025-46, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project # ANX24-00013, located north of Clay Whaley Road and west of Florida'sTurnpike; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on July 10, 2025) Action on Ordinance No. 2025-46

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-46 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-46. 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) First Reading and Introduction for Ordinance No. 2025-47, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project # CPA24-00017, located north of Clay Whaley Road and west of Florida's Turnpike from "MIX" Mixed Use (County) to "MIX" Mixed Use (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on July 10, 2025) Action on Ordinance No. 2025-47

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-47 into the record by title.

Council Member Paul made a motion to approve Ordinance No. 2025-47. Deputy Mayor Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-0) Council Member Urban was not present.

3) First Reading and Introduction for Ordinance No. 2025-48, 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 +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project #ZMA24-00017, generally located north of Clay Whaley Road and west of Florida's Turnpike from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) providing for amending the official Zoning Map, 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. 2025-48 (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-48 into the record by title.

Deputy Mayor Fletcher made a motion to approve Ordinance No. 2025-48. 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) First Reading and Introduction for Ordinance No. 2025-51, an ordinance of the City Council of the City of St. Cloud, Florida, amending and restating all sections of the City’s Employee Handbook, providing for severability, conflict, and effective date. (Above is full title) (Final Public Hearing will be heard on July 10, 2025) Antion on Ordinance 2025-51

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-51 into the record by title.

Deputy Mayor Fletcher made a motion to approve Ordinance No. 2025-51. 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)

5) First Reading and Introduction for Ordinance No. 2025-52, an ordinance of the City Council of the City of St. Cloud, Florida, pertaining to the enforcement of codes amending Section 2-282 “Applicable Codes and Ordinances” of the City Code, by

adopting an amended exhibit "A" revising the list of codes enforceable by issuance of a citation; providing for conflict, severability, administrative correction, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on July 10, 2025) Action on Ordinance No. 2025-52

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-52 into the record by title.

Deputy Mayor Fletcher made a motion to approve Ordinance No. 2025-52. 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)

6) First Reading and Introduction for Ordinance No. 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) (Final Public Hearing will be held on July 10, 2025) Action on Ordinance No. 2025-53

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-53 into the record by title.

Deputy Mayor Fletcher made a motion to approve Ordinance No. 2025-53. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-0) Council Member Gilbert was not present.

Mayor Robertson requested a ten-minute recess.

XII. City Attorney

City Attorney, Dan Mantzaris stated he had nothing at this time.

XIII. City Manager

City Manager, Veronica Miller, stated they had the July 4th event before the next Council meeting and provided information about the lakefront 4th of July event.

XIV. Mayor and Council Members

Council Member Paul wished a Happy Father's Day to all the great men out there, and to the ones that were listening.

Council Member Urban wanted to send his deepest condolences and prayers to the families affected by the Pulse Nightclub shooting. He read a statement regarding the May 27th Council meeting and the Proclamation request by the Deputy Mayor with the media statements. He made a motion to reassign the position of Deputy Mayor to Council Member Gilbert and stated he wanted to add the discussion of the Deputy Mayor to the agenda**.**

City Attorney stated that this was not on the agenda and if Council wanted to add it they would need to vote on it.

Council Member Urban made a motion to add the discussion about removing Deputy Mayor Fletcher from his position to the agenda. Mayor Robertson seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 3-2) Council Member Gilbert and Deputy Mayor Fletcher voted nay.

Council Member Urban made a motion to remove Deputy Mayor Fletcher from Deputy Mayor and assign Council Member Gilbert as Deputy Mayor. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

Council Member Fletcher thanked everyone and invited the Council to the Proud in the Cloud event on June 21st.

Deputy Mayor Gilbert stated he had nothing at this time.

Mayor Robertson stated this was one of the toughest meetings they had to deal with, he was beside himself and deeply disappointed in Council Member Fletcher. He said they all had different opinions up here, they voted in certain ways, but at the end of the day they all respected each other, he did not believe that they had done anything to deserve this. Having Council Member Urbans name being dragged into this made a spectacle. Our City and citizens deserved better than this. He was not sure how to move past this trusting that he had the best interest of the citizens at heart when he dragged the Council through the mud with lies. He thought they had made the right decision moving forward with a different Deputy Mayor and it pained him to say that because he did like him and it was nothing personal.

Council Member Fletcher stated he agreed with the majority of the statements that were said. He said they do respect one another up here and were passionate about the items that they talk about. He said he believed that finding an administrative process to re-guide something was undemocratic, and he believed it was targeted. He did not even know why the process was changing.

Mayor Robertson stated it was not an excuse, and it was irrelevant, he needed to respect the wishes of the Council, and the Council made the decision by a majority vote.

Discussion followed to include the consensus made at the Workshop and the history of the Proclamation policy.

Mayor Robertson asked Council Member Fletcher if he thought he was a homophobe and if he believed he targeted the gay community.

Council Member Fletcher stated no to both questions.

Mayor Robertson asked why Council Member Fletcher put that quote out there that he was targeted to the media. The City of St. Cloud provided a grant for this event for $1250.00. He said he had many concerns, especially since the Council said yes right away to the event having the same rate as the Lakefront. He asked if Christina Bosnich lived in the state.

Council Member Fletcher stated he was not going to answer this line of questioning because he felt he was trying to pin it on something.

Mayor Robertson said he wanted this all to be on record. He had seen a lot of irregularities in some of this and wanted to talk about it. No matter what event or organization. He believed Council Member Fletcher had more information than the rest of the Council when he requested a reduction and he knew that for a fact he had all of the information. He did not know about the St. Cloud Pride Alliance or if they were a nonprofit. He did not know the relationship between the LGBTQ Center of Orlando and the St. Cloud Pride Alliance. This was a lot of the City's money, and the City paid $5.5 million maybe more for this piece of property and it was their responsibility to ensure that it was protected so when this gets rented out they need to make sure it was in the best interest of the public.

Council Member Fletcher stated the St. Cloud Pride Alliance was a volunteer organization in the City of St. Cloud who was fiscally sponsored by the Center of Orlando nonprofit organizations, they manage the finances, called fiscal sponsorship.

Mayor Robertson stated he had never heard of that, and he ran two nonprofits.

Commissioner Cheryl Grieb, 612 Lakeshore Boulevard stated the funds go through the Center of Orlando, they did not have currently their nonprofit status. The St. Cloud Pride Alliance had asked the Center of Orlando if they would handle the funding for the them and they would receive a piece of the monies for handling the funds so they would be able to do events. She said it was not a shell game of any sort. She said it was not the Center of Orlando putting on the event it was the volunteers as the alliance putting it on, the Center of Orlando only handles the funds because the Alliance did not have their nonprofit status.

Mayor Robertson asked if there was a member list because they talked about a board.

Council Member Fletcher stated there was a list and it was a group of people.

Mayor Robertson stated that Christina Bosnich explained it stating there was a board and it was a nonprofit organization and read an email from February 24th stating they were reaching out to follow up on their permanent application for the 2025 Proud in the Cloud and Pride Festival

submitted on January 15th and it said as a nonprofit organization they had limited venue options that were financially comparable to the Lakefront.

Commissioner Grieb asked if on the application it had the LGBTQ Center of Orlando for the funding.

Mayor Robertson said no, she was responding to the first application and called it the St. Cloud Pride Alliance as the organization. He said as a Commissioner she would find this deeply concerning. He said that Christina Bosnich as well as Council Member Fletcher stated that the City Council discriminated against them, which was not true, they actually bent over backwards for them. He said they should rethink her involvement in this because she was misrepresenting this group of people. He said that he would like to take out that this was a LGBTQ organization and look at it as an organization. He said that he would not be doing his job properly if they did not fully vet these organizations. He believed the City staff should have done this better.

Sharon Cardinas stated she was familiar with the application process; she did not fill out the application last year. She said she did fill out some paperwork and worked with Center of Orlando with 501c3 to make sure they were handling their fiscal responsibility.

Mayor Robertson asked who filled out the application.

Sharon Responded it was a person not an organization.

Mayor Robertson read a post on May 27th from Bosnich Photography it read undemocratic and discriminatory St. Cloud City Council's Proclamation halt silences the LGBTQ plus community and it continued to lash out and included a statement from Council Member Fletcher and this was posted after they had already received a $1250.00 grant and a discount of $2365.58 on the venue, which he believed to be much higher than that. He asked if she believed that the City was being discriminatory when they financially supported this event.

Sharon Cardinas responded, "no she did not."

Mayor Robertson stated that they had the right to vote how they wanted, and they supported this event and gave them a bare minimum of $22,364.80 and then they were dragged through the mud by one of our own. He did not blame Ms. Cardinas and said that the City dropped the ball on vetting a lot of this. The Council did not give the discount to the LGBTQ Center of Orlando they gave it to whoever filled out the first application. He continued to review the emails from the City Manager, Deputy Mayor, Pride Alliance, the Parks and Recreation Department and Deputy City Manager. He felt that the whole Council should have had all this information a week and a half prior, so they were aware of the backstory. He blamed City Manager, Veronica Miller for not providing the Council with the information.

City Manager, Veronica Miller stated that she had an email from a Council member stating that he was going to proceed with the request and she could not supersede her bosses on what they were requesting.

Mayor Robertson stated that was not how it worked. There was an application that was already on file from an organization that he believed that City Manager, Veronica Miller, should be requesting the Council for because it was involved with day-to-day. His concern was that it said that there was a Development Review Committee meeting on April 8th and there was a check written on March 21st and none of this was provided to him when he asked for all this information. The applicant was stating that there would be 2000-4000 people at this event on a $5.5 million asset of the City of St. Cloud and nobody knew what was going on. He said somebody knew but our top leadership had no idea what was going on. This was not personal, but he had a job to do which was to protect the assets of the City, the City Managers job was the day-to-day and this fell into that. The Council did not agree to a lot of things they thought they agreed to do. He explained the application, ranch and permit fees and the difference in prices based on the amount of people, day of week and venue. They far exceeded the amount that was given to Council for approval. $43,940.00 was the bare minimum for this event. He asked what Council authorized a $21,000.00 discount. The final invoice for this event was $2,742.10 which was paid. He stated that was not the final and asked who worked on this.

City Manager, Veronica Miller stated the Parks and Recreation staff worked on this.

Mayor Robertson wanted to know who at City Hall worked on this.

City Manager, Veronica Miller stated this was the first time she had heard of these numbers. She would like to have staff have the opportunity to go through this. She said the Deputy City Manager had met with her several times this week to go over everything.

Mayor Robertson said his job was to ensure the tax dollars of our citizens were looked after in the proper manner and right now this City had failed them miserably on it. He did not know how to fix this. He did not know what department at City Hall was operating effectively or efficiently because he was seeing Procurement, Parks and Recreation, and Economic Development and they dropped the ball across the board. He read the Community Support Grant process and reviewed the grant application.

Discussion followed to include the 501c3, nonprofit, who filled out the application, nonprofit being based in St. Cloud and the timeline of this event.

City Manager, Veronica Miller stated the Parks and Recreation Director's mother was in hospice. They were trying to work with the staff without the director and earlier this week the Deputy City Manager was asked to go get the entire file because he had asked for additional information. One of the first things she told the newly elected Council was that the Special Events process was lacking and the new Deputy City Managers first task would be to start reworking the entire process from the start to finish. She stated they had great staff.

Mayor Robertson stated he asked for everything a couple of weeks ago and his problem with this was that it was being piecemealed to him. He said the application was filled out in January and again in February and they did everything right. The City did everything wrong, the reduction and how they orchestrated that with Council Member Fletcher. That information should have been provided to the Council that a request was brought in from somebody who had submitted an application. She did not say one word about it.

City Manager, Veronica Miller, stated she had stated that she did not have the authority to approve those waivers, and it was these instances like this.

Mayor Robertson said he was looking for a leader in this City. He did not want a response; they were the ones responsible for this. He did not want somebody to use Council Member Fletcher to bring it up, so it covered the City Manager. The Council was sitting there scratching their heads as to what they agreed to.

City Manager, Veronica Miller, stated that was really unfair. Every Council member had projects and earlier tonight Council Member Urban was asking for Michigan Avenue, every Council member had pet projects.

Mayor Robertson asked the City Manager if this was Council Member Fletchers pet project.

City Manager, Veronica Miller, stated yes he had been involved with this project from day one.

Mayor Robertson stated the request went straight to City Manager and she should have asked the Council during the meeting.

City Manager, Veronica Miller, stated she would not have asked for the waiver if this was not Council Member Fletchers project.

Mayor Robertson stated that she was just making excuses.

City Manager, Veronica Miller, stated that she was explaining what was done and that she was proud of what they had done. She said that if they wanted to nitpick everything the City had done or was working on they could find tons of errors, but they have done great things.

Mayor Robertson said they were not nitpicking; this was a 2,000 - 4,000-person event. He asked if the Police were set up already for this event. He just found out two days ago that they had the Development Review Committee meeting, apparently it was in April.

Deputy City Manager, Scott Davidoff stated as an application came through, the Special Events staff worked closely with all the applicants. The staff does a lot of the leg work beforehand so it could be presented clearly at the Development Review Committee meeting to the applicant and all the relevant departments. There were multiple phone calls and emails prior to the Development Review Committee meeting, which was a standard process that went through all Special Events because when the event came through it was not clear due to the applicants not understanding. During the Development Review Committee meeting with all departments and applicants everything was laid out regarding the event, and it was the same process every time.

Mayor Robertson asked how they collect the money if they did not know the details about the event.

Deputy City Manager, Scott Davidoff stated all staffing fees were paid post event.

Mayor Robertson stated the City Council did not agree to the $21,000.00.

Deputy City Manager, Scott Davidoff stated he did not know where the $21,000.00 was coming from.

Mayor Robertson stated it was on the application. He said this was his project and he had been there longer than him. He stated all the blame was not on him and asked how this was not caught.

Deputy City Manager, Scott Davidoff stated he did not have this information, and he had scheduled a meeting with staff to discuss this.

Mayor Robertson said that he sent it to him, and he read the first sentence on the application regarding the additional staff members needed. He believed this was needed to protect the City's assets and that he was not happy with the City Manager because she was not giving answers and smirking about all this. She signed the Council up and there was a final payment that was agreed to by staff for $21,000.00 minimum, which Council did not agree to. He had been asking for a copy of the application, and he still had not received it because he wanted to know if it was signed off by staff.

Deputy City Manager, Scott Davidoff stated it was provided to him today.

Mayor Robertson stated that the application was not provided to him only with the timeline. He wanted all the documents. He said that he worked for the people and had to answer to 68,000 plus people, Deputy City Manager worked for the City Manager and the City Manager worked for the Council, and there was a pecking order. He thanked the people for speaking and did not blame them despite what people were saying. He believed they had good intentions and were about love. What he did not like was the person who signed the application saying hateful things towards the Council. He recommended her to be dumped as she did not represent what he believed they were representing. He was not blaming the staff in the departments he was blaming the departments themselves, which was led by the City Manager and because the departments did not answer directly to her sha had no idea what was going on and that is the problem.

XV. Information Section and Report Section

- Workshop for Friday, June 13, 2025 has been rescheduled to Thursday, June 26, 2025

- Wednesday, June 18, 2025 – City Council Workshop – 9:00 a.m. @ City Hall, Community Development Conference Room

- Thursday, June 19, 2025 – City Offices closed in Observance of the Juneteenth Holiday

- Friday, July 4, 2025 – City offices closed in Observance of the July 4th Holiday

- Thursday, July 10, 2025 – City Council Meeting – 6:30 p.m. @ City Hall, Council Chambers

Reports:

Warrant List #8 FY25

XVI. Adjournment at 10:33 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL SPECIAL MEETING
Thursday, June 18, 2025
City Hall - Council Chambers
1300 9th Street
Minutes

I. Mayor Robertson called the meeting to order at 9:04 a.m.

II. Mayor Robertson asked for a moment of silence.

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

Veronica Miller, City Manager
Daniel Mantzaris, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
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.

There were no Agenda Updates at this time.

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 Agenda 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.

Don Gray, 409 Florida Avenue, stated the he objected to his tax dollars going to support the Proud in the Cloud event. He asked why the proclamation was so important and what they were looking for. He said that they were not a race of people and that they were a group of people who chose to live a different lifestyle and had a preference of sex and that was not enough to celebrate his tax dollars with.

Representative Jose Alvarez, 2403 Cecile Street, Kissimmee, stated he was there in support of diversity and inclusivity. He had always been very proud of this City. He believed that the Council should continue to go in a positive direction and not in the voices of hate. To continue to move forwards and not backwards.

Mayor Robertson stated he wanted to correct him and stated they were not moving backwards in any way. They had actively sponsored the LGBTQ event and gave them a great discount.

Egan Carter, 2723 Dodds Lane, Kissimmee, stated she came to express her support and utter joy at the Proud in the Cloud Festival. She said it was very positive, fun, and great for the City of St. Cloud. She hoped that the things that were said in the media could be cleared up.

Teresa Mailhot, 2924 Cool Breeze Circle, stated that during the citizen's forum at the June 12th Council Meeting there was a speaker that was allowed to make a hate speech. She thought insults were not allowed and should have been stopped. She agreed that tax dollars should be going to support Proud in the Cloud. She stated the media was wrong for smearing the City Council.

Mayor Robertson corrected her and stated that the City of St. Cloud had given them a $1250.00 grant, and they approved a waiver for them to go to the ranch property. Things were said that were not accurate and they had provided taxpayers dollars towards this.

Tiffany Jeffers 4349 Creekside Boulevard. from the Black Empowerment and Community Council thanked Council for partnering with them and for their efforts of diversity and equity in this community. She asked for more clarity on the processes so they could follow and ensure they were doing all that they were supposed to do on their end.

Council Member Fletcher stated as a point of order he wanted to go on record that he had concerns with the public advertisement requirements of the meeting. He said he spoke with the City Attorney and believed he could fill them in on the legalities of it all.

City Attorney, Dan Mantzaris stated from a notice provision, the law required under the Sunshine Law that reasonable notice be given of any meeting, it did not specify what reasonable notice was. What the law and the Attorney General's Office said was that reasonable notice for any meetings needed to be determined by the circumstances of the meeting. Generally speaking, the guidelines for a Special meeting which this meeting was today there should be a minimum of 24-hours' notice, preferably 72-hour notice. He said there was a meeting scheduled for today that had been advertised for a couple of weeks. The only difference was it was notified as a Workshop meeting which was a Sunshine meeting that was now characterized as a Special meeting. He believed the notice was consistent with the guidelines. He said that depending on if action was taken today he could not guarantee it would not be challenged.

IX. Public Hearings

There were no Public Hearings at this time.

X. Council Action

1) Discussion regarding the Proud in the Cloud Event

Mayor Robertson stated the intention of this was not to shut down the Proud in the Cloud event. He said the City of St. Cloud could not go out and sponsor an event, put together an event, lead a group on to saying they could have an event and not. He wanted to make sure this event went off safely, make sure the taxpayers were handled properly, and make sure the City's assets were protected. He said that when there was a 2,000–4,000-person event going on and the City Manager and Deputy City Manager had no idea what was going on up until a week ago, it really bothered him, and our City should not be operating like that. He felt a lot of departments dropped the ball and he believed the Council needed to take control to ensure it would be handled properly.

Deputy Mayor Gilbert stated he wanted to know how they would control the 150 people allowed inside the venue when there would be 2,000-4,000 people there and if there was an additional charge for them using the inside of the venue.

Deputy City Manager, Scott Davidoff stated the 150 number was specific to the facility rental process and it would be for someone renting that facility solely for a wedding. This event came in as a Special event which was required to undergo a much heavier more strict review process. The facility was included with this rental, and they had paid the fees already. He explained the Special event application process. He said that this event was required to have 5 police officers and 1 supervisor. The applicant would pay for, additionally 2 Emergency Medical Service personnel that were required to be there which the applicant also pays for. As far as the internal facility the capacity for the upper part was 371 and 310 for the lower part, the applicant explained what they would be using this for rotating activities. There were 2 staff members included in the internal facility, and they would be ensuring it did not go over capacity.

Deputy Mayor Gilbert stated that the City had given a grant to what he believed was a nonprofit organization. He asked who ran the nonprofit and he found out it was not a nonprofit but a group of people trying to get a nonprofit, he wanted to know where the funds went after the event was over because it was not going to the nonprofit.

Discussion followed to include the process of the grants, who was on the application, other large events that occurred at the ranch that had problems, the number of officers needed, the error that was made regarding resident non-resident fees, the new rental fees after the application was submitted, Special event fees and processes, additional staff for every 75 people, protection of the property, the amount of restrooms, and the costs for added protection.

Council Member Paul wanted to say to the individuals and/ or organizations who continue sharing misinformation it had come to her attention that inaccurate information continues to circulate specifically concerning some recent Facebook posts. She said she received numerous calls from Atlanta, Georgia regarding that the City Council was cancelling the Proud in the Cloud event. She stated the information was untrue and only added more fuel to the fire. She urged people to be mindful of the information they shared online and to verify its accuracy before posting it further. Spreading false information could have serious consequences legally. She had concerns regarding

an invoice that was created on June 5th that was to the attention of the Proud in the Cloud event, however since this was just a team of people it really should have been made to the primary, which was the Center of Orlando, because they were using their tax exempt information to do the application and Christina Bosnich, also completed the application on February 19th she included the Proud in the Cloud which was not a nonprofit. She felt they should never have been on the application. She felt that people needed to put the correct information on things when they were applying for something.

Mayor Robertson stated it bothered him that this was done the wrong way, the Council was not given all the information when they agreed to give them the discount. This would be a discussion at a later date. He wanted to make sure this event was safe and protected the property of the citizens. He asked Council if they felt additional staff was needed for this event.

Deputy Mayor Gilbert stated he believed 2 staff members for 2,000-4,000 people was not enough.

Deputy City Manager, Scott Davidoff, stated the applicant also rented the stage and it was required to have 6 additional City staff members there the entire time specifically for the stage.

Deputy Mayor Gilbert that would bring the count to 8 staff members for 2,000-4,000 people. He agreed with Mayor Robertson in protecting assets. He would like to add additional staff even if they had to eat the cost to protect their assets.

Council Member Paul wanted to know how many more staff members Parks and Recreation could be added.

Stephanie Holtkamp, Parks and Recreation Director stated they could definitely add additional staff members. She said to be completely transparent there would probably be some overtime with this request.

Council Member Fletcher asked for the insurance requirements that were required for a special event application.

Mayor Robertson stated they were discussing staffing needs for this event; insurance was after an accident happened. He said they needed to ensure and take preemptive action.

Council Member Fletcher stated he wanted his question answered.

Mayor Robertson called for order and warned Council Member Fletcher. He asked Ms. Holtkamp if they had additional staff for this event.

Stephanie Holtkamp, Parks and Recreation said yes, she could get some.

Council Member Fletcher asked for point of order.

Mayor Robertson called for point of order again.

Council Member Fletcher stated he wanted his question answered.

Mayor Robertson asked Council Member Fletcher to stop and control himself. He said when he acknowledges him he could speak as he was speaking to the Parks and Recreation Director.

Council Member Fletcher stated he was acknowledged, and he wanted his question answered. He asked Council for a majority vote to be able to speak.

Mayor Robertson asked again if they were able to get staff there.

Stephanie Holtkamp, Parks and Recreation Director said yes.

Council Member Fletcher asked for a detailed insurance requirements to protect the asset that was required by the applicant.

Erin Jenks, Park and Recreation Superintendent stated they required a certificate of insurance, she did not have all the details available at this time. She said it did go through the Risk Management and Human Resources Departments, and they ensure they had the correct insurance on file. She said she would get them the information as she did not have it with her.

Justin Kluesner, Human Resources Director stated yes they received their certificate of insurance, and they had $1 million for each occurrence, aggregate coverage for $2 million, and their general aggregate which was the total amount for Special event was $3 million. This was reviewed by the Human Resources Department as well as the risk insurance broker to ensure it would be adequately insured for the event.

Mayor Robertson recommended that if the Parks and Recreation Director could get additional staff and that they request 10 more for this event. He believed it was appropriate, and they unfortunately were going to take a loss for it, but he thought they needed to look at the public safety and protect the property first.

Mayor Robertson made a motion to add 10 additional staff members for the Proud in the Cloud event and add verbiage in to have adequate numbers of personnel per event. Deputy Mayor Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Fletcher voted nay.

Jackie Fricchione, 1717 Christina Lee Lane, stated the ranch was a venue that she helped the previous owners build, and when they held events there they had a minimum of 20 staff members on top of the Sherriff's Department working. The amount of garbage with that many people would be overwhelming emptying all the cans, the maximum people they had there was 1,100 which filled their parking lot to capacity, they had to have a massive number of portlets and hand washing stations. She said these were just some things that she felt needed to be taken into consideration.

2) Discussion regarding Toho Billing

Kevin Felblinger, Public Works Director reviewed the residential and commercial billing for garbage and stormwater and some of the challenges they would have to prepare for.

Deputy Mayor Gilbert said that this was costing over $378,00.00 a year to do billing and asked how many customers they had.

Kevin Felblinger stated yes, which was a little over a dollar a month and they had around 28,000 customers.

Discussion followed to include the percentage increases on the tax bill, the cost of getting our own billing system, having no recourse for non-payment, and looking into other options for removing the charges from the Toho billing system.

City Manager, Veronica Miller stated when they had the transition from St. Cloud Utilities to Toho Water there was an agreement in place and the original intent was that they would remove our billing from Toho's bills and at that time they would put it on the tax bill. She noted that they did have other options if Council would want them to look at other options. She asked Council for direction if they wanted to put this on the tax bill or look for another option as soon as possible to come off Toho's billing system.

City Attorney, Dan Mantzaris stated that the tax assessment would take more time to deliver and would require further public hearings in front of City Council to be able to implement this. They could work both paths and bring this back to Council for a decision.

Council consensus was to work both paths and bring the options back to Council.

3) Budget Update

Mark Gumula, Deputy Finance Director, provided a brief update regarding where they were at with the budget. They went through some challenges to include the unassigned fund balance, sales tax revenues, Orlando Utilities Commission interlocal revenue, the Staffing for Adequate Fire and Emergency Response (SAFER) Grant for the Fire Department, pension contributions, health benefit costs and economic/ construction risks.

4) Discussion regarding the Community Grant Funding Process

Leslie Flores, Procurement Services Director, provided a brief overview of the community support grants to include the changes made last year and workshops they provided.

Deputy Mayor Gilbert stated as they were part of the training and another board that he was on required all the people that received a grant to go to a course of how to spend the money towards marketing the event. He read that 49% of the money the City gave out were not residents or had a place here in St. Cloud. He requested the Council to review this and have the grants be given to a resident, or have a business in St. Cloud.

Council Member Urban stated he was not a fan of the program at all and would not be opposed to putting this entire budget into the police and fire public safety services. He felt that if he wanted to donate to an organization or event he would spend his own money and not use tax dollars. He agreed with Deputy Mayor Gilbert that it should go to St. Cloud residents' organizations and that provided essential services to the residents of St. Cloud, essential services meaning food, housing, shelter, medical care, and clothing.

Mayor Robertson stated that he agreed with Council Member Urban with not liking this program. He asked about the contract, the cost of the consultant and what they did.

Leslie Flores, Procurement Services Director, explained the details of what the consultant did and the cost for doing it.

Mayor Robertson made a motion to cancel the agreement with the consultant.

Motion failed due to lack of a second.

City Attorney Dan Mantzaris asked for time to review the agreement and bring this back to the next Council meeting.

City Manager, Veronica Miller, wanted clarification on the dollar amount for the grant program and the line items in the budget for the Transition House, Help Now, and the Education Foundation.

Council consensus was to have the City Attorney review the agreement, put the grant program on hold, keep the programs in the budget and add it to the July agenda.

5) Discussion regarding the St. Cloud Chamber and Main Street Agreements

City Manager, Veronica Miller, stated Main Street was not there today and thought they were going to put them on the workshop they had scheduled for next week as Representative Stark was in Tallahassee. She said last year the direction was to have staff to remove the line item details for the specific organizations which included the St. Cloud Chamber. She was directed by the board to work on negotiation points.

Dirk Webb, St. Cloud Chamber President stated they had their midyear review this morning and what they were looking for was a similar trustee agreement that had equity for their other trustee members.

Discussion followed to include the amount of the grant which was $15,000.00, standard memberships, the ability to pay to play, covering the City's contribution for the Christmas Parade, events that the City should participate in, possibly increasing the amount for the grant, the waived City fees, being accountable for every dollar they give away, and having Council Member Paul take lead with the Chamber events.

Council consensus was to have Council Member Paul take the lead with events and meet with Chamber staff.

Discussion regarding the Main Street agreement was moved to the June 26th Workshop

6) Discussion regarding the Historic Preservation process

Discussion regarding this item was moved to the June 26th Workshop.

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 Readings and Introductions at this time.

XII. City Attorney

City Attorney, Dan Mantzaris stated he would be out of town the following week.

Council consensus was to wait until the City Attorney returns to have the next workshop.

XIII. City Manager

City Manager, Veronica Miller stated she had nothing at this time.

XIV. Mayor and Council Members

Council Member Paul stated she received an email regarding an event that was scheduled for the Ranch and then moved to the Civic Center. The vendor was being charged $3000.00.

City Manager, Veronica Miller stated they did not receive the application until June 5th, the fee was in line with the facility rental, and she did not have the authority to waive the fee.

Discussion followed to include posts about the event, the reservation of the venue, City hosted the event last year, the miscommunication between the applicant and the City departments, waiving the $3000.00 fee, and fixing the Special Events process.

Council consensus was to waive the rental fee only. No labor or clean up fees were to be included in the waiver and to look at the special events process and provide a clear and concise process.

Council Member Urban stated they have had some contentious Council meetings with emotions running high, he felt they owed the residents of St. Cloud to be as professional as possible and try to not divide them but unite them.

Council Member Fletcher agreed with Council Member Urban.

Deputy Mayor Gilbert stated he had nothing at this time.

Mayor Robertson stated he had nothing at this time.

XV. Information Section and Report Section

- Thursday, June 19, 2025 – City Offices closed in Observance of the Juneteenth Holiday

- Friday, July 4, 2025 – City offices closed in Observance of the July 4th Holiday
- Thursday, July 10, 2025 – City Council Meeting – 6:30 p.m. @ City Hall, Council Chambers

Reports:

There were no Reports at this time.

XVI. Adjournment at 11:33 a.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL SPECIAL MEETING
Thursday, June 26, 2025
City Hall - Council Chambers
1300 9th Street
Minutes

I. Mayor Robertson called the meeting to order at 6:30 p.m.

II. Roll Call

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

Veronica Miller, City Manager
Patrick Brandt, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
Members of the Press

All members were present.

Mayor Robertson asked everyone to stand for the Pledge of Allegiance and a moment of silence.

Helen Dottie Adams, 1767 California Avenue, wanted clarifications on the Veteran's Board. She asked when the first meeting was, if the City of St. Cloud would be taking over the Veterans Day Parade, and she wanted to verify the grants process as discussed in a previous meeting that stated that the grants and nonprofits needed to be in St. Cloud in order to receive the grant. Their address was in Kissimmee and she wanted to know if they would be able to apply for the grant.

Mayor Robertson stated that they sent out letters to find out when it would be best for everyone to meet. He said the City of St. Cloud was not taking over the event, he was unsure what the St. Cloud Veterans Committee would be doing. They would be having further discussions and workshops about how the grant process would be.

Josh Meyers, 4853 East Irlo Bronson Memorial Highway, stated he believed that the Council had violated the Sunshine Law 5-6 times in the last 30 days by trying to have a meeting at 2 p.m. on several occasions by the Mayor. He also said that consensus in a workshop was a violation. He told the Council to be on notice if they continue to violate the Sunshine Law he would go litigate it again.

Mayor Robertson stated when he was made aware from the City Manager that when he asked to schedule a meeting that he could not do it at that time, it was not a violation. He said they received direction from the City Attorney for the consensus and that was all they had to go on.

III. Council Action

1. Discussion regarding Investigations Inquiry

Mayor Robertson stated a few months ago they talked about reviewing the departments. What he asked for was a discussion with witness testimony regarding Economic Development and the Parks and Recreation Department for clarification as to what was going on. As the Mayor, he needed to ensure that when he made a decision he knew what was going on in all departments. He requested to schedule a special meeting and have Erin Jenks come in and speak with Council and to have a subpoena for Antranette Forbes due to her last day of employment was on July 4th.

Council Member Fletcher stated he would have a scheduling conflict if it were held on July 3rd.

Council Member Urban stated if an investigation was warranted he thought it would be better to have a third party look at it.

Deputy Mayor Gilbert stated they just had a couple of questions that they needed to ask. He wanted to know how to change the process to have questions addressed without an investigation.

Mayor Robertson agreed and said this was not an investigation, it was the language in the Charter they had to use. They could not change the Charter it was a vote of the people; this was the only way they could all be together and ask questions. This would be no cost to the taxpayers.

Council Member Paul stated she was in agreement with them all being together to have this discussion.

City Attorney, Patrick Brandt stated that there would be minimal cost to do the subpoena and to have them served.

Mayor Robertson made a motion to subpoena Antranette Forbes and speak with Erin Jenks at a Special Meeting on July 3, 2025, at 6:30 p.m. Deputy Mayor Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-1) Council Member Fletcher voted nay.

2. Resolution No. 2025-109R, a resolution of the City Council of the City of St. Cloud, Florida, supporting government efforts in identifying unnecessary local government spending, creating efficiencies, and saving taxpayers dollars; providing for conflict, providing for severability, and providing an effective date.

City Clerk, Ivy Llauro read Resolution No. 2025-109R into the record by title.

City Manager, Veronica Miller reviewed the proposed Resolution.

Mayor Robertson announced Resolution No. 2025-109R for public comment, with no response from the audience.

Council Member Fletcher made a motion to approve Resolution No. 2025-109R. 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)

IV. Adjournment at 6:56 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD SPECIAL CITY COUNCIL MEETING
Thursday, July 3, 2025
City Hall - Council Chambers
1300 9th Street
6:30 PM
Minutes

I. Mayor Robertson called the meeting to order at 6:35 p.m.

II. Roll Call

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

Veronica Miller, City Manager
Dan Mantzaris, City Attorney
Ivy Llauro, City Clerk
Stacey Wilde, City Clerk Coordinator
Members of the Press

All members were present.

Mayor Robertson asked everyone to stand for the Pledge of Allegiance and a moment of silence.

III. Council Action

1. Discussion and Witness Testimony regarding Economic Development Department

Mayor Robertson requested the City Clerk to administer the oath to Erin Jenks and Antranette Forbes.

City Attorney, Dan Mantzaris volunteered to do the oaths individually when they came up to the podium.

City Attorney, Dan Mantzaris swore in Antranette Forbes.

Mayor Robertson asked how the Vanguard event took place last year.

Antranette Forbes provided the details of the event.

Discussion followed to include dates, emails, venue options, internal forms, fees, membership fees, what came with the membership, if this partnership provided benefits for the City, if there had been a return on our investment, and if the membership was renewed.

2. Discussion and Witness Testimony regarding Parks and Recreation Department

City Attorney, Dan Mantzaris swore in Erin Jenks.

Mayor Robertson asked about the internal forms that the City used for facility rentals.

Erin Jenks provided the details on how the internal forms worked.

Discussion followed to include the process of reserving the ranch, the applications, deposits made, invoices, security deposits, the community support grant final summary of the event, who paid for the security, the breakdown of the invoices, communication between the departments, how many fire personnel were at the event, charging for the City's assets in the future, and making the process better and clearer.

City Manager, Veronica Miller, spoke about protecting local revenue and preserving public safety. She said recently the State Legislature presented the budget and the Governor did his veto's. One of the things he was disappointed on was that there was no reduction in property taxes. The Florida League of Cities had encouraged cities to get ahead of the issue, knowing that it would come back whether it was during a special session or on the ballot next year. She said they all received a flyer that was prepared for by staff that they would like to pass out to the legislators explaining the impact this would have on the City. She asked Council if they had any objections.

Mayor Robertson said they would like more time to review this. If the Council did not have any objections over the next couple of days to move forward., if they did have objections then he would like it to come back at the next Council meeting.

City Attorney, Dan Mantzaris stated he had nothing at this time.

City Manager, Veronica Miller stated they were approved for the fire rescue boat and had not heard that the water dam system was denied as it was not on the veto list. She would like to prepare thank you letters to Representative Stark, Representative Booth and Senator Arrington and have them signed by the Mayor to send them out on behalf of the City.

Council consensus was to send the letters.

She also stated that she had to be the person to submit for certain grants. She wanted the Council to know that she submitted the grants for the Community Oriented Policing Services (COPS) grant and the Staffing for Adequate Fire and Emergency Response (SAFER) grant.

Council Member Paul thanked Stephanie and Public Works for meeting with a resident about the speeding concerns at Chisolm Park.

Council Member Urban stated he would like to have the staff come to workshops or a meeting to answer questions instead of doing investigations/ subpoenas. He wanted to continue having great relationships with staff and be able to have open discussions together as a Council. He wished everyone a happy 4th of July.

Council Member Fletcher wished everyone a safe and happy 4th of July.

Deputy Mayor Gilbert thanked the Council for all their efforts, and he wished everyone a happy 4th of July.

Mayor Robertson wished everyone a happy 4th of July and stated this was a special circumstance where an employee was leaving and they needed to have this special meeting.

IV. Adjournment: 8:23 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

Meeting: October 9, 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, scriveners errors, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2024-50**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Ordinance No. 2024-50 amends the existing Future Land Use Element of the Comprehensive Plan. This updated element includes principles, guidelines, and strategies consistent with Florida State statutes regarding future land use within the City of St. Cloud. The Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA) Report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land uses in the City and provides evidence of the City's development character. The FLU Element further describes the appropriate location for future uses and includes Goals, Objectives, and Policies (GOPs) that establish the locations and provisions for development within all land uses. The GOPs will also set forth the density and intensity of land uses based upon the desired locations within the City.

The City Council approved the transmittal of the CPA package to the Florida Department of Commerce at the transmittal hearing held on August 8, 2024.

Overall, this proposed amendment includes the following provisions:

- Updated Goals, Objectives, and Policies (GOPs)
- Updated Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA)
- Updated FLU Map Series

Legal Authority:
Florida Statutes, Section 163.3161 - Community Planning Act

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

On August 19, 2025, the Planning Commission – Second Motion by Grigsby that the split decision of Planning Commission is final. Seconded by Marshall. Passed 4-0.

Staff recommends **APPROVAL** of Ordinance No. 2024-50 for the amendment of the Future Land Use Element of the Comprehensive Plan.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
10/10/24 - City Council meeting the item was not heard
8/8/24 - Motion to approve transmittal of Ordinance No. 2024-50 to the Florida Department of Commerce by Urban. Seconded by Gilbert. Matheny voted nay. Passed 4-1.

Attachments:
1. 1 CPA24-00007 Future Land Use Element Staff Memo 100925 CC2
2. 2 CPA24-00007 Ordinance 2024-50 100925 cc
3. 3 CPA24-00007 FLU Element 100925 CC
4. 4 CPA24-00007 FLU Data Inventory and Analysis Report 100925 CC
5. 5 CPA24-00007 FLUE MAP SERIES 1009205 CC
6. 6 City Response to DOC Technical Assistance Comments 100925 CC
7. 7 Ordinance No 2024-50_FLUE_Business Impact Estimate 100925 CC

MEMORANDUM REPORT
FOR CITY COUNCIL - ON OCTOBER 9, 2025

To: City Council Members

From: Caroline Horton, Senior Planner

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: Comprehensive Plan Future Land Use Element Amendment
Case No. CPA24-00007 – Comprehensive Plan Amendment

Date: October 9, 2025

REQUEST: The request is to amend the Future Land Use Element in accordance with Florida Statute 163.3161(4) and 187.201(7)

BACKGROUND: Ordinance No. 2024-50 amends the existing Future Land Use Element of the Comprehensive Plan (See Attachments A & B). This updated element includes principles, guidelines, and strategies consistent with Florida State statutes regarding future land use within the City of St. Cloud. The Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA) Report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The FLU Element will further describe the appropriate location for future uses and include Goals, Objectives, and Policies (GOPs) that establish the location and provisions for development within all land uses. The GOPs will also set forth the density and intensity of land uses based upon the desired locations within the City.

During the month of April 2022, a public meeting was held at the St. Cloud Community Church along with an online meeting for those who couldn't attend in person. Subsequently, an online survey was sent out through the City's social media platforms and flyers. Feedback from the meeting and the online surveys showed:

- A high percentage of respondents wanted less growth or no growth.
- A high percentage of respondents wanted more high-quality commercial, retail, and entertainment options.
- Transportation was the main concern, followed by the environment.
- Respondents felt the primary area for commercial development should be focused along the Highway 192 corridor and expressed a desire for the redevelopment and expansion of the existing downtown.

The City Council approved the transmittal of the CPA package to DOC at the transmittal hearing held on August 8, 2024.

On November 25 & 26, 2024, individual briefings were held with Mayor Robertson and the City Council Members to review the proposed amendment. The following feedback was provided:

- 5th Street corridor changes to be removed from the map.
- Florida Avenue and Lakeshore Boulevard: Accessory uses and restrictions should be included and provide the intent of these updated corridors.
- Conservation land use to be removed and created an overlay.
- Requested to remove the Commercial node at Vermont Avenue / Michigan Avenue.

The City Council requested staff host more community meetings to gather additional feedback and provide more information on the intent of the Future Land Use update. The additional community meetings were held

on December 3rd and 5th of 2024 at City Hall. The public meetings were advertised through several outlets including social media, the City's website, newspaper and mailed notices to landowners whose properties were proposed for a change. A total of 196 citizens attended the meetings.

A City Council workshop was hosted to discuss the amendment further on January 24, 2025. Meetings were also held with the Chamber of Commerce on January 29, 2025, and the Economic Development Advisory Committee (EDAC) on March 26, 2025. Staff compiled the information provided from these meetings and incorporated the changes requested, such as:

> On Lakeshore Boulevard between Massachusetts Avenue and Michigan Avenue, the Neighborhood Commercial Future Land Use is designated. This is limited to Bed & Breakfasts, cafes, and restaurants with no conditional use requirements.
> On Florida Avenue, Accessory Commercial Units and professional office uses will remain with conditional uses required along the entire corridor.
> Proposed Medium Density Residential Land Use from Vermont and Michigan Avenue from 5th Street to Cypress Avenue was removed.
> There will be no commercial at Orange Avenue and 10th Street.
> The City lots for cemeteries will be designated institutional.

Overall, this proposed amendment includes the following provisions:

- Updated Future Land Use (FLU) Element's Data, Inventory, and Analysis (DIA)
- Updated FLU Map Series
- Updated Goals, Objectives, and Policies (GOPs) as follows:

Proposed GOPs Changes	Explanation
GOAL F.1: PROMOTE SUSTAINABLE LAND USE PLANNING ~~All actions~~ The City of St. Cloud will promote land use patterns which make efficient use of land, infrastructure, public services and public facilities; and contribute to the development of healthy, safe, and viable communities by encouraging an appropriate mix of land use types and a wide range of economic and housing opportunities. Land use, development patterns, and infrastructure shall be aligned to make the best use of public and private investment ~~in a manner conducive~~ to ~~producing~~ promote sustainable, orderly incremental growth and development within the City by focusing growth where it can provide the greatest social, environmental, and economic benefits.	• **Revised general language**
Policy F.1.1.1: Implementation of Land Use Framework. The City shall implement its ~~comprehensive~~ land use planning framework through the following regulatory tools: 1.) **Future Land Use Map:** The official map designating the location and extent of land use categories within the City. 2.) **Future Land Use Categories:** A set of distinct land use designations that define the allowable uses, densities, and intensities for all areas of the City. 3.) **Land Development Code:** ~~Detailed~~ Outline zoning regulations, standards, and procedures ~~that implement the goals, objectives, and policies of the Future Land Use Element~~. 4.) **Joint Planning ~~Area (JPA)~~ Agreement and Annexations:** Coordinated planning efforts with Osceola County for areas	• **Revised general language**

within the JPA, and strategic annexation processes to guide the City's growth and development. These tools shall work together to guide development decisions, ensure consistency with the Comprehensive Plan, and create a well-planned, vibrant, and resilient community. The City shall regularly review and update these implementation mechanisms to address changing community needs, emerging planning best practices, and growth management strategies.	
Policy F.1.1.2: Relationship of Future Land Use Designations to Zoning Districts. The Future Land Use designations established in this Element are meant to provide general guidance on the compatible uses, density, and intensity for all areas of the City ~~of St. Cloud~~. Zoning Districts are established in the City of St. Cloud's Land Development Code ~~in order~~ to implement the Future Land Use designation policies. Any proposed zoning or rezoning action, to be approved by the City Council of St. Cloud (City Council), must be consistent with the language and the intent of the adopted Comprehensive Plan as expressed therein ~~in the Plan~~ or as interpreted by the City Council.	• **Revised general language**
Policy F.1.1.4~~3~~3: Timing of Development The provisions of the Future Land Use designations ~~that necessitate specific~~ and associated Land Development Code requirements ~~provisions~~ must be in place ~~have these provisions in place~~ to address the policies of this plan ~~policy requirements established in this Plan~~ at the time of application for new development.	• **Revised language to provide clarity on policy intent when addressing new development on new Future Land Use designations.** • **Numbering change.**
Policy F.1.1.~~3~~5: Calculating Density and Intensity. The Future Land Use Designations have an established minimum and maximum residential density and non-residential intensity. Density and intensity calculations shall be made as specifically regulated by the Land Development Code, adopted by Ordinance 2024-50, or as amended, repealed, or replaced from time to time.	• **Revised language. Change is necessary to address recommendations in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted. Numbering change.**

Policy F.1.1.~~5~~6: ~~Future Land Use~~ Comprehensive Plan Map Amendments. The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following: 1) Consistency with the Comprehensive Plan policies. 2) Compatibility with adjacent uses and surrounding land uses. 3) Environmental impacts and constraints. 4) Support for urban infill and/or redevelopment. 5) Impacts on the transportation system. 6) An analysis of the availability of land, facilities and services. 7) Need for the additional acreage in the proposed future land use designation. 8) Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy. 9) Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S. 10) Need to modify land use designations and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.; ~~and~~ 11) ~~Whether Mixed-Use designations requests reflect the required use of Smart Growth planning practices and application of sustainable development principles to ensure neighborhoods contain a realistic jobs/housing balance, provide housing opportunities that are conducive to attracting Target Sector Industries and associated supportive uses to the City.~~ 12) ~~Land Use amendments for JPA Mixed-Use and Unified Development Districts shall require the preparation of a Conceptual Master Plan.~~	• **Revised language. Change is necessary due to the current Comprehensive Plan Future Land Use Element having no criteria to review Comprehensive Plan amendments to the Future Land Use map consistent with Florida Statutes.** • **Numbering change.** • **Criteria 11 and 12 included in Policy F.1.3.11.**
Policy F.1.1.7: Guidelines for Amending Development Plans. To ensure alignment with the established goals and policies of relevant land use designations when significant changes are proposed to an approved Development Plan. These guidelines aim to uphold transparency, accountability, and adherence to city policies and regulations and universally recognized sound planning standards, thereby promoting sustainable and well-coordinated urban development. 1) When modifying an approved Development Plan, the proposed amendment must include: a. The proposed updated development program demonstrating consistency with the approved densities and intensities of the initial Development Plan; b. An urban form supportive of the City's development goals and policies, including an urban roadway network that supports the Comprehensive Plan goals and policies; c. Provide a demand analysis for additional public facility improvements necessary to maintain an acceptable level of service and mitigate impacts on surrounding areas; and d. Address any environmental resource issues identified in the	• **New Policy #** • **Change is necessary to address recommendations in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.**

initial Development Plan.	
Objective F.1.2: Natural Resources. Ensure the coordination of future land uses with soil and topography conditions and the availability of facilities and services, as well as ensuring the protection of natural and historic resources is consistent with Florida Statutes.	• **New Objective.** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.**
Policy F.1.2.1: Conditions to Support Development The City shall utilize the natural vegetative map, USGS, Soil Conservation Service and Hydric Soils of Florida Handbook to determine, at the time of application for development order, whether the soil conditions and topography are adequate to support the proposed development.	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.**
Policy F.1.2.2: Information on Applications All submitted applications for development orders shall include the following information: 1) Existing topography with a minimum of one (1) foot contour elevation intervals for the proposed site, 2) All elevations shall be referenced to the United State Geological Survey datum, 3) A soil classification map shall be provided as an overlay for comparison with proposed development activities, indicating soil classifications on the site plan as identified by the United States Department of Agriculture, Soil Conservation Service, and	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include**

4) The 100-year flood elevation for the subject property.	**criteria to be used to ensure the protection of natural and historic resources.**
Policy F.1.2.3: Land Development Code Regulations. The City shall maintain Land Development Regulations which address the protection of natural resources, including preservation of environmentally sensitive lands, protection of rare or endangered species, and conservation and protection of potable water and groundwater sources. 1) Performance standards for the management of environmentally sensitive areas shall include, but are not limited to, upland buffering, and the mitigation and/or the transfer of development rights. 2) No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan and is approved by the South Florida Water Management District. 3) New development within the City shall be prohibited from using septic tanks to prevent soil and groundwater contamination. 4) Uses that produce hazardous waste and any other land use determined to be potentially detrimental shall be prohibited within 500 feet of all public potable water well.	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.**
Policy F.1.2.4: Rare or Endangered Species Species listed in the Conservation Element of this Plan as being rare or endangered shall be protected or appropriately mitigated with Florida Fish and Wildlife Conservation Commission.	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.**
Policy F.1.2.5: Natural Resource Coordination. To aid in the protection of regional and jurisdictional natural resources, the City shall coordinate with Federal, State, regional, and local agencies when proposed development activity is adjacent to or within such resources.	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which**

	requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.
Objective F.1.~~2~~3: Establishment of Future Land Use Designations. To create a balanced and sustainable framework for future land use that promotes efficient development, protects environmental resources, enhances the quality of life for residents, and supports economic vitality. This framework will guide the allocation and use of land for residential, commercial, industrial, recreational, and public purposes, ensuring that growth is managed in a way that benefits the entire community. ~~Provide a land use context for predictable land development patterns to improve the quality of life and achieve a superior, sustainable development pattern in the City by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations~~ ~~The Future Land Use Designations established in the policies of this objective as well as Objective F.1.3 shall be depicted on the adopted Future Land Use Map (FLUM). The FLUM shall be used to determine the location and extent of development within the City limits.~~ ~~The City of St. Cloud Future Land Use Map is organized into the following different land use designations:~~ • ~~Agriculture/Rural.~~ • ~~Low Density Residential.~~ • ~~Medium Density Residential.~~ • ~~High Density Residential.~~ • ~~Commercial~~ • ~~Employment.~~ • ~~Institutional.~~ • ~~Park/Open Space.~~ • ~~Conservation.~~ • ~~Unified Development District.~~ • ~~JPA Low Density Residential.~~ • ~~JPA Medium Density and Intensity~~ • ~~JPA Mixed Use~~	• **Revised language for clarity on intent of the policies under the objective.** • **Numbering change.**

Policy F.1.3.1 ~~Objective F.1.2~~: ~~Establishment of~~ Future Land Use Designations. ~~Provide a land use context for predictable land development patterns to improve the quality of life and achieve a superior, sustainable development pattern in the City by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.~~ The Future Land Use Designations established in the policies of this ~~objective as well as Objective F.1.3~~ Element shall be depicted on the adopted Future Land Use Map (FLUM). The FLUM shall be used to determine the location and extent of development within the City limits. The City of St. Cloud Future Land Use Map is organized into the following land use designations: • Agriculture/Rural • Low Density Residential • Medium Density Residential • High Density Residential • Commercial • Neighborhood Commercial • Employment • Institutional • Park/Open Space ~~• Conservation.~~ ~~• Unified Development District.~~ • Mixed-Use • JPA Low Density Residential • JPA Medium Density and Intensity • JPA Infill Centers ~~• JPA Mixed Use~~	• **NEW Policy #** • **Change is necessary for clarity of policy intent and ease of referencing and use.**
Policy F.1.~~2~~3.~~1~~2: Agriculture/Rural (A/R). *(1) Purpose and Intent* This future land use includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development. ~~This category is intended to provide for areas~~	• **Revised language for clarity on the intent of the policy. Change necessary to provide FAR intensity.** • **Numbering change**

~~of food production or the otherwise activity of growing of food, plants, and/or animals in addition to lower density residential~~.

(2) Designation Restrictions

This future land use designation is reserved for existing agricultural areas and related residential uses, and for lands that already have an agricultural designation upon annexation. ~~This land use district shall be limited to areas intended for agriculture and residential uses associated with the agricultural use. Designations to this future land use shall be prohibited except for annexed lands with an existing agricultural designation~~.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[1] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [1] [2]
0.00	1.00	0.00	0.20

1) Actual allowed maximum may be lower depending on the zoning district of the property.
2) Does not preclude an Accessory Commercial Unit.

(4) Compatible Uses

Existing agricultural uses and ancillary uses that~~. Those uses that~~ will contribute to preserve agriculturally productive lands and operations and natural resources with limited development, and similar uses.

Policy F.1.~~2~~3.~~2~~3: Low Density Residential (LDR).

(1) Purpose and Intent

This category is intended to provide primarily residential developments at lower densities~~, some institutional uses compatible with residential uses.~~

(2) Designation Restrictions

Areas used primarily as single-family detached housing and compatible limited neighborhood-serving ~~commercial~~ non-residential uses when developed as part of a master planned neighborhood.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[1] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [1] [2] [3]
0.00	4.00	0.00	0.35

1.) Actual allowed maximum may be lower depending on the zoning district of the property.
2.) Does not preclude an Accessory Commercial and Dwelling Unit.
3.) When developed as part of a master planned neighborhood.

- **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted and to provide FAR intensity.**
- **Numbering change.**

(4) Compatible Uses

Residential single-family attached and detached units; public and private schools grades K- 12; public facilities, utilities; home occupations; recreational activities such as park space, and similar uses;; accessory uses associated with the primary use including Accessory Dwelling Units ~~and Accessory Commercial Units where located on a framework road. Accessory Commercial Units retail uses may be allowable as specified in the Land Development Code.~~

Policy F.1.3~~2~~.4~~3~~: Medium Density Residential (MDR).

- **Revised language for clarity on the intent of the policy, consistency with the Transportation Element, and to adjust FAR intensity.**
- **Numbering change.**

(1) Purpose and Intent

This category is intended to provide primarily residential areas at a greater density than the Low-Density Residential category ~~and compatible neighborhood serving commercial uses~~.

(2) Designation Restrictions

Areas used for single-family detached and attached units, multi-unit housing and compatible neighborhood serving ~~commercial uses~~ non-residential uses when developed as part of a master planned neighborhood.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density(1) (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) (1) ~~(2)~~
≥4.00~~*~~	18.00	0.00	0.50

1) Prior to applicable density or intensity bonuses. Actual allowed maximum may be lower depending on the zoning district of the property. Does not preclude an Accessory Commercial Unit.

~~2) Does not preclude an Accessory Commercial Unit.~~

~~*Any fraction above 4.0~~.

(4) Compatible Uses

Residential single-family attached and detached units; multi-unit housing; public ~~and private schools grades K-12~~ facilities, utilities; home occupations; recreational activities such as park space, and similar uses. Accessory uses associated with the primary use, including Accessory Dwelling Units. ~~Retail uses as Accessory Commercial Units (ACU) to a maximum of 40% of development gross square footage when along a Framework Roadway.~~

Policy F.1.3~~2~~.45: High Density Residential (HDR).

- **Revised language for clarity on the intent of the policy, consistency with the Transportation Element, and remove minimum residential density gap.**

(1) Purpose and Intent

This category is intended to provide primarily residential areas at a greater density than the Medium Density Residential category. It also allows for ancillary commercial uses.

(2) Designation Restrictions

The application of this category is restricted to properties or parcels that meet all of the following criteria:

a. Within two (2) miles of an existing or planned elementary school.
b. Within three (3) miles of an existing or planned fire station. For the purpose of this policy, "planned" shall mean that which is listed in the five-year capital improvements program and is funded within the first three years.
c. Has direct access to a Framework ~~roadway~~ Street ~~operating at a Level of Service D or better~~.
d. Demonstrates sufficient availability of public utilities to meet demand ~~at all applicable Levels of Service.~~

~~For the purpose of this policy, "planned" shall mean that which is listed in the five-year capital improvements program and is funded within the first three years.~~

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density(1) (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) (1)
≥1~~2~~8.00	40.00	0.00	1.15
1.) Prior to applicable density or intensity bonuses. Actual allowed maximum may be lower depending on the zoning district of the property.			

(4) Compatible Uses

Multi-family unit housing; attached and existing detached single-family residential units; public ~~and private K-12 schools;~~ - facilities, utilities; home occupations; recreational activities such as park space, and similar uses; accessory uses associated with the primary use. ~~Commercial uses~~ Neighborhood supportive non-residential uses in standalone buildings or on the ground level of residential structures when along ~~a~~ Framework ~~Roadway~~ Streets.

(5) Development Restrictions

Must include elements of traditional neighborhood design best practices, appropriate setbacks and open space, multi-modal connectivity of each development/site, wayfinding, placemaking strategies, and a variety of uses. ~~Commercial~~ Non-residential components must ~~face the main road, be built to lot line,~~ be oriented toward the Framework Street(s) and accommodate surface parking towards the ~~back~~ rear ~~as specifically regulated by the Land Development Code~~.

- **Numbering change.**

Policy F.1.~~32.~~56: Commercial (COM).

(1) Purpose and Intent

The purpose of this category is to foster a diverse range of commercial activities, such as retail, office spaces, hospitality, and entertainment that enhances economic growth while preserving community character. ~~provide commercial destinations and live-work areas used for the retail sale of general commodities, restaurants, and the provision of services in an office environment.~~

(2) Designation Restrictions

The application of this category is restricted to properties or parcels located ~~that meet the following criteria~~:

a. Within the Central Business District (CBD); or.

b. Along or with vehicular site access to a Framework ~~Roadway~~ Street*.

(3) Density and Intensity Standards

Location of Property		Minimum Residential Density (DU/Acre)	Maximum Residential Density(1) (DU/Acre)	Minimum Intensity (FAR)(3)	Maximum Intensity (FAR)(1)
Framework Streets*		18.00(2)	40.00(2)	~~0.5~~0.35	3.00
Central Business District (CBD)	Core	18.00	40.00	1.0	4.00
	Perimeter	18.00	40.00	0.5	2.50

1.) Prior to applicable density or intensity bonuses.

2.) Residential development allowed only as ancillary to employment use~~Applies only when residential use is ancillary to commercial use~~.

3.) Minimum commercial intensities must be met or exceeded in all Commercial designations.

**As identified in the Transportation and Mobility Master Plan, adopted by Resolution 2024-125R, as amended or renumbered.*

(4) Compatible Uses

a. Within the Central Business District (CBD) or along Framework Streets*:

Those activities associated with the buying and selling of goods and services~~, to include~~ such as restaurants; offices, professional services, hospitality, entertainment, ancillary residential uses, ~~public and private K-12 schools;~~ public facilities, utilities; ~~offices; professional services; residential uses;~~ civic uses, light

- **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted and to provide FAR intensity.**
- **Ensure consistency with Transportation Element.**
- **Numbering change.**

manufacturing uses within an enclosed building that do not generate nuisance outputs, and similar uses.. ~~*(5) Development Restrictions*~~ ~~No uses which are not compatible with the character of the area or considered a nuisance to adjacent uses. As specifically regulated by the Land Development Code.~~	

Policy F.1.32.7: Neighborhood Commercial (NC).

(1) Purpose and Intent

The purpose of this category is to foster a diverse range of commercial activities within established neighborhoods in a compatible way to enhance economic growth while preserving community character.

(2) Designation Restrictions

The application of this category is restricted to properties or parcels that meet the following criteria:

a. Within the Florida Avenue Overlay.

b. Within the Lakeshore Boulevard Overlay, between east Massachusetts and Michigan Avenue.

c. Where neighborhood-scale commercial uses like local shops and services are appropriate.

(3) Density and Intensity Standards

Location of Property	Minimum Residential Density (DU/Acre)	Maximum Residential Density[1] (DU/Acre)	Minimum Intensity (FAR)[3]	Maximum Intensity (FAR)[1]
Florida Avenue Corridor	10.00[2]	18.00[2]	0.350	1.50
Lakeshore Boulevard Corridor	10.00[2]	18.00[2]	0.350	1.50

1.) Prior to applicable density or intensity bonuses.

2.) Applies New residential only when development commercial must be use is ancillary to residential commercial use use.

(4) Compatible Uses

a. Along Florida Avenue Corridor: Accessory Commercial Units and professional offices. To ensure that such uses are integrated thoughtfully and in a compatible way, development proposals shall be reviewed through the conditional use permit process.

b. Along Lakeshore Boulevard Corridor, between east Massachusetts Avenue and Michigan Avenue: bed and breakfasts, cafes, and restaurants.

(5) Neighborhood Commercial Compatibility and Integration

a. The City shall develop regulations, including design standards, in the Land Development Code to guide the incremental transformation of Lakeshore Boulevard from primarily single-family residential to a corridor to allow for bed and breakfasts, cafes, and restaurants by ensuring that such uses are integrated thoughtfully and in a compatible way. This transition shall be supported through placemaking efforts and safety improvements as identified in the Transportation Element.

b. The City shall develop regulations, including design standards, in the Land Development Code to guide the transition of Florida Avenue as a primary connection from downtown to Lakefront Park through the provision of a

- **New Policy #**
- **Change necessary to address Council direction and community outreach input.**

corridor with a variety of small-scale uses such as Accessory Commercial Units and professional offices. To ensure that such uses are integrated thoughtfully and in a compatible way, development proposals shall be reviewed through the conditional use permit process. Furthermore, this transition shall be supported through placemaking efforts and safety improvements as identified in the Transportation Element.

Policy F.1.~~32.68~~: Employment (EMP).

(1) Purpose and Intent

The purpose of this category is to provide areas for all employment generating activities, including but not limited to professional, industrial, and manufacturing uses and other high- employment industries.

(2) Designation Restrictions

a. Areas where the location of ~~economic or business activities are encouraged~~ employment generating activities are supported by a market study.

b. Along or with direct vehicular site access onto ~~to~~ a Framework ~~Roadway~~ Street*.

(3) Density and Intensity Standards

Minimum Residential Density(1)(2) (DU/Acre)	Maximum Residential Density(1)(2) (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)(1)
12.00	40.00	0.5	1.50

1.) Prior to applicable density or intensity bonuses. Actual allowed maximum may be lower depending on the zoning district of the property.

2.) ~~Applies only when residential use is~~ Residential development allowed only as ancillary~~ancillary~~ to employment use.

*As identified in the Transportation and Mobility Master Plan, adopted by Resolution 2024-125R, as amended or renumbered.

(4) Compatible Uses

~~Light (fewer than 500 employees) and heavy (more than 500 employees)~~ Manufacturing, warehousing, distribution, offices, professional services (including public or privately owned medical care facilities), live-work spaces, ancillary workforce housing, employment generating enterprises, and similar uses.

~~*(5) Development Restrictions*~~

~~This use cannot be located within the common boundary of platted residential subdivisions unless sufficient setbacks and vegetative buffers are utilized within the development and are not considered a nuisance to adjacent uses. As specifically regulated by the Land Development Code~~.

- **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted and to provide FAR intensity.**
- **Ensures consistency with Transportation Element.**
- **Providing residential densities for ancillary residential uses.**
- **Numbering change.**

Policy F.1.~~32.79~~: Institutional (INST).

(1) Purpose and Intent

The purpose of this category is to provide areas for public, civic, and community service uses. This district supports the development

- **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with**

of housing on institutional sites only when ~~remaining~~ ancillary to the primary institutional use.

(2) Designation Restrictions

~~Public utilities and services; private and public schools; nonprofit businesses and institutions.~~

a. Public and private educational facilities, and places of assembly shall not have direct vehicular site access to a Framework Street*.

b. Ancillary residential use may include ground-level non-residential uses when along or with access to a Framework Street*.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density(1) (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)(1)
0.00	18.00	0.00	1.00

1.) Prior to applicable density or intensity bonuses.

2.) Applies only when residential use is ancillary to institutional use.

*As identified in the Transportation and Mobility Master Plan, adopted by Resolution 2024-125R, as amended or renumbered.

(4) Compatible Uses

a. Public or private educational facilities,~~;~~ museums,~~;~~ ; galleries ,~~;~~ ; ~~houses~~ places of worship,~~;~~ faith-based housing, institutions,~~;~~ ; hospitals ,~~;~~ ; public ~~utilities~~ facilities, utilities,~~;~~ other civic and governmental uses, and other similar uses.

b. Residential uses are only permitted as ~~that are~~ ancillary to the primary use such as ~~a caretaker's quarters or a parsonage~~ campus, senior, faith-based, and non-profit member housing, and other similar uses.

c. ~~Residential uses such as campus housing, senior housing, faith-based, non-profit member housing, or workforce housing as specifically regulated by the Land Development Code. Multi-family units may include ground-level retail when along or with access to a Framework Roadway. Commercial components must face the main road, be built to lot line, and accommodate surface parking towards the back. As specifically regulated by the Land Development Code~~.

F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted and to provide FAR intensity.

- **Ensures consistency with Transportation Element.**
- **Providing residential densities for ancillary residential uses.**
- **Numbering change**

(5) Development Restrictions

The City's Land Development Code regulations shall establish Conditional Use Permit criteria for ancillary residential uses on Institutional designated land. ~~Uses associated with the incarceration of people and compatible residential uses as specifically regulated by the Land Development Code.~~
~~Additional regulations shall be included in the Land Development Code that establish Conditional Use Criteria for multi-family residential development on institutional grounds~~.

Policy F.1.3~~2~~.8~~10~~: Park/Open Space (P/OS).

(1) Purpose and Intent

The purpose of this category is to provide opportunities and sites for public and private, passive and active recreation.

(2) Designation Restrictions

Lands intended for resource or facility-oriented recreation; Lands meant to preserve open and naturally occurring features.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[(1)]
0.00	1~~0~~.00	0.00	0.50

1.) ~~Prior to applicable density or intensity bonuses~~. Applies only when residential use is ancillary to Park/Open Space use.

(4) Compatible Uses

Any use or activity associated with indoors or outdoors recreational activities, including recreational centers, parks operations, caretaking, and multimodal transportation facilities, and other similar uses. ~~and facilities. As specifically regulated by the Land Development Code.~~

- **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted and to provide FAR intensity.**
- **Numbering change**
- **Providing residential densities for ancillary residential uses.**

~~**Policy F.1.2.9: Conservation (CON).**~~
~~*(1) Purpose and Intent*~~
~~The purpose of this category is to provide areas for the conservation and protection of environmentally sensitive areas, land and water resources, critical habitats, cultural resources, and identify adequate locations for the Conservation Element provisions.~~
~~*(2) Designation Restrictions*~~
~~a. Lands identified by the Florida Natural Areas Inventory as Conservation Lands; Wildlife Corridors; Strategic Habitat Protection Areas; Rare Species Habitat Conservation Priority Areas; Florida Ecological Greenway Network; Functional Wetlands; and other lands suited for conservation and protection~~

- **Removed at the direction of City Council.**
- **New Policy # added to replace Policy F.1.2.9: Conservation (CON). Refer to Policy F.2.1.2: Conservation Overlays.**
- **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida**

due to the environmental features or significant cultural resources on site or strategic location along a conservation corridor.

b. The City shall inventory publicly owned lands for designation of this district.

c. The City may support voluntary designations from private owners of environmentally sensitive lands.

d. During owner-initiated Future Land Use Amendment processes, the City shall explore opportunities for Cluster Development, Conservation Subdivision, transfer of development rights, and similar land conservation development approaches to balance the preservation of the landowners' development rights and the establishment of Conservation Easements to protect natural and resource sensitive areas.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density(1) (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)(1)
0.00	0.00	0.00	0.5
1.) Prior to applicable density or intensity bonuses.			

(4) Compatible Uses

Those uses which are strictly passive in nature, such as walking trails, observation points, open space, parking areas, boat launch/docks, and boardwalks; as well as limited public facilities to support these uses.

Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.

Policy F.1.2.10: Unified Development District (UDD).

(1) Purpose and Intent

The purpose of this category is to provide for the design, planning, and development of new communities within the City's boundary to promote a balanced combination of uses, network connectivity (roads and green spaces), sustainable growth, enhance the quality of life, and create vibrant, livable communities. The UD designation provides for the strategic integration of residential, commercial, and recreational uses in a cohesive manner, fostering economic vitality, reducing reliance on automobiles, and encouraging walkability and social interaction. Unified Developments are characterized by a balanced mix of activities: residences, shops, schools, workplace, parks, etc. Unified Developments are encouraged to provide multi-modal transportation through the development design.

The Unified Development designation follows an integrated development strategy and the designation's wide range of densities and intensities cannot be separated from the designation's design and variety policies and as specifically regulated by the Land Development Code.

- **Removed.**
- **Change is necessary as the City is adopting the County Mixed-Use policies. Refer to Policy F.1.3.11: Mixed-Use (MIX).**

This designation will support the City in replacing Planned Unit Developments (PUD) with Unified Development Master Plans. The Land Development Code shall specifically regulate the streamlined application process and approval procedures.

(2) Designation Restrictions

1) This designation shall not be applied to existing or annexed lands with an approved Master Concept Plan by Osceola County. The City Manager or their designee may determine designation to this future land use for proposed Alternate Plans.
2) This Future Land Use designation shall not be approved for areas that cannot meet the minimum standards of this designation.
3) Unified Development District areas shall be designated primarily in areas along Framework roadways and areas where infrastructure can be demonstrated to support proposed densities and intensities.

Unified Development areas shall avoid impacts to environmentally sensitive areas, including areas of significant cultural resources, floodplains, wetlands, and habitats of endangered species.

(3) Density and Intensity *Standards*

	Minimum Residential Density[2] (DU/Acre)	Maximum Residential Density[1,2] (DU/Acre)	Minimum Intensity (FAR)[3]	Maximum Intensity (FAR)[1,3]
Standard Approval	15.00	50.00	1.0	3.0
Unified Development Master Plan[4]	18.00	60.00	3.0*	4.0

1.) Prior to applicable density or intensity bonuses. Density Bonus eligibility as specified in the Land Development Code.

2.) Depending on the specific location and infrastructure capacity.

3.) Allowing for significant commercial activity while maintaining a human scale.

4.) As defined in the Land Development Code.

**Any fraction above 3.0 FAR.*

(4) Compatible Uses

Unified Developments shall include a combination non-residential, residential, and recreational uses.

Supportive uses such as educational facilities, healthcare services, cultural institutions, community facilities, places of religious assembly, and small-scale manufacturing uses within fully enclosed structures, may be included to enhance the community's functionality and vibrancy.

(5) Development Design Standards

Development proposals adhering to the "Standard Approval" standards shall require the preparation, review, and approval of a Site Development Plan, Subdivision Plan, or other approved development process as specifically regulated through the Land Development Code.

Developments must meet the required densities, types of uses, design criteria, landscaping, and pedestrian/vehicular access as specifically regulated by the Land Development Code.

Developments located within this category must face the main road,

~~be built to lot line, shall be scaled to fit the scale and character of the area, and accommodate surface parking towards the back.~~ ~~Approved plans shall demonstrate:~~ ~~1) Balanced combination of desirable uses as determined by the designated compatible zoning district.~~ ~~2) Adherence to minimum density and intensity standards established herein. The average density and intensity for the Unified Development District shall meet or exceed the minimum standard as established herein.~~ ~~3) Must provide a 500' x 300' block size.~~ ~~4) Must allow for future continuation of the grid pattern.~~ ~~5) Must promote interconnectivity of roadways and multi-use trails.~~ ~~6) Unified Developments must be compatible and thoughtfully integrated with adjacent uses and transportation facilities.~~ ~~Development proposals over 20 acres shall be approved as a Unified Development Master Plan (UDMP). The UDMP conditions shall set the appropriate densities, combination and types of uses; design criteria; landscaping, and pedestrian/vehicular access.~~ ~~Developments located within this category must face the main road, be built to lot line, shall be scaled to fit the character of the area, and accommodate surface parking towards the back.~~ ~~Approved plans shall demonstrate:~~ ~~1) Must provide an 800' x 400' average block size across the development.~~ ~~2) Must meet the minimum required ratio of non-residential to residential developments as established in the table above. The average density and intensity for the Unified Development designation shall meet or exceed the minimum standard as established herein.~~ ~~Unified Developments shall adhere to design guidelines that promote aesthetic quality, pedestrian orientation, and compatibility with surrounding areas. This includes façade articulation, varied rooflines, and the use of high-quality materials as specifically regulated by the Land Development Code.~~ ~~Unified Developments must include well-designed pedestrian and bicycle infrastructure, such as wide sidewalks, bulb-outs, enhanced crosswalks, protected bike lanes, and secure bike parking. Surface parking shall be limited and, where necessary, located behind buildings or otherwise screened from public view as specifically regulated by the Land Development Code.~~	
Policy F.1.3.11: Mixed-Use (MIX). *(1) Purpose and Intent* The Mixed-Use Future Land Use designation (MIX) is intended to promote a balanced mix of activities—residences, shops, schools, workplaces, public facilities, utilities, civic uses, parks, offices, professional services (including public or privately owned medical care facilities), live-work spaces, workforce housing, employment generating enterprises, and their ancillary uses. The MIX designation supports the City's strategic goal of	• **New policy # to replace Policy F.1.2.13: JPA Mixed-Use (JPA-MU), Objective F.1.3: Implementation of the JPA Mixed-Use Designation, Policy F.1.3.1: Overall JPA Mixed-Use Design Characteristics, Policy F.1.3.7: JPA Mixed-Use**

achieving a 1:1 jobs to housing ratio, promotes pedestrian and bicycle travel, reduces auto dependency, roadway congestion, and air pollution by locating multiple destinations close to one another, provides more housing opportunities and choices closer to work, encourages economic investment, promoting efficient use of land and infrastructure among many other benefits to the community. **Neighborhoods and Centers** (Neighborhood, Community, Urban, and Employment), and their associated form and densities and intensities, help balance the various uses within the MIX designation. The development opportunities afforded by the MIX designation are a part of an integrated development strategy and cannot be severed from the MIX's design and diversity policies. The policies in the East Lake Toho Element and the South Lake Toho Element shall apply to lands with an approved Concept Plan by Osceola County to facilitate the transition of lands within the Joint Planning Area (JPA) into the City. *(2) Designation Criteria ~~Restrictions~~* Requests for designation to the MIX Future Land Use shall be required to: a. Demonstrate the use of universally accepted Smart Growth planning practices; b. Application of Sustainable Development principles; and c. Ensure neighborhoods support the City's strategic goal of achieving a 1:1 jobs to housing ratio by providing reasonable jobs/housing balance, and housing opportunities that are conducive to attracting businesses and industries and associated supportive uses into the City. *(3) Density and Intensity Standards* Density and intensities are calculated using the total acreage of the Area Type as shown in the table below, unless otherwise stated. These density and intensity allowances may be modified for a Mixed-Use designation through the approval of a Concept Plan or other approved development process, as long as the densities and intensities continue to meet or exceed the minimum standard as established herein.	**Development Subject to Approved Plans, Policy F.1.3.8: Ensure consistency of Mixed-Use Development with Approved Plans, Policy F.1.3.9: Provide Guidelines for Consistency of Alternate Plans.** • **Change is necessary as the City is adopting the County Mixed-Use policies.**

Area Type	Minimum Residential Standards	Maximum Residential Standards	Minimum Non-Residential Standards	Maximum Non-Residential Standards
Neighborhoods	▪ Density: five (5) du/acre. ▪ Residential use: 65% of Area. ▪ Must provide a mix of housing types.	▪ Density: twenty-five (25) du/acre. ▪ Residential use: 80% of Area.	▪ One (1) community amenity. ▪ Neighborhood-serving commercial is highly encouraged.	▪ One (1) Accessory Commercial Unit (ACU) per parcel.*
	Development Thresholds & Related Standards: ▪ At least 50% of units must be within ½ mile accessible walking distance of Neighborhood Center. ▪ ACUs not to contribute to neighborhood-serving commercial. ▪ Total land area of the neighborhood project may not exceed one hundred-sixty (160) acres. ▪ Recreation/Open Space: 20% of Area. ▪ Public/Civic/Park: 5% of Area. ▪ * Actual allowed maximum may be lower depending on the neighborhood type.			
Neighborhood Center	▪ Density: eighteen (18) du/acre.	▪ Density: twenty-five (25) du/acre.		▪ 75% of Area as non-residential.
	Development Thresholds & Related Standards: ▪ Minimum one (1) mile separation from same Area Type. ▪ One per Neighborhood, except when exceeding 1 mile separation criteria. ▪ Along Framework Streets. ▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths. ▪ Any residential must be above ground floor. ▪ Total Area may not exceed five (5) acres. ▪ Recreation/Open Space: 15% of Area. ▪ Public/Civic/Park: 25% of Area. ▪ Maximum non-residential 0.35 FAR calculated by parcel.			
Community Center	▪ Density: eighteen (18) du/acre. ▪ Residential use: 10% of Area.	▪ Density: twenty-five (25) du/acre.	▪ Commercial: 40% of Area.	▪ Commercial: 75% of Area.
	Development Thresholds & Related Standards: ▪ Minimum 1.5-mile separation from same Area type. ▪ Residential development is required as part of a Community Center. ▪ Residential must be above ground floor. ▪ Recreation/Open Space: 15% of Area. ▪ Public/Civic/Park: 10% of Area. ▪ Total Area minimum of four (4) acres. ▪ Along Framework Streets. ▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths. ▪ Maximum non-residential 1.00 FAR calculated by parcel.			
Urban Center	▪ Density: eighteen (18) du/acre. ▪ Residential use: 15% of Area.	▪ Density: forty (40) du/acre.	▪ Commercial: 55% of Area.	▪ Commercial: 75% of Area.
	Development Thresholds & Related Standards: ▪ Minimum 5-mile separation from same Area type. ▪ Residential development is required as part of an Urban Center. ▪ Residential must be above ground floor. ▪ Recreation/Open Space: 10% of Area. ▪ Public/Civic/Park: 10% of Area. ▪ Total Area minimum of twenty (20) acres. ▪ Adjacent to two 4-lane or arterials or higher-level streets. ▪ Maximum non-residential 2.50 FAR calculated by parcel.			
Employment Center	▪ Density: eighteen (18) du/acre. ▪ Residential use: 10% of Area.	▪ Density: forty (40) du/acre.	▪ Commercial, Office, or Industrial: 65% of Area.	▪ Commercial, Office, or Industrial: 80% of Area.
	Development Thresholds & Related Standards: ▪ Residential development is ancillary to employment uses. ▪ Residential development must be above ground floor. ▪ Recreation/Open Space: 10% of Area. ▪ Public/Civic/Park: 10% of Area. ▪ Total Area minimum of 20 acres. ▪ Along Framework Streets. ▪ Maximum non-residential 2.50 FAR calculated by parcel.			

(4) Ensure consistency of Mixed-Use Development with Approved Plans

Development proposals within Mixed-Use designations must be consistent with the adopted Conceptual Master Plan. Any development proposal shall demonstrate its alignment with the development program and desired densities and urban form outlined in these adopted plans.

1) Lands within Mixed-Use designations that have an approved

Concept Plan by Osceola County at the time of annexation shall be developed according to that plan.

2) Major changes to an approved County's Concept Plan require an amendment to the Concept Plan for City Council's consideration. These amended Concept Plans must be consistent with the adopted Conceptual Master Plan and Future Land Use Mixed-Use policies. Major changes consist of modifications that:

a. Alter the development's intent and character;

b. Land use pattern;

c. Decrease approved densities or intensities;

d. Change the location or dimensions of major streets or wildlife corridors; or

e. Add/remove land from the Plan boundary.

3) The Land Development Code shall include regulations to ensure consistency of development proposals within Mixed-Use designations with the adopted Conceptual Master Plans.

4) Minor changes to an adopted County's Concept Plan shall require approval through an Administrative Amendment process.

5) An Administrative Amendment is a staff evaluation of a concept plan change that does not require a formal multidisciplinary review by the Development Review Committee. An applicant seeking an Administrative Amendment shall file a completed application and updated Concept Plan for review. Staff shall review the application and make the following determination:

a. That the requested changes do not constitute a major change, and;

b. The requested changes are not contrary to the stated purpose and intent described in this Policy.

Requests for Administrative Amendment consistent with the provisions of this Plan shall be reviewed by staff and approved by the Development Services Director, or his/her designee.

~~**Policy F.1.2.13: JPA Mixed-Use (JPA-MU).**~~
~~*(1) Purpose and Intent*~~
~~The JPA Mixed-Use (JPA-MU) Future Land Use designation provides substantial consistency with the purpose and intent County's Mixed-Use designation to facilitate the annexation of lands within the Joint Planning Area (JPA).~~
~~The district is intended to promote a balanced mix of activities – residence, shops, schools, workplace, parks, etc. It allows residential uses with densities ranging from five dwelling units per acre up to 25 dwelling units per acre. It also allows for non-residential uses with intensities up to 2.5 FAR. These density and~~

~~intensity standards may be modified for a Mixed-Use District through the approval of a Conceptual Master Plan or other approved development process, as long as the densities and intensities continue to meet or exceed the minimum standard as established herein.~~

~~The development opportunities afforded by the JPA Mixed-Use category's wide range of densities and intensities are a part of an integrated development strategy and cannot be severed from the category's design and diversity policies.~~

~~*(2) Designation Restrictions*~~

~~Designation of the JPA Mixed-Use district shall be limited to annexed JPA lands with an Osceola County Future Land Use designation of Mixed-Use and is being annexed into the City. Lands within the JPA with this designation that have an approved Conceptual Master Plan shall develop in accordance with the approved plan. Any significant changes to an approved Conceptual Master Plan will require approval of an amended or alternate plan by the City consistent with the policies herein and applicable regulations within the Land Development Code.~~

~~Mixed-Use designated lands within the JPA with no approved Master Concept Plan at time of annexation may transition to the City's Unified Development District but may also be annexed with the JPA Mixed-Use Future Land Use designation.~~

~~*(3) Density and* Intensity *Standards*~~

~~Density and Intensity standards in the JPA Mixed-Use district are based on a hierarchical framework of **Neighborhoods and Centers** (Neighborhood, Community, Urban, and Employment) with varying residential densities and commercial intensities, where neighborhoods form the basic building block of development. Density and intensities are calculated using the total acreage of the given Area unless otherwise stated.~~

Area Type	Minimum Residential Standards	Maximum Residential Standards	Minimum Non-Residential Standards	Maximum Non-Residential Standards
Neighborhoods	• Five (5) du/acre. • 65% of Area. • Must provide a mix of housing types.	• 25 du/acre. • 75% of Area.	• Recreation/Open Space: 20%. • Public/Civic/Park: 5%.	• 35% non-residential. • 10% neighborhood-serving commercial. • 0.35 FAR calculated by parcel.
	Development Thresholds & Related Standards: • At least 50% of units must be within ½ mile accessible walking distance of Neighborhood Center. • ACUs not to contribute to non-residential totals.			
Neighborhood Center	• Any residential must be above ground floor.	• Five (5) du/acre.	• Recreation/Open Space: 20%. • Neighborhood commercial is highly encouraged.	• 0.35 FAR.
	Development Thresholds & Related Standards: • One per Neighborhood unless ½ mile criteria met by existing Neighborhood Center. • One per 2,000 residential permits in Neighborhood Areas. • Minimum one (1) mile separation from same Area type. • Area may not exceed five acres.			
Community Center	• Five (5) du/acre.	• 12 du/acre.	• Commercial: 40%. • Recreation/Open Space: 15%	• 1.00 FAR.
	Development Thresholds & Related Standards: • One per 8,000 residential permits. • Minimum of four (4) acres. • Minimum 1.5 mile separation from same Area type.			
Urban Center	• Any residential must be above ground floor.	• 25 du/acre.	• Commercial: 55%. • Recreation/Open Space: 10%.	• 2.50 FAR.
	Development Thresholds & Related Standards: • One per 11,000 residential permits in Neighborhood Areas. • Urban Centers must be at least 20 acres.			
Employment Center	• 10% of Area.	• 25 du/acre.	• Commercial, Office, or Industrial: 65%. • Recreation/Open Space: 10%.	• 2.50 FAR.
	Development Thresholds & Related Standards: • Employment Centers must be at least 20 acres. • Strategic Target Industry Sectors.			

~~The JPA Mixed-Use designation follows an integrated development strategy and the designation's wide range of densities and intensities cannot be separated from the designation's design and variety~~

~~policies and as specifically regulated by the Land Development Code and the development's Conceptual Master Plan.~~ ~~Objective F.1.3: Implementation of the JPA Mixed-Use Designation.~~ ~~The policies of this Objective document the City's approach to implementing the general intent and purpose of the County's Mixed-Use Designation when annexing lands within the Joint Planning Area (JPA).~~ ~~Policy F.1.3.1: Overall JPA Mixed-Use Design Characteristics.~~ ~~To provide an orderly framework for public and private development decisions, development activity within JPA Mixed Use districts shall support and further the following design characteristics and specific standards for each of these five area types as established in the following policies.~~ ~~1) Neighborhoods form the basic building block for development, characterized by a mix of residential housing types distributed on a well-connected street system where the majority of housing is within a reasonable walking distance (defined as ½ mile) of a neighborhood center.~~ ~~2) Centers provide a public/civic focal point to neighborhoods through a combination of appropriately scaled retail/office uses and schools, parks, and community centers to include places of worship. Center Types shall be designed, planned, and developed to demonstrate sound planning and urban design principles for smart, compact, sustainable development consistent with the policies in this Comprehensive Plan and as specified in the Land Development Code.~~ ~~3) Within Neighborhoods, a range of housing types and neighborhood serving commercial uses are accommodated to support a broad range of family sizes and incomes. No lot shall be restricted to only detached single-family housing.~~ ~~4) The street pattern is a network of interconnected streets that supports the needs of all users, including pedestrians, bicyclists and motor vehicles, offers multiple routes to a destination, and reduces reliance on arterial roadways. Road design should be guided by local road standards and relevant sections of the Florida Greenbook including Chapter 19 – Traditional Neighborhood Development. Lane widths shall be the narrowest permitted and an engineering justification shall be required for lanes wider than the minimum. A design speed shall be established for new and existing roadways with the application of traffic calming and other speed management strategies.~~ ~~5) Recreation/Open Space Requirements: Open space shall be properly designed and located and shall function as an amenity to the residents and users of the development as specifically regulated by the Land Development Code.~~ ~~6) Minor and Major Amenity Requirements are required as specifically regulated by the Land Development Code.~~	

~~7) The primary design priority is the creation of a safe, comfortable, and attractive pedestrian environment that emphasizes accessibility; vehicle mobility is secondary.~~ ~~8) A pedestrian environment is formed through provision of sidewalks, street trees, tight intersections, safe and frequent crosswalks, pedestrian scale blocks, an integrated mixture of uses, and on- street parking capable of providing a distinct separation between pedestrians and traffic; an inviting public space is created by streets, sidewalks and buildings, which are arranged in such a way that they are unbroken by surface parking lots; a safe and attractive setting is created with adequate lighting, street art, pedestrian amenities (such as benches and trash cans), and signage which has a pedestrian orientation.~~ ~~9) Neighborhoods and Centers are designed with pedestrian scale blocks having standard dimensions capable of accommodating diverse types of uses and enable the site to evolve to other uses and scales over time.~~ ~~10) Stormwater is managed to protect water quality, consistent with standards in the City's LDC Stormwater Management Requirements.~~ ~~11) Requests to reduce the minimum commercial requirements require a market/retail feasibility study justifying the proposed reduction in commercial and documenting why the required commercial is not feasible.~~ ~~12) Development within the JPA Mixed-Use district shall be consistent with the water use and water conservation requirements of the Potable Water Element and their supporting policies as necessary to achieve and maintain the City's adopted level-of-service standards. The City shall not approve a Site Development Plan within a JPA Mixed-Use designation unless the water supplier and the wastewater service provider each demonstrates that it has adequate permitting water source(s) and capacity at all necessary facilities to provide service to the development consistent with the City's adopted level-of-service standards, and certifies that adequate water sources and infrastructure shall be available no later than the date of issuance of building permit.~~ ~~The standards and criteria governing a development's Neighborhoods and Center Types shall be outlined in a Conceptual Master Plan or other approved development process and implemented through the City's Land Development Code. These standards shall apply to lands within the JPA, unless there is in place an approved Conceptual Master Plan or other approved development process by Osceola County at time of annexation.~~ ~~Policy F.1.3.7: JPA Mixed-Use Development Subject to Approved Plans.~~ ~~Lands within Mixed-Use designations that have an approved Master Concept Plan shall develop in accordance with the approved plan. Any significant changes to an approved Master Concept Plan will~~	

~~require approval of an amended or alternate plan by the City consistent with the Unified Development District policies herein and specific applicable regulations within the Land Development Code.~~ ~~Development within a JPA Mixed-Use designations where there is not an approved Master Concept Plan by Osceola County shall not exceed the development provisions on this Comprehensive Plan (or, if a range is provided, shall fall above the minimum and below the maximum thresholds) as provided therein, consistent with the Mixed-Use designation polices and specific applicable regulations under the Land Development Code.~~ ~~Development proposals shall require an approved Conceptual Master Plan by Osceola County if lands are not incorporated and within the JPA, or approval of a Neighborhood Master Plan process, Site Plan, or other approved development process for lands within the City's boundary.~~ ~~Policy F.1.3.8: Ensure consistency of Mixed-Use Development with Approved Plans~~ ~~Development proposals within Mixed-Use designations must be consistent with the approved Conceptual Master Plan adopted by Osceola County or the City's approved Neighborhood Master Plan. Any development proposal shall demonstrate its alignment with the development program and desired urban form outlined in these approved plans.~~ ~~a) Lands within Mixed-Use designations that have an approved Master Concept Plan by Osceola County at the time of annexation must be developed according to that plan.~~ ~~b) Minor changes to an approved Master Concept Plan or Neighborhood Master Plan that do not significantly alter it require an Amended Plan.~~ ~~c) Major changes that alter the development's intent and character, land use pattern, increase densities or intensities, the location or dimensions of major streets or wildlife corridors, or add/remove lands, will need approval of an Alternate Plan by the City. These Alternate Plans must follow the Urban Mixed-Use Neighborhood Development policies and specific regulations within the Land Development Code.~~ ~~Policy F.1.3.9: Provide Guidelines for Consistency of Alternate Plans~~ ~~To ensure alignment with the established goals and policies of relevant land use designations when significant changes are proposed to an approved Master Concept Plan or Neighborhood Master Plan. This process aims to uphold transparency, accountability, and adherence to city planning standards, thereby promoting sustainable and well- coordinated urban development.~~	

~~a) If a proposal significantly deviates from the approved plan, an Alternate Conceptual Master Plan or Alternate Neighborhood Master Plan must be submitted for City Council's consideration. This Alternate Plan must provide the structural and functional context for the proposed development and support the policies of the relevant land use designation.~~ ~~b) Approval of the proposed development depends on the City Council's adoption of the Alternate Plan. The Alternate Plan must include a new development program, an urban structure supportive of Mixed-Use goals and policies, a demand analysis for necessary public facility improvements, required changes to the Capital Improvement Element, and address environmental resource issues to further the plan's environmental considerations.~~ ~~c) An Alternate Plan shall be prepared in accordance with specified guidelines, including but not limited to:~~ ~~1) Articulate a new development program.~~ ~~2) Illustrate the proposed urban structure, including an urban roadway network that supports the Comprehensive Plan goals and policies.~~ ~~3) Provide a demand analysis for additional public facility improvements necessary to maintain an acceptable level of service and mitigate impacts on surrounding areas.~~ ~~4) A Market Study in accordance with the guidelines in Policy F.2.1.1 of this Plan.~~ ~~5) Identify any changes required to the Capital Improvement Element (CIE).~~ ~~6) Address environmental resource issues identified in the Master Conceptual Plan or Neighborhood Master Plan, aligning with environmental considerations of the original Master Conceptual Plan or Neighborhood Master Plan.~~	
Policy F.1.~~3~~2.1~~1~~2: JPA Low Density Residential (JPA-LDR). *(1) Purpose and Intent* This Future Land Use district ~~provides~~ ensures substantial consistency with the purpose and intent of the County's Low Density Residential designation, ~~to~~ facilitating the ~~annexation~~ transition of annexed lands within the Joint Planning Area (JPA) from the County into the City. *(2) Designation Criteria ~~Restrictions~~* The designation of this ~~district~~ Future Land Use shall be limited to ~~annexed JPA~~ lands with prior approvals from Osceola County, or ~~with an~~ Osceola County Future Land Use designation of Low Density Residential at the time of annexation into the City. *(3) Density and Intensity Standards*	• **Revised language for clarity on the intent of the policy.** • **Change is necessary as the City is adopting the County LDR policies to preserve entitlements after annexation.** • **Numbering change.**

Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1)(2)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[(2)]
3.00	8.00	0.00	0.35

1) Actual allowed maximum may be lower depending on the zoning district of the property.
2) Does not preclude an Accessory ~~Commercial and~~ Dwelling Units.
3) Commercial development allowed only when ~~developed as~~ part of a master planned neighborhood.

(4) Compatible Uses

Residential single-family attached and detached units; public and private schools grades K- 12; public utilities; home occupations; recreational activities such as park space; accessory uses associated with the primary use including Accessory Dwelling Units ~~and Accessory Commercial Units when meeting criteria specified in the Land Development Code~~.

Policy F.1.~~3~~2.1~~2~~3: JPA Medium Density and Intensity (JPA-MDI).

(1) Purpose and Intent

This Future Land Use district is intended for a mixture of residential and non-residential development that supports commercial areas and transit, and provides a transition to higher intensities and densities, or transportation corridors.
This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Medium Density and Intensity (MDI) designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.
~~This district The JPA-MDI designation provides substantial consistency with the purpose and intent County's Medium Density and Intensity designation to facilitate the annexation transition of lands within the Joint Planning Area (JPA) into the City.~~

(2) Designation Criteria ~~Restrictions~~

The designation of ~~lands to~~ this Future Land Use ~~district~~ shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation ~~annexed JPA lands with an existing Osceola County~~ of Medium Density and Intensity ~~designation or as requested and approved in concurrent~~ at the time of annexation into the City ~~and Future Land Use designation applications~~.

(3) Density and Intensity Standards

- **Revised language for clarity on the intent of the policy.**
- **Change is necessary as the City is adopting the County MDI policies to preserve entitlements after annexation.**
- **Numbering change**

Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1)(2)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[(2)]
≥8.00	18.00	0.00	1.00

1) Actual allowed maximum may be lower depending on the zoning district of the property.
2) Does not preclude an Accessory Commercial-and Dwelling Units.

(*4) Compatible Uses*

Residential uses, offices and professional services, ancillary commercial uses, support uses including schools, parks, and places of worship.

(5) Development Design Standards

Development shall provide a transition between higher intensity areas and lower density residential areas: support and enhance access to transit services, where available; and prioritize pedestrian and bicycle connectivity.

Policy F.1.3.14: JPA Infill Centers.

(1) Purpose and Intent

The JPA Infill Centers designation promotes the creation of integrated urban environments that encourage walkability and transit use through compact development and design standards. Centers shall include varying scales of intensity and density identified herein.
This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Urban Infill Centers designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.
JPA Urban Infill Centers, except Neighborhood Centers, shall be comprised of core and perimeter areas. Core areas shall contain the highest intensity of development and generally concentrate most of the non-residential uses. Perimeter areas shall provide a transition between the intensity of the core and less intense surroundings and generally contain more residential uses than the core

(2) Designation Criteria

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Urban Infill Centers at the time of annexation into the City.

(3) Density and Intensity Standards

- **New policy #**
- **Change is necessary as the City is adopting the County Infill Centers policies. Refer to Policy F.1.3.14: JPA Infill Centers.**

Infill Center Type	Minimum Residential Standards	Maximum Residential Standards	Minimum Non-Residential Standards	Maximum Non-Residential Standards
JPA-Neighborhood Center (JPA-NC)	▪→Density: eight (8) du/acre.	▪→Density: eighteen (18) du/acre.	▪→5,000 square feet of neighborhood-serving commercial.	▪→30,000 square feet of neighborhood-serving commercial.
	Development Thresholds & Related Standards: ¶ ▪→Minimum one-half (½) mile separation from any approved Neighborhood Center.¶ ▪→Along Framework Streets.¶ ▪→Connected to adjoining residential neighborhoods by sidewalks and bike paths.¶ ▪→Any residential must be above ground floor.¶ ▪→Total Area may not exceed ten (10) acres.¶ ▪→Recreation/Open Space: 15% of Area.¶ ▪→Maximum non-residential 0.25 FAR calculated by parcel.¶ ▪→Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.			

Infill Center Type	Area	Minimum Residential Standards	Maximum Residential Standards	Minimum Non-Residential Standards	Maximum Non-Residential Standards
JPA-Community Center (JPA-CC)	▪→Core	▪→Density: eighteen (18) du/acre.	▪→Density: forty (40) du/acre.	▪→Total Area of ten (10) acres.¶ ▪→40,000 square feet of non-residential use.¶ ▪→Height: two (2) stories.	▪→Total Area of seventy (70) acres.*¶ ▪→300,000 square feet of non-residential use.¶ ▪→Height: five (5) stories.¶ ▪→0.5 FAR
	▪→Perimeter	▪→Density: eighteen (18) du/acre.	▪→Density: forty (40) du/acre.	-	▪→Height: three (3) stories.¶ ▪→0.35 FAR
	Development Thresholds & Related Standards: ¶ ▪→Minimum 4-miles separation from any existing or approved Community Center.¶ ▪→Along two collector, arterial, or premium transit corridors.¶ ▪→Generally, extend one-half (½) mile outside of the Center Core.¶ ▪→Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.¶ ¶ *Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).				
JPA-Urban Center (JPA-UC)	▪→Core	▪→Density: thirty (30) du/acre.		▪→Total Area of seventy (70) acres.*¶ ▪→300,000 square feet of non-residential use.¶ ▪→Height: two (2) stories.	▪→1.0 FAR
	▪→Perimeter	▪→Density: eighteen (18) du/acre.	▪→Density: forty (40) du/acre.	▪→Height: two (2) stories.¶	▪→Height: five (5) stories.¶ ▪→0.5 FAR
	Development Thresholds & Related Standards: ¶ ▪→Minimum 10-mile separation from any existing or approved Urban Center.¶ ▪→Adjacent to two collectors, arterials, or premium transit corridors.¶ ▪→Generally, extend one (1) mile outside of the Center Core.¶ ▪→Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.¶ ¶ *Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).				

JPA Employment Center (JPA-EC)	▪→Core	▪→Density: thirty (30) du/acre.		▪→Total Area of seventy (70) acres.* ▪→300,000 square feet of non-residential use. ▪→Height: two (2) stories.	▪→1.0 FAR
	▪→Perimeter	▪→Density: eighteen (18) du/acre.	▪→Density: forty (40) du/acre.	▪→Height: two (2) stories.	▪→Height: five (5) stories. ▪→0.5 FAR
	Development Thresholds & Related Standards: ▪→Residential development is ancillary to employment uses. ▪→Residential development must be above ground floor. ▪→Minimum 10-mile separation from any existing or approved Employment Center. ▪→Generally, extend one (1) mile outside of the Center Core. ▪→Adjacent to two collector, arterial, or premium transit corridors. ▪→Except for on-street parking, vehicular parking shall be provided to the rear or side of the property. *Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).				

(4) Compatible Uses

The City will develop Land Development Code regulations to define specific uses, development criteria, and compatibility standards for JPA Infill Centers.

(5) Development Restrictions

JPA Infill Centers, except Neighborhood Centers, shall be comprised of core and perimeter areas. The hierarchy and mix of uses within the JPA Infill Centers, as well as compatibility with neighboring uses, shall be implemented through the zoning process. The Core and Perimeter shall be specifically identified through a zoning designation identified in the Land Development Code for each JPA Infill Center type.

~~**Objective F.1.3: Implementation of the JPA Mixed-Use Designation.**~~ ~~The policies of this Objective document the City's approach to implementing the general intent and purpose of the County's Mixed-Use Designation when annexing lands within the Joint Planning Area (JPA).~~	**REMOVED**
~~**Policy F.1.3.1: Overall JPA Mixed-Use Design Characteristics.**~~ ~~To provide an orderly framework for public and private development decisions, development activity within JPA-Mixed Use districts shall support and further the following design characteristics and specific standards for each of these five area types as established in the following policies.~~ 1. ~~**Neighborhoods** form the basic building block for development, characterized by a mix of residential housing types distributed on a well-connected street system where the majority of housing is within a reasonable walking distance (defined as ½ mile) of a neighborhood center.~~ 2. ~~**Centers** provide a public/civic focal point to neighborhoods through a combination of appropriately scaled retail/office uses and schools, parks, and~~	**REMOVED**

~~community centers to include places of worship. Center Types shall be designed, planned, and developed to demonstrate sound planning and urban design principles for smart, compact, sustainable development consistent with the policies in this Comprehensive Plan and as specified in the Land Development Code.~~ 3. **~~Within Neighborhoods,~~** ~~a range of housing types and neighborhood serving commercial uses are accommodated to support a broad range of family sizes and incomes. No lot shall be restricted to only detached single-family housing.~~ 4. ~~The~~ **~~street pattern~~** ~~is a network of interconnected streets that supports the needs of all users, including pedestrians, bicyclists and motor vehicles, offers multiple routes to a destination, and reduces reliance on arterial roadways. Road design should be guided by local road standards and relevant sections of the Florida Greenbook including Chapter 19 – Traditional Neighborhood Development. Lane widths shall be the narrowest permitted and an engineering justification shall be required for lanes wider than the minimum. A design speed shall be established for new and existing roadways with the application of traffic calming and other speed management strategies.~~ 5. **~~Recreation/Open Space Requirements~~**~~: Open space shall be properly designed and located and shall function as an amenity to the residents and users of the development as specifically regulated by the Land Development Code.~~ 6. **~~Minor and Major Amenity Requirements~~** ~~are required as specifically regulated by the Land Development Code.~~ 7. ~~The primary design priority is the creation of a~~ **~~safe, comfortable, and attractive pedestrian environment~~** ~~that emphasizes accessibility; vehicle mobility is secondary.~~ 8. ~~A~~ **~~pedestrian environment~~** ~~is formed through provision of sidewalks, street trees, tight intersections, safe and frequent crosswalks, pedestrian scale blocks, an integrated mixture of uses, and on-street parking capable of providing a distinct separation between pedestrians and traffic; an inviting public space is created by streets, sidewalks and buildings, which are arranged in such a way that they are unbroken by surface parking lots; a safe and attractive setting is created with adequate lighting, street art, pedestrian amenities (such as benches and trash cans), and signage which has a pedestrian orientation.~~ 9. ~~Neighborhoods and Centers are designed with~~ **~~pedestrian scale blocks~~** ~~having standard dimensions capable of accommodating diverse types of uses and~~	

enable the site to evolve to other uses and scales over time. 10. **Stormwater is managed to protect water quality**, consistent with standards in the City's LDC Stormwater Management Requirements. 11. **Requests to reduce the minimum commercial requirements require a market/retail feasibility study** justifying the proposed reduction in commercial and documenting why the required commercial is not feasible. 12. Development within the JPA Mixed-Use district shall be consistent with the water use and **water conservation requirements** of the Potable Water Element and their supporting policies as necessary to achieve and maintain the City's adopted level-of-service standards. The City shall not approve a Site Development Plan within a JPA Mixed-Use designation unless the water supplier and the wastewater service provider each demonstrates that it has adequate permitting water source(s) and capacity at all necessary facilities to provide service to the development consistent with the City's adopted level-of-service standards, and certifies that adequate water sources and infrastructure shall be available no later than the date of issuance of building permit. The standards and criteria governing a development's Neighborhoods and Center Types shall be outlined in a Conceptual Master Plan or other approved development process and implemented through the City's Land Development Code. These standards shall apply to lands within the JPA, unless there is in place an approved Conceptual Master Plan or other approved development process by Osceola County at time of annexation.	
Policy F.1.3.2: Neighborhoods (JPA Mixed-Use Area Type). Neighborhoods shall form the basic building block for development within the JPA Mixed-Use Area. The following standards shall apply to neighborhood development: 1. A minimum of 80% of the neighborhood area shall be dedicated to residential uses. 2. A minimum of 5% of the neighborhood area shall be dedicated to public, park, or civic uses. 3. Neighborhoods shall include a range of housing types to support a broad range of family sizes and incomes. These regulations do not restrict any lot to only detached single-family housing. 4. The majority (50%) of housing shall be within a half-mile walking distance of a Neighborhood Center. 5. The street pattern shall be a network of interconnected streets that supports multiple routes to destinations through multiple modes. Neighborhoods shall prioritize a safe, comfortable, and attractive pedestrian environment, incorporating elements such as sidewalks, street trees, and on-street parking to enhance the pedestrian	**REMOVED**

~~experience. They shall be designed to integrate with Neighborhood Centers and other Center types as appropriate, with clear pedestrian and bicycle connections provided between residential areas and nearby centers.~~	
~~Policy F.1.3.3: Neighborhood Center (JPA Mixed-Use Area Type).~~ ~~Neighborhood Centers shall be permitted to provide a focal point to a neighborhood and consist of the minimum level of amenities and services, as specifically regulated by the Land Development Code. The following standards shall apply to Neighborhood Center development:~~ ~~1. Permitted uses shall be similar to neighborhood-serving convenience retail and personal, business, professional, and public services that are compatible with the size, scale, and intensity of the neighborhood setting and as specifically defined in the Land Development Code.~~ ~~2. Floor Area Ratio (FAR) may not exceed 0.35.~~ ~~3. Total land area of the neighborhood commercial site may not exceed five (5) acres.~~ ~~4. Shall be permitted only when adjacent to two collector or other roadway designs with the equivalent roadway network capacity.~~ ~~5. Shall be linked to adjoining residential neighborhoods by sidewalks and protected or separated bike paths.~~ ~~6. Residential uses may be permitted above the ground floor up to a density of 5 dwelling units per acre.~~ ~~7. Shall not be located within a one (1) mile radius of any approved or existing Neighborhood Center.~~ ~~Neighborhood Centers shall be designed to integrate seamlessly with surrounding residential areas, providing convenient access to daily needs and services. The Land Development Code shall define specific uses, development criteria, and compatibility standards for Neighborhood Centers.~~	**REMOVED**
~~Policy F.1.3.4: Community Center (JPA Mixed-Use Area Type).~~ ~~Urban Centers are primarily intended for urban-scale commercial, office, or employment center activity. Urban Centers provide for large developments that are more intense than those allowed within Community Centers, in addition to allowing uses similar to those permitted in Neighborhood and Community Centers. The following standards shall apply to Urban Center development:~~ ~~1. Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 2.5.~~ ~~2. Total land area of the Urban Center site shall include a minimum of 20 acres and be developed as a coherent unit that does not contribute to strip development along Framework Roadways.~~	**REMOVED**

3. ~~New Urban Centers shall not be located within a 4-mile radius of any other existing or approved Urban Center.~~ 4. ~~Urban Centers shall be located with access to roadway designs with demonstrated roadway network capacity and reducing the impact to roadways by providing multimodal improvements, transportation demand management strategies, and network connectivity that reduce the overall vehicular impact on roadways.~~ 5. ~~Residential development is required as part of an Urban Center.~~ 6. ~~A retail strategy shall be prepared that includes an analysis of the primary and secondary trade area, mix of uses, and relationship to neighboring centers.~~ ~~Urban Centers shall be designed to create vibrant, mixed-use environments that serve as focal points for commercial, office, and residential activities. They shall incorporate a range of uses and amenities that support a diverse and dynamic urban experience, while ensuring compatibility with surrounding areas and the broader urban framework of the JPA Mixed- Use Area.~~	
~~Policy F.1.3.5: Urban Center (JPA Mixed-Use Area Type).~~ ~~Urban Centers are primarily intended for urban-scale commercial, office or employment center activity. More specifically, Urban Centers provide for large developments that are more intense than that allowed within Community Centers in addition to allowing uses similar to that permitted in Neighborhood and Community Centers.~~ 1. ~~Development intensity shall be limited to a maximum Floor Area Ratio (FAR) of 2.5.~~ 2. ~~Total land area of the Urban Center site shall include a minimum of 20 acres and be developed as a coherent unit that does not contribute to strip development along Framework Roadways.~~ 3. ~~New Urban Centers shall not be located within a 4-mile radius of any other existing or approved Urban Center.~~ 4. ~~Urban Centers shall be located with access to roadway designs with demonstrated roadway network capacity and reducing the impact to roadways by providing multimodal improvements, transportation demand management strategies, and network connectivity that reduce the overall vehicular impact on roadways.~~ 5. ~~Residential development is required as part of an Urban Center.~~ 6. ~~A retail strategy shall be prepared that includes an analysis of the primary and secondary trade area, mix of uses, and relationship to neighboring centers.~~	**REMOVED**
~~Policy F.1.3.6: Employment Center (JPA Mixed-Use Area Type).~~	**REMOVED**

~~Employment Centers are intended to provide intense workplaces for the City's residents and to provide economic benefits in terms of high-wage jobs and increased tax base. Industries and businesses targeted by the City are the preferred types of uses and may include research firms, national headquarters, medical offices, hospitals, light industrial, and other professional offices. Desirable supportive uses may include ancillary retail intended to serve the needs of employees, live-work spaces, workforce housing and secondary educational facilities including colleges and universities.~~ 1. ~~Development intensity shall be limited to 2.5 F.A.R.~~ 2. ~~Residential uses that contribute to a balance of employment and housing that are compatible with the desirable uses within Employment Centers and may include live-work spaces and workforce housing.~~ 3. ~~Total land area of the Urban Center site shall include a minimum of 20 acres and be developed as a coherent unit that does not contribute to strip development along Framework Roadways.~~ 4. ~~Employment Centers shall be located with access to roadway designs with demonstrated roadway network capacity and reducing the impact to roadways by providing multimodal improvements, transportation demand management strategies, and network connectivity that reduce the overall vehicular impact on roadways.~~	
~~**Policy F.1.3.7: JPA Mixed-Use Development Subject to Approved Plans.**~~ ~~Lands within Mixed-Use designations that have an approved Master Concept Plan shall develop in accordance with the approved plan. Any significant changes to an approved Master Concept Plan will require approval of an amended or alternate plan by the City consistent with the Unified Development District policies herein and specific applicable regulations within the Land Development Code.~~ ~~Development within a JPA Mixed-Use designations where there is not an approved Master Concept Plan by Osceola County shall not exceed the development provisions on this Comprehensive Plan (or, if a range is provided, shall fall above the minimum and below the maximum thresholds) as provided therein, consistent with the Mixed-Use designation polices and specific applicable regulations under the Land Development Code.~~ ~~Development proposals shall require an approved Conceptual Master Plan by Osceola County if lands are not incorporated and within the JPA, or approval of a Neighborhood Master Plan process, Site Plan, or other approved development process for lands within the City's boundary.~~	**REMOVED** • **Refer to Policy F.1.3.11**
~~**Policy F.1.3.8: Ensure consistency of Mixed-Use Development with Approved Plans**~~ ~~Development proposals within Mixed-Use designations must be consistent with the approved Conceptual Master Plan adopted by~~	**REMOVED** • **Refer to Policy F.1.3.11**

~~Osceola County or the City's approved Neighborhood Master Plan. Any development proposal shall demonstrate its alignment with the development program and desired urban form outlined in these approved plans.~~ a. ~~Lands within Mixed-Use designations that have an approved Master Concept Plan by Osceola County at the time of annexation must be developed according to that plan.~~ b. ~~Minor changes to an approved Master Concept Plan or Neighborhood Master Plan that do not significantly alter it require an Amended Plan.~~ c. ~~Major changes that alter the development's intent and character, land use pattern, increase densities or intensities, the location or dimensions of major streets or wildlife corridors, or add/remove lands, will need approval of an Alternate Plan by the City. These Alternate Plans must follow the Urban Mixed-Use Neighborhood Development policies and specific regulations within the Land Development Code.~~	
~~Policy F.1.3.9: Provide Guidelines for Consistency of Alternate Plans~~ ~~To ensure alignment with the established goals and policies of relevant land use designations when significant changes are proposed to an approved Master Concept Plan or Neighborhood Master Plan. This process aims to uphold transparency, accountability, and adherence to city planning standards, thereby promoting sustainable and well- coordinated urban development.~~ a. ~~If a proposal significantly deviates from the approved plan, an Alternate Conceptual Master Plan or Alternate Neighborhood Master Plan must be submitted for City Council's consideration. This Alternate Plan must provide the structural and functional context for the proposed development and support the policies of the relevant land use designation.~~ b. ~~Approval of the proposed development depends on the City Council's adoption of the Alternate Plan. The Alternate Plan must include a new development program, an urban structure supportive of Mixed-Use goals and policies, a demand analysis for necessary public facility improvements, required changes to the Capital Improvement Element, and address environmental resource issues to further the plan's environmental considerations.~~ c. ~~An Alternate Plan shall be prepared in accordance with specified guidelines, including but not limited to:~~ 1) ~~Articulate a new development program.~~ 2) ~~Illustrate the proposed urban structure, including an urban roadway network that supports the Comprehensive Plan goals and policies.~~ 3) ~~Provide a demand analysis for additional public facility improvements necessary to maintain an acceptable level of service and mitigate impacts on surrounding areas.~~	**REMOVED** • **Refer to Policy F.1.3.11**

4) ~~A Market Study in accordance with the guidelines in Policy F.2.1.1 of this Plan.~~ 5) ~~Identify any changes required to the Capital Improvement Element (CIE).~~ 6) ~~Address environmental resource issues identified in the Master Conceptual Plan or Neighborhood Master Plan, aligning with environmental considerations of the original Master Conceptual Plan or Neighborhood Master Plan.~~	
~~Policy F.1.3.10: Water Supply and Central Services in JPA Mixed Use Districts.~~ ~~Within the JPA Mixed-Use District, development shall meet the following standards:~~ 1. ~~Development shall connect to central potable water systems as required by Potable Water Element in order to achieve and maintain the City's adopted potable water level-of-service standards.~~ 2. ~~Development shall connect to central sanitary sewer as required by Sanitary Sewer Element in order to achieve and maintain the City's adopted sanitary sewer level-of- service standard.~~ 3. ~~Agricultural uses may continue to operate on septic tanks and wells.~~ 4. ~~Development shall be consistent with the water use and water conservation requirements of the Potable Water Element as necessary to achieve and maintain the City's adopted level- of service standards.~~ 5. ~~In the event that an alternative water supply source is needed to provide adequate water supplies for development within the Mixed Use Districts, such alternative source shall be identified in the applicable Regional Water Supply Plan of the SFWMD and/or the SJRWMD, or from a list of water supply development projects proposed to the applicable district pursuant to Section 373.709(8)(b), Florida Statute.~~	**REMOVED**
<u>Policy F.1.3.15: Development Standards for JPA Infill Center Projects.</u> <u>The Land Development Code shall provide site and building design standards consistent with the following:</u> 1) <u>Active ground floor uses that are conducive to pedestrian activity along all primary roadway frontages; parking is not considered an active ground floor use;</u> 2) <u>Pedestrian-friendly urban design elements including appropriate site design, scale, massing, design, façade and roof articulation, and streetscape features that are supportive of pedestrian activity;</u> 3) <u>Streetscape features including wider sidewalks, on-street parking, traffic calming, appropriate lighting heights and</u>	• **NEW Policy #** • **General language on minimum design standards to be implemented through the Land Development Code.** • **Change is necessary as the City is adopting the County Infill Centers policies to preserve entitlements after annexation.**

intensity for location and function, landscaping, street furniture elements, and necessary transit improvements; 4) The project shall provide interconnectivity including vehicular, bicycle, and pedestrian connections to and from existing or potential public sidewalks and future developments on adjacent parcels. Cross-access agreements, new streets, and sidewalks shall facilitate travel between adjacent land uses and provide access to transit without requiring the use of mayor thoroughfares. Gated roadway access are prohibited in the JPA Infill Centers; 5) Parking, except for on-street parking, shall be provided to the rear or side of the property, minimizing potential conflicts with vehicular access. In order to create an inviting pedestrian environment and an attractive street, the orientation of new residential and non-residential buildings along streets or publicly accessible open spaces shall be toward the street; 6) Non-residential areas shall meet open space through a combination of highly accessible, well designed landscaped areas, including plazas, squares, and/or courtyards that are connected to the public sidewalk system. Open space in residential areas shall be located so that they are highly visible and easily accessed by all residents; and **7)** In order to achieve the required intensity of non-residential development over time, transitional development plans may be approved.	
Policy F.1.3.16: Separation Criteria for Proposed Centers. To ensure the viability of approved JPA Infill Centers, separation requirements between like centers must be maintained as required herein, unless a market study that supports a reduced separation distance can be provided for Neighborhood, Community, Urban and Employment Centers.	• **NEW Policy #.** • **Separation criteria to ensure viability of Centers.** • **Change is necessary as the City is adopting the County Infill Centers policies to preserve entitlements after annexation.**
Policy F.1.3.17: New JPA Infill Centers. Applications may be considered for parcels that exhibit the following characteristics: 1) Meets minimum separation criteria for the proposed Center type; and 2) Provide Master Plan indicating proposed Core and Perimeter as well as a Market Study to demonstrate the ability to meet minimum intensities and densities for proposed JPA Infill Center type.	• **NEW Policy #.** • **General requirements for creating a new Center.** • **Change is necessary as the City is adopting the County Infill Centers policies to preserve entitlements after annexation.**

Policy F.1.3.18: JPA Infill Centers Expansion. Applications may be considered for parcels that exhibit the following characteristics: 1) At least 25 percent of the parcel boundary is contiguous to an adopted Center; 2) The parcel is not disconnected or isolated from existing Center due to natural or manmade features; 3) Demonstrate that accessibility to the existing Center and surrounding transportation network is sufficient, as well as the potential for connectivity to surrounding development; 4) The parcel is of sufficient size to promote the desired type of development or redevelopment; 5) Compatibility with adjacent existing neighborhoods will be maximized; 6) The applicant is able to demonstrate that there will be adequate public facilities to support the proposed expansion. 7) Meets minimum separation criteria for the proposed Center type; and 8) Provide Master Plan indicating proposed Core and Perimeter as well as a Market Study to demonstrate the ability to meet minimum intensities and densities for proposed Center type expansion.	• **NEW Policy #** • **General requirements for expanding an existing Center.** • **Change is necessary as the City is adopting the County Infill Centers policies to preserve entitlements after annexation.**
Goal F.2: Encourage Smart Growth, Economic Development, and Sustainability Align land use, development patterns, and infrastructure ~~to make the best use of public and private investment~~ in a manner conducive to producing sustainable, orderly incremental growth and development within the City by focusing growth where it can provide the greatest social, environmental, and economic benefits~~.~~	• **Revised language.** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources in alignment with the City's strategic goals.**
Objective F.2.1: Ensure Sustainable Land Use to Support Economic Growth. The City shall ensure that growth and development opportunities are distributed ~~equitably~~ across all neighborhoods, providing ~~affordable~~ a variety of housing options~~,~~ and services ~~access to~~	• **Revised language.** • **Change is necessary to clarify the intent of the objective in alignment with the City's strategic goals.**

~~quality education, healthcare, and recreational amenities~~ for all residents. 1) Attract diverse economic opportunities by creating an environment that encourages ~~conducive to~~ innovation, entrepreneurship, and job creation. ~~Implement policies and zoning regulations that enhance the economic resilience and competitiveness of the community.~~ 2) Support the blending of different land uses in appropriate areas, promoting the development of vibrant, walkable neighborhoods. ~~Update the Land Development Code to support more non-residential development by streamlining development approvals for proposals within Target Sector Industries and increasing by-right approvals, rather than relying on traditional zoning regulations and the separation of uses~~. 3) The City shall support the adoption of policies and zoning regulations that enhance the economic resilience and competitiveness of the community.	
Policy F.2.1.1: Clarity in Land Development Code. ~~In order to minimize investment risk,~~ Ensure all regulations adopted as part of the Land Development Code to implement the policies in this Comprehensive Plan are clear to the general public ~~so certainty and assurance is provided to the development industry~~. This ~~shall~~ may include any information regarding application and review processes, development standards, fee payments, or similar requirements for the approval of a development order. ~~development expectations, incentives, or fees as a condition of the approval of development activity as regulated by the Land Development Code.~~ 1) Unless otherwise required by Florida Statutes, the City will develop review and administrative approval processes and development standards in the Land Development Code to simplify language, improve organization and streamline efficiency for the administrative review and approval of applications consistent with the Comprehensive Plan and applicable Statutory requirements. ~~Implement a comprehensive review and revision process for the Land Development Code to simplify language, improve organization, and ensure consistency in regulatory requirements and with the Comprehensive Plan.~~ 2) ~~Revise the Land Development Code to provide performance measures to allow for the provision of density increases in appropriate areas of the City.~~ 3) ~~Relevant development application forms and GIS data should be maintained publicly on the City website.~~	• **Revised general language for clarity on implementation through the Zoning and the Land Development Code.** • **Change necessary to provide clarity on the role of the Land Development Code to support the implementation of Future Land Use Polices.**

Policy F.2.1.2: Conservation Overlays. The City will utilize two Conservation Overlays in the Future Land Use Map Series to identify environmentally sensitive lands. The city shall include development standards within the Land Development Code to guide densities and intensities of compatible uses within the Conservation Overlays. *(1) Conservation Overlay* The Conservation Overlay identifies areas within the City of St. Cloud and the JPA that could provide significant environmental functions. The intent of the overlay is not to prevent all development within the overlay area, but to identify areas that require site specific assessments to determine whether the lands designated support wetlands that are potentially jurisdictional to the U.S. Army Corp of Engineers or the South Florida Water Management District. *(2) Dedicated Conservation Overlay* The Dedicated Conservation Overlay identifies areas within the City of St. Cloud where conservation easements have been dedicated to the City providing conservation and protection for environmental features or significant cultural resources. a. Limited development, ancillary to the conservation efforts, may be allowed within Dedicated Conservation areas. Allowable uses shall be recorded in the easement dedication to the City and may include such uses which are strictly passive in nature, such as, walking trails, observation points, open space, parking areas, boat launch/docks, and boardwalks; as well as limited public facilities to support these uses.	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.**
Policy F.2.1.~~3~~2: Density or Intensity Bonuses. The City should include regulations in the Land Development Code to guide the process of providing for density or intensity bonuses. The City may consider providing density or intensity bonuses ~~may allow density bonuses to provide for efficient utilization of land; to create affordable or workforce housing bonuses; to maintain and enhance the existing character of the City; to promote environmental conservation; to promote multimodal transportation options; and to implement other goals objectives and policies of this Plan as determined by the City Council. Density bonuses shall not exceed a twenty-five (25%) percent increase~~ to allow for: 1) Efficient utilization of land and infrastructure; 2) Creating accessible or workforce housing options; 3) Promoting environmental conservation; 4) Promoting multimodal transportation options; and 5) Implementing other goals, objectives and policies of this Plan.	• **Revised language.** • **Change is necessary to clarify the intent of the policy in alignment with the City's strategic goals.** • **Numbering change**

Policy F.2.1.~~3~~4: Promote Inclusive Zoning Districts. The City shall ~~amend, and/or create zoning districts that~~ revise the Land Development Code regulations to provide for a broader range of uses, densities and intensities, and allow for a greater diversity of housing types and small-scale neighborhood serving commercial uses supportive of orderly incremental growth within each zoning district. Specific regulations shall be implemented in the Land Development Code ~~within twenty-four (24) months~~ after adoption of the 2024 Comprehensive Plan update.	• **Revised general language for clarity on implementation through Zoning and the Land Development Code.** • **Change is necessary to provide clarity on code regulations to help implement the Future Land Use Polices.** • **Numbering change**
~~**Policy F.2.1.4: Fiscally Neutral Development.**~~ ~~To ensure fiscal responsibility to the residents, the City of St. Cloud shall require proposed development to be fiscally neutral when the development meets a certain threshold or requires an expansion of City services as specified in the Land Development Code. This means government spending to improve services shall have no net negative effect on the City's financial resources and budget. An example of a fiscally neutral development includes, but is not limited to, an analysis showing how the increased tax revenue as a result of the improved lands will equal or exceed the cost of providing new services to the development.~~	• **Removed at leadership direction.**
Policy F.2.1.5: Support the Conditions for Economic Development. The City shall support ~~conducive~~ conditions conducive to ~~for~~ increased economic development through practices ~~shall~~ that may include: 1) ~~Provision of~~ Promoting a safe ~~and secure~~ environment through active public spaces and people-centered design ~~for all areas of the City~~. 2) Providing and maintaining quality infrastructure including parks and multi-modal transportation systems. ~~Continued support of an excellent public education system~~. 3) Supporting sufficient residential density to attract Targeted Industries businesses and employers. ~~Provision and maintenance of quality infrastructure including parks and multi-modal transportation systems.~~ ~~4)~~ Encouraging the development and preservation of vibrant and attractive neighborhoods, corridors, and nodes. ~~Adequate enforcement of codes and regulations.~~ 5) ~~Sufficient residential density to attract businesses and employers~~. 6) ~~Vibrant and attractive neighborhoods, corridors, and nodes~~. .	• **Revised general language for clarity on implementation through Zoning and the Land Development Code.** • **Change is necessary to provide clarity on code regulations to help implement the Future Land Use Polices.**
Policy F.2.1.6: Encourage Economic Vitality Within the Central Business District.	• **Revised language.** • **Change is necessary to clarify the intent of the policy in alignment with**

~~Redevelopment~~ Development proposals shall complement the character of the Historic Preservation Overlay District and preserve distinctive elements of St. Cloud's architecture ~~historic and architecturally significant Main Street character of Downtown St. Cloud~~. This character shall be preserved and augmented to enhance the downtown experience consistent with the Historic Preservation Plan and design guidelines ~~providing for human scale development, creation of a sense of place, public art, connectivity of uses, transitions between uses, reduction of parking impacts, pedestrian priority, and provisions for open space that create a pedestrian friendly, mixed-use main street environment~~.	**the City's strategic goals and Historic Preservation Plan and design guidelines.**
Policy F.2.1.7: Provide for Interconnected Green Spaces. Interconnected networks of green spaces support economic development through sustainable land use. These green space networks integrate parks, natural features, community gardens, and recreational areas, ensuring accessibility for all residents. 1) Green spaces shall be strategically ~~linked by~~ located and connected by multi-modal trails, pedestrian and bicycle paths to promote non-motorized transportation, reduce traffic congestion, and enhance the urban environment. This will improve the quality of life, attract businesses and tourism, and contribute to the City's overall strategic goals. ~~2)~~ Development proposals shall incorporate green spaces as part of the Land Development Code Open Space requirements, ~~as specifically regulated by the Land Development Code~~, ensuring they meet universally recognized planning and design standards and provide economic, social, and environmental benefits.	• **Revised language.** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources in alignment with the City's strategic goals.**
Policy F.2.1.8: Lakeshores and Canals Protection Areas. The City recognizes the multiple benefits that enjoyment of lakes and canals bring to its citizens and the importance of ensuring they are preserved through best practices to promote equitable access to lakes for recreation, education, and community enjoyment, while prioritizing the preservation of natural ecosystems and maintaining safe, sustainable use. 1) The City shall develop regulations in the Land Development Code to guide development along lakeshores and canals to establish standards for the protection of shores and banks, such as development setbacks, buffers from the controlled mean high water (MHW~~) high-water line elevation~~, pollution prevention, and impervious surface maximums. 2) A minimum 250-foot setback shall be maintained between the ~~high-water mark~~ MHW of a lake and the nearest structure. Within the Lakeshores and Canals Protection	• **New Policy #.** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources in alignment**

Areas, impervious surfaces shall not exceed 5% of the total surface area and no structures shall be allowed except the following: a. Public open spaces and passive recreation facilities. b. Non-vehicular public access for fishing and passive use of the public area.	**with the City's strategic goals.**
Objective F.2.2: Support Housing Options, Availability, and Diversity~~, and Variety~~. ~~Provide for a variety housing options to give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes by engaging sustainable planning approaches that focus on urban infill, flexible zoning, redevelopment of commercial property into mixed-use property, resiliency, and furthering development in areas with preexisting public services, such as wastewater, transit, and schools.~~ The City shall encourage~~s~~ the development of all housing types that provide a diversity ~~and variety~~ of housing options that are accessible to all citizens. Residential development proposals shall maximize efficiency in the use of land and infrastructure through higher density type developments to increase housing availability. ~~The development of housing that maximizes efficiency in land and infrastructure use to accommodate medium density dwelling units such as townhomes, duplexes, triplexes, and courtyard and/or clustered developments is necessary to increase housing availability and ultimately affordability.~~	• **Revised language.** • **Change is necessary to clarify the intent of the policy in alignment with the City's strategic goals.**
Policy F.2.2.1: Facilitate Orderly Incremental Density. Encourage a gradual increase in density within the designated medium and high-density residential areas in the established City's grid through strategic urban planning and zoning regulations. Promote development~~s~~ that integrate~~s~~ ~~seamlessly~~ with existing neighborhoods while enhancing infrastructure and public services to support growth. This policy aims to ensure that higher density is introduced in a controlled and sustainable manner, maintaining community character, minimizing disruption, and optimizing land use efficiency. By facilitating orderly incremental density, the City will foster vibrant, resilient communities that provide diverse housing options and economic opportunities while preserving the quality of life for all residents. ~~1) Any land use category that allows for a density greater than eight (8) dwelling units to the acre shall permit all housing types of construction in accordance with all applicable building codes. In these districts, no lot shall be restricted to detached single-family housing structures except through density regulations.~~ 1) To allow for a greater diversity in housing types including missing middle housing, the City shall create flexibility in the requirements for lot and unit size	• **Revised language.** • **Change is necessary to clarify the intent of the policy in alignment with the City's strategic goals.**

minimums in all zoning districts in the Land Development Code. 2) The City shall continue to support the use of Accessory Dwelling Units in residential zoning districts in order to achieve incremental housing goals.	
~~**Policy F.2.2.2: Implement Lot Size Averaging.**~~ ~~Where minimum lot sizes are required by the assigned zoning district, a subdivision may use lot size averaging to create lot sizes less than the required size so long as the overall average of all lots created is equal to or greater than the required minimum.~~ ~~This policy allows buildable land to be more efficiently developed due to environmental constraints such as wetlands. When implementing this policy, the City shall explore the application of the Conservation FLU District and/or Conservation Easements. This policy does not allow the underlying density minimums and maximums to be unachieved.~~	• **Removed at leadership direction.**
Policy F.2.2.2~~3~~: Live Local Act Implementation Qualifying and authorized development proposals under the provisions of the Florida Live Local Act shall meet and be processed in accordance with the provisions of the Act, as amended, repealed, or replaced, ~~from time to time~~ by the State.	• **Revised language.** • **Change is necessary to clarify the intent of the policy consistent with Florida Statutes and in alignment with the City's strategic goals.** • **Numbering change**
Objective F.2.3: Discourage Urban Sprawl. The City shall continue to foster quality development while respecting the context and heritage of urban growth ~~throughout the City~~. These policies encourage a more efficient and sustainable pattern of development that must be planned and designed~~, and developed~~ holistically in a way ~~as a coherent unit~~ that does not contribute to urban sprawl, leapfrogging, or strip development ~~along Framework Roadways~~ Streets.	• **Revised language.** • **Change is necessary due to the current Comprehensive Plan Future Land Use Element having no criteria to discourage sprawl consistent with Section 163.3164 (54), F.S and consistent with the requirements of Subsection 163.3177(6)9.a, F.S.**
~~**Policy F.2.3.1: Comprehensive Plan Amendment Sprawl Criteria.**~~ ~~Amendments to the Comprehensive Plan shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the criteria in Florida Statutes 163.3177(6)(a), as amended or replaced from time to time.~~	**REMOVED** • **Change is necessary due to duplication. Language is included in Policy F.1.1.6: Future Land Use Map Amendments.**
~~**Policy F.2.3.2: Promotion of Development in Sewer and Water Urban Service Areas.**~~ ~~Development within sewer and water urban service areas, as specified in the Potable Water Element and Sanitary Sewer Element, shall be promoted through the following actions:~~	**REMOVED** • **Change is necessary due to duplication as policies have been incorporated in the**

~~1) Development within both sewer and water urban service areas shall be given first priority for development order approval by providing for:~~ ~~• Impact fee, or other consideration, credits for trunk line extensions which are included in the City's 5 Year Capital Improvement Element.~~ ~~• Capital improvement budget priority for line extensions necessary to service such development.~~ ~~2) Development within the water urban service area, but outside the sewer urban service area, shall be given second priority for development order approval.~~ ~~3) Water line trunk main extensions to service such development may be given credits, but only if a surplus amount exists in the water main extension capital account.~~ ~~4) The development shall be required to connect to central sewer once it becomes available, and provisions for sanitary sewer shall be as follows:~~ ~~• Interim septic systems providing dry line central systems are provided within the development, and required mandatory connection, including payment of all applicable fees, to the City's central system within one year of its availability. In addition, a soil suitability assessment shall be performed by the applicant, indicating soil types and drainage characteristics of these soils, and final determination of density shall be based on such assessment, or~~ ~~• Construction of an interim package treatment system, which shall be abandoned at the time City central sewer becomes available, and required mandatory connection, including payment of all applicable fees, to the City's central system within one year of its availability.~~	**Potable Water Element.**
Policy F.2.3.1~~3~~: Use Existing Infrastructure for Development. Promote the utilization of existing ~~Encourage the use of current~~ infrastructure, ~~like roads and utilities,~~ to ~~support~~ accommodate new development needs ~~servicing~~. Direct growth toward areas with established infrastructure to ensure the efficient and effective use of available resources. ~~Focus on developing and redeveloping areas where infrastructure is already in place to save resources and reduce the need for new construction.~~ 1) ~~Prioritize~~ Encourage projects ~~that~~ to fill in gaps within the community through redevelopment, retrofit, and revitalization of underdeveloped ~~reuse old buildings, and revitalize unused~~ properties. 2) Explore ~~incentives and faster approval~~ options for streamlined review of applications for projects that effectively use existing infrastructure, promoting cost-effective, environmentally friendly, and community-focused development.	• **Revised language.** • **Change is necessary to clarify the intent of the policy consistent with Florida Statutes and in alignment with the City's strategic goals.** • **Numbering change**

Policy F.2.3.24: Access and Connectivity Requirements for Placemaking. To foster a distinct and vibrant community character, enhance walkability, and create a strong sense of place, the City shall ~~explore developing~~ adopt regulations within the Land Development Code ~~that shall require or promote the following access~~ to implement access and connectivity requirements consistent with the Transportation Element, including: 1) Shared Driveways and Cross Access: Commercial and multifamily developments ~~with 20 or more units~~ shall provide shared driveways and cross access between adjacent properties ~~as specified in the Land Development Code~~. 2) Compatible Development Design: Non-residential developments adjacent to existing or planned residential uses shall incorporate appropriate ~~vegetative buffering or other~~ compatibility-enhancing design measures, such as matching scale and design character ~~as specified in the Land Development Code~~. 3) Multiple Access Points: All new developments shall be encouraged to connect to the existing street and sidewalk network through more than one access ~~point when feasible,~~ promoting connectivity and alternative travel routes ~~as specified in the Land Development Code~~. ~~4)~~ Multi-Modal Networks: All new developments shall provide connecting infrastructure to planned and existing trails and bike lanes in surrounding areas. ~~Grid Pattern Extension: New neighborhoods shall extend the existing grid pattern of surrounding areas where possible. In areas without an adjacent grid or where extension is not feasible, developments shall include an efficient internal circulation system, including collector streets, that connects to framework roads and pedestrian systems as specified in the Land Development Code.~~ 5) Walkable Block Lengths: New road systems shall be configured ~~as a grid~~ utilizing walkable block lengths ~~as specified in the Land Development Code in order~~ to enhance pedestrian accessibility and create a more cohesive urban fabric.	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted** • **Ensure consistency with Transportation Element.** • **Numbering change.**
Policy F.2.3.~~2~~5: Balance Development Needs Through Land Use Planning and Design. Ensure a harmonious balance between development needs and community priorities through thoughtful land use planning and design. Foster sustainable growth by integrating smart design principles, optimizing land resources, and enhancing the built environment to support economic vitality, environmental stewardship, and quality of life by: ~~Promote sustainable development and discourage urban sprawl, leapfrogging, or strip~~	• **Revised language.** • **Change is necessary due to the current Comprehensive Plan Future Land Use Element having no criteria to support orderly and balanced development consistent with Section 163.3177(1), F.S.**

~~development along Framework Roadways by balancing the need for housing with the preservation of open spaces and natural resources by~~: ~~1) Ensuring development proposals contain a mixture of uses, provide housing opportunities that are conducive to attracting Target Sector Industries and associated supportive uses to the City.~~ ~~2) During owner-initiated Future Land Use Amendment processes, the City shall explore opportunities for Cluster Development, Conservation Subdivision, transfer of development rights, and similar land conservation development approaches to balance the preservation of the landowners' development rights and the establishment of Conservation Easements to protect natural and resource sensitive areas.~~ ~~3) Develop specific regulations that are supportive of innovative design and sustainable development approaches within each zoning district. Specific regulations shall be implemented in the Land Development Code within twenty- four (24) months after adoption of the 2024 Comprehensive Plan update.~~ 1) Ensuring zoning codes and land development regulations align with Smart Growth principles, mixed-use development, and context-sensitive design. 2) Partnering with developers, businesses, and community stakeholders to create balanced, well-integrated developments that meet economic, environmental, and social objectives. 3) Establishing and enforcing design guidelines that promote walkability, civic engagement, and compatibility between new developments and existing neighborhoods. 4) Coordinating transportation, utility, and public service infrastructure improvements to support balanced growth and avoid leapfrogging development patterns. 5) Encouraging public input helps inform land use decisions and reflects community needs. 6) Regularly assessing development trends, conduct impact studies, and adjusting land use policies to respond to changing needs and emerging best practices.	
Objective F.2.4: Protect Vested Property Rights. In compliance with Florida Statutes, the City of St. Cloud shall consider private property rights in its local decision-making in accordance with the policies herein. The City will follow clear and consistent procedures in its administrative practices so that landowners, developers, residents, and all other stakeholders have ~~equitable~~ equal access to the development process.	• **Revised language.** • **Change is necessary due to the current Comprehensive Plan Future Land Use Element having no criteria to guide preservation of vested rights.**

Policy F.2.4.1: Unification and Simplification of Vested Property Rights Documentation. To promote redevelopment and enhance the accessibility of the development regulatory framework within the City, built-out developments with development conditions adopted as policies in previous versions of this Comprehensive Plan Element shall be assigned a Future Land Use designation which is generally consistent with the previously adopted entitlements. These changes do not affect the ~~operation of established Community Development Districts or the~~ ability to develop vested entitlements approved prior to the effective date of this Plan that have not expired. The designations assigned are based on ~~the~~ individual development~~'s Conceptual Development Master Plan, PUD Plans,~~ plans or similar regulatory documents. These Future Land Use assignments enable more uniform development regulations and eliminate unnecessary complexity within the City's regulatory framework supporting this Element's goals in facilitating and streamlining development processes for applicants.	• **Revised language.** • **Change is necessary to promote redevelopment opportunities to built-out developments with development conditions adopted as policies in previous versions of the Comprehensive Plan Future Land Use Element.**
Policy F.2.4.2: New Planned Unit Developments. The City shall promote the use of the City's standard zoning districts over the adoption of new Planned Unit Developments. The Land Development Code shall establish robust and flexible zoning districts which allow for a wide range of development types, densities, and intensities through standardized regulations and procedures. New Planned Unit Development proposals shall demonstrate how the proposal exceeds the minimum requirements of the Land Development Code for: ~~for new communities will be guided through Unified Development Master Plans which establishes development programs for the area consistent with the provisions in this plan and as specifically regulated by the Land Development Code.~~ 1) Wetland protection and preservation ~~along lake shores and canal banks~~. 2) Tree protection and preservation. 3) Landscape buffers. 4) Architectural standards. 5) Open space and amenities ~~requirements~~.	• **Revised general language.** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources and DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.**

Policy F.2.4.3: Promote Incremental Development. ~~In order~~ To promote thriving communities that meet the changing needs of their residents over time, individual homeowner's property rights, and economic development, the City shall require new planned developments to provide site plans with lot configurations and infrastructure that supports incremental development ~~explore mechanisms to enable the incremental development within existing planned communities after the completion of the original development order~~ consistent with the policies of this Element.	• **Revised language.** • **Change is necessary due to the current Comprehensive Plan Future Land Use Element having no criteria to support orderly and balanced development in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**
Policy F.2.4.4: Vestment Timing. Property owners' rights of development shall be vested when a final development order is issued by the City and the development order has not expired, or development has commenced and is continuing in good faith prior to the effective date of this Plan.	• **New Policy #**
Policy F.2.4.5: Non-Conforming Uses. Land uses which were lawful prior to the effective date of this Plan or any subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or subsequent amendment, shall be considered non-conforming. Such uses shall be allowed to remain in a non-conforming condition, until the use is discontinued or abandoned for a period of 180 consecutive days.~~:~~ ~~1) The use is discontinued or abandoned for a period of six (6) months.~~ ~~2) The use is substantially changed, intensified, or expanded from the current use. A use shall be considered substantially changed, intensified, or expanded if it results in an increase in the number of trips generated as deemed so by a comparative analysis utilizing the most recent version of the Institute of Traffic Engineers Trip Generation Manual.~~	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**
Policy F.2.4.6: Non-Conforming Structures. Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming structures. ~~Other than those structures which are designated as historic,~~ Such structures shall be allowed to remain in a non-conforming condition in perpetuity and must follow the requirements of this Plan and the Land Development Code ~~unless:~~ ~~1) The structure is damaged or destroyed to the extent of fifty (50) percent or more of the fair market value of the structure at the time of the damage or destruction.~~	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**

~~Structure rebuilt must follow the requirements of this Plan and the Land Development Code.~~ ~~2) Structures which are designated as historic may rebuild to the historic nature of the structure.~~	
Policy F.2.4.7: Parcels and Lots of Record. Parcels of record or recorded platted lots within a land use category that allows for residential development that existed on or prior to the effective date of this Plan shall be permitted at least one ~~additional~~ residential dwelling per parcel or recorded lot ~~if building permit is obtained within 24 months of the effective date of this Plan~~.	• **New Policy #**
GOAL F.3: Foster Vibrant, Sustainable, and Inclusive Communities Promote the development of vibrant, sustainable, and inclusive communities through strategic land use planning, ~~equitable~~ Smart Growth policies, and innovative urban design practices. Create community benefits by removing barriers to infill and redevelopment ~~and minimize~~ investment risk throughout the development process**.**	• **Revised language for clarity and consistency on the intent of the goal to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**
Objective F.3.1: ~~Gentle~~ Incremental Density and Infill Development. The City acknowledges increased ~~intensity and density~~ density and intensity through infill development supports the ~~overall marketability of the~~ City's, overall goal of a balanced 1:1 housing to jobs ratio, which is a component of economic development ~~initiatives~~. ~~Place-making is a tool to creating a marketable environment~~. Increases in housing and employment density and intensity are essential to ~~the City's overall place-making~~ achieving the City's goal. Proposed ~~increases in~~ density and intensity increases should adapt to the ~~should be~~ location and context, ensuring compatibility ~~sensitive and to be connected and integrated~~ with adjacent uses.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**
Policy F.3.1.1: Infill-Supportive Land Development Code Standards. The City shall revise the Land Development Code regulations to ~~support~~ provide for more infill-supportive standards to facilitate incremental density and intensity that supports the City's strategic goals for economic development. ~~such as streamlined development approvals and greater by-right approvals rather than traditional zoning regulations, strict separation of uses, and discretional approvals~~.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**

Policy F.3.1.2: Mixed Use and Connected Communities. ~~Support the integration, mixing,~~ The City's Land Development Code regulations shall provide standards to encourage the integration, combination, variety, and connectivity of land uses within their surrounding areas and neighborhoods.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177(1), F.S.**
Policy F.3.1.3: Provide Transit and Multi-Modal Ready Communities. The City shall support the enhancement of the viability of multi-modal transportation options including transit ~~use~~, cycling, and walking consistent with the Transportation Element policies.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177(1), F.S.**
~~**Policy F.3.1.4: Special Districts and Municipal Service Taxing Units.**~~ ~~New Special Districts shall demonstrate an elevated provide for the maintenance of public improvement infrastructure at public adopt special districts and municipal service taxing units to shift a portion of costs to the user or future property owners.~~ ~~1) The City may consider the creation of special districts as allowable by §189.012(6), F.S. or a municipal service taxing unit as allowable by §125.01(1)(q), F.S. for the creation and maintenance of non-vehicular modes of transportation.~~ ~~2) Shall be consistent with the policies of this Comprehensive Plan and specific requirements within the Land Development Code.~~	**REMOVED** • **Change is necessary because polices have been moved and expanded in the Land Development Code regulations.**
Policy F.3.1.~~5~~4: Explore Innovative Parking Supply Solutions. The City will explore innovative solutions and approaches to managing the supply of vehicular parking ~~as regulated by~~ within the Land Development Code regulations. ~~These may include performance pricing for public on- street and other municipal~~	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the**

~~parking; mandatory parking cash-out for employer-paid parking; unbundling of the cost of parking from apartment leases; peak-hour commuter parking surcharges; allowing or mandating shared parking; creation of maximum parking entitlements; elimination or reduction of minimum parking requirements in appropriate areas; and creation of a Parking Benefits District.~~	**implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.** • **Numbering change**
Policy F.3.1.5~~6~~: Code Compliance, Outreach, and Prevention Programs. ~~Realizing code compliance is an important action of infill strategy in disinvested areas,~~ Champion and support ~~proactive~~ code enforcement activities including both enhanced outreach and prevention programs and effective enforcement through public education and awareness.	• **Revised language for clarity on the intent of the policy in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.** • **Numbering change**
Policy F.3.1.6~~7~~: Support Accessory Commercial Units. Accessory Commercial Units (ACUs) may be developed as an ancillary use on residential properties that meet specific criteria ~~as regulated by the Land Development Code~~. Allowing ACUs promotes incremental growth~~,~~ and ~~creating~~ vibrant communities by integrating ~~retail~~ neighborhood commercial and residential uses. This policy supports local job creation, small business incubation, neighborhood vitality, and economic resilience and accessibility. The City shall develop regulations in the Land Development Code for the approval of ACUs. ~~Approval of an ACU is at the discretion of the city following a complete and accepted application per the Land Development Code.~~ ~~The following standards shall apply to ACUs:~~ ~~1) Maximum Size: ACUs shall not exceed 800 square feet.~~ ~~2) Location Requirements:~~ ~~• The primary entrance of the ACU must face a sidewalk or an internal courtyard accessible by an ADA-compliant pathway.~~ ~~• ACUs may be located in a garage, a detached structure, or attached to the main residence with sufficient fire separation as per building codes.~~	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted and for clarity on the intent of the policy in alignment with the City's strategic goals.** • **Numbering change**
Policy F.3.1.7: Seaplane Airports Development. The City shall support the development of seaplane airports by adopting land use compatibility standards for areas adjacent to potential seaplane operations, developing airport zoning regulations in accordance with Florida Statutes, and coordinating with the Florida Department of Transportation, the Greater Orlando Aviation Authority, Federal Aviation Commission, US Army Corps of Engineers, and Florida Department of Environmental Protection, to	• **New Policy #** • **Change is necessary for clarity of compliance as recommended in DOC Technical Advisory Comment 1) Consistency with Chapter 163, Florida Statutes, which requires the FLUE to include**

ensure compliance with applicable state and federal aviation regulations. Land Use compatibility policies shall be based upon the most recent version of FDOT's Airport Land Use Compatibility Guidebook.	**criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services and to include criteria to be used to ensure the protection of natural and historic resources.**
Objective F.3.2: Promote Vibrant and Attractive Neighborhoods, Corridors, and Nodes. Enhance major transportation corridors by integrating ~~Implement a corridor planning approach that enhances the function, appearance, and economic vitality of the City's major transportation routes. This approach shall integrate~~ land use, transportation, urban design, and economic development strategies. ~~to create safe, efficient, and attractive corridors that serve as gateways, connect neighborhoods, and support the City's overall development goals. The City shall~~ Prioritize corridor-specific planning ~~efforts~~, ~~promote~~ context-sensitive design, ~~encourage~~ mixed-use development ~~where appropriate, and implement~~ and streetscape improvements to create safe, efficient, and vibrant, multimodal ~~corridors~~ gateways that connect neighborhoods and support the City's development goals. ~~contribute to the City's sense of place and quality of life.~~	• **Revised language on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.**
Policy F.3.2.1: Land Use Designations Along Framework Roads and Intersections. Encourage ~~Promote higher intensity and~~ mixed-use development of high-density and intensity along Framework ~~Roads~~ Streets and key intersections to support multi-modal ~~transportation~~ transit ~~options~~ and ~~create~~ vibrant activity centers. ~~The City shall~~ Prioritize land use that integrates ~~designations that allow for a diverse mix of~~ residential, commercial, and employment uses within walking distance of transit ~~stops~~ and major intersections, fostering walkable, transit-oriented neighborhoods and commercial hubs ~~These designations shall support the creation of walkable, transit-oriented neighborhoods and commercial districts that serve as local destinations and community focal points~~.	• **Revised language on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.**
Policy F.3.2.2: Support Interconnectivity and Continuation of Blocks and Roadways. ~~Continue the layout of the established grid pattern as a basis transportation network throughout the city.~~ The City shall develop regulations in the Land Development Code to promote interconnectivity through applicable development standards that determine the layout and design of new development ~~as specially regulated by the Land Development Code~~. ~~1)~~ The City will promote incremental infill growth within the ~~original~~ established City grid and will continue to	• **Revised language on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.**

support ~~infrastructure projects to~~ increased development servicing capacity consistent with ~~through~~ the Capital Improvement ~~Plan~~ Element. ~~The consolidation of blocks and the vacation of rights-of-way within the Downtown District is prohibited.~~ 2) The consolidation of blocks and the vacation of rights-of-way within the Central Business Districts is prohibited ~~To promote and activate economic activity nodes and centers, prioritize the development of major intersections of Framework Roadways with non-residential or mixed-use development~~.	
Policy F.3.2.3: Streetscape Design Standards. The City shall develop regulations in the Land Development Code to provide ~~Develop~~ streetscape design standards for neighborhoods to ensure compatibility and enhancement of the surrounding area ~~as specifically regulated by the Land Development Code~~. Including sidewalks and trails ~~shall provide~~ and appropriate pedestrian amenities ~~including~~ such as benches, streetlights, trash cans, street trees, canopies, and safe access point crossings. ~~Principles and strategies from Tactical Urbanism and Urban Acupuncture approaches should be utilized.~~	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.**
Policy F.3.2.4: Public Realm Oriented Design Standards. The City shall develop regulations in the Land Development Code and implement context-sensitive design standards designed to encourage street frontage and to place buildings at the front or the corner of the lot to ~~that~~ promote activation of the public realm. These may include build-to-lines; build-to-zones; minimum build-to percentages; street oriented storefront entrances; street-oriented frontage typologies for residential and nonresidential uses such as storefronts, porches, stoops, dooryards and patios, or similar. ~~storefront entrances for ground-floor multifamily units such as stoops, patios, or dooryards or similar~~	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Policy F.3.2.5: Pedestrian Scale Design Standards. The City shall develop regulations in the Land Development Code and implement context-sensitive design standards that promote streetscapes that are comfortable and attractive to pedestrians. These may include weather protection features such as canopies and awnings; pedestrian amenities ~~areas~~; outdoor seating areas; tree planting standards; blade signs and other pedestrian-oriented wayfinding signage; maximum retail storefront widths; maximum block lengths; and articulation of long building facades.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the**

	Transportation Element and Section 163.3177, F.S.
Policy F.3.2.6: Trail-Oriented Development Implementation. ~~Develop and implement~~ The City shall continue to collaborate with regional partners in the development of context-sensitive design standards that promote active, attractive, and safe trail-oriented development. ~~Recognizing that existing development processes may primarily focus on road-oriented design, the City shall evaluate and adapt current practices to address the unique characteristics of trail-adjacent areas.~~ These standards may include building orientation ~~towards the trail~~; minimum transparency requirements for trail-facing facades; trail-accessible outdoor spaces for residential units; integration of public spaces adjacent to ~~the~~ trails; trail-oriented wayfinding and amenities; bike parking and repair stations; and lighting and landscaping standards.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.**
Policy F.3.2.7: Multi-Modal Transportation Networks ~~Transit-Oriented Development~~ Implementation. The City shall develop regulations in the Land Development Code and implement a straightforward process to promote multi-modal transportation networks ~~Transit-Oriented Development (TOD)~~ near existing and planned Premium Transit Corridors consistent with the Transportation Element ~~transit stations and bus corridors~~. This process shall support land use changes that allow for higher densities and mixed uses in transit-served areas, such as reducing parking requirements ~~within these areas while eliminating minimum parking requirements within these zones~~. By encouraging ~~TOD~~ multi-modal transportation networks, the City aims to reduce traffic congestion, promote walkable communities and transportation choices, support local businesses, ~~and~~ foster economic development and job creation and enhance the quality of life in the community.	• **Revised language for clarity and consistency on implementation through the Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and Section 163.3177, F.S.**
Policy F.3.2.8: Neighborhood Commercial Nodes. The City shall support land use changes which would result in the creation ~~Allow for the development~~ of neighborhood-serving commercial nodes in existing residential communities ~~only areas of the City~~. These nodes shall be implemented through zoning districts which ensure compatibility with adjacent residential uses. ~~spaced in a way which allows for the surrounding residents to comfortably walk or bike to a node.~~ ~~In addition to the neighborhood commercial nodes at Dakota Avenue and 5th Street, Michigan Avenue and 5th Street, and Orange Avenue and 5th Street, the City shall support land use changes which would result in the creation of neighborhood serving commercial nodes in existing residential communities. These nodes~~	• **Revised language on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**

~~shall be implemented through a zoning district which ensures compatibility with adjacent residential uses.~~	
~~Policy F.3.2.9: Lakeshore Boulevard Corridor.~~ ~~Promote the incremental transformation of Lakeshore Boulevard from primarily single-family residential to a small-scale mixed-use corridor that promotes recreation opportunities at Lakefront Park, retail storefronts, and Accessory Commercial Units. This transition shall be supported through placemaking efforts, tactical urbanism techniques, and safety improvements as identified in corresponding Transportation Element Goals, Objectives, and Policies.~~	**REMOVED** • **Change is necessary because policies have been included in the Neighborhood Commercial Future Land Use. Refer to Policy F.1.3.7: Neighborhood Commercial (NC).**
~~Policy F.3.2.10: Florida Avenue Corridor.~~ ~~Strengthen and emphasize Florida Avenue as a primary connection from downtown to Lakefront Park through the provision of a small-scale mixed use corridor including retail storefronts and Accessory Commercial Units. This transition shall be supported through placemaking efforts, tactical urbanism techniques, and safety improvements as identified in corresponding Transportation Element Goals, Objectives, and Policies.~~	**REMOVED** • **Change is necessary because policies have been included in the Neighborhood Commercial Future Land Use. Refer to Policy F.1.3.7: Neighborhood Commercial (NC).**
Policy F.3.2.9~~11~~: ~~Thirteenth~~ 13th Street Corridor Enhancement. The City shall support the improvement in the appearance, livability, economic performance, and mobility ~~performance of~~ options within its primary east-west corridor through the following strategies: 1) The City shall promote these changes with continued coordination with the Florida Department of Transportation (FDOT) to on Complete Street improvements to enhance the appearance, multimodal performance, and safety of the roadway. 2) The City shall promote the transition of the 13th Street/US 192/E Irlo Bronson Memorial Highway corridor from highway-oriented commercial uses to a more mixed-use street front and pedestrian friendly environment through developing and implementing ~~ensuring new~~ design standards in the Land Development Code to ~~apply to~~ guide the redevelopment of properties along the corridor. ~~activities in the Commercial Future Land Use district as well as the allowance for ancillary residential uses within the district.~~	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted** • **Ensure consistency with the Transportation Element.** • **Numbering change.**
Policy F.3.2.1~~2~~0: Provide for Shared Driveways. Commercial and multifamily development shall be required to share driveways and provide cross access between adjacent properties consistent with the Transportation Element. ~~as specifically regulated within the Land Development Code.~~	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that**

	are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted • **Ensure consistency with the Transportation Element.** • **Numbering change**
Policy F.3.2.11~~3~~: Extension and Access to Surrounding Transportation Systems. Neighborhoods shall be planned to connect all users to the ~~extend the existing grid pattern of~~ surrounding transportation network consistent with the Transportation Element.~~ areas. Where there is no adjacent grid or this is otherwise not feasible, neighborhoods shall include an efficient system of internal circulation, including collector streets, to connect with framework roads and connecting pedestrian systems. Where feasible, new road systems should be configured as a grid utilizing walkable block lengths.~~	• **Revised language on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.** • **Numbering change**
Policy F.3.2.12~~4~~: JPA Corridors and Nodes. The City shall continue to coordination with Osceola County on the County's Future Land Use designations for JPA lands to ensure corridors and nodes along Framework Streets are appropriately developed to provide nearby commercial opportunities. ~~especially along Framework Roads are appropriately developed to provide nearby commercial opportunities.~~	• **Revised language for clarity on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with the Transportation Element and the Joint Planning Area Interlocal Agreement with Osceola County.** • **Numbering change**
Objective F.3.3: Support Efficient School Siting. The City shall ensure that schools are strategically located and are easily accessible to promote safe multimodal transportation systems and meet the needs of the surrounding community. This involves analyzing factors such as population density, proximity to residential areas, transportation infrastructure capacity, and potential environmental impacts ~~implement standards for the siting of public schools to increase efficient use of land and variety of location accessibility to school facilities as specifically regulated within the Land Development Code~~.	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what**

	provisions and edition of the document is being adopted and for clarity on the intent of the policy.
Policy F.3.3.1: School District of Osceola County ~~Board~~ Standards and Innovative Design~~s~~. The size of new public school facilities and land area should satisfy the minimum design standards established by the Osceola County School ~~Board~~ District, whenever possible, unless an innovative design is created and is accepted by the Osceola County School ~~Board~~ District.	• **Revised language for clarity on the intent of the policy and correct School District name.**
Policy F.3.3.2: Compatible Future Land Use and Zoning Districts. ~~Public~~ Schools shall be allowed in all future land use designations except Employment ~~and Conservation~~. Public Schools shall be listed in all zoning districts in the City's Land Development Code with the exception of the MH-A zoning district.	• **Revised language for clarity on the intent of the policy and implementation through the Zoning and the Land Development Code in alignment with the City's strategic goals.**
Policy F.3.3.3: Community Benefit and Community Schools. Integrate new schools as "community schools" by should minimize ~~detrimental~~ impacts and ~~maximize benefits to the character and operation of~~ enhancing surrounding neighborhoods., ~~hospitals, nursing homes and similar uses through~~ Ensure proper site location, ~~configuration~~, design ~~layout~~, access, parking and buffers to maximize benefits and support nearby residents and communities. ~~Promote new schools being integrated into surrounding areas as "community schools."~~	• **Revised language for clarity on the intent of the policy and implementation through the Zoning and the Land Development Code in alignment with the City's strategic goals.**
~~**Policy F.3.3.4: Drainage and Protection of Sensitive Areas.**~~ ~~New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands. Education facilities should not have an impact on historic or archaeological resources.~~	**REMOVED** • **Change is necessary due to duplication as policies have been incorporated in the Potable Water Element.**
~~**Policy F.3.3.5: Concurrent Utilities and Services.**~~ ~~Public utilities, emergency services, and police and fire protection should be available concurrently with the construction of new school sites.~~	**REMOVED** • **Change is necessary due to duplication as policies have been incorporated in the Potable Water Element.**
~~**Policy F.3.3.6: Unsuitable Locations.**~~ ~~New school sites should not adjoin a railroad, an airport or limited access highway right-of-way; and must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials or other disturbances would have a negative impact.~~	**REMOVED** • **Change is necessary due to duplication as policies have been incorporated in the Transportation Element and Policy F.3.3.4: School Access.**

Policy F.3.3.4~~7~~: School Access. School site access adjacent to Framework Streets shall be restricted to pedestrians, bicycles, and public transit. Suitable ingress and egress from local streets for passenger vehicles, buses, service, and emergency vehicles must also be provided. All school sites must provide direct access for pedestrians, bicycles, and public transit from the street. School buildings should directly front Framework Streets without separation by parking or other vehicular use areas. The City shall develop standards in the Land Development Code to regulate school parking and stacking. ~~New school sites must have frontage on or direct access to a framework road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles. When feasible, school buildings should be sited to directly front the primary roadway it is located on without separation by parking or other vehicular use areas.~~	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.** • **Ensure consistency with the Transportation Element.** • **Numbering change**
GOAL F.4: Engage in Collaborative Annexations. The City of St. Cloud will continue to take a strategic approach to growth and the expansion of its municipal boundary consistent with Florida Statutes regulating annexation and the Joint Planning Area Interlocal Agreement (JPAIA) with Osceola County. This approach will ~~prohibit~~ discourage sprawling development patterns, accommodate the City's growing population, provide diverse economic development opportunities, support job creation, minimize transportation impacts, and protect sensitive environmental lands and community character. ~~The annexation process procedures and requirements will be clearly established within the Land Development Code so as to minimize uncertainty in the development process.~~	• **Revised language for clarity on the intent of the goal in alignment with the City's strategic goals and consistent with Florida Statutes and the Joint Planning Area Interlocal Agreement with Osceola County.**
Objective F.4.1: Coordination with Osceola County. The City shall continue to coordinate annexations ~~decisions~~ with Osceola County ~~in order to efficiently fulfill the housing, employment,~~ recognizing that mutual coordination of land use densities, intensities, and designations is necessary to maintain community character, support urban infrastructure, accommodate future populations and achieve the community development goals of the City of St. Cloud.	• **Revised language for clarity on the intent of the objective in alignment with the City's strategic goals and consistent with Florida Statutes and the Joint Planning Area Interlocal Agreement with Osceola County.**
Policy F.4.1.1: Land Use Planning within the Joint Planning Area. The City shall continue to work with Osceola County on planning and development efforts within the ~~JPA~~ Joint Planning Area (JPA). These efforts will include continued coordination on City, County, and JPA policies that ~~promote economic development, densities, integrated mixed-use, walkable, transit-oriented neighborhoods,~~	• **Revised language for clarity on the intent of the policy in alignment with the City's strategic goals and consistent with Florida Statutes and the Joint Planning Area Interlocal**

~~preservation of environmentally sensitive lands, facilitate annexation of lands~~ foster improved governmental efficiency and effectiveness and resolve incompatibilities or conflicts, and ~~other~~ advance mutually beneficial goals.	**Agreement with Osceola County.**
Objective F.4.2: Actively Pursue JPA Annexations. The City shall proactively annex those lands within the JPA that qualify for annexation on an ongoing basis, consistent with the provisions in the ~~City of St. Cloud-Osceola County Joint Planning Agreement~~ JPAIA. ▪ 1) To ensure the efficient use of public services, the City shall actively pursue the annexation of lands and/or parcels that ~~are considered~~ create enclaves ~~which are within~~ surrounded by the city limits. ▪ 2) Voluntary annexations that meet Florida Statutes ~~Section 171.044~~ requirements shall be considered on an ongoing basis.	• **Revised language for clarity on the intent of the objective in alignment with the City's strategic goals and consistent with Florida Statutes and the Joint Planning Area Interlocal Agreement with Osceola County.**
Policy F.4.2.1: Concurrent Applications. To facilitate the processing of annexation the City may consider simultaneous applications for the annexation, Comprehensive Plan Map amendment, and rezoning of lands in the JPA. ~~simultaneously the annexation, Future Land Use Map amendment, and rezoning requests. Transportation Impact Assessments are required for annexations, Future Land Use Map amendments, and rezoning requests and shall utilize the same methodology for all requests as specifically regulated in the Land Development Code~~.	• **Revised language as recommended in DOC Technical Advisory Comment 5) Deference to the Land Development Code for consistency with F. S. section 163.3177(1)(b), which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted, and for clarity on implementation through the Zoning and the Land Development Code in alignment with the City's strategic goals and consistent with Florida Statutes and the Joint Planning Area Interlocal Agreement with Osceola County.**
Policy F.4.2.2: ~~Lots of Record~~. Conforming Lots Annexations. Any parcel outside of the city limits ~~that was~~ legally created according to the requirements of the Osceola County Comprehensive Plan and Land Development Code at the time it was split or recorded as a lot, shall be considered a conforming lot at the	• **Revised language for clarity on implementation through the Zoning and the Land Development Code in alignment with the City's strategic goals, as recommended by DOC**

time it is annexed into the City. ~~and shall be deemed a lot of record by the City of St. Cloud.~~
~~As a lot of record, otherwise referred to as a "grandfathered" lot of record, no variance or other special consideration shall be required to develop the property as a cause of the size of the lot. This policy does not mean that any~~ ~~f~~Future development of the parcel does ~~not have to meet~~ shall meet any other requirements of the City of St. Cloud Comprehensive Plan and Land Development Code.

Technical Advisory Comment 4) Add Reference to the City of St. Cloud Comprehensive Plan, and consistent with Florida Statutes and the Joint Planning Area Interlocal Agreement with Osceola County.

- **Policy title change.**

Policy F.4.2.3: Conversion Matrix for Annexed Lands.

~~The following matrix shall guide the designation of FLU designations~~ The City shall include a matrix in the Land Development Code to guide the conversion of Future Land Uses for lands as they are annexed from the JPA into the City of St. Cloud. Voluntary Annexation applications~~:~~ may ~~apply for~~ request a City Future Land Use designation concurrently or within 12 months of annexation.

~~County FLU Designation~~	~~Minimal City FLU Conversion~~
~~Agriculture~~	~~▪ Annexation applications should apply for a more intense Future Land Use designation concurrently or within 12 months of annexation.~~
~~Low Density Residential~~	~~▪ City Low Density Residential.~~ ~~▪ JPA Low Density Residential.~~
~~Medium Density Residential~~	~~▪ Medium Density Residential.~~
~~High Density Residential~~	~~▪ High Density Residential.~~ ~~▪ Or Unified Development District.~~
~~Mixed Use~~	~~▪ JPA Mixed Use.~~
~~Medium Density and Intensity~~	~~▪ JPA Medium Density and Intensity.~~
~~Employment~~	~~▪ Employment.~~

- **Revised language for clarity on implementation through Zoning and the Land Development Code in alignment with the City's strategic goals and consistent with Florida Statutes and the Joint Planning Area Interlocal Agreement with Osceola County.**

~~Conservation~~	~~▪ Conservation.~~
~~Community Center~~	~~▪ JPA Medium Density and Intensity.~~ ~~▪ Unified Development District.~~
~~Neighborhood Center~~	~~▪ JPA Medium Density and Intensity~~ ~~▪ Unified Development District.~~
~~Rural Enclave~~	~~▪ Agriculture/Rural.~~

GOAL F.5: Implementation of the Future Land Use Element. ~~Ensure the effective implementation of the future land use element to promote sustainable growth, enhance community resilience, and foster integrated development practices.~~ The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan ~~and enhances the community~~ to ensure the effective implementation of the Future Land Use Element.	• **Revised language for clarity on the intent of the goal to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Objective F.5.1: Implementation ~~and Evaluation~~ of the Future Land Use Element ~~Effectiveness~~. The effectiveness of the Future ~~l~~Land ~~u~~Use ~~e~~Element shall be measured by the City's success in achieving its land use Goals, Objectives, and Policies. The Future ~~l~~Land ~~u~~Use ~~e~~Element incorporates a systematic planning process for ~~identifying land use problems and issues and implementing corrective actions~~ addressing land use incompatibilities or conflicts. The City shall use the following ~~P~~policies as criteria in evaluating the effectiveness of the Future ~~l~~Land ~~u~~Use ~~e~~Element.	• **Revised language for clarity on the intent of the objective to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S. Objective title revised.**
Policy F.5.1.1: ~~Comprehensive Plan~~ Future Land Use Element Action Table. The timely scheduling, programming, budgeting and implementation of programmed Future ~~l~~Land ~~u~~Use ~~e~~Element activities identified in the ~~Comprehensive Plan~~ Action Table shall be evidence of the City's effectiveness in implementing adopted Future ~~l~~Land ~~u~~Use ~~g~~Goals, ~~o~~Objectives and ~~p~~Policies.	• **Revised language for clarity on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S. Table contents updated and replaced.**

~~ID #~~	~~FLU Policy~~	~~Action Item~~

~~1~~	~~Policy F.1.1.1~~	~~Review and update the Future Land Use Map, Future Land Use Categories, Land Development Code, and Joint Planning Area (JPA) and annexation processes to ensure consistency with the Comprehensive Plan.~~		
~~2~~	~~Policy F.1.1.2~~	~~Ensure all zoning actions are consistent with the adopted Comprehensive Plan.~~		
~~3~~	~~Policy F.1.1.3~~	~~Update the Land Development Code to specify density and intensity calculation methods.~~		
~~4~~	~~Policy F.1.1.4~~	~~Establish a comprehensive review process for Future Land Use Map amendments based on the criteria outlined in the policy.~~		
~~5~~	~~Policy F.2.1.1~~	~~Conduct a comprehensive review and revision of the Land Development Code to simplify language, improve organization, and ensure consistency with the Comprehensive Plan.~~		
~~6~~	~~Policy F.2.1.2~~	~~Develop and implement density bonus provisions in the Land Development Code.~~		
~~7~~	~~Policy F.2.1.3~~	~~Amend existing zoning districts or create new ones to allow for a broader range of uses, densities, and intensities within 24 months of the 2024 Comprehensive Plan update.~~		
~~8~~	~~Policy F.2.1.4~~	~~Establish criteria in the Land Development Code for determining when proposed developments must demonstrate fiscal neutrality.~~		
~~9~~	~~Policy F.2.2.1~~	~~Update zoning regulations to allow for greater housing diversity and remove restrictions on detached single-family housing in higher-density areas.~~		
~~10~~	~~Policy F.2.2.2~~	~~Implement lot size averaging provisions in the Land Development Code.~~		

~~11~~	~~Policy F.2.2.3~~	~~Develop procedures for processing qualifying development proposals under the Live Local Act.~~		
~~12~~	~~Policy F.2.3.4~~	~~Update the Land Development Code to include specific access and connectivity requirements for new developments.~~		
~~13~~	~~Policy F.2.3.5~~	~~Develop regulations in the Land Development Code to support innovative design and sustainable development approaches.~~		
~~14~~	~~Policy F.2.4.1~~	~~Review and update Future Land Use designations for built-out developments with previously adopted entitlements.~~		
~~15~~	~~Policy F.2.4.2~~	~~Revise the Land Development Code to establish flexible zoning districts that reduce the need for Planned Unit Developments.~~		
~~16~~	~~Policy F.3.1.1~~	~~Revise the Land Development Code to support more infill-supportive standards and streamlined development approvals.~~		
~~17~~	~~Policy F.3.1.5~~	~~Explore and potentially implement innovative parking supply solutions in the Land Development Code.~~		
~~18~~	~~Policy F.3.1.6~~	~~Develop shared parking agreement provisions and incentives in the Land Development Code.~~		
~~19~~	~~Policy F.3.1.8~~	~~Establish criteria and regulations for Accessory Commercial Units (ACUs) in the Land Development Code.~~		
~~20~~	~~Policy F.3.2.3~~	~~Develop and implement streetscape design standards in the Land Development Code.~~		
~~21~~	~~Policy F.3.2.4~~	~~Create and implement public realm-oriented design standards in the Land Development Code.~~		

~~22~~	~~Policy F.3.2.5~~	~~Develop and implement pedestrian-scale design standards in the Land Development Code.~~
~~23~~	~~Policy F.3.2.6~~	~~Create and implement trail-oriented development standards in the Land Development Code.~~
~~24~~	~~Policy F.3.2.7~~	~~Develop a process and standards for Transit-Oriented Development (TOD) in the Land Development Code.~~
~~25~~	~~Policy F.3.2.8~~	~~Establish zoning provisions for neighborhood commercial nodes in existing residential areas.~~
~~26~~	~~Policy F.4.2.1~~	~~Develop procedures for concurrent processing of annexation, Future Land Use Map amendment, and rezoning requests.~~
~~27~~	~~Policy F.1.2.7~~	~~Adopt Conditional Use criteria for residential development in the Institutional district.~~
~~28~~	~~Policy F.1.2.9~~	~~Explore methods of applying the Conservation FLU district through existing processes such as Comp Plan Amendments.~~
~~29~~	~~Policy F.2.2.1~~	~~Amend Land Development Code to facilitate medium density and missing middle housing development.~~
~~30~~	~~Policy F.2.2.1~~	~~Explore opportunities for flexibility in lot and unit size minimums in all zoning districts.~~
~~31~~	~~Policy F.2.3.5~~	~~Develop Land Development Code regulations to incorporate cluster development techniques.~~
~~32~~	~~Policy F.3.2.9 & F.3.2.10~~	~~Implement tactical urbanism strategies in downtown and along specific corridors.~~
~~33~~	~~Policy F.3.2.9 & F.3.2.10~~	~~Develop architectural and streetscape design standards for downtown.~~
~~34~~	~~Policy F.4.2.3~~	~~Pursue annexation of enclave areas within city limits.~~

ID #	FLU Reference	Action Item
1	**Policy F.1.1.1:**	Conduct a comprehensive review and revision of the Land Development Code to simplify language, improve organization, and ensure consistency with the Comprehensive Plan.
2	**Policy F.1.1.6:**	Establish a comprehensive review process for Comprehensive Plan Map amendments based on the criteria outlined in the policy.
3	**Policy F.1.32.9:**	Adopt Conditional Use criteria for residential development in the Institutional district.
4	**Policy F.2.1.3:**	Develop and implement density bonus provisions in the Land Development Code.
5	**Policy F.2.1.4:**	Amend existing zoning districts or create new ones to allow for a broader range of uses, densities, and intensities ~~within 24 months of adoption of this Element~~.
6	**Policy F.2.2.1:**	Update zoning regulations to allow for greater housing diversity.
7	**Policy F.2.2.1:**	Amend Land Development Code to facilitate medium density and missing middle housing development.
8	**Policy F.2.2.1:**	Explore opportunities for flexibility in lot and unit size minimums in all zoning districts.
9	**Policy F.2.2.2:**	Develop procedures for processing qualifying development proposals under the Live Local Act.
10	**Policy F.2.3.2:**	Update the Land Development Code to include specific access and connectivity requirements for new developments.
11	**Policy F.2.3.3:**	Develop regulations in the Land Development Code to support innovative design and sustainable development approaches.
12	**Policy F.2.4.2:**	Revise the Land Development Code to establish flexible zoning districts that reduce the need for Planned Unit Developments.
13	**Policy F.3.1.1:**	Revise the Land Development Code to support more infill-supportive standards and streamlined development approvals.
14	**Policy F.3.1.4:**	Explore and potentially implement innovative parking supply solutions in the Land Development Code.
15	**Policy F.3.1.6:**	Establish criteria and regulations for Accessory Commercial Units (ACUs) in the Land Development Code.
16	**Policy F.3.1.7:**	Establish criteria and standards for an Airport Overlay in support of the creation of seaplane airports.

17	**Policy F.3.2.3:**	Develop and implement streetscape design standards in the Land Development Code.	
18	**Policy F.3.2.4:**	Create and implement public realm oriented design standards in the Land Development Code.	
19	**Policy F.3.2.5:**	Develop and implement pedestrian-scale design standards in the Land Development Code.	
20	**Policy F.3.2.6:**	Create and implement trail-oriented development standards in the Land Development Code.	
21	**Policy F.3.2.7:**	Develop a process and standards for multi-modal transportation networks in the Land Development Code.	
22	**Policy F.3.2.8:**	Establish zoning provisions for neighborhood commercial nodes in existing residential areas.	
23	**Policy F.3.2.7: & Policy F.3.2.9:**	Identify and implement tactical urbanism strategies in downtown and along specific corridors.	
24	**Objective F.4.2:**	Pursue annexation of enclave areas surrounded by the city limits.	
25	**Policy F.4.2.1:**	Develop procedures for concurrent processing of Annexation, Comprehensive Plan Map amendment, and Zoning Map amendments requests.	

Policy F.5.1.2: Continued~~ing~~ ~~Assessment,~~ Evaluation~~,~~ and Refinement. To ~~E~~ensure the City remains responsive and adaptive to changing demographic, economic, and environmental conditions regarding the City's strategic goal of increasing its commercial tax base by increasing its Jobs/Housing balance (1:1 jobs/housing ratio), the City shall: 1) Regularly assess and evaluate population trends, land use distribution, and characteristics to anticipate evolving land use needs. 2) Evaluate the policy implications of significant changes in land use characteristics on an ongoing basis. 3) Revise and update land use designations ~~and refine the Land Development Code as necessary to effectively address emerging challenges and issues~~ to effectively address emerging challenges and trends. 4) Revise the Land Development Code as necessary to achieve the performance measures identified by the policies in this Element.	• **Revised language for clarity on the intent of the policy to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Policy F.5.1.3: Intergovernmental Coordination.	• **Revised language for clarity on the intent of the**

~~While continually implementing and evaluating evaluating and implementing the Future Land Use Element policies~~, The City shall maintain a process of intergovernmental coordination consistent with the provisions within ~~this Plan~~ the Intergovernmental Element. The effectiveness of this approach shall be evaluated by the success of the coordination mechanisms in resolving land use challenges and advancing the City's strategic goal~~s~~ increasing its commercial tax base by increasing its Jobs/Housing balance (1:1 jobs/housing ratio).	**goal to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Policy F.5.1.4: Implementation Through Land Development Code Regulations Specific regulations that support the Goals, Objectives and Policies included in the Future Land Use Element shall be implemented in the Land Development Code ~~within twenty-four (24) months~~ after adoption of this Element ~~the 2024 Comprehensive Plan update to implement the policies within this Plan.~~	• **Revised language for clarity on the intent of the policy on implementation through Zoning and the Land Development Code to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Objective F.5.2: Relation of Comprehensive Plan to Other Plans. Master plans ~~shall align with and complement the goals, objectives, and policies outlined in the Comprehensive Plan. These plans, developed for specific geographic areas or thematic purposes, shall integrate seamlessly with the broader vision of the Comprehensive Plan. They should provide detailed guidance on land use, transportation, infrastructure, and community development within their respective scope, ensuring consistency and coordination across all planning efforts~~. developed for specific geographic areas or thematic purposes, shall be consistent with the City's Comprehensive Plan by ensuring coordination across all planning efforts ~~within their respective scope~~. Regular updates and revisions to master plans shall be conducted to reflect changes in demographics, economic conditions, and community priorities, thereby maintaining relevance and effectiveness in achieving comprehensive planning goals.	• **Revised language for clarity of the intent of the on implementation through local and regional plans to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Policy F.5.2.1: City Master Plans. The City of St. Cloud will ensure the implementation of this ~~Comprehensive Plan~~ Element aligns with key components of various city plans through the development of specific Land Development Code ~~policies~~ regulations. As plans are updated or ~~new ones~~ adopted, the City will ensure ~~the new~~ plans maintain consistency with ~~the goals, objectives, and policies established in this~~ the Comprehensive Plan by: ~~For each plan, the City will:~~	• **Revised language for clarity of the intent of the on implementation through local plans to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**

• 1) Coordinate~~e~~ing the implementation of master plans through the creation of Land Development Code ~~provisions~~ regulations, where needed. • 2) Ensure~~e~~ing future master plan updates incorporate relevant goals and objectives from ~~this~~ the Comprehensive Plan ~~element~~. • 3) Maintaining consistency with land use ~~projections~~ densities and intensities and development patterns established in this ~~e~~Element.	
Policy F.5.2.2: ~~Jurisdictional Partner~~ Regional Plans. ~~St. Cloud will coordinate with~~ In accordance with Florida Statutes, the City will coordinate with its ~~jurisdictional~~ regional partners to promote ~~interagency~~ consistency and mutual benefit in the implementation of ~~this~~ the Comprehensive Plan ~~Element~~. The City will align its plans with regional partner plans where appropriate, engage in ongoing dialogue during updates, and consider regional perspectives in local decision-making. For each regional ~~partner~~ plan, the City will: • 1) Align implementation through Land Development Code updates where necessary. • 2) Engage with regional partners during plan updates to promote consistency. • 3) Consider regional partner objectives and regional perspectives in local planning decisions. • 4) Coordinate on shared interests such as growth patterns, service provision, and regional initiatives.	• **Revised language for clarity of the intent of the on implementation through regional plans to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**
Policy F.5.2.3: Interlocal Agreements. Interlocal Agreements (ILAs) establish formalized cooperation between the City of St. Cloud ~~and neighboring jurisdictions~~ with other agencies on shared interests and responsibilities. The City will continue to ~~engage~~ coordinate with its interlocal partners to ensure that ILAs fulfill relevant City goals consistent with the provision of ~~this Plan~~ the Comprehensive Plan.	• **NEW Policy #** • **Change is necessary to provide clarity of the intent of the on implementation through interlocal agreements to support the implementation of Future Land Use Polices in alignment with the City's strategic goals and consistent with Section 163.3177, F.S.**

- All associated Future Land Use updates adopted by Ordinance (See Exhibit A)
- Updated Summary of Content Changes (See Exhibit B)

STRATEGIC PLAN GOALS:
The proposed amendment to the Comprehensive Plan 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 on or before July 31, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2024-50 for the amendment of the Future Land Use Element of the Comprehensive Plan.

On August 14, 2024, the proposed amendment Transmittal Packet was sent to the Florida Department of Commerce.

On September 13, 2024, the Florida Department of Commerce (DOC) provided comments on the proposed amendment. Response to DOC comments is attached.

On September 17, 2024, Planning Commission meeting the item was not heard.

On August 19, 2025, the Planning Commission – Motion to recommend approval with condition to remove changes to Florida Avenue by Grisby. Seconded by Bridgeforth. Alexander and Marshall voted nay. Failed 2-2.

On August 19, 2025, the Planning Commission – Second Motion by Grisby that the split decision of Planning Commission is final. Seconded by Marshall. Passed 4-0.

CITY COUNCIL RECOMMENDATION:
Review of 16 Findings of LDC Section 3.4.3.C.2.a, LDC Section 1.3.7.C.2

On August 8, 2024, the City Council - Motion to approve transmittal of Ordinance No. 2024-50 to the Florida Department of Commerce by Urban. Seconded by Gilbert. Matheny voted nay. Passed 4-1.

On October 10, 2024 City Council meeting the item was not heard.

Exhibits:

Exhibit A: Table of FLUE Adopted Ordinances
Exhibit B: Summary of Content Changes

Attachments:

Attachment A: Proposed Future Land Use Element of the Comprehensive Plan
Attachment B: Ordinance No. 2024-50
Attachment C: FLU Data Inventory and Analysis Report
Attachment D: FLU Map Series
Attachment E: City Response to DOC Technical Assistance Comments
Attachment F: FLUE Business Impact Estimate

EXHIBIT A: TABLE OF FLUE ADOPTED ORDINANCES

ORDINANCE	UPDATE
2002-41	EAR
2003-035	Add Section C.5, Policy 2.1.8
2005-136	Add Policy 2.1.9
2005-149	Add Policy 2.1.10, 2.1.11, 2.1.12, 2.1.13
2006-34	Add Policy 2.1.14
2006-35	Add Policy 2.1.15, 2.1.16
2006-37	Add Policy 2.1.1.1, 2.1.2.1
2006-51	Add Policy 2.1.17
2010-07	Amend Policy 1.1.1, Add Policy 1.5.4
2015-05	Add Goal 4
2016-17	Add Policy 2.1.8

EXHIBIT B: SUMMARY OF CONTENT CHANGES

TABLE OF CONTENTS

Existing Element	Proposed Element
A. INTRODUCTION	**A. INTRODUCTION**
1. General Location	
B. EXISTING LAND USE DATA AND INVENTORY	**B. GOALS, OBJECTIVES, AND POLICIES** **DIA Moved to E:** **(not adopted with the FLUE)**
1. Existing Land Use Categories	
2. Existing Land Use Inventory	
a. Residential Uses	
b. Commercial Uses	
c. Industrial Use	
d. Public/Institutional Use	
e. Office Use	
f. Conservation Use	
g. Conservation Overlay	
h. Agricultural Use	
i. Vacant Use	
3. Historic, Archaeological and Architectural Resources	
4. Natural Resources	
a. Public Wells	
b. Surface Waters	
c. Floodplains	
d. Wetlands	
e. Topography	
f. Minerals	
g. Soils	
5. Adjacent Uses and County Enclaves	
6. Lands Designated as Areas of Critical State Concern	
7. Population Projections	
C. LAND USE ANALYSIS	**C. GLOSSARY OF TERMS** **DIA Moved to E:** **(not adopted with the FLUE)**
1. Analysis of Available Facilities	1) Accessory Commercial Unit (ACUs)
a. Potable Water	2) Administrative Amendment
b. Sanitary Sewer	3) Conservation Easement
c. Solid Waste	4) Established City Grid
d. Transportation	5) Linear Facilities
e. Drainage	6) New Development
f. Natural Groundwater Aquifer Recharge	7) Open Space
g. Other Urban Services	8) Targeted Industries
2. Analysis of Vacant Land	9) Urban Sprawl
a. Vacant Sites	

3. Future Land Use Needs	
a. Residential Land Use	
b. Commercial Land Use Needs.	
c. Industrial Land Use Needs	
d. Public/Institutional Land Use Needs	
e. Recreation and Open Space Land Use Needs	
f. Office Land Use Needs	
g. Conservation Land Use Needs	
h. Agricultural Land Use Needs	
4. Analysis of Redevelopment Needs	
a. Blighted Areas	
b. Elimination of Inconsistent Uses	
c. Analysis of Development within Floodplain	
D. GOALS, OBJECTIVES, AND POLICIES	**D. FUTURE LAND USE MAP SERIES GOPs Moved to: B.**
	E. DATA, INVENTORY, AND ANALYSIS (not adopted with the FLUE)

LIST OF TABLES

Existing Element	Proposed Element
Table I- 1: City of St. Cloud Existing Land Uses, 2000	REMOVED
Table I- 2: Residential Acreage – Projected 2020	REMOVED
Table I- 3: Residential Acreage Comparison – 2000 vs. 2020	REMOVED
Table I- 4: Non-Residential Acreage Comparison – 2000 vs. 2020	REMOVED
Table I- 5: Future Land Use Table	REMOVED

LIST OF MAPS

Existing Element	Proposed Element
Map I- 1: General Location	Map I- 1: General Location
Map I- 2: Existing Land Use	Map I- 2: Existing Uses of Land
Map I- 3: Central Business District	Map I- 3: 2045 Future Land Use Map
Map I- 4: Soil Suitability for Development	Map I- 4: Future Land Use Changes Map
Map I- 5: Future Land Use	Map I- 5: Overlay Map
Map I-6: Mater Conceptual Development Plan, Stevens Plantation Overlay	Map I-6: Conservation Overlay Map
	Map I-7: Joint Planning Area Use of Land Map

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF PLANNING & ZONING
1300 9TH STREET
ST. CLOUD, FL 34769

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, SCRIVENERS ERRORS, AND EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, and Article VII, of the Charter Laws of the City of St. Cloud, empowers the City Council of the City of St. Cloud to prepare and enforce comprehensive plans for the development of the City, and under such authority only lawful procedures and requirements have been followed and met, prerequisite to the action of this ordinance; and,

WHEREAS, the City adopted a Comprehensive Plan pursuant to Chapter 163, Florida Statutes, by Ordinance 2022-16 on July 14, 2022; and,

WHEREAS, in exercise of its authority to amend adopted Comprehensive Plans pursuant to Chapter 163.3177, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the Future Land Use Element of the City of St. Cloud, Florida, Comprehensive Plan to set forth the physical plan for the development of the City of St. Cloud; and,

WHEREAS, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, confirming as those portions of the Act mandated to be accomplished by the City of St. Cloud but reserving to the City Council of the City of St. Cloud all discretionary authority permitted there under; and,

WHEREAS, the City Council has received the Planning Commission's recommendation to adopt the Comprehensive Plan amendment after the Board met August 19, 2025; and,

WHEREAS, the City did transmit as required by State Statute its analysis of the proposed amendments to the Comprehensive Plan to the Community Planning, Community Planning, Development and Services Division of the Florida Department of Commerce, the East Central Florida Regional Planning Commission, Osceola County, the Florida Department of Transportation, the South Florida Water Management District, the Osceola County School Board, and any other interested party; and

WHEREAS, the Community Planning, Development and Services Division of the Florida Department of Commerce did respond with formal review for consistency as outlined in Chapter 163, Florida Statutes.

WHEREAS, the City Council has held at least one (1) public hearings on this matter consistent with the requirements of Section 163.3184 (8)(b), Florida Statutes, with said hearing being held on a week day at least 5 days after being advertised, and said advertisement being consistent with the requirements of Section 166.041 (3)(c) 2.b., Florida Statutes, and notice consistent with the requirements of Section 166.041(3)(c) 1., Florida Statutes.

WHEREAS, the required courtesy information as required in 163.3184(8)(b), F.S. was available for interested citizens, no one has completed the form to date.

WHEREAS, the City staff has prepared a staff report and will rely on the data within said report as findings of fact to support the adoption of the Future Land Use Comprehensive Plan Element.

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

SECTION 1.
The recitals set forth above are true and correct.

SECTION 2.
Upon approval of the first reading of this Ordinance 2024-50, staff is authorized to transmit this amendment to the Community Planning, Development and Services Division of the Florida Department of Commerce, the East Central Florida Regional Planning Commission, Osceola County, the Florida Department of Transportation, the South Florida Water Management District, the Osceola County School Board, and any other interested party for comment.

SECTION 3.
The City of St. Cloud, Florida, Comprehensive Plan is hereby amended in the following respects to amend the Future Land Use Element Map and Text set forth in Attachment “A” attached hereto.

SECTION 4:

The City Manager or his/her designee is authorized and directed to promptly enter changes on the City of St. Cloud Comprehensive Plan.

SECTION 5:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Community Development Department.

SECTION 6:

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3177 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 7:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 8:

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 9:

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.
B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.
C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Community Development Department of the City of St. Cloud. The Community Development Department shall also make copies available to the public for a reasonable publication charge.

SECTION 10: EFFECTIVE DATE

The Comprehensive Plan Amendment is not effective until the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with s. 163.3184(9), or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with s. 163.3184(10)

Transmittal Hearing on the 8th day of August, 2024

Adoption Hearing on the 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

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 1:

PARCEL ID	ACREAGE	2045 FLU	FLU CHANGE
13-26-30-0666-0001-00L0	10.35	Employment	LDR TO EMP
13-26-30-0666-0001-00U0	0.7	Employment	LDR TO EMP
13-26-30-0725-0001-0050	4.8	Employment	LDR TO EMP
13-26-30-2541-0001-0020	0.5	Employment	LDR TO EMP
13-26-30-2541-0001-0030	0.55	Employment	LDR TO EMP
13-26-30-4950-0001-0380	4.91	Employment	LDR TO EMP
13-26-30-4950-0001-0570	1.88	Employment	LDR TO EMP
13-26-30-4950-0001-0575	1	Employment	LDR TO EMP
13-26-30-4852-0001-0040	0.64	Employment	LDR TO EMP
13-26-30-4950-0001-0410	1.53	Employment	LDR TO EMP
13-26-30-4950-0001-0430	4.87	Employment	LDR TO EMP
13-26-30-4950-0001-0540	4.88	Employment	LDR TO EMP
13-26-30-0725-0001-0110	26.12	Employment	LDR TO EMP
13-26-30-2541-0001-0040	0.35	Employment	LDR TO EMP
13-26-30-4852-0001-0010	1.7	Employment	LDR TO EMP
13-26-30-4852-0001-0030	0.76	Employment	LDR TO EMP
13-26-30-4852-0001-0050	0.61	Employment	LDR TO EMP
13-26-30-4950-0001-0090	5.15	Employment	LDR TO EMP
13-26-30-4950-0001-0100	5.02	Employment	LDR TO EMP
13-26-30-4950-0001-0550	4.91	Employment	LDR TO EMP
13-26-30-4950-0001-0560	2.01	Employment	LDR TO EMP
13-26-30-4950-0001-0565	3.02	Employment	LDR TO EMP
13-26-30-2541-0001-0010	0.4	Employment	LDR TO EMP
13-26-30-4852-0001-0020	0.76	Employment	LDR TO EMP
13-26-30-4950-0001-0395	1.98	Employment	LDR TO EMP
13-26-30-4950-0001-0415	0.9	Employment	LDR TO EMP
13-26-30-4950-0001-0420	4.91	Employment	LDR TO EMP
13-26-30-4950-0001-0580	4.61	Employment	LDR TO EMP
13-26-30-4950-0001-0710	3.73	Employment	LDR TO EMP
13-26-30-4950-0001-0883	1.01	Commercial	LDR TO COM
13-26-30-0666-0001-00M0	7.12	Employment	LDR TO EMP
13-26-30-0725-0001-0390	2.95	Employment	MDR TO EMP
05-26-30-0084-0042-0090	22.15	Institutional	AG TO INST
05-26-30-00U0-0120-0000	1.51	Park/Open Space	PEND TO P/OS
05-26-30-0084-0042-0271	0.65	Institutional	AG TO INST
05-26-30-00U0-0130-0000	2.01	Park/Open Space	PEND TO P/OS
05-26-30-00U0-0080-0000	9.46	JPA Employment Center	MDR TO JPA-EC
01-26-30-0001-0011-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0220	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0180	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0230	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0030	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0050	0.17	Neighborhood Commercial	MDR TO NC

01-26-30-0001-0047-0220	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0130	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0150	0.18	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0200	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0010	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0110	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0170	0.21	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0220	0.14	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0010	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0090	0.34	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0130	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0150	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0170	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0200	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0010	0.34	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0103-0010	0.17	Commercial	MDR TO COM
01-26-30-0001-0103-0030	0.26	Commercial	MDR TO COM
01-26-30-0001-0103-0150	0.17	Commercial	MDR TO COM
01-26-30-0001-0105-0120	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0120	0.23	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0190	0.21	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0022-0060	1.34	Institutional	MDR TO INST
01-26-30-0001-0012-0050	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0090	0.34	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0130	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0103-0190	0.17	Commercial	MDR TO COM
01-26-30-0001-0105-0010	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0030	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0130	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0080	0.12	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0100	0.09	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0010	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0110	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0030	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0050	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0090	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0130	0.06	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0135	0.11	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0225	0.12	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0110	0.17	Neighborhood Commercial	MDR TO NC

01-26-30-0001-0070-0170	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0230	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0090	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0130	0.29	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0170	0.2	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0030	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0050	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0210	0.34	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0150	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0069-0200	0.22	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0040	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0090	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0210	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0157-0100	0.24	Commercial	PROF TO COM
01-26-30-0001-0158-0110	0.16	Commercial	PROF TO COM
01-26-30-0001-0158-0170	0.16	Commercial	PROF TO COM
01-26-30-0001-0159-0135	0.07	Commercial	MDR TO COM
01-26-30-0001-0159-0180	0.21	Commercial	MDR TO COM
01-26-30-0001-0164-0090	0.16	Institutional	PROF TO INST
01-26-30-0001-0164-0115	0.04	Institutional	PROF TO INST
01-26-30-0001-0164-0117	0.03	Institutional	PROF TO INST
01-26-30-0001-0164-0170	0.16	Commercial	PROF TO COM
01-26-30-0001-0166-0010	0.57	Commercial	PROF TO COM
01-26-30-0001-0167-0130	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0150	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0190	0.13	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0200	0.13	Medium Density Residential	PROF TO MDR
01-26-30-0001-0011-0010	0.28	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0011-0040	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0160	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0012-0210	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0070	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0110	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0047-0190	0.28	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0010	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0090	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0048-0170	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0130	0.34	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0070-0190	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0156-0010	0.25	Commercial	MDR TO COM
01-26-30-0001-0157-0070	0.24	Commercial	PROF TO COM
01-26-30-0001-0158-0090	0.16	Commercial	PROF TO COM
01-26-30-0001-0159-0130	0.08	Commercial	MDR TO COM

01-26-30-0001-0159-0150	0.19	Commercial	MDR TO COM
01-26-30-0001-0164-0135	0.1	Commercial	PROF TO COM
01-26-30-0001-0165-0130	0.16	Commercial	PROF TO COM
01-26-30-0001-0165-0150	0.16	Commercial	PROF TO COM
01-26-30-0001-0165-0190	0.16	Commercial	PROF TO COM
01-26-30-0001-0166-0130	0.24	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0010	0.26	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0015	0.26	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0070	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0110	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0175-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0175-0190	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0175-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0040	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0070	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0190	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0157-0130	0.4	Commercial	PROF TO COM
01-26-30-0001-0159-0050	0.24	Commercial	MDR TO COM
01-26-30-0001-0164-0130	0.06	Commercial	PROF TO COM
01-26-30-0001-0164-0150	0.16	Commercial	PROF TO COM
01-26-30-0001-0164-0190	0.32	Commercial	PROF TO COM
01-26-30-0001-0165-0010	0.96	Institutional	PROF TO INST
01-26-30-0001-0165-0170	0.16	Commercial	PROF TO COM
01-26-30-0001-0165-0210	0.16	Commercial	PROF TO COM
01-26-30-0001-0166-0080	0.16	Medium Density Residential	PROF TO MDR
01-26-30-0001-0166-0100	0.24	Medium Density Residential	PROF TO MDR
01-26-30-0001-0166-0160	0.16	Medium Density Residential	PROF TO MDR
01-26-30-0001-0166-0180	0.16	Medium Density Residential	PROF TO MDR
01-26-30-0001-0166-0220	0.07	Medium Density Residential	PROF TO MDR
01-26-30-0001-0166-0225	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0175-0150	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0175-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0160	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0176-0200	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0010	0.43	High Density Residential	MDR TO HDR

01-26-30-0001-0178-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0080	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0185-0220	0.12	Commercial	PROF TO COM
01-26-30-0001-0103-0210	0.17	Commercial	MDR TO COM
01-26-30-0001-0103-0230	0.17	Commercial	MDR TO COM
01-26-30-0001-0105-0050	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0150	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0170	0.11	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0110	0.13	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0140	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0160	0.22	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0126-0150	0.21	Commercial	MDR TO COM
01-26-30-0001-0141-0050	0.8	Institutional	MDR TO INST
01-26-30-0001-0296-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0296-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0296-0095	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0296-0140	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0200	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0120	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0220	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0160	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0090	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0010	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0080	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0050	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0030	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0308-001M	0.08	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0030	0.24	High Density Residential	MDR TO HDR

01-26-30-0001-0308-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0200	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0319-0010	0.63	Employment	PROF TO EMP
01-26-30-0001-0319-0130	0.94	Employment	PROF TO EMP
01-26-30-0001-0320-0100	0.29	Employment	PROF TO EMP
01-26-30-0001-0331-0070	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0331-0140	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0331-0160	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0080	0.13	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0100	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0334-0100	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0334-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0334-0160	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0337-0050	0.22	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0337-0110	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0337-0155	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0338-0015	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0338-0050	0.2	High Density Residential	MDR TO HDR
01-26-30-0001-0339-0070	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0339-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0340-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0340-0100	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0100	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0140	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0342-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0020	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0110	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0344-0050	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0344-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0190-0030	0.16	Commercial	PROF TO COM
01-26-30-0001-0190-0130	0.24	Commercial	PROF TO COM
01-26-30-0001-0191-0050	0.16	Commercial	PROF TO COM
01-26-30-0001-0191-0230	0.16	Commercial	PROF TO COM
01-26-30-0001-0192-0030	0.16	Commercial	PROF TO COM
01-26-30-0001-0192-0070	0.24	Commercial	PROF TO COM
01-26-30-0001-0192-0130	0.24	Commercial	PROF TO COM
01-26-30-0001-0193-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0193-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0193-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0193-0190	0.34	High Density Residential	MDR TO HDR

01-26-30-0001-0194-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0070	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0200	0.43	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0060	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0160	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0180	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0170	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0200	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0100	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0130	0.31	High Density Residential	MDR TO HDR
01-26-30-0001-0190-0010	0.11	Commercial	PROF TO COM
01-26-30-0001-0190-0160	0.24	Commercial	PROF TO COM
01-26-30-0001-0190-0190	0.16	Commercial	PROF TO COM
01-26-30-0001-0190-0230	0.16	Commercial	PROF TO COM
01-26-30-0001-0191-0070	0.16	Commercial	PROF TO COM
01-26-30-0001-0191-0090	0.32	Commercial	PROF TO COM
01-26-30-0001-0191-0130	0.08	Commercial	PROF TO COM
01-26-30-0001-0192-0160	0.4	Commercial	PROF TO COM
01-26-30-0001-0192-0230	0.16	Commercial	PROF TO COM
01-26-30-0001-0193-0015	0.11	High Density Residential	MDR TO HDR
01-26-30-0001-0193-0070	0.09	High Density Residential	MDR TO HDR
01-26-30-0001-0193-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0040	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0120	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0150	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0180	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0040	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0160	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0200	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0201-0010	2.07	Institutional	PROF TO INST
01-26-30-0001-0202-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0050	0.34	High Density Residential	MDR TO HDR

01-26-30-0001-0202-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0130	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0202-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0120	0.08	High Density Residential	MDR TO HDR
01-26-30-0001-0122-0080	0.97	Park/Open Space	INST TO P/OS
01-26-30-0001-0126-0110	0.38	Institutional	MDR TO INST
01-26-30-0001-0130-0060	0.13	Commercial	INST TO COM
01-26-30-0001-0132-0020	0.38	Commercial	MDR TO COM
01-26-30-0001-0132-0110	0.19	Commercial	MDR TO COM
01-26-30-0001-0135-0010	1.22	Institutional	MDR TO INST
01-26-30-0001-0135-0060	0.29	Institutional	MDR TO INST
01-26-30-0001-0250-0030	1.79	Institutional	PROF TO INST
01-26-30-0001-0262-0090	0.55	Employment	PROF TO EMP
01-26-30-0001-0273-0010	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0273-0060	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0273-0080	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0273-0135	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0160	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0190	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0130	0.08	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0140	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0030	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0279-0130	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0279-0170	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0210	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0281-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0010	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0070	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0170	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0220	0.09	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0200	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0070	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0130	0.26	High Density Residential	MDR TO HDR

01-26-30-0001-0180-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0180	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0182-0010	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0050	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0070	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0110	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0235	0.11	High Density Residential	PROF TO HDR
01-26-30-0001-0184-0030	0.24	Commercial	PROF TO COM
01-26-30-0001-0184-0150	0.32	Commercial	PROF TO COM
01-26-30-0001-0184-0210	0.08	Commercial	PROF TO COM
01-26-30-0001-0184-0220	0.24	Commercial	PROF TO COM
01-26-30-0001-0185-0019	0.05	Commercial	PROF TO COM
01-26-30-0001-0296-0180	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0296-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0040	0.43	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0120	0.09	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0150	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0180	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0130	0.33	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0170	0.28	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0010	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0040	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0160	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0010	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0040	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0060	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0220	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0010	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0040	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0060	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0303-0100	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0150	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0220	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0190	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0210	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0190	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0080	0.44	High Density Residential	MDR TO HDR

01-26-30-0001-0331-0040	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0080	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0120	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0160	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0020	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0050	0.2	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0080	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0100	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0160	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0337-0010	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0337-0150	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0338-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0338-0150	0.15	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0338-0155	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0339-0040	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0339-0105	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0339-0140	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0340-0010	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0185-0225	0.08	Commercial	PROF TO COM
01-26-30-0001-0190-0015	0.05	Commercial	PROF TO COM
01-26-30-0001-0191-0010	0.32	Commercial	PROF TO COM
01-26-30-0001-0191-0210	0.28	Commercial	PROF TO COM
01-26-30-0001-0192-0010	0.16	Commercial	PROF TO COM
01-26-30-0001-0192-0100	0.24	Commercial	PROF TO COM
01-26-30-0001-0192-0210	0.16	Commercial	PROF TO COM
01-26-30-0001-0193-0010	0.23	High Density Residential	MDR TO HDR
01-26-30-0001-0193-0110	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0080	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0180	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0020	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0050	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0198-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0050	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0080	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0220	0.26	High Density Residential	MDR TO HDR

01-26-30-0001-0203-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0408-0010	0.43	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0030	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0040	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0050	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0060	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0070	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0100	0.24	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0020	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0090	0.25	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0126-0010	0.86	Commercial	MDR TO COM
01-26-30-0001-0126-0080	0.26	Institutional	MDR TO INST
01-26-30-0001-0130-0095	0.66	Commercial	INST TO COM
01-26-30-0001-0132-0010	0.15	Commercial	MDR TO COM
01-26-30-0001-0408-0020	0.26	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0090	0.22	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0095	0.22	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0010	0.26	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0030	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0040	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0050	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0060	0.2	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0070	0.25	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0179-0050	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0184-0060	0.16	Commercial	PROF TO COM
01-26-30-0001-0185-0015	0.04	Commercial	PROF TO COM
01-26-30-0001-0185-0017	0.05	Commercial	PROF TO COM
01-26-30-0001-0185-0090	0.08	Commercial	PROF TO COM
01-26-30-0001-0185-0100	0.24	Commercial	PROF TO COM
01-26-30-0177-0001-0010	0.25	Medium Density Residential	LDR TO MDR
01-26-30-0001-0273-0040	0.17	Institutional	MDR TO INST
01-26-30-0001-0273-0105	0.11	High Density Residential	MDR TO HDR
01-26-30-0001-0273-0220	0.34	Institutional	MDR TO INST
01-26-30-0001-0274-0080	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0100	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0150	0.24	High Density Residential	MDR TO HDR

01-26-30-0001-0275-0180	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0210	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0010	0.12	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0020	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0080	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0210	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0100	0.08	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0200	0.3	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0279-0210	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0190	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0281-0210	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0090	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0170	0.33	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0171	0.05	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0190	0.09	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0040	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0060	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0220	0.52	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0080	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0170	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0010	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0050	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0180	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0070	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0090	0.25	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0210	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0070	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0158-0060	0.24	Commercial	PROF TO COM
01-26-30-0001-0158-0130	0.16	Commercial	PROF TO COM
01-26-30-0001-0158-0150	0.16	Commercial	PROF TO COM
01-26-30-0001-0159-0080	0.24	Commercial	MDR TO COM
01-26-30-0001-0159-0110	0.16	Commercial	MDR TO COM
01-26-30-0001-0164-0010	0.48	Institutional	PROF TO INST

01-26-30-0001-0164-0070	0.16	Institutional	PROF TO INST
01-26-30-0001-0164-0110	0.09	Institutional	PROF TO INST
01-26-30-0001-0165-0230	0.16	Commercial	PROF TO COM
01-26-30-0001-0166-0200	0.16	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0090	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0170	0.17	Medium Density Residential	PROF TO MDR
01-26-30-0001-0167-0220	0.26	Medium Density Residential	PROF TO MDR
01-26-30-0001-0296-0130	0.09	High Density Residential	MDR TO HDR
01-26-30-0001-0103-0130	0.28	Commercial	MDR TO COM
01-26-30-0001-0103-0170	0.17	Commercial	MDR TO COM
01-26-30-0001-0105-0090	0.19	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0180	0.11	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0190	0.22	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0105-0220	0.26	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0010	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0030	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0050	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0070	0.13	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0106-0210	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0262-0010	0.16	Employment	PROF TO EMP
01-26-30-0001-0273-0130	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0273-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0273-0190	0.25	Institutional	MDR TO INST
01-26-30-0001-0274-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0050	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0010	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0060	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0185-0230	0.04	Commercial	PROF TO COM
01-26-30-0001-0190-0050	0.64	Commercial	MDR TO COM
01-26-30-0001-0190-0210	0.16	Commercial	PROF TO COM
01-26-30-0001-0191-0135	0.44	Commercial	PROF TO COM
01-26-30-0001-0192-0050	0.16	Commercial	PROF TO COM
01-26-30-0001-0193-0080	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0050	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0130	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0194-0160	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0190	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0195-0220	0.26	High Density Residential	MDR TO HDR

01-26-30-0001-0198-0070	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0080	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0180	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0199-0200	0.09	High Density Residential	MDR TO HDR
01-26-30-0001-0200-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0070	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0170	0.31	High Density Residential	MDR TO HDR
01-26-30-0001-0203-0210	0.31	High Density Residential	MDR TO HDR
01-26-30-0001-0409-0015	0.26	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0045	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0065	0.21	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0080	0.33	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0176-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0010	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0160	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0180	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0150	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0180	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0040	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0070	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0182-0030	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0090	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0130	0.26	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0190	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0230	0.06	High Density Residential	PROF TO HDR
01-26-30-0001-0184-0010	0.16	Commercial	PROF TO COM
01-26-30-0001-0184-0100	0.24	Commercial	PROF TO COM
01-26-30-0001-0184-0190	0.16	Commercial	PROF TO COM
01-26-30-0001-0185-0040	0.11	Commercial	PROF TO COM
01-26-30-0001-0273-0100	0.13	High Density Residential	MDR TO HDR
01-26-30-0001-0274-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0040	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0275-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0170	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0015	0.07	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0070	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0090	0.08	High Density Residential	MDR TO HDR

01-26-30-0001-0277-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0160	0.27	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0060	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0279-0040	0.08	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0279-0090	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0279-0110	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0280-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0160	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0280-0230	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0281-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0225	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0010	0.33	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0070	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0080	0.43	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0170	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0080	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0110	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0150	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0170	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0286-0040	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0060	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0210	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0040	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0130	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0110	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0175-0010	0.52	High Density Residential	MDR TO HDR
01-26-30-0001-0175-0070	0.52	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0040	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0095	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0177-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0178-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0179-0210	0.17	High Density Residential	MDR TO HDR

01-26-30-0001-0180-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0190	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0180-0210	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0150	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0181-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0182-0160	0.26	High Density Residential	PROF TO HDR
01-26-30-0001-0182-0210	0.17	High Density Residential	PROF TO HDR
01-26-30-0001-0184-0080	0.16	Commercial	PROF TO COM
01-26-30-0001-0184-0130	0.16	Commercial	PROF TO COM
01-26-30-0001-0185-0010	0.07	Commercial	PROF TO COM
01-26-30-0001-0185-0050	0.16	Commercial	PROF TO COM
01-26-30-0001-0185-0070	0.16	Commercial	PROF TO COM
01-26-30-0001-0185-0150	0.16	Commercial	PROF TO COM
01-26-30-0001-0185-0210	0.4	Commercial	PROF TO COM
01-26-30-0001-0373-0100	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0105	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0177-0001-0370	0.31	Medium Density Residential	LDR TO MDR
01-26-30-0001-0291-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0180	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0010	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0190	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0433-0040	0.31	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0287-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0190	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0040	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0135	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0200	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0010	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0170	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0200	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0020	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0160	0.26	High Density Residential	MDR TO HDR

01-26-30-0001-0290-0190	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0090	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0150	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0015	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0010	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0100	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0170	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0296-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0432-0010	0.4	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0433-0020	0.26	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0433-0050	0.25	Neighborhood Commercial	LDR TO NC
01-26-30-4950-0001-3600	0.46	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-5096	0.12	Commercial	MDR TO COM
01-26-30-0001-0408-0065	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0408-0080	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0409-0095	0.41	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0276-0040	0.31	High Density Residential	MDR TO HDR
01-26-30-0001-0276-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0010	0.25	High Density Residential	MDR TO HDR
01-26-30-0001-0277-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0080	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0100	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0130	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0190	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0278-0220	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0279-0010	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0279-0050	0.08	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0279-0060	0.08	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0279-0070	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0279-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0070	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0280-0140	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0281-0010	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0070	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0281-0190	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0282-0200	0.16	High Density Residential	MDR TO HDR

01-26-30-0001-0283-0150	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0283-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0050	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0284-0140	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0010	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0285-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0015	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0287-0160	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0288-0095	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0289-0090	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0060	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0090	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0290-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0291-0015	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0050	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0292-0190	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0130	0.43	High Density Residential	MDR TO HDR
01-26-30-0001-0293-0230	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0220	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0070	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0100	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0296-0030	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0432-0020	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0432-0050	0.4	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0433-0010	0.25	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0433-0055	0.28	Neighborhood Commercial	LDR TO NC
01-26-30-0725-0001-3880	1.87	Institutional	LDR TO INST
01-26-30-0725-0001-3920	1.42	Institutional	PROF TO INST
01-26-30-0570-0001-0010	2.3	Institutional	PROF TO INST
01-26-30-0580-0001-0070	1.06	Employment	IND TO EMP
01-26-30-0600-000B-0010	0.25	Park/Open Space	LDR TO P/OS
01-26-30-0650-0001-0430	0.39	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0450	0.23	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0460	0.5	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0470	0.46	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0520	0.62	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0535	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0537	0.1	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0555	0.21	Neighborhood Commercial	LDR TO NC

01-26-30-0650-0001-0575	0.55	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0595	0.19	Neighborhood Commercial	LDR TO NC
01-26-30-4950-0001-3780	0.44	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-3793	0.24	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-3794	0.12	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-3910	1.14	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-4770	1.19	Institutional	MDR TO INST
01-26-30-4950-0001-4810	1.84	Commercial	MDR TO COM
01-26-30-4950-0001-5098	0.12	Commercial	MDR TO COM
01-26-30-4950-0001-5102	0.12	Commercial	MDR TO COM
01-26-30-4950-0001-5104	0.16	Commercial	MDR TO COM
01-26-30-4950-0001-5117	0.27	Commercial	MDR TO COM
01-26-30-0725-0001-4140	1.88	Institutional	LDR TO INST
01-26-30-3045-0001-0020	0.5	Medium Density Residential	LDR TO MDR
01-26-30-0650-0001-0500	0.31	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0530	0.45	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0550	0.42	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0560	0.41	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0565	0.28	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0602	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-3045-0001-0030	0.5	Medium Density Residential	LDR TO MDR
01-26-30-0650-0001-0440	0.21	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0480	0.44	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0510	0.35	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0515	0.38	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0547	0.18	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0600	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-4950-0001-3796	0.12	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-4802	0.91	Institutional	MDR TO INST
01-26-30-4950-0001-3570	1.52	Medium Density Residential	AG TO MDR
01-26-30-0001-0294-0030	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0060	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0294-0090	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0040	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0130	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0295-0190	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0432-0035	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0432-0040	0.48	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0433-0030	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0420	0.23	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0490	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0540	0.28	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0545	0.28	Neighborhood Commercial	LDR TO NC
01-26-30-0650-0001-0597	0.19	Neighborhood Commercial	LDR TO NC

01-26-30-0725-0001-3540	2.38	Medium Density Residential	LDR TO MDR
01-26-30-0725-0001-3915	1.06	Institutional	PROF TO INST
01-26-30-3045-0001-0010	0.5	Medium Density Residential	LDR TO MDR
01-26-30-3045-0001-0040	0.5	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-2920	1.13	JPA Low Density Residential	NONE TO JPA-LDR
01-26-30-4950-0001-3460	0.39	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-3790	0.14	Medium Density Residential	LDR TO MDR
01-26-30-4950-0001-4830	0.78	Commercial	MDR TO COM
01-26-30-4950-0001-5100	0.2	Commercial	MDR TO COM
01-26-30-4950-0001-5110	0.39	Commercial	MDR TO COM
01-26-30-4950-0001-5115	0.05	Commercial	MDR TO COM
05-26-31-0725-0001-0950	20.54	Institutional	LDR TO INST
05-26-31-0725-0001-0380	23.3	Low Density Residential	MDR TO LDR
05-26-31-0105-0001-00B0	1.56	Institutional	COM TO INST
05-26-31-4950-0001-0595	0.99	JPA Low Density Residential	NONE TO JPA-LDR
05-26-31-4950-0001-0690	4.64	JPA Low Density Residential	NONE TO JPA-LDR
05-26-31-4950-0001-0705	1.46	JPA Low Density Residential	NONE TO JPA-LDR
02-26-30-0050-0001-0060	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0100	0.05	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0150	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0170	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0190	0.03	High Density Residential	MDR TO HDR
02-26-30-0552-0001-0020	0.61	Institutional	MDR TO INST
05-26-31-2508-0001-0210	0.5	JPA Low Density Residential	NONE TO JPA-LDR
05-26-31-4950-0001-0600	1.12	JPA Low Density Residential	NONE TO JPA-LDR
02-26-30-0050-0001-0010	0.05	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0020	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0080	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0160	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0050	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0070	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0090	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-00A0	1.39	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0130	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0140	0.03	High Density Residential	MDR TO HDR
05-26-31-0725-0001-0070	7.96	Commercial	LDR TO COM
05-26-31-2508-0001-0140	0.5	JPA Low Density Residential	NONE TO JPA-LDR
05-26-31-4950-0001-0605	0.56	JPA Low Density Residential	NONE TO JPA-LDR
02-26-30-0050-0001-0030	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0040	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0110	0.05	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0120	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0180	0.03	High Density Residential	MDR TO HDR
02-26-30-0050-0001-0200	0.05	High Density Residential	MDR TO HDR

01-26-30-0001-0296-0220	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0110	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0210	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0210	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0020	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0090	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0190	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0180	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0110	0.08	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0160	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0302-0210	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0070	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0190	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0060	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0220	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0010	0.08	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0050	0.2	High Density Residential	MDR TO HDR
01-26-30-0001-0319-0090	0.31	Employment	PROF TO EMP
01-26-30-0001-0320-0010	0.31	Employment	PROF TO EMP
01-26-30-0001-0320-0050	0.16	Employment	PROF TO EMP
01-26-30-0001-0320-0160	0.24	Employment	PROF TO EMP
01-26-30-0001-0331-0010	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0015	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0140	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0050	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0160	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0334-0010	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0050	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0070	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0100	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0336-0150	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0337-0015	0.18	Neighborhood Commercial	MDR TO NC

01-26-30-0001-0339-0010	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0339-0100	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0340-0160	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0070	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0342-0060	0.3	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0170	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0345-0070	0.2	High Density Residential	MDR TO HDR
01-26-30-0001-0345-0110	0.27	High Density Residential	MDR TO HDR
01-26-30-0001-0345-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0050	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0030	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0015	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0110	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0115	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0349-0040	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0297-0090	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0298-0070	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0070	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0090	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0299-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0010	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0070	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0300-0150	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0110	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0301-0130	0.24	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0301-0200	0.16	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0120	0.08	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0302-0190	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0170	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0210	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0303-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0050	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0180	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0200	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0304-0230	0.1	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0070	0.16	High Density Residential	MDR TO HDR

01-26-30-0001-0305-0190	0.32	High Density Residential	MDR TO HDR
01-26-30-0001-0305-0230	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0030	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0306-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0095	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0307-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0130	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0308-0170	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0320-0070	0.21	Employment	PROF TO EMP
01-26-30-0001-0320-0140	0.16	Employment	PROF TO EMP
01-26-30-0001-0331-0100	0.29	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0050	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0332-0100	0.13	High Density Residential	MDR TO HDR
01-26-30-0001-0333-0010	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0334-0050	0.16	High Density Residential	MDR TO HDR
01-26-30-0001-0334-0070	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0335-0015	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0337-0080	0.22	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0337-0130	0.22	High Density Residential	MDR TO HDR
01-26-30-0001-0338-0080	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0338-0100	0.17	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0338-0130	0.2	Neighborhood Commercial	MDR TO NC
01-26-30-0001-0340-0070	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0340-0130	0.24	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0105	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0342-0110	0.31	High Density Residential	MDR TO HDR
01-26-30-0001-0342-0160	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0345-0010	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0345-0040	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0345-0130	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0060	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0115	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0180	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0055	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0150	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0155	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0341-0050	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0342-0030	0.26	High Density Residential	MDR TO HDR
01-26-30-0001-0342-0140	0.17	High Density Residential	MDR TO HDR

01-26-30-0001-0343-0070	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0343-0150	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0344-0010	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0344-0060	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0344-0110	0.21	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0020	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0150	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0130	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0344-0150	0.34	High Density Residential	MDR TO HDR
01-26-30-0001-0346-0110	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0070	0.19	High Density Residential	MDR TO HDR
01-26-30-0001-0347-0110	0.2	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0010	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0349-0020	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0349-0030	0.15	High Density Residential	MDR TO HDR
01-26-30-0001-0372-0030	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0035	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0040	0.26	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0050	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0070	0.52	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0090	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0100	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0010	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0050	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0060	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0080	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0347-0150	0.17	High Density Residential	MDR TO HDR
01-26-30-0001-0348-0050	0.18	High Density Residential	MDR TO HDR
01-26-30-0001-0349-0010	0.14	High Density Residential	MDR TO HDR
01-26-30-0001-0351-0010	1.69	High Density Residential	MDR TO HDR
01-26-30-0001-0354-0020	0.42	High Density Residential	MDR TO HDR
01-26-30-0001-0372-0025	0.26	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0065	0.17	Neighborhood Commercial	LDR TO NC
06-26-31-0735-0001-0020	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0735-0001-0060	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0736-0001-0010	0.3	Medium Density Residential	LDR TO MDR
06-26-31-0736-0001-0030	0.26	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0030	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0050	0.39	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0060	0.39	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0070	0.3	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0090	0.26	Medium Density Residential	LDR TO MDR
06-26-31-4950-0001-3070	10.44	Medium Density Residential	LDR TO MDR

06-26-31-0736-0001-0050	0.26	Medium Density Residential	LDR TO MDR
06-26-31-7500-0001-0301	0.28	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0020	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0080	0.26	Medium Density Residential	LDR TO MDR
06-26-31-0735-0001-0080	0.36	Medium Density Residential	LDR TO MDR
06-26-31-0736-0001-0020	0.26	Medium Density Residential	LDR TO MDR
06-26-31-0736-0001-0060	0.27	Medium Density Residential	LDR TO MDR
06-26-31-7500-0001-0302	0.52	Medium Density Residential	LDR TO MDR
06-26-31-4950-0001-4640	1.16	Institutional	MDR TO INST
06-26-31-0837-0001-0010	0.48	Medium Density Residential	LDR TO MDR
06-26-31-0837-0001-0040	0.4	Medium Density Residential	LDR TO MDR
06-26-31-4950-0001-4290	3.51	Medium Density Residential	LDR TO MDR
06-26-31-0725-0001-0081	2.46	Institutional	LDR TO INST
06-26-31-0735-0001-0010	0.38	Medium Density Residential	LDR TO MDR
06-26-31-0735-0001-0030	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0735-0001-0050	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0735-0001-0070	0.4	Medium Density Residential	LDR TO MDR
06-26-31-0736-0001-0040	0.26	Medium Density Residential	LDR TO MDR
06-26-31-0735-0001-0040	0.4	Medium Density Residential	LDR TO MDR
06-26-31-7500-0001-0340	0.41	Medium Density Residential	LDR TO MDR
01-26-30-0001-0372-0010	0.18	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0015	0.16	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0020	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0060	0.52	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0085	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0372-0105	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0020	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0095	0.17	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0030	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0040	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0070	0.34	Neighborhood Commercial	LDR TO NC
01-26-30-0001-0373-0090	0.17	Neighborhood Commercial	LDR TO NC
03-26-30-0730-0001-0060	0.2	Employment	MDR TO EMP
03-26-30-0730-0001-0070	0.25	Employment	MDR TO EMP
03-26-30-4950-0001-2705	0.37	Employment	MDR TO EMP
03-26-30-4950-0001-2720	0.15	Employment	MDR TO EMP
03-26-30-4950-0001-2726	0.18	Employment	MDR TO EMP
03-26-30-4950-0001-3060	0.8	Employment	MDR TO EMP
03-26-30-4950-0001-3390	0.58	Employment	MDR TO EMP
03-26-30-4950-0001-3714	0.24	Employment	MDR TO EMP
03-26-30-4950-0001-3980	0.49	Employment	MDR TO EMP
03-26-30-4950-0001-4282	0.23	Employment	MDR TO EMP
03-26-30-4950-0001-4284	0.26	Employment	MDR TO EMP
03-26-31-5325-0001-0070	0.13	Medium Density Residential	PEND TO MDR

03-26-31-5325-0001-00D0	2.91	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00F0	6.02	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00J0	0.03	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00R0	0.2	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0140	0.13	Medium Density Residential	PEND TO MDR
03-26-31-3522-0001-0040	0.14	Low Density Residential	PEND TO LDR
03-26-30-0730-0001-0010	0.28	Employment	MDR TO EMP
03-26-30-0730-0001-0020	0.34	Employment	MDR TO EMP
03-26-30-0730-0001-0050	0.18	Employment	MDR TO EMP
03-26-30-0730-0001-0080	0.25	Employment	MDR TO EMP
03-26-30-0730-0001-0090	0.25	Employment	MDR TO EMP
03-26-31-3522-0001-0030	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00C0	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00K0	0.87	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00V0	0.02	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0130	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0210	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0220	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0290	0.2	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0370	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0380	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0470	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0480	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0500	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0540	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0640	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0670	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0680	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0740	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0770	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0780	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0880	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0900	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0940	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1010	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1020	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1060	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1110	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1120	0.16	Low Density Residential	PEND TO LDR
03-26-31-5325-0001-0020	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0040	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00A0	0.24	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00Q0	0.04	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0110	0.13	Medium Density Residential	PEND TO MDR

03-26-31-5325-0001-0130	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0180	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0190	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0220	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0300	0.24	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0330	0.24	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0380	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0410	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0460	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0480	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0490	0.2	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0510	0.11	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0540	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0560	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0620	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0720	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0810	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0840	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0860	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1100	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1130	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1160	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1170	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1190	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1240	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1280	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1310	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1370	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1400	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1420	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1430	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1450	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1460	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1490	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1520	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1550	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1590	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1640	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1680	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1780	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1820	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1850	0.13	Medium Density Residential	PEND TO MDR
03-26-31-3522-0001-00E0	1.3	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00M0	0.07	Low Density Residential	PEND TO LDR

03-26-31-3522-0001-00R0	0.06	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00U0	0.02	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00W0	0.76	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0100	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0310	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0320	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0350	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0390	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0410	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0420	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0450	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0490	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0530	0.15	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0610	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0620	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0630	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0650	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0660	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0730	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0750	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0760	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0810	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0820	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0850	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0890	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0930	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0960	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0DD0	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1000	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1040	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1050	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1070	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1100	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1140	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1150	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1170	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1220	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1300	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1380	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1390	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1410	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1420	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1540	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1550	0.14	Low Density Residential	PEND TO LDR

03-26-31-3522-0001-1570	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1630	0.17	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1660	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1780	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1790	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1880	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1890	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1900	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1940	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1950	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1970	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-2000	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-2010	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00D0	2.74	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00G0	0.05	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00H0	0.09	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00I0	3.93	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00J0	0.44	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00Y0	0.07	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2110	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2170	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2180	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2230	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2330	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2420	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2450	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2460	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2490	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2520	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2590	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2640	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2650	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2660	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2720	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2750	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2760	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2790	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2810	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2870	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2880	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2900	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2910	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2940	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2970	0.14	Low Density Residential	PEND TO LDR

03-26-31-3569-0001-2980	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3010	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3050	0.14	Low Density Residential	PEND TO LDR
03-26-30-4690-0001-0070	0.18	High Density Residential	MDR TO HDR
03-26-30-4690-0001-0080	0.18	High Density Residential	MDR TO HDR
03-26-30-4950-0001-2700	0.23	Employment	MDR TO EMP
03-26-30-4950-0001-2755	0.24	Employment	MDR TO EMP
03-26-30-4950-0001-3030	1.15	Employment	MDR TO EMP
03-26-30-4950-0001-3045	0.88	Employment	MDR TO EMP
03-26-30-4950-0001-3387	0.05	Employment	MDR TO EMP
03-26-30-0725-0001-3370	0.74	Institutional	MDR TO INST
03-26-30-0725-0001-3680	1.18	Institutional	MDR TO INST
03-26-30-0725-0001-4057	0.12	Employment	HDR TO EMP
03-26-30-0725-0001-4300	32.32	Employment	HDR TO EMP
03-26-31-3522-0001-0070	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0080	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00L0	0.05	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00N0	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00Q0	0.07	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00X0	0.02	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00Z0	4.12	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0140	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0170	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0180	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0230	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0250	0.15	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0260	0.18	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0300	0.16	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0340	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0400	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0440	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0510	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0520	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0550	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0560	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0590	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0600	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0690	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0700	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0710	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0720	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0790	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0800	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0840	0.09	Low Density Residential	PEND TO LDR

03-26-31-3522-0001-0870	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0910	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0920	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0950	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0990	0.16	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0AA0	0.2	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0EE0	0.3	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1080	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1090	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1180	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1190	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1210	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1230	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1260	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1310	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1320	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1430	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1460	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1500	0.1	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1590	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1600	0.16	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1640	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1650	0.17	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1670	0.17	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1710	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1720	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1760	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1810	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1820	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1860	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1980	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1990	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-2020	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0CC0	0.06	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0GG0	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0HH0	0.19	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0KK0	0.08	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2060	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2090	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2130	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2320	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2390	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2400	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2440	0.17	Low Density Residential	PEND TO LDR

03-26-31-3569-0001-2470	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2500	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2540	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2550	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2560	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2570	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2600	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2610	0.21	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2670	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2680	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2700	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2740	0.13	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2770	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2780	0.26	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2830	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2930	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3000	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3070	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3090	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3110	0.14	Low Density Residential	PEND TO LDR
03-26-31-0000-0120-0000	0.55	JPA Low Density Residential	LDR TO JPA-LDR
03-26-31-5326-0001-3080	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3100	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3110	0.21	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0030	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0050	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00C0	0.31	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00G0	1.48	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00M0	0.23	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00N0	0.67	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00O0	0.05	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00S0	0.07	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0120	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0210	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0230	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0280	0.23	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0290	0.24	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0320	0.23	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0340	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0470	0.21	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0500	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0550	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0570	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0630	0.08	Medium Density Residential	PEND TO MDR

03-26-31-5325-0001-0680	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0690	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0730	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0780	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0790	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0800	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0850	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0870	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0910	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0980	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0990	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1010	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1070	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1140	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1180	0.2	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1200	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1230	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1260	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1290	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1440	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1480	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1510	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1540	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1600	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1630	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1660	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1670	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1700	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1730	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1760	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1770	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1810	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1900	0.16	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1930	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-1960	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-1970	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2020	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2060	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2120	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2160	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2220	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2260	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2310	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2330	0.14	Medium Density Residential	PEND TO MDR

03-26-31-5326-0001-2370	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2390	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2450	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2480	0.13	Medium Density Residential	PEND TO MDR
03-26-30-0725-0001-2766	0.26	Employment	MDR TO EMP
03-26-30-0725-0001-3040	0.6	Employment	MDR TO EMP
03-26-30-0725-0001-3350	1.53	Employment	MDR TO EMP
03-26-30-0725-0001-3360	0.87	Institutional	MDR TO INST
03-26-30-0725-0001-3950	2.36	Employment	IND TO EMP
03-26-30-0725-0001-4050	0.24	Employment	HDR TO EMP
03-26-30-0725-0001-4055	0.13	Employment	HDR TO EMP
03-26-30-4950-0001-2725	0.29	Employment	MDR TO EMP
03-26-30-4950-0001-2764	0.63	Employment	MDR TO EMP
03-26-30-4950-0001-3020	4.04	Employment	MDR TO EMP
03-26-30-4950-0001-3065	0.35	Employment	MDR TO EMP
03-26-30-0730-0001-0030	0.18	Employment	MDR TO EMP
03-26-30-0730-0001-0040	0.18	Employment	MDR TO EMP
03-26-30-4690-0001-0050	0.36	High Density Residential	MDR TO HDR
03-26-30-4950-0001-2701	0.34	Employment	MDR TO EMP
03-26-30-4950-0001-2723	0.29	Employment	MDR TO EMP
03-26-30-4950-0001-2750	0.91	Employment	MDR TO EMP
03-26-30-4950-0001-2760	0.35	Employment	MDR TO EMP
03-26-30-4950-0001-3715	0.24	Employment	MDR TO EMP
03-26-31-0000-0040-0000	5.64	Employment	IND TO EMP
03-26-31-0000-0075-0000	16.09	Low Density Residential	PEND TO LDR
03-26-31-00U0-0113-0000	115.46	Institutional	LDR TO INST
03-26-31-3522-0001-0010	0.16	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0020	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0050	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0060	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0090	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00G0	0.21	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00P0	10	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-00S0	0.21	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0110	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0120	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0150	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0160	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0190	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0200	0.15	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0240	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0270	0.22	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0280	0.27	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0330	0.14	Low Density Residential	PEND TO LDR

03-26-31-3522-0001-0360	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0430	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0460	0.15	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0570	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0580	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0830	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0860	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0970	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0980	0.15	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0BB0	0.36	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-0LL0	0.31	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1030	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1130	0.16	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1200	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1280	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1290	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1340	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1350	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1370	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1400	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1480	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1490	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1510	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1530	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1560	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1610	0.23	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1620	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1700	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1740	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1750	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1770	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1800	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1840	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1850	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1870	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1930	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-2030	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-2050	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00O0	0.08	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00T0	0.02	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0FF0	0.18	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0JJ0	0.1	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2080	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2100	0.14	Low Density Residential	PEND TO LDR

03-26-31-3569-0001-2140	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2150	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2160	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2200	0.27	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2210	0.18	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2240	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2270	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2280	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2310	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2370	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2380	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2430	0.15	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2530	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2620	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2690	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2800	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2840	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2850	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2860	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2920	0.17	Low Density Residential	PEND TO LDR
03-26-31-5326-0001-3090	0.13	Medium Density Residential	PEND TO MDR
03-26-30-0725-0001-2680	0.28	Employment	MDR TO EMP
03-26-30-0725-0001-2692	0.19	Employment	MDR TO EMP
03-26-30-0725-0001-2730	1.2	Employment	MDR TO EMP
03-26-30-0725-0001-2762	0.2	Employment	MDR TO EMP
03-26-30-0725-0001-2765	0.2	Employment	MDR TO EMP
03-26-30-0725-0001-3050	0.91	Employment	MDR TO EMP
03-26-30-0725-0001-3660	1.16	Employment	MDR TO EMP
03-26-30-0725-0001-4270	6.8	Employment	IND TO EMP
03-26-30-0725-0001-4680	0.11	Employment	HDR TO EMP
03-26-31-5326-0001-3070	0.13	Medium Density Residential	PEND TO MDR
03-26-31-3522-0001-1160	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1240	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1250	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1270	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1330	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1360	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1440	0.09	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1450	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1470	0.11	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1520	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1580	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1680	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1690	0.17	Low Density Residential	PEND TO LDR

03-26-31-3522-0001-1730	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1830	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1910	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1920	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-1960	0.14	Low Density Residential	PEND TO LDR
03-26-31-3522-0001-2040	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00A0	6.38	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-00F0	0.37	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-0II0	0.05	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2070	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2120	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2190	0.18	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2220	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2250	0.18	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2260	0.15	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2290	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2300	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2340	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2350	0.16	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2360	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2410	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2480	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2510	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2580	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2630	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2710	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2730	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2820	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2890	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3020	0.15	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3030	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3040	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3060	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3100	0.14	Low Density Residential	PEND TO LDR
03-26-30-0725-0001-2683	0.23	Employment	MDR TO EMP
03-26-30-0725-0001-2690	0.2	Employment	MDR TO EMP
03-26-30-0725-0001-2691	0.2	Employment	MDR TO EMP
03-26-31-5325-0001-0010	0.18	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0060	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0080	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0090	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00E0	4.18	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00H0	0.46	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00I0	0.76	Medium Density Residential	PEND TO MDR

03-26-31-5325-0001-00L0	0.46	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-00P0	0.07	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0100	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0150	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0170	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0240	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0260	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0350	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0370	0.21	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0400	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0430	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0450	0.21	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0530	0.09	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0580	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0590	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0610	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0640	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0660	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0710	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0740	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0760	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0830	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0880	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0890	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0920	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0940	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0960	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1000	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1020	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1030	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1050	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1060	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1090	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1110	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1220	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1250	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1340	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1380	0.2	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1410	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1470	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1500	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1530	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1560	0.2	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1570	0.18	Medium Density Residential	PEND TO MDR

03-26-31-5325-0001-1620	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1650	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1690	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1720	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1750	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1790	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1800	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1830	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1860	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1870	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1920	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-1950	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-1990	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2180	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2300	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2320	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2340	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2410	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2430	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2490	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2520	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2540	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2560	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2610	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2630	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2670	0.13	Medium Density Residential	PEND TO MDR
03-26-31-3569-0001-2950	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2960	0.17	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-2990	0.14	Low Density Residential	PEND TO LDR
03-26-31-3569-0001-3080	0.14	Low Density Residential	PEND TO LDR
04-26-30-0060-0001-0010	4.95	Employment	IND TO EMP
04-26-30-00U0-0055-0000	1.66	Institutional	PROF TO INST
04-26-30-0725-0001-0080	7.6	Park/Open Space	PEND TO P/OS
04-26-30-0725-0001-0RW0	2.8	Park/Open Space	PEND TO P/OS
04-26-30-0725-0001-1620	9.04	Institutional	PROF TO INST
04-26-30-0725-0001-2560	0.29	Employment	PROF TO EMP
04-26-30-0049-0001-00C0	6.97	Employment	IND TO EMP
04-26-30-0725-0001-2265	0.94	Employment	PROF TO EMP
04-26-30-00U0-0050-0000	10.79	Institutional	PROF TO INST
04-26-30-2606-2901-00B0	0.03	Commercial	NONE TO COM
04-26-31-0000-0040-0000	11.28	Employment	LDR TO EMP
04-26-30-0041-0001-0520	0.16	Employment	PROF TO EMP
04-26-30-0725-0001-CANL	1.15	Park/Open Space	PEND TO P/OS
04-26-30-0041-0001-0550	0.16	Employment	PROF TO EMP

04-26-31-0000-0043-0000	6.67	Employment	IND TO EMP
07-26-31-0000-0084-0000	0.33	High Density Residential	LDR TO HDR
07-26-31-0091-0001-001B	0.03	Employment	IND TO EMP
07-26-31-0091-0001-001F	0.03	Employment	IND TO EMP
07-26-31-00U0-0060-0000	1.98	Employment	IND TO EMP
07-26-31-00U0-0067-0000	0.23	Employment	IND TO EMP
07-26-31-0113-0001-0030	0.04	Employment	IND TO EMP
07-26-31-0113-0001-0060	0.04	Employment	IND TO EMP
07-26-31-0113-0001-0070	0.04	Employment	IND TO EMP
07-26-31-0113-0001-0080	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0010	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0030	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0080	0.04	Employment	IND TO EMP
07-26-31-0168-0001-COMM	1	Employment	IND TO EMP
07-26-31-0178-0001-0010	1.02	Employment	IND TO EMP
07-26-31-0212-0001-0010	1.15	Employment	IND TO EMP
07-26-31-0235-0001-0020	4.63	Employment	IND TO EMP
07-26-31-0237-0001-COMM	4.6	Employment	IND TO EMP
07-26-31-0237-0B4A-1111	0.04	Employment	IND TO EMP
07-26-31-0237-0B4E-1111	0.04	Employment	IND TO EMP
07-26-31-0237-0B5B-1113	0.04	Employment	IND TO EMP
07-26-31-0237-0B5C-1113	0.04	Employment	IND TO EMP
07-26-31-0237-0B6C-1117	0.03	Employment	IND TO EMP
07-26-31-0557-0001-00F0	0.05	Employment	IND TO EMP
07-26-31-0604-0001-0040	14.4	Employment	IND TO EMP
07-26-31-0605-0001-0050	1.42	Employment	IND TO EMP
07-26-31-0605-0001-0070	1.43	Employment	IND TO EMP
07-26-31-0605-0001-0080	1.46	Employment	IND TO EMP
07-26-31-0605-0001-0100	1.14	Employment	IND TO EMP
07-26-31-0605-0001-0130	2.04	Employment	IND TO EMP
07-26-31-0605-0001-0190	1.08	Employment	IND TO EMP
07-26-31-0605-0001-0200	1.08	Employment	IND TO EMP
07-26-31-0605-0001-0310	1	Employment	IND TO EMP
07-26-31-0620-0001-0270	1.03	Employment	IND TO EMP
07-26-31-0621-0001-00A0	0.37	Employment	IND TO EMP
07-26-31-0725-0001-0380	2.07	Employment	IND TO EMP
07-26-31-0770-0001-1020	0.04	Employment	IND TO EMP
07-26-31-0770-0001-1050	0.04	Employment	IND TO EMP
07-26-31-0770-0001-COMM	1.09	Employment	IND TO EMP
07-26-31-0771-0001-2070	0.04	Employment	IND TO EMP
03-26-31-5326-0001-2500	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2510	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2530	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2570	0.13	Medium Density Residential	PEND TO MDR

03-26-31-5326-0001-2590	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2650	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2680	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2700	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2740	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2770	0.15	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2830	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2850	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2900	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2920	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2940	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2970	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3020	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3060	0.13	Medium Density Residential	PEND TO MDR
04-26-30-0000-0019-0000	2.78	Commercial	NONE TO COM
04-26-30-0041-0001-0530	0.16	Employment	PROF TO EMP
03-26-31-5325-0001-1890	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2030	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2050	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2080	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2110	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2130	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2150	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2190	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2230	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2250	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2280	0.24	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2360	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2400	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2420	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2440	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2470	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2600	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2620	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2640	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2780	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2820	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2860	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2950	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2980	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3000	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3030	0.21	Medium Density Residential	PEND TO MDR
07-26-31-3559-0001-0030	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0040	0.17	JPA Low Density Residential	NONE TO JPR-LDR

07-26-31-3559-0001-0060	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-00A0	0.72	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0100	0.18	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0030	3.14	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0080	1.15	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-4950-0001-0180	5.7	Employment	IND TO EMP
07-26-31-5480-0001-0010	0.68	Institutional	LDR TO INST
07-26-31-5480-0001-0050	0.34	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0110	0.34	Medium Density Residential	LDR TO MDR
07-26-31-0000-0081-0000	0.11	High Density Residential	LDR TO HDR
07-26-31-0000-0082-0000	0.22	High Density Residential	LDR TO HDR
07-26-31-0000-0090-0000	0.32	High Density Residential	LDR TO HDR
07-26-31-0091-0001-001D	0.03	Employment	IND TO EMP
07-26-31-0091-0001-COMM	1.93	Employment	IND TO EMP
07-26-31-00U0-0065-0000	4.83	Employment	IND TO EMP
07-26-31-0113-0001-0010	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0020	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0040	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0060	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0090	0.04	Employment	IND TO EMP
07-26-31-0212-0001-0040	6.47	Employment	IND TO EMP
07-26-31-0237-00B1-2108	0.09	Employment	IND TO EMP
07-26-31-0237-0B6A-1117	0.03	Employment	IND TO EMP
07-26-31-0237-0B6D-1117	0.03	Employment	IND TO EMP
07-26-31-0557-0001-00C0	0.05	Employment	IND TO EMP
07-26-31-0557-0001-00D0	0.05	Employment	IND TO EMP
07-26-31-0557-0001-COMM	1	Employment	IND TO EMP
07-26-31-0604-0001-0030	4.82	Employment	IND TO EMP
07-26-31-0604-0001-0041	1.58	Employment	IND TO EMP
07-26-31-0605-0001-0015	1.14	Employment	IND TO EMP
07-26-31-0605-0001-0150	2.07	Employment	IND TO EMP
07-26-31-0605-0001-0170	1.1	Employment	IND TO EMP
07-26-31-0605-0001-0180	1.08	Employment	IND TO EMP
07-26-31-0605-0001-0280	1.01	Employment	IND TO EMP
07-26-31-0605-0001-0300	1.01	Employment	IND TO EMP
07-26-31-0605-0001-0360	1	Employment	IND TO EMP
07-26-31-0605-0004-0010	2.05	Employment	IND TO EMP
07-26-31-0620-0001-00V0	3.15	Employment	IND TO EMP
07-26-31-0621-0001-0370	1.37	Employment	IND TO EMP
03-26-31-5325-0001-0160	0.19	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0200	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0250	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0270	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0310	0.24	Medium Density Residential	PEND TO MDR

03-26-31-5325-0001-0360	0.21	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0390	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0420	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0440	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0520	0.1	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0600	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0650	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0670	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0700	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0750	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0770	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0820	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0900	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0930	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0950	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-0970	0.08	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1040	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1080	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1120	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1150	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1210	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1270	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1300	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1320	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1330	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1350	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1360	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1390	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1580	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1610	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1710	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1740	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1840	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1880	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5325-0001-1910	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-1940	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-1980	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2000	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2010	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2040	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2070	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2090	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2100	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2140	0.13	Medium Density Residential	PEND TO MDR

03-26-31-5326-0001-2170	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2200	0.24	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2210	0.16	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2240	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2270	0.17	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2290	0.18	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2350	0.18	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2380	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2460	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2550	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2580	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2660	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2710	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2730	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2750	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2790	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2880	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2910	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2930	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2990	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3050	0.13	Medium Density Residential	PEND TO MDR
07-26-31-3559-0001-0080	0.21	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0090	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0150	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0020	3.45	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0040	2.04	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-4950-0001-0350	2.92	Employment	IND TO EMP
07-26-31-4950-0001-0555	0.52	High Density Residential	LDR TO HDR
07-26-31-4950-0001-0573	0.19	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0060	0.34	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0070	0.34	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0080	0.34	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0100	0.34	Medium Density Residential	LDR TO MDR
07-26-31-0770-0001-1030	0.04	Employment	IND TO EMP
07-26-31-0770-0001-1060	0.04	Employment	IND TO EMP
07-26-31-0770-0001-1080	0.04	Employment	IND TO EMP
07-26-31-0771-0001-2010	0.04	Employment	IND TO EMP
07-26-31-0771-0001-2020	0.04	Employment	IND TO EMP
07-26-31-0771-0001-2060	0.04	Employment	IND TO EMP
04-26-30-0725-0001-0100	5	Park/Open Space	PEND TO P/OS
04-26-30-0060-0001-0020	3.95	Employment	IND TO EMP
04-26-30-0060-0001-00A0	0.52	Employment	IND TO EMP
04-26-30-0190-0001-00C0	1.14	Institutional	PROF TO INST
04-26-30-0041-0001-0510	0.16	Employment	PROF TO EMP

07-26-31-0000-0080-0000	0.48	High Density Residential	LDR TO HDR
07-26-31-0091-0001-001C	0.03	Employment	IND TO EMP
07-26-31-0091-0001-001G	0.03	Employment	IND TO EMP
07-26-31-0091-0001-001H	0.05	Employment	IND TO EMP
07-26-31-0113-0001-0020	0.04	Employment	IND TO EMP
07-26-31-0113-0001-0100	0.04	Employment	IND TO EMP
07-26-31-0168-0001-0070	0.04	Employment	IND TO EMP
07-26-31-0212-0001-0030	1.14	Employment	IND TO EMP
07-26-31-0237-00B1-2104	0.04	Employment	IND TO EMP
07-26-31-0237-00B1-2106	0.04	Employment	IND TO EMP
07-26-31-0237-00B2-1101	0.04	Employment	IND TO EMP
07-26-31-0237-00B2-1103	0.04	Employment	IND TO EMP
07-26-31-0237-0B3A-1107	0.07	Employment	IND TO EMP
07-26-31-0237-0B4C-1111	0.04	Employment	IND TO EMP
07-26-31-0237-0B5D-1113	0.04	Employment	IND TO EMP
07-26-31-0557-0001-00A0	0.07	Employment	IND TO EMP
07-26-31-0557-0001-00E0	0.05	Employment	IND TO EMP
07-26-31-0605-0001-0090	1.15	Employment	IND TO EMP
07-26-31-0605-0001-0110	1.08	Employment	IND TO EMP
07-26-31-0605-0001-0290	1.01	Employment	IND TO EMP
07-26-31-0605-0001-0320	1	Employment	IND TO EMP
07-26-31-0605-0001-0550	2.22	Employment	IND TO EMP
07-26-31-0605-0003-0010	1.95	Employment	IND TO EMP
07-26-31-0605-0009-0010	23.48	Employment	IND TO EMP
07-26-31-0621-0001-0010	2.78	Employment	IND TO EMP
04-26-30-2606-2901-00A0	0.03	Commercial	NONE TO COM
04-26-30-2606-2901-00D0	0.03	Commercial	NONE TO COM
04-26-31-0000-0042-0000	5.04	Employment	LDR TO EMP
03-26-31-5326-0001-2690	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2720	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2760	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2800	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2810	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2840	0.13	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2870	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2890	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-2960	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3010	0.14	Medium Density Residential	PEND TO MDR
03-26-31-5326-0001-3040	0.13	Medium Density Residential	PEND TO MDR
07-26-31-3559-0001-0010	0.19	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0020	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0070	0.18	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0130	0.19	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0140	0.17	JPA Low Density Residential	NONE TO JPR-LDR

07-26-31-3559-0001-0160	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0050	1.68	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0060	1.35	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0090	0.95	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-4950-0001-0553	0.17	High Density Residential	LDR TO HDR
07-26-31-4950-0001-0570	0.19	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0572	0.18	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0575	0.27	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0576	0.19	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0030	0.34	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0040	0.34	Medium Density Residential	LDR TO MDR
07-26-31-0725-0001-0022	3.5	Employment	IND TO EMP
07-26-31-0770-0001-1010	0.04	Employment	IND TO EMP
07-26-31-0770-0001-1040	0.04	Employment	IND TO EMP
07-26-31-0770-0001-1070	0.04	Employment	IND TO EMP
07-26-31-0771-0001-2080	0.04	Employment	IND TO EMP
07-26-31-0771-0001-COMM	1.09	Employment	IND TO EMP
07-26-31-2504-0001-0030	0.43	Medium Density Residential	LDR TO MDR
07-26-31-2504-0001-0040	0.3	Medium Density Residential	LDR TO MDR
04-26-30-2606-2901-00C0	0.03	Commercial	NONE TO COM
07-26-31-0000-0083-0000	0.27	High Density Residential	LDR TO HDR
07-26-31-0000-0100-0000	0.19	High Density Residential	LDR TO HDR
07-26-31-0091-0001-001A	0.03	Employment	IND TO EMP
07-26-31-0091-0001-001E	0.03	Employment	IND TO EMP
07-26-31-0091-0001-001I	0.07	Employment	IND TO EMP
07-26-31-0113-0001-0040	0.04	Employment	IND TO EMP
07-26-31-0113-0001-0050	0.04	Employment	IND TO EMP
07-26-31-0113-0001-0090	0.04	Employment	IND TO EMP
07-26-31-0113-0001-COMM	1.1	Employment	IND TO EMP
07-26-31-0168-0001-0050	0.04	Employment	IND TO EMP
07-26-31-0178-0001-0020	1.27	Employment	IND TO EMP
07-26-31-0178-0001-0030	2.82	Employment	IND TO EMP
07-26-31-0212-0001-0020	1.25	Employment	IND TO EMP
07-26-31-0235-0001-0010	2.61	Employment	IND TO EMP
07-26-31-0235-0001-00A0	0.86	Employment	IND TO EMP
07-26-31-0237-00B2-1105	0.09	Employment	IND TO EMP
07-26-31-0237-0B3B-1107	0.07	Employment	IND TO EMP
07-26-31-0237-0B3C-1107	0.07	Employment	IND TO EMP
07-26-31-0237-0B4B-1111	0.04	Employment	IND TO EMP
07-26-31-0237-0B4D-1111	0.04	Employment	IND TO EMP
07-26-31-0237-0B5A-1113	0.04	Employment	IND TO EMP
07-26-31-0237-0B5E-1113	0.04	Employment	IND TO EMP
07-26-31-0237-0B6B-1117	0.03	Employment	IND TO EMP
07-26-31-0557-0001-00B0	0.05	Employment	IND TO EMP

07-26-31-0557-0001-00G0	0.05	Employment	IND TO EMP
07-26-31-0605-0001-0040	1.42	Employment	IND TO EMP
07-26-31-0605-0001-0060	1.43	Employment	IND TO EMP
07-26-31-0605-0001-0120	1.11	Employment	IND TO EMP
07-26-31-0605-0001-0350	1	Employment	IND TO EMP
07-26-31-0605-0002-0010	2.02	Employment	IND TO EMP
07-26-31-0605-0006-0010	0.02	Employment	IND TO EMP
07-26-31-0605-0008-0010	25.92	Employment	IND TO EMP
07-26-31-0620-0001-0250	1.03	Employment	IND TO EMP
07-26-31-0620-0001-0260	1.01	Employment	IND TO EMP
07-26-31-0621-0001-0030	1.42	Employment	IND TO EMP
07-26-31-0725-0001-0385	0.99	Employment	IND TO EMP
07-26-31-0725-0001-0480	3.53	Employment	IND TO EMP
07-26-31-0725-0001-0710	13.98	Commercial	LDR TO COM
07-26-31-0771-0001-2030	0.04	Employment	IND TO EMP
07-26-31-0771-0001-2040	0.04	Employment	IND TO EMP
07-26-31-0771-0001-2050	0.04	Employment	IND TO EMP
07-26-31-2504-0001-0010	0.3	Medium Density Residential	LDR TO MDR
07-26-31-3559-0001-0050	0.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0110	0.21	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0120	0.24	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3559-0001-0170	0.19	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0010	3.99	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0070	1.03	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-3590-0001-0100	2.17	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-4950-0001-0356	1.26	Employment	LDR TO EMP
07-26-31-4950-0001-0460	0.75	Employment	LDR TO EMP
07-26-31-4950-0001-0571	0.26	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0574	0.26	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0578	0.77	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0579	0.77	Medium Density Residential	LDR TO MDR
07-26-31-4950-0001-0580	0.52	High Density Residential	LDR TO HDR
07-26-31-4950-0001-0630	4.53	Employment	NONE TO EMP
07-26-31-4950-0001-0650	6.9	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-4950-0001-0655	4.75	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-4950-0001-0900	4.87	JPA Low Density Residential	NONE TO JPR-LDR
07-26-31-5480-0001-0090	0.34	Medium Density Residential	LDR TO MDR
07-26-31-5480-0001-0120	0.33	Medium Density Residential	LDR TO MDR
07-26-31-2504-0001-0020	0.43	Medium Density Residential	LDR TO MDR
08-26-31-0000-0010-0000	6.82	Commercial	NONE TO COM
08-26-31-0000-0113-0000	1.44	JPA Low Density Residential	NONE TO JPR-LDR
08-26-30-00U0-0030-0000	0.2	Park/Open Space	MDR TO P/OS
08-26-31-0000-0025-0000	1.96	Commercial	NONE TO COM
08-26-30-00U0-0010-0000	1.65	JPA Employment Center	MDR TO JPA-EC

08-26-30-00U0-0012-0000	37.69	JPA Employment Center	MDR TO JPA-EC
08-26-31-0000-0110-0000	0.5	JPA Low Density Residential	NONE TO JPR-LDR
08-26-31-0128-TRAC-0460	0.01	Commercial	LDR TO COM
08-26-30-00U0-0040-0000	24.54	Park/Open Space	PEND TO P/OS
08-26-31-0000-0020-0000	2.62	Commercial	NONE TO COM
08-26-31-0000-0112-0000	2.44	JPA Low Density Residential	NONE TO JPR-LDR
08-26-31-3973-0001-00O0	0.14	JPA Low Density Residential	MDR TO JPA-LDR
08-26-31-3974-0001-00Y0	0.21	JPA Low Density Residential	MDR TO JPA-LDR
09-26-30-00U0-0061-0000	4.3	Institutional	MDR TO INST
09-26-30-00U0-0070-0000	3.31	Employment	PROF TO EMP
09-26-30-00U0-0073-0000	0.23	Employment	PROF TO EMP
09-26-30-00U0-0080-0000	9.27	Employment	PROF TO EMP
09-26-30-00U0-0081-0000	0.01	Employment	PROF TO EMP
09-26-30-00U0-0060-0000	7.41	JPA Employment Center	MDR TO JPA-EC
09-26-31-0000-0040-0000	1.87	Commercial	NONE TO COM
09-26-31-0000-0050-0000	1.73	Commercial	NONE TO COM
09-26-31-5042-0001-0040	0.22	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00K0	0.93	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00L0	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0200	0.18	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0220	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0260	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0280	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0340	0.12	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0430	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0440	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0470	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0510	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0540	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0630	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0640	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0670	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0710	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0790	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0830	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0870	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0910	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0950	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0960	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0990	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1040	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1120	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1180	0.13	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-4004-0001-0010	4.73	JPA Community Center	NONE TO JPA-CC

09-26-31-4004-0001-0020	2.43	JPA Community Center	NONE TO JPA-CC
09-26-31-4004-0001-00D0	0.12	JPA Community Center	NONE TO JPA-CC
09-26-31-5042-0001-0030	0.21	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0070	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00A0	1.06	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00F0	0.4	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0100	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0120	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0160	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0180	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0210	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0250	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0290	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0330	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0370	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0530	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0570	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0730	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0740	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0770	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0940	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1010	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1070	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1090	0.18	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1140	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-0000-0030-0000	8.1	Commercial	NONE TO COM
09-26-31-0000-0070-0000	4.89	Commercial	NONE TO COM
09-26-31-4004-0001-0030	13.38	JPA Community Center	NONE TO JPA-CC
09-26-31-4004-0001-00C0	3.15	JPA Community Center	NONE TO JPA-CC
09-26-31-5042-0001-0020	0.2	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0080	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00B0	0.2	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00D0	0.1	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00G0	0.06	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0110	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0150	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0190	0.18	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0230	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0240	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0270	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0300	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0320	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0380	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0400	0.14	JPA Low Density Residential	NONE TO JPR-LDR

09-26-31-5042-0001-0420	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0460	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0480	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0580	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0600	0.17	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0620	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0660	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0680	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0800	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0820	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0850	0.13	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0860	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0880	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0890	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0930	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0970	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1000	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1030	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1050	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1060	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1110	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1170	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1190	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-30-4950-0001-0360	4.84	Employment	PROF TO EMP
09-26-31-4004-0001-00A0	1.62	JPA Community Center	NONE TO JPA-CC
09-26-31-4004-0001-00B0	0.96	JPA Community Center	NONE TO JPA-CC
09-26-31-5042-0001-0010	0.18	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0050	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0060	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0090	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00C0	0.2	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00E0	0.09	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00H0	2.62	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-00J0	8.24	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0130	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0140	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0170	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0310	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0350	0.13	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0360	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0390	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0410	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0450	0.17	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0490	0.17	JPA Low Density Residential	NONE TO JPR-LDR

09-26-31-5042-0001-0500	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0520	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0550	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0560	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0590	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0610	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0650	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0690	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0700	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0720	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0750	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0760	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0780	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0810	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0840	0.16	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0900	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0920	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-0980	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1080	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1100	0.18	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1130	0.15	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1150	0.17	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1160	0.2	JPA Low Density Residential	NONE TO JPR-LDR
09-26-31-5042-0001-1200	0.15	JPA Low Density Residential	NONE TO JPR-LDR
10-26-30-0220-0001-0340	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0350	0.04	Employment	PROF TO EMP
10-26-30-0585-0001-0020	0.01	Employment	PROF TO EMP
10-26-30-0674-0001-2010	0.08	Employment	PROF TO EMP
10-26-30-0740-0001-3004	0.04	Employment	IND TO EMP
10-26-30-0740-0001-3018	0.04	Employment	IND TO EMP
10-26-30-0740-0001-COMM	1.91	Employment	IND TO EMP
10-26-30-0920-0003-0040	1.43	Employment	IND TO EMP
10-26-30-0920-0004-0010	2.26	Employment	IND TO EMP
10-26-30-1638-0001-0040	0.14	Employment	PROF TO EMP
10-26-30-1638-0001-00B0	0.02	Employment	PROF TO EMP
10-26-30-4950-0001-0366	0.88	Employment	PROF TO EMP
10-26-30-0585-0001-0030	0.01	Employment	PROF TO EMP
10-26-30-0585-0001-0040	0.01	Employment	PROF TO EMP
10-26-30-0585-0001-0050	0.01	Employment	PROF TO EMP
10-26-30-0740-0001-3000	0.04	Employment	IND TO EMP
10-26-30-0740-0001-3012	0.04	Employment	IND TO EMP
10-26-30-0740-0001-3014	0.04	Employment	IND TO EMP
10-26-30-0920-0001-00B1	2.18	Employment	PROF TO EMP

10-26-30-0920-0003-0050	2.2	Employment	IND TO EMP
10-26-30-0920-0004-0040	1.44	Employment	IND TO EMP
10-26-30-1638-0001-0010	0.28	Employment	PROF TO EMP
10-26-30-1638-0001-0020	0.08	Employment	PROF TO EMP
10-26-30-1638-0001-00A0	3.27	Employment	PROF TO EMP
10-26-30-00U0-0022-0000	15.04	Employment	PROF TO EMP
10-26-30-00U0-0050-0000	1.28	Employment	PROF TO EMP
10-26-30-0220-0001-0130	0	Employment	PROF TO EMP
10-26-30-0220-0001-0210	0.02	Employment	PROF TO EMP
10-26-30-0220-0001-0250	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0280	0	Employment	PROF TO EMP
10-26-30-0220-0001-0320	0.01	Employment	PROF TO EMP
10-26-30-0026-0001-0010	0.09	Employment	PROF TO EMP
10-26-30-00U0-0040-0000	8.12	Employment	IND TO EMP
10-26-30-0220-0001-00C0	0.36	Employment	PROF TO EMP
10-26-30-0220-0001-0120	0	Employment	PROF TO EMP
10-26-30-0220-0001-0300	0.01	Employment	PROF TO EMP
10-26-30-0585-0001-00A0	0.4	Employment	PROF TO EMP
10-26-30-0674-0001-1020	0.05	Employment	PROF TO EMP
10-26-30-0674-0001-2020	0.05	Employment	PROF TO EMP
10-26-30-0674-0001-COMM	0.92	Employment	PROF TO EMP
10-26-30-0740-0001-3002	0.04	Employment	IND TO EMP
10-26-30-0740-0001-3010	0.04	Employment	IND TO EMP
10-26-30-0740-0001-3016	0.04	Employment	IND TO EMP
10-26-30-0920-0004-0030	1.12	Employment	IND TO EMP
10-26-30-1638-0001-0030	0.21	Employment	PROF TO EMP
10-26-30-1638-0001-00C0	0.01	Employment	PROF TO EMP
10-26-30-0026-0001-COMM	0.71	Employment	PROF TO EMP
10-26-30-00U0-0010-0000	6.22	Employment	PROF TO EMP
10-26-30-00U0-0025-0000	0.82	Employment	PROF TO EMP
10-26-30-00U0-0065-0000	0.59	Employment	PROF TO EMP
10-26-30-0220-0001-0010	0.05	Employment	PROF TO EMP
10-26-30-0220-0001-0100	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0110	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0140	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0150	0.04	Employment	PROF TO EMP
10-26-30-0220-0001-0270	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0310	0.01	Employment	PROF TO EMP
10-26-30-0585-0001-0010	0.01	Employment	PROF TO EMP
10-26-30-0674-0001-1010	0.08	Employment	PROF TO EMP
10-26-30-0725-0001-0450	2.93	Employment	PROF TO EMP
10-26-30-0725-0001-1090	14.46	Institutional	LDR TO INST
10-26-30-0740-0001-3006	0.04	Employment	IND TO EMP
10-26-30-0740-0001-3008	0.04	Employment	IND TO EMP

10-26-30-0920-0001-00C2	1.4	Employment	PROF TO EMP
10-26-30-0920-0003-0010	2.23	Employment	IND TO EMP
10-26-30-0920-0003-0030	1.11	Employment	IND TO EMP
10-26-30-0026-0001-0020	0.08	Employment	PROF TO EMP
10-26-30-00U0-0060-0000	0.41	Employment	PROF TO EMP
10-26-30-0220-0001-0260	0.01	Employment	PROF TO EMP
10-26-30-0220-0001-0290	0	Employment	PROF TO EMP
10-26-30-0220-0001-0330	0	Employment	PROF TO EMP
11-26-30-0725-0001-0659	0	Institutional	PROF TO INST
11-26-30-0725-0001-1214	1.74	Employment	PROF TO EMP
11-26-30-2980-000D-0250	0.14	Medium Density Residential	LDR TO MDR
11-26-30-5141-0001-00A0	0.31	Medium Density Residential	LDR TO MDR
11-26-30-5520-000A-0010	0.17	Medium Density Residential	LDR TO MDR
11-26-30-0725-0001-0655	4.17	Institutional	PROF TO INST
11-26-30-0725-0001-1160	24.32	Park/Open Space	LDR TO P/OS
11-26-30-2980-000D-0270	0.16	Medium Density Residential	LDR TO MDR
11-26-30-4950-0001-1210	2.91	Employment	PROF TO EMP
11-26-30-5141-0001-00H0	0.33	Medium Density Residential	LDR TO MDR
11-26-30-0725-0001-0657	0.07	Low Density Residential	PROF TO LDR
11-26-30-2980-000D-0010	0.14	Medium Density Residential	LDR TO MDR
11-26-30-0625-0001-0020	0.09	Medium Density Residential	HDR TO MDR
11-26-30-5520-000B-0510	0.33	Medium Density Residential	LDR TO MDR
11-26-30-5520-000B-0990	0.33	Medium Density Residential	LDR TO MDR
12-26-30-0020-0001-0020	0.51	Employment	IND TO EMP
12-26-30-0020-0001-0050	0.51	Employment	IND TO EMP
12-26-30-0020-0001-00A0	0.82	Employment	IND TO EMP
12-26-30-0020-0001-0100	0.5	Employment	IND TO EMP
12-26-30-0020-0001-0040	0.51	Employment	IND TO EMP
12-26-30-0020-0001-0070	0.42	Employment	IND TO EMP
12-26-30-0020-0001-0110	0.5	Employment	IND TO EMP
12-26-30-0020-0001-0030	0.51	Employment	IND TO EMP
12-26-30-0020-0001-0080	0.59	Employment	IND TO EMP
12-26-30-0020-0001-0120	0.5	Employment	IND TO EMP
11-26-30-0625-0001-0010	0.11	Medium Density Residential	HDR TO MDR
11-26-30-0625-0001-0330	0.09	Medium Density Residential	HDR TO MDR
11-26-30-0625-0001-0340	0.09	Medium Density Residential	HDR TO MDR
11-26-30-5520-000A-0490	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0127-0001-0050	0.02	Employment	IND TO EMP
12-26-30-0149-0001-0020	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0040	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0120	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0160	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0501-0001-0080	0.03	Employment	IND TO EMP
12-26-30-0501-0001-00A0	0.73	Employment	IND TO EMP

12-26-30-0501-0001-0110	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0150	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0170	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0190	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0200	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0220	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0230	0.03	Employment	IND TO EMP
12-26-30-0725-0001-0155	2.21	Employment	IND TO EMP
12-26-30-0725-0001-0301	0.48	Employment	IND TO EMP
12-26-30-0725-0001-0360	2.89	Employment	IND TO EMP
12-26-30-0725-0001-0365	1.72	Employment	IND TO EMP
12-26-30-0725-0001-1010	2.42	Employment	LDR TO EMP
12-26-30-0725-0001-1240	4.55	Employment	LDR TO EMP
12-26-30-3190-000A-0040	0.17	Medium Density Residential	LDR TO MDR
12-26-30-3190-000A-0050	0.26	Medium Density Residential	LDR TO MDR
12-26-30-3190-000B-0040	0.68	Medium Density Residential	LDR TO MDR
12-26-30-3190-000B-0060	0.69	Medium Density Residential	LDR TO MDR
12-26-30-3190-000B-0080	0.69	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0133	0.3	Employment	MDR TO EMP
12-26-30-4950-0001-016F	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016H	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016I	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016M	0.43	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017A	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017B	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017J	0.25	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017K	0.25	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0200	0.74	Employment	IND TO EMP
12-26-30-4950-0001-031G	0.37	Employment	LDR TO EMP
12-26-30-4950-0001-033C	0.38	High Density Residential	LDR TO HDR
12-26-30-4950-0001-033D	0.38	High Density Residential	LDR TO HDR
12-26-30-4950-0001-0382	0.52	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0395	0.35	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0424	0.29	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0425	0.03	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0441	0.37	Employment	LDR TO EMP
12-26-30-4950-0001-0445	0.37	Employment	LDR TO EMP
12-26-30-4950-0001-0530	4.87	Employment	LDR TO EMP
12-26-30-4950-0001-0590	4.57	Employment	MDR TO EMP
12-26-30-0020-0001-0010	0.51	Employment	IND TO EMP
12-26-30-0020-0001-0060	0.48	Employment	IND TO EMP
12-26-30-0020-0001-0130	0.5	Employment	IND TO EMP
12-26-30-0127-0001-0010	0.02	Employment	IND TO EMP
12-26-30-0127-0001-0030	0.02	Employment	IND TO EMP

12-26-30-0149-0001-0010	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0050	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0090	0.21	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-00A0	1.8	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-00B0	3.86	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0110	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0140	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0501-0001-0020	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0030	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0040	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0060	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0180	0.02	Employment	IND TO EMP
12-26-30-0725-0001-0370	3.11	Employment	MDR TO EMP
12-26-30-0725-0001-1015	2.42	Employment	LDR TO EMP
12-26-30-3190-000A-0010	0.26	Medium Density Residential	LDR TO MDR
12-26-30-3190-000A-0120	0.35	Medium Density Residential	LDR TO MDR
12-26-30-3690-0001-0020	2.63	Employment	MDR TO EMP
12-26-30-3690-0001-0030	1.47	Employment	LDR TO EMP
12-26-30-4950-0001-001F	0.01	Commercial	LDR TO COM
12-26-30-4950-0001-001J	0.23	Commercial	LDR TO COM
12-26-30-4950-0001-016C	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016E	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016L	0.23	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017H	0.25	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017I	0.25	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0310	0.96	Employment	LDR TO EMP
12-26-30-4950-0001-031B	0.33	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0385	0.09	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0402	0.19	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0407	0.22	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0440	1.99	Employment	AG TO EMP
12-26-30-4950-0001-0600	14.02	Employment	LDR TO EMP
12-26-30-4950-0001-0642	0.25	Institutional	LDR TO INST
12-26-30-4950-0001-0646	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0660	3.84	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0675	2.31	Employment	LDR TO EMP
12-26-30-4950-0001-0785	2.43	Employment	LDR TO EMP
12-26-30-4950-0001-0840	4.85	Employment	LDR TO EMP
11-26-30-0625-0001-0350	0.09	Medium Density Residential	HDR TO MDR
11-26-30-0625-0001-0030	0.09	Medium Density Residential	HDR TO MDR
11-26-30-0625-0001-0040	0.09	Medium Density Residential	HDR TO MDR
11-26-30-0625-0001-0360	0.11	Medium Density Residential	HDR TO MDR
12-26-30-0127-0001-0060	0.01	Employment	IND TO EMP
12-26-30-0127-0001-COMM	0.48	Employment	IND TO EMP

12-26-30-0149-0001-0030	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0080	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0130	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0150	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0501-0001-0100	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0120	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0130	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0140	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0160	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0210	0.02	Employment	IND TO EMP
12-26-30-0725-0001-001C	0.11	Commercial	MDR TO COM
12-26-30-0725-0001-0145	2.61	Employment	IND TO EMP
12-26-30-0725-0001-0180	1.48	Employment	IND TO EMP
12-26-30-3190-000A-0020	0.26	Medium Density Residential	LDR TO MDR
12-26-30-3190-000A-0140	0.35	Medium Density Residential	LDR TO MDR
12-26-30-3190-000A-0160	0.55	Medium Density Residential	LDR TO MDR
12-26-30-3190-000A-0190	0.31	Medium Density Residential	LDR TO MDR
12-26-30-3190-000B-0100	0.34	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-001A	0.02	Commercial	LDR TO COM
12-26-30-4950-0001-001E	0.01	Commercial	LDR TO COM
12-26-30-4950-0001-001K	0.94	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0131	0.22	Employment	MDR TO EMP
12-26-30-4950-0001-0132	0.23	Employment	MDR TO EMP
12-26-30-4950-0001-016D	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017C	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017E	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017F	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0182	0.26	Employment	LDR TO EMP
12-26-30-4950-0001-0293	0.95	Employment	LDR TO EMP
12-26-30-4950-0001-033B	0.51	High Density Residential	LDR TO HDR
12-26-30-4950-0001-033E	0.98	High Density Residential	LDR TO HDR
12-26-30-4950-0001-0375	0.41	Employment	LDR TO EMP
12-26-30-4950-0001-0390	0.44	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0391	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0404	0.22	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0405	0.18	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0455	2.42	Employment	AG TO EMP
12-26-30-4950-0001-0490	4.76	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0645	0.34	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0670	2.31	Employment	LDR TO EMP
12-26-30-4950-0001-0830	7.33	Employment	LDR TO EMP
12-26-30-4950-0001-0910	4.79	Employment	LDR TO EMP
12-26-30-4950-0001-0920	4.84	Employment	LDR TO EMP
12-26-30-4950-0001-0610	7.83	Employment	LDR TO EMP

12-26-30-4950-0001-0643	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0665	0.78	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0750	4.81	Employment	LDR TO EMP
12-26-30-4950-0001-0770	4.85	Employment	LDR TO EMP
12-26-30-0127-0001-0020	0.02	Employment	IND TO EMP
12-26-30-0127-0001-0040	0.02	Employment	IND TO EMP
12-26-30-0149-0001-0060	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0070	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-00C0	0.7	Medium Density Residential	LDR TO MDR
12-26-30-0149-0001-0100	0.17	Medium Density Residential	LDR TO MDR
12-26-30-0501-0001-0010	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0050	0.03	Employment	IND TO EMP
12-26-30-0501-0001-0070	0.02	Employment	IND TO EMP
12-26-30-0501-0001-0090	0.02	Employment	IND TO EMP
12-26-30-0501-0001-00B0	0.44	Employment	IND TO EMP
12-26-30-0501-0001-00C0	0.49	Employment	IND TO EMP
12-26-30-0725-0001-0150	2.66	Employment	IND TO EMP
12-26-30-0725-0001-0190	1.34	Employment	IND TO EMP
12-26-30-0725-0001-0292	1	Employment	PROF TO EMP
12-26-30-0725-0001-0302	1.33	Employment	IND TO EMP
12-26-30-0725-0001-1020	4.8	Employment	LDR TO EMP
12-26-30-0725-0001-1070	14.49	Employment	LDR TO EMP
12-26-30-3690-0001-0010	0.82	Employment	IND TO EMP
12-26-30-4950-0001-001B	0.11	Commercial	LDR TO COM
12-26-30-4950-0001-016A	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016B	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-016J	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017D	0.24	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-017G	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0185	1.95	Employment	LDR TO EMP
12-26-30-4950-0001-0187	1.18	Employment	LDR TO EMP
12-26-30-4950-0001-0201	0.28	Employment	IND TO EMP
12-26-30-4950-0001-031C	0.39	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-031J	0.32	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0387	0.29	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0392	0.35	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0393	0.34	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0398	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0406	0.51	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0422	0.12	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0442	2.09	Employment	LDR TO EMP
12-26-30-4950-0001-0450	2.42	Employment	AG TO EMP
12-26-30-4950-0001-0520	1	Employment	LDR TO EMP
12-26-30-4950-0001-0521	5.25	Employment	LDR TO EMP

12-26-30-4950-0001-0620	3.62	Commercial	LDR TO COM
12-26-30-4950-0001-0644	0.26	Medium Density Residential	LDR TO MDR
12-26-30-4950-0001-0700	4.56	Employment	LDR TO EMP
12-26-30-4950-0001-0850	4.84	Employment	LDR TO EMP
12-26-30-4950-0001-0860	4.8	Employment	LDR TO EMP
12-26-30-4950-0001-0930	4.84	Employment	LDR TO EMP
14-26-30-2636-0001-0020	0.72	Employment	LDR TO EMP
14-26-30-4127-0001-0010	0.86	Employment	LDR TO EMP
14-26-30-4950-0001-0020	2.43	Employment	LDR TO EMP
14-26-30-4950-0001-0145	2.21	Employment	LDR TO EMP
14-26-30-4950-0001-0150	4.94	Employment	LDR TO EMP
14-26-30-4950-0001-0180	4.84	Employment	LDR TO EMP
14-26-30-4950-0001-0332	2.61	Employment	LDR TO EMP
14-26-30-4950-0001-0470	4.84	Employment	LDR TO EMP
14-26-30-4950-0001-0492	4.82	Employment	LDR TO EMP
14-26-30-4950-0001-0495	1.14	Employment	LDR TO EMP
14-26-30-4950-0001-0730	9.29	Commercial	LDR TO COM
14-26-30-4950-0001-1030	9.48	Employment	LDR TO EMP
14-26-30-5279-0001-0020	0.54	Employment	LDR TO EMP
14-26-30-5279-0001-0040	0.54	Employment	LDR TO EMP
14-26-30-0048-TRAC-00B0	0.29	Employment	PROF TO EMP
14-26-30-4950-0001-0190	4.81	Employment	LDR TO EMP
14-26-30-4950-0001-0310	3.84	Employment	LDR TO EMP
14-26-30-4950-0001-0315	1.04	Employment	LDR TO EMP
14-26-30-4950-0001-0485	2.19	Employment	LDR TO EMP
14-26-30-4950-0001-0510	14.56	Employment	LDR TO EMP
14-26-30-4950-0001-0650	4.6	Employment	LDR TO EMP
14-26-30-4950-0001-0651	2.63	Employment	LDR TO EMP
14-26-30-4950-0001-0870	4.69	Commercial	LDR TO COM
14-26-30-4950-0001-0875	4.71	Employment	LDR TO EMP
14-26-30-5279-0001-0030	0.54	Employment	LDR TO EMP
14-26-30-5279-0001-0050	1.04	Employment	LDR TO EMP
14-26-30-2636-0001-0010	0.47	Employment	LDR TO EMP
14-26-30-2636-0001-0030	0.49	Employment	LDR TO EMP
14-26-30-4127-0001-0020	3.03	Employment	LDR TO EMP
14-26-30-4127-0001-0030	0.86	Employment	LDR TO EMP
14-26-30-4950-0001-0025	2.41	Employment	LDR TO EMP
14-26-30-4950-0001-0160	4.89	Employment	LDR TO EMP
14-26-30-4950-0001-0290	5.39	Employment	LDR TO EMP
14-26-30-4950-0001-0324	0.37	Employment	LDR TO EMP
14-26-30-4950-0001-0330	0.49	Employment	LDR TO EMP
14-26-30-4950-0001-0335	1.92	Employment	LDR TO EMP
14-26-30-4950-0001-0450	9.74	Employment	LDR TO EMP
14-26-30-4950-0001-0475	4.86	Employment	LDR TO EMP

14-26-30-4950-0001-0637	0.57	Employment	LDR TO EMP
14-26-30-4950-0001-0710	1	Commercial	LDR TO COM
14-26-30-4950-0001-0800	3.14	Employment	PROF TO EMP
14-26-30-4950-0001-0890	9.42	Employment	PROF TO EMP
14-26-30-5279-0001-0010	0.53	Employment	LDR TO EMP
14-26-30-5279-0001-0060	1.06	Employment	LDR TO EMP
14-26-30-0725-0001-1050	14.64	Employment	PROF TO EMP
14-26-30-2636-0001-0040	3.15	Employment	LDR TO EMP
14-26-30-4950-0001-0010	4.9	Employment	LDR TO EMP
14-26-30-4950-0001-0140	2.73	Employment	LDR TO EMP
14-26-30-4950-0001-0300	2.36	Employment	LDR TO EMP
14-26-30-4950-0001-0305	1.97	Employment	LDR TO EMP
14-26-30-4950-0001-0320	4.48	Employment	LDR TO EMP
14-26-30-4950-0001-0340	2.43	Employment	LDR TO EMP
14-26-30-4950-0001-0500	1.18	Employment	LDR TO EMP
14-26-30-4950-0001-0630	0.53	Employment	LDR TO EMP
14-26-30-4950-0001-0635	1.1	Employment	LDR TO EMP
14-26-30-4950-0001-0711	1.35	Commercial	LDR TO COM
14-26-30-4950-0001-0713	1.78	Commercial	LDR TO COM
14-26-30-4950-0001-0720	3.03	Commercial	LDR TO COM
14-26-30-0725-0001-0050	22.36	Institutional	LDR TO INST
14-26-30-0725-0001-0210	4.9	Employment	LDR TO EMP
15-26-30-0633-0001-0030	1.47	Commercial	LDR TO COM
15-26-30-0633-0001-0050	1.38	Commercial	LDR TO COM
15-26-30-0633-0001-0060	1.2	Commercial	LDR TO COM
14-26-30-0725-0001-0170	4.78	Employment	LDR TO EMP
15-26-30-0633-0001-0070	1.56	Commercial	LDR TO COM
15-26-30-0633-0001-0040	1.38	Commercial	LDR TO COM
15-26-30-0700-TRAC-0010	2.29	Employment	LDR TO EMP
15-26-30-0700-TRAC-0LL0	0.09	Low Density Residential	LDR TO LDR
15-26-30-0701-0001-0100	0.56	Employment	LDR TO EMP
15-26-30-0702-0001-0030	2.2	Employment	LDR TO EMP
15-26-30-0702-0001-0100	10.84	Employment	LDR TO EMP
15-26-30-4950-0001-0330	4.69	Institutional	LDR TO INST
15-26-30-0633-0001-0010	3.32	Commercial	LDR TO COM
15-26-30-0699-0001-00B0	6.31	Commercial	LDR TO COM
15-26-30-0700-TRAC-0020	2.47	Employment	LDR TO EMP
15-26-30-0700-TRAC-00O0	2.02	Employment	LDR TO EMP
15-26-30-0700-TRAC-00P0	0.26	Employment	LDR TO EMP
15-26-30-0701-0001-0010	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0020	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0050	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0110	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0120	0.56	Employment	LDR TO EMP

15-26-30-0704-0001-08A0	5.5	Employment	LDR TO EMP
15-26-30-0704-0001-08B0	2.82	Employment	LDR TO EMP
15-26-30-0700-TRAC-00B0	2.42	Employment	LDR TO EMP
15-26-30-0701-0001-0060	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0080	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0090	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0150	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0160	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-COMM	2.84	Employment	LDR TO EMP
15-26-30-0702-0001-0040	1.99	Employment	LDR TO EMP
15-26-30-0703-0001-08F0	10.57	Employment	LDR TO EMP
15-26-30-0704-0001-0A10	4.98	Institutional	LDR TO INST
15-26-30-0704-0001-0A20	11.15	Institutional	LDR TO INST
15-26-30-0700-TRAC-00N0	0.61	Employment	LDR TO EMP
15-26-30-0701-0001-0030	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0040	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0070	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0130	0.56	Employment	LDR TO EMP
15-26-30-0701-0001-0140	0.56	Employment	LDR TO EMP
15-26-30-0702-0001-0050	2.01	Employment	LDR TO EMP
15-26-30-0702-0001-0130	2.27	Employment	LDR TO EMP
15-26-30-0702-0001-0140	1.68	Employment	LDR TO EMP
16-26-30-00U0-0091-0000	1.45	Employment	PROF TO EMP
16-26-30-0757-0001-00D0	6.42	Institutional	MDR TO INST
16-26-30-0757-0001-00D1	0.1	Institutional	MDR TO INST
16-26-30-0757-0001-00E4	0.19	High Density Residential	MDR TO HDR
16-26-30-0757-0001-00E2	5.01	High Density Residential	MDR TO HDR
16-26-30-0586-0001-00B0	13.27	Institutional	LDR TO INST
17-26-31-5262-0001-6240	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6250	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6290	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6310	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6320	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6370	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6410	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6420	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6470	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6520	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6680	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6710	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6760	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6770	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6810	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6860	0.19	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5262-0001-6870	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7000	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7030	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7040	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7090	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7110	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7200	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7220	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7230	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7240	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7290	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7300	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7320	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7330	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7340	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7390	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7470	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7480	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7500	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7520	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7540	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7560	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7600	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7640	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7660	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6280	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6330	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6360	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6430	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6460	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6510	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6560	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6570	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6610	0.29	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6620	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6670	0.26	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6700	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6730	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6740	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6750	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6800	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6830	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6910	0.18	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5262-0001-6920	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6960	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6970	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7060	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7070	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7120	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7130	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7190	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7260	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7270	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7360	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7370	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7410	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7450	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7570	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7580	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7650	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7670	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7680	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7790	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7800	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7840	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7860	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS18	3.92	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS19	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS27	0.64	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0010	2.4	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0030	1.7	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0060	0.64	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0080	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0110	0.5	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0120	0.29	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0140	0.27	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0160	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0170	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0SWN-0160	3.93	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0SWN-0200	3.63	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7900	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7940	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7960	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7970	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8010	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8040	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8120	0.14	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5264-0001-8150	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8230	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8260	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8290	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8340	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8360	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8430	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8460	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8490	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8530	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8560	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8590	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8650	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8670	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8700	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8780	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8830	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8860	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8890	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8920	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8950	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8970	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9150	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9160	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9190	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9200	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9230	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9270	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9350	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-SW12	8.33	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-SW13	2.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-0300	0.08	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-1000	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-1002	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9400	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9420	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9430	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9470	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9650	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9660	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9690	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9750	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9760	0.33	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9790	0.14	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5267-0001-9810	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9820	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9840	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9880	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-OS39	1.84	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1381	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1382	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1383	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1386	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1389	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1390	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1397	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1398	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1402	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1408	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1417	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1419	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1420	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1424	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6380	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6480	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6490	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6580	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6590	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6600	0.33	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6640	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6650	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6690	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6720	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6820	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6940	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6950	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6980	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6990	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7150	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7170	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7180	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7400	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7440	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7460	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7530	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7590	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7620	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7630	0.15	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5262-0001-7690	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7760	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7770	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS23	0.44	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0150	0.05	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0SWN-0250	6.45	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7910	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5258-0001-FD30	34.72	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5258-0001-FD50	58.83	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0030	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0040	0.26	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0050	0.28	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0080	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0260	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0270	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0370	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0390	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0400	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0420	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0430	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0440	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0450	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0500	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0510	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0520	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0530	0.33	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0540	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0550	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0600	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7990	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8020	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8080	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8130	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8160	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8190	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8220	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8250	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8270	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8320	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8380	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8420	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8450	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8470	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8520	0.14	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5264-0001-8550	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8570	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8600	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8630	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8660	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8690	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8710	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8740	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8820	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8850	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8930	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8960	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8990	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9010	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9040	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9060	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9080	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9100	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9130	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9170	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9250	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9260	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9290	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9300	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9320	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9330	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-0310	0.37	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-032A	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-032B	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-1005	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9380	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9490	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9510	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9540	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9550	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9560	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9600	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9630	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9670	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9700	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9730	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9770	0.29	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9910	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9940	0.15	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5267-0001-9980	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-OS36	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1355	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1360	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1367	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1368	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1370	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1384	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1385	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1387	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1388	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1396	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1406	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1407	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1409	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1412	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1421	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1423	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1425	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1428	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1431	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1433	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0OS4-0050	0.54	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1444	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1446	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1449	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1453	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1458	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1461	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1464	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1465	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1469	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1471	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1475	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1484	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1486	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1488	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1493	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1500	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1502	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1505	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1507	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7710	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7750	0.15	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5262-0001-7780	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7820	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7830	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7890	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-FD10	2.06	JPA Medium Density/Intensity	NONE TO JPA-MDI
17-26-31-5262-0001-OS21	0.28	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS24	0.45	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS26	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS28	0.31	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-SW10	7.79	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-SW14	4.92	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-SW15	1.89	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-WB20	4.55	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0070	0.61	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0100	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-0R10	6.35	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7920	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7930	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8050	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8070	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8100	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8180	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8210	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8240	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8310	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8350	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8370	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8410	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8440	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8510	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8540	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8620	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8680	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8730	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8760	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8790	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8810	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8840	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8870	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8900	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8980	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9050	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9090	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9110	0.16	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5264-0001-9120	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9140	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9180	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9310	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9340	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-0290	0.92	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-0330	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-1003	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-1004	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9360	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9390	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9590	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9610	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9620	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9640	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9680	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9710	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9720	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9740	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9780	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9800	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9830	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9870	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9950	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9960	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9990	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-OS37	0.85	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-00LS-104A	0.06	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1356	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1359	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1364	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1365	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1374	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1375	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1377	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1378	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1391	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1392	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1393	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1399	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1400	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1404	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1411	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1413	0.1	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5268-0001-1415	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1418	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1426	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1427	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1429	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1435	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0OS4-0010	0.08	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0OS4-0030	0.61	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0OS4-0040	0.01	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0RD4-0010	3.28	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1439	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1443	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1448	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1450	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1452	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1457	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1466	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1468	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1474	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1476	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1478	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1479	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1483	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1490	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1492	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1497	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1501	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1504	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0RD4-0020	1.87	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6260	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6270	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6300	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6340	0.27	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6350	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6390	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6400	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6440	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6450	0.3	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6500	0.31	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6530	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6540	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6550	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6630	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6660	0.2	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5262-0001-6780	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6790	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6840	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6850	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6880	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6890	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6900	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6930	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7010	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7050	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7080	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7100	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7140	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7160	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-30-4950-0001-1150	4.7	Mixed Use	PEND TO MIX
17-26-30-4950-0001-1265	2.01	Mixed Use	PEND TO MIX
17-26-31-0000-0065-0000	1.37	JPA Community Center	NONE TO JPA-CC
17-26-31-5258-0001-FD60	127.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0060	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0070	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0090	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0110	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0120	0.26	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0130	0.27	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0200	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0210	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0220	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0230	0.28	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0240	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0250	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0340	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0350	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0380	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0460	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0470	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0490	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0560	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0570	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0660	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0670	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0690	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0740	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0750	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0780	0.15	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5261-0001-0860	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0870	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0980	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R70	6.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1010	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1090	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1150	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1180	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1200	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1240	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1280	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1350	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1390	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1400	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1440	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1480	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1500	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1540	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1580	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1620	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1630	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1660	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1670	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1710	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1800	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1880	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1910	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1950	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1990	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2000	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2030	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2060	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2070	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2210	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-DED1	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS05	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS07	5.62	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS11	1.02	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS2A	0.73	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW02	3.39	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW05	3.86	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6030	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6110	0.27	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6120	0.21	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5262-0001-6170	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6230	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7210	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7250	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7280	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7310	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7350	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7380	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7420	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7430	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7490	0.26	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7510	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7550	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7610	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7700	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7720	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7730	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7740	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7810	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7850	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7870	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-7880	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS20	0.5	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS22	1.35	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-OS25	1.37	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-SW90	2.69	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5263-0OSN-0090	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7950	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-7980	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8000	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8030	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8060	0.27	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8090	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8110	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8140	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8170	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8200	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8280	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8300	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8330	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8390	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8400	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8480	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8500	0.14	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5264-0001-8580	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8610	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8640	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8720	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8750	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8770	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8800	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8880	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8910	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-8940	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9000	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9030	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9070	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9210	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9220	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9240	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-0001-9280	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5264-00OS-0340	1.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-0R11	3.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-1001	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9370	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9410	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9440	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9450	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9460	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9480	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9500	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9520	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9530	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9570	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9580	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9850	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9860	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9890	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9900	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9920	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9930	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5267-0001-9970	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1357	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1358	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1361	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1362	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1363	0.11	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5268-0001-1366	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1369	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1371	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1372	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1373	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1376	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1379	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1380	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1394	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1395	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1401	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1403	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1405	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1410	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1414	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1416	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1422	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1432	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1437	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1440	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1441	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1442	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1445	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1454	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1456	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1459	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1460	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1462	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1467	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1470	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1472	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1477	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1481	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1485	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1489	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1496	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1498	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1503	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1508	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-30-4950-0001-0990	9.39	Mixed Use	PEND TO MIX
17-26-31-0000-0140-0000	0.4	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0160	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0170	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0190	0.22	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5261-0001-0290	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0300	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0310	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0320	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0330	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0480	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0580	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0700	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0710	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0720	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0730	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0880	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0900	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0910	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0920	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0930	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0940	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0950	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R10	1.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R60	5.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1030	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1110	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1190	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1250	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1290	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1310	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1450	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1490	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1510	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1550	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1590	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1600	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1640	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1680	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1720	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1730	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1760	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1770	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1810	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1850	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1890	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1930	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2110	0.18	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5261-0001-2150	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2190	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2200	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2220	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS03	0.35	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS15	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS17	0.04	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS2B	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW04	3.6	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-00LS-1040	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-0R80	11.58	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6010	0.28	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6020	0.3	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6060	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6070	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6180	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6210	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6220	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0630	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0640	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0650	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0680	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0760	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0770	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0790	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0800	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0810	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0820	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0830	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0840	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0850	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0990	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R40	0.53	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R50	2.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1000	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1040	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1060	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1070	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1120	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1130	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1210	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1320	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1330	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1360	0.14	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5261-0001-1370	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1410	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1530	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1650	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1690	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1700	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1740	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1780	0.18	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1820	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1830	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1920	0.3	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1960	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1970	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2050	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2090	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2120	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2140	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2170	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2180	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2230	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-FD01	0.02	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS02	2.7	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS04	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS06	0.57	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS12	0.07	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS13	0.77	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS14	0.06	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW01	3.26	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW06	2.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW08	0.04	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6100	0.3	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6140	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6150	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6190	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1430	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1434	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0001-1436	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0DD4-0010	1.39	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0OS4-0020	0.06	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0OS4-0060	0.36	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5268-0SW4-0170	8.05	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1438	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1447	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1451	0.15	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5269-0001-1455	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1463	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1473	0.13	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1480	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1482	0.12	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1487	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1491	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1494	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1495	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1499	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0001-1506	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5269-0OS4-0070	0.01	JPA Low Density Residential	NONE TO JPR-LDR
17-26-30-4950-0001-1090	13.4	Mixed Use	PEND TO MIX
17-26-31-5258-0001-0R10	6.96	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0010	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0020	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0100	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0140	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0150	0.25	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0180	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0280	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0360	0.17	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0410	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0590	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0610	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0620	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0890	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0960	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0970	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R20	1.57	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-0R30	1.56	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1050	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1080	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1100	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1140	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1160	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1170	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1220	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1230	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1260	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1270	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1300	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1340	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1380	0.19	JPA Low Density Residential	NONE TO JPR-LDR

17-26-31-5261-0001-1420	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1430	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1460	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1470	0.2	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1520	0.15	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1560	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1570	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1610	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1750	0.16	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1790	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1840	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1860	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1870	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1900	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1940	0.24	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-1980	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2010	0.11	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2040	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2080	0.1	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2130	0.14	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-2160	0.27	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS01	7.68	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS08	0.67	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS09	1.72	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS10	0.29	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-OS16	0.04	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW03	2.46	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-SW07	9.8	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5261-0001-WB01	1.29	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6000	0.23	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6040	0.22	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6050	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6080	0.21	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6090	0.28	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6130	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6160	0.19	JPA Low Density Residential	NONE TO JPR-LDR
17-26-31-5262-0001-6200	0.19	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-3447-0001-0010	1.76	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0070	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0090	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0140	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0170	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0210	0.04	JPA Community Center	NONE TO JPA-CC

18-26-31-3665-0001-0280	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0340	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0370	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0390	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0420	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0430	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0460	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0010	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0050	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0080	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0100	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0130	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0150	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0180	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0220	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0270	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0290	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0300	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0310	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0350	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0380	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0410	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0500	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-4383-0001-4150	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00O0	0.23	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00R0	4.82	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4270	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4280	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4370	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4380	0.12	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4430	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4550	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4590	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4600	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4610	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4620	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4640	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4660	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4750	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4790	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4810	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4840	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4860	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4900	0.1	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4384-0001-4920	0.14	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4930	0.19	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5010	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5060	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5080	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5140	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5160	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5230	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5300	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5370	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5410	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5460	0.24	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5480	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5510	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5560	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5580	0.12	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5620	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5640	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5690	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5720	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-3665-0001-0540	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0570	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0620	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0630	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0660	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0700	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0730	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0750	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0780	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0810	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0940	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0970	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1000	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1020	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1080	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1100	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1180	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1240	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1290	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1340	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS03	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS04	0.14	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS10	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-4383-0001-00M0	1.34	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4383-0001-00Q0	6.28	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00T0	0.39	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2510	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2680	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2690	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2750	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2850	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2960	0.13	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2970	0.14	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2980	0.19	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2990	0.17	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3010	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3050	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3120	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3130	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3160	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3170	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3220	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3230	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3280	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3320	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3330	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3380	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3450	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3490	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3540	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3580	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3650	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3700	0.14	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3790	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3820	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3830	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3860	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3870	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3950	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3990	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4000	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4010	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4040	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4060	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4130	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00J0	0.27	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00K0	0.36	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4160	0.12	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4384-0001-4190	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4200	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4220	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4310	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4340	0.18	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4360	0.2	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4410	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4440	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4450	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4490	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4520	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4530	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4670	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4680	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4700	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4720	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4730	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4870	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4880	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4950	0.18	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4990	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5030	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5050	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5100	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5130	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5170	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5260	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5320	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5340	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5360	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5430	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5450	0.18	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5530	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5550	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5600	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5670	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5700	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5710	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-3665-0001-0040	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0110	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0200	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0230	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0250	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0260	0.04	JPA Community Center	NONE TO JPA-CC

18-26-31-3665-0001-0440	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0470	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0490	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0510	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0580	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0640	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0670	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0690	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0720	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0760	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0790	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0800	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0850	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0880	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0910	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0R10	4.14	JPA Community Center	NONE TO JPA-CC
18-26-31-4384-0001-00C0	3.85	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00I0	0.69	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00L0	0.08	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00S0	0.36	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4230	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4300	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4320	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4330	0.16	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4400	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4420	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4460	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4570	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4580	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4650	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4690	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4770	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4780	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4850	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4890	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4910	0.12	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4940	0.24	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4960	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5000	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5070	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5110	0.12	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5180	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5220	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5240	0.15	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4384-0001-5250	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5290	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5330	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5350	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5390	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5400	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5470	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5500	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5570	0.12	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5610	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5660	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5680	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4950-0001-0160	4.67	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-3665-0001-0R1A	0.21	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0R1B	0.18	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1010	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1050	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1090	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1110	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1120	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1150	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1230	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1260	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1270	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1330	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS01	0.79	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS06	0.4	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS07	0	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS09	0.07	JPA Community Center	NONE TO JPA-CC
18-26-31-4383-0001-00A0	3.79	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2580	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2590	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2600	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2620	0.18	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2630	0.22	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2640	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2660	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2670	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2710	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2810	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2900	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2920	0.13	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2930	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2940	0.1	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4383-0001-3000	0.13	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3090	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3110	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3210	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3260	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3270	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3310	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3360	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3370	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3400	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3440	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3480	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3520	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3530	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3560	0.18	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3570	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3600	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3640	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3690	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3720	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3740	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3780	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3810	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3900	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3940	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4020	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4030	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-3665-0001-0530	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0550	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0560	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0740	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0770	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0820	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0830	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0860	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0890	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0900	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0930	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0950	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0960	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0980	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1040	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1140	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1190	0.04	JPA Community Center	NONE TO JPA-CC

18-26-31-3665-0001-1200	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1220	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1280	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1300	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1320	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS02	0.26	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS05	0.23	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS11	0.01	JPA Community Center	NONE TO JPA-CC
18-26-31-4383-0001-00F0	0.22	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00G0	0.8	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-0DD0	0.19	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2500	0.12	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2530	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2540	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2560	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2570	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2650	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2760	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2770	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2780	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2790	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2880	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2890	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2950	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3020	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3040	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3080	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3150	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3190	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3250	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3350	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3420	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3430	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3460	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3470	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3510	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3550	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3620	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3630	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3680	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3730	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3760	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3770	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3850	0.15	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4383-0001-3890	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3920	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3930	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3960	0.14	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3980	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4070	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4080	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4110	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4140	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-00H0	0.13	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4170	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4180	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4210	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4240	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4250	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4260	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4290	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4350	0.27	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4390	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4470	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4480	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4500	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4510	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4540	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4560	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4630	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4710	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4740	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4760	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-3665-0001-0020	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0030	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0060	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0120	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0160	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0190	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0240	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0320	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0330	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0360	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0400	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0450	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0480	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0520	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0590	0.04	JPA Community Center	NONE TO JPA-CC

18-26-31-3665-0001-0600	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0610	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0650	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0680	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0710	0.06	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0840	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0870	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0920	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-0990	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1030	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1060	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1070	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1130	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1160	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1170	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1210	0.05	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1250	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-1310	0.04	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS08	0.01	JPA Community Center	NONE TO JPA-CC
18-26-31-3665-0001-OS62	0.1	JPA Community Center	NONE TO JPA-CC
18-26-31-4382-0001-0D10	0.08	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00B0	4.03	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00D0	1.72	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00E0	0.18	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00N0	0.27	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-00P0	0.06	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2520	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2550	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2610	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2700	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2720	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2730	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2740	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2800	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2820	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2830	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2840	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2860	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2870	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-2910	0.13	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3030	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3060	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3070	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3100	0.1	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4383-0001-3140	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3180	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3200	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3240	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3290	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3300	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3340	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3390	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3410	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3500	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3590	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3610	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3660	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3670	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3710	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3750	0.14	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3800	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3840	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3880	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3910	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-3970	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4050	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4090	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4100	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4383-0001-4120	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4800	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4820	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4830	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4970	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-4980	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5020	0.15	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5040	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5090	0.11	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5120	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5150	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5190	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5200	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5210	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5270	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5280	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5310	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5380	0.19	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5420	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5440	0.1	JPA Low Density Residential	NONE TO JPR-LDR

18-26-31-4384-0001-5490	0.17	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5520	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5540	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5590	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5630	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5650	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4384-0001-5730	0.1	JPA Low Density Residential	NONE TO JPR-LDR
18-26-31-4950-0001-0815	2.04	JPA Community Center	NONE TO JPA-CC
19-26-31-4950-0001-0313	0.57	JPA Low Density Residential	NONE TO JPR-LDR
19-26-31-4950-0001-0320	1.79	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0690	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0720	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0730	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0740	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4950-0001-0475	6.51	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0710	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1009	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1012	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1013	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1015	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1022	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1025	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1030	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1037	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1039	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1045	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1046	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1052	0.21	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1053	0.22	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1063	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1070	0.22	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1076	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1077	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1082	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1083	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1085	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1092	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1095	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1102	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1105	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1107	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1111	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1113	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1121	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5265-0001-1123	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1132	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0LS8-0010	0.06	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0OS8-0010	0.97	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0OS8-0060	0.28	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1133	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1137	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1144	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1150	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1151	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1156	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1158	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1160	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1161	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1166	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1168	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1172	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0060	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00C0	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00D0	0.25	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00E0	0.08	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00G0	0.13	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00J0	0.28	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0110	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0180	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0260	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0320	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0330	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0340	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0350	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0370	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0390	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0430	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0440	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0560	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0600	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0620	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1010	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1011	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1019	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1021	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1029	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1032	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1033	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5265-0001-1041	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1044	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1048	0.24	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1050	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1057	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1060	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1067	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1073	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1074	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1078	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1080	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1081	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1089	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1091	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1099	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1101	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1103	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1109	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1112	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1115	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1117	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1122	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1125	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1127	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1131	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0OS8-0040	1.39	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0OS8-0050	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1136	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1138	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1141	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1145	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1149	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1152	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1153	0.22	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1157	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1162	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1163	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1167	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1171	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1178	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1183	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1187	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1193	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1195	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5266-0001-1197	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1199	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1200	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1203	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1204	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1216	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1218	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1228	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1230	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0030	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0040	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0070	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00B0	0.06	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00I0	0.3	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0160	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0230	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0240	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0270	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0300	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0310	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0380	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0420	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0450	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0470	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0490	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0530	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0540	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0610	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0680	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0700	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1006	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1007	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1014	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1018	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1023	0.33	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1024	0.3	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1028	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1035	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1036	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5265-0001-1051	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1054	0.24	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1058	0.14	JPA Low Density Residential	NONE TO JPR-LDR

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20-26-31-5265-0001-1064	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1068	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1069	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1072	0.15	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5265-0001-1110	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1114	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1119	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5265-0001-1129	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1169	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1170	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1176	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1181	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1185	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1188	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1191	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1198	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1201	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1205	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1207	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1219	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1229	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1231	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5266-0001-1234	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1237	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1240	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1243	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0020	0.13	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0050	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0120	0.22	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0130	0.28	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1252	0.18	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5331-0001-1279	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1281	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1285	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1287	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1291	0.15	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5331-0001-1303	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1306	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5331-0001-1314	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1318	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1319	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1325	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1330	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1340	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1351	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1352	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5331-0OS7-0160	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0050	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0090	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00F0	0.01	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0130	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-4466-0001-0150	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0170	0.14	JPA Low Density Residential	NONE TO JPR-LDR

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20-26-31-4466-0001-0220	0.22	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0250	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0290	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0360	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0400	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0410	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0480	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0520	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0550	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0570	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0590	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0660	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1233	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0010	0.09	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0110	0.24	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1250	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1253	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1258	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1259	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5331-0001-1271	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1275	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1277	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1286	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1295	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1297	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1304	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1305	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5331-0001-1309	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1315	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1320	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1332	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1333	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1336	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1337	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1343	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1346	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1347	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1354	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0OS7-0100	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1174	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1180	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5266-0001-1186	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1196	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1202	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1206	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1208	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1214	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1220	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1224	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1232	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1236	0.14	JPA Low Density Residential	NONE TO JPR-LDR
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20-26-31-5266-0001-1241	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1244	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1245	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0040	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0140	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0OS7-0150	0.23	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0SW7-0240	5.47	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-DED7-0020	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1257	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1260	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1262	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1263	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1268	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1269	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1270	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1272	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1273	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1274	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1288	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1289	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1290	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1292	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1293	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1298	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1299	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1300	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1311	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1312	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1313	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1316	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5331-0001-1317	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1324	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1328	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1329	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1335	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1345	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1350	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0OS7-0060	0.01	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0OS7-0070	0.01	JPA Low Density Residential	NONE TO JPR-LDR
21-26-30-3643-TRAC-2050	0.01	Mixed Use	MIX TO MIX
20-26-31-4466-0001-0010	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0080	0.16	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00A0	2.33	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00H0	0.25	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-00K0	0.43	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0100	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0120	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0190	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0210	0.32	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0280	0.2	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0460	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0500	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0510	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0580	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0630	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0640	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0650	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-4466-0001-0670	0.17	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1008	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1016	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1017	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1020	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1026	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1027	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1031	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1034	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1038	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1040	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1047	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1049	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1055	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1056	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1062	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1065	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5265-0001-1066	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1071	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1079	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1086	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1087	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1090	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1096	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1097	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1100	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1104	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1116	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1118	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1126	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1128	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0001-1130	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0OS8-0020	0.08	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-0OS8-0030	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5265-ERD8-0010	0.51	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1135	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1139	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1142	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1143	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1147	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1154	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1164	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1173	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1175	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1177	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1179	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1182	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1184	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1192	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1194	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1209	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1211	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1212	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1215	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1217	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1221	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1222	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1225	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1226	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1227	0.22	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1239	0.14	JPA Low Density Residential	NONE TO JPR-LDR

20-26-31-5266-0001-1242	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1246	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0001-1247	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5266-0SW7-0270	4.9	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1248	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1249	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1251	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1255	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1264	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1266	0.15	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1276	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1280	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1282	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1283	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1284	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1294	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1296	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1310	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1321	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1322	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1323	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1326	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1327	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1331	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1334	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1338	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1339	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1341	0.19	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1342	0.18	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1344	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1348	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0001-1349	0.14	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-0OS7-0090	0.49	JPA Low Density Residential	NONE TO JPR-LDR
20-26-31-5331-DED7-0010	0.92	JPA Low Density Residential	NONE TO JPR-LDR
21-26-30-3645-TRAC-2049	0.01	Mixed Use	MIX TO MIX
22-26-30-0607-0001-00F0	0.9	Employment	PROF TO EMP
23-26-30-0725-0001-0550	29.13	Employment	PROF TO EMP
23-26-30-0725-0001-0340	255.09	Park/Open Space	INST TO P/OS
24-26-30-0725-0001-0650	146.58	Park/Open Space	INST TO P/OS
26-25-29-3140-0033-0040	3.98	JPA Low Density Residential	NONE TO JPA-LDR
26-25-29-0515-0030-0070	1.72	JPA Employment Center	MDR TO JPA-EC
26-26-30-0067-0001-0010	1	Medium Density Residential	LDR TO MDR
26-26-30-0067-0001-0050	1	Medium Density Residential	LDR TO MDR
26-26-30-0067-0001-0060	1.32	Medium Density Residential	LDR TO MDR

26-25-29-3140-0033-0020	1.66	JPA Low Density Residential	NONE TO JPA-LDR
26-25-29-3140-0033-0030	1.99	JPA Low Density Residential	NONE TO JPA-LDR
26-26-30-0067-0001-0070	2.08	Medium Density Residential	LDR TO MDR
26-25-29-0515-0029-0110	1.51	JPA Employment Center	MDR TO JPA-EC
26-25-29-0515-0030-0310	1.75	JPA Employment Center	MDR TO JPA-EC
26-26-30-0067-0001-0020	1.32	Medium Density Residential	LDR TO MDR
26-26-30-0067-0001-0040	1	Medium Density Residential	LDR TO MDR
26-25-29-0515-0029-0010	210.21	JPA Employment Center	MDR TO JPA-EC
26-25-29-0515-0030-0060	67.11	JPA Employment Center	MDR TO JPA-EC
26-26-30-0067-0001-0030	1.32	Medium Density Residential	LDR TO MDR
26-26-30-0067-0001-0080	8.59	Institutional	LDR TO INST
25-26-30-0661-0001-0410	2.31	Institutional	LDR TO INST
25-26-30-0661-0001-0415	2.31	Institutional	LDR TO INST
25-26-30-0661-0001-0565	4.62	Institutional	LDR TO INST
26-26-30-0725-0001-0575	2.54	Institutional	MDR TO INST
31-25-30-3612-0001-0300	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0310	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0380	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0460	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0530	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0560	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0570	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0660	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0670	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0010	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0080	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0140	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0150	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0230	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0360	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0370	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0430	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0140	1.19	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0141	0.09	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0160	1.08	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0161	0.09	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0200	1.45	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0040	0.43	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-00A0	4.81	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-00A1	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-00D0	0.32	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-00D1	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0100	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0110	0.54	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-4261-0001-0180	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0250	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0290	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0320	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0360	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0380	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0390	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0440	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0530	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0550	0.33	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0590	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0620	0.45	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0660	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0670	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0010	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0020	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0280	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0340	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0400	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0410	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0480	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0500	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0520	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0550	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0590	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0600	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0040	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-00B0	0.14	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0110	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0130	0.48	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0180	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0220	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0240	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0250	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0290	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0300	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0420	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0440	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0450	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0050	1.59	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0051	0.08	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0130	1.26	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0131	0.09	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0170	1.19	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-3990-0001-0171	0.09	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0210	1.52	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0040	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0070	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-00B0	1.81	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0130	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0170	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0200	0.49	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0240	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0280	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0290	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0350	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0360	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0400	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-00C0	0	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0450	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0460	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0500	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0510	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0540	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0660	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0010	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0130	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0150	0.27	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0180	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0220	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0260	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2579-0001-0330	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2579-0001-0350	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0060	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0070	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-00B0	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0100	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0240	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0250	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0020	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0060	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-00B0	1.85	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0100	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0140	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0170	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0300	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2579-0001-0310	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2579-0001-0340	0.23	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-3612-0001-00A0	1.55	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0160	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0170	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0210	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0230	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0010	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0080	0.48	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-00B0	0.89	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0140	0.49	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0260	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0270	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0330	0.46	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0350	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0370	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0400	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0410	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0480	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0520	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0560	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0570	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0630	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0650	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0690	0.41	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0050	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0060	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0180	0.6	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0190	0.54	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0230	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0260	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0300	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0310	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0320	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0340	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0440	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0550	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0560	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0630	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0680	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0720	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0840	0.27	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0880	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0910	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0960	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0990	0.26	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-5523-0001-1020	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1040	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1080	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1090	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1110	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0260	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0270	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0320	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0350	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0390	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0430	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0470	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0510	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0580	0.43	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0610	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0630	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0680	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0020	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0050	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0090	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-00A0	2.84	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0160	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0170	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0200	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0210	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0280	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0310	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0330	0.43	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0380	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0400	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0410	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0070	1.57	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0071	0.08	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0090	1.57	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0091	0.08	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0120	1.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0121	0.09	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0211	0.09	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0030	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0050	0.31	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0080	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0120	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0160	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0200	0.25	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-2578-0001-0210	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0240	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0270	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0290	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2579-0001-0320	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0010	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0030	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0080	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-00C0	0.17	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0120	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0140	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0150	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0190	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0020	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0060	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0070	0.42	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0130	0.66	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0150	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0190	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0220	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0240	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0300	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0310	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0420	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0460	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0470	0.51	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0540	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0600	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0610	0.43	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0680	0.42	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0080	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0090	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0100	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0110	0.41	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0120	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0140	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0250	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0330	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0370	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0430	0.41	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0470	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0580	0.27	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0590	0.28	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0650	0.24	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-5522-0001-0690	0.32	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0700	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0730	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0750	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0770	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0810	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0860	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0890	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0920	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0970	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0991	0.33	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1010	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1150	0.27	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0290	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0330	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0360	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0370	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0420	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0440	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0450	0.48	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0490	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0540	0.43	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0620	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0640	0.42	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0650	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0690	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0030	0.41	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0060	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0070	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0100	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0120	0.42	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0190	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0260	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0270	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0320	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0340	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0350	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0390	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3613-0001-0460	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0040	1.53	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0041	0.08	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0060	1.55	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0061	0.08	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3990-0001-0201	0.09	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-4261-0001-0030	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0050	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0090	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0120	0.59	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0160	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0170	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0200	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0210	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0230	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0280	0.4	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4261-0001-0340	0.41	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0430	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0450	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0490	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0500	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0510	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0580	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-4263-0001-0640	0.36	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0030	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0150	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0160	0.57	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0210	0.44	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0220	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0270	0.46	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0380	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0390	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0410	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5517-0001-0420	0.47	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-00B0	2.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0480	0.46	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0490	0.41	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0520	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0530	0.38	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0570	0.27	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0600	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0610	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0620	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5518-0001-0640	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0670	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0710	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0760	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0790	0.37	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0800	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0830	0.23	JPA Low Density Residential	NONE TO JPA-LDR

31-25-30-5523-0001-0850	0.28	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0870	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0940	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1000	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1030	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1060	0.26	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1070	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1120	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1140	0.27	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1180	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1190	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1200	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0040	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0070	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0090	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0110	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0190	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0230	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0250	0.29	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-2578-0001-0280	0.25	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0020	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0040	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0050	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0090	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0110	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0130	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0180	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0200	0.34	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-3612-0001-0220	0.35	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0740	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0780	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5522-0001-0820	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0900	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0930	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0950	0.39	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-0980	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1050	0.32	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1100	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1130	0.23	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1160	0.24	JPA Low Density Residential	NONE TO JPA-LDR
31-25-30-5523-0001-1170	0.24	JPA Low Density Residential	NONE TO JPA-LDR
32-25-31-3130-0001-001H	1.99	JPA Low Density Residential	COM TO JPA-LDR
34-25-30-3329-0001-0020	0.59	JPA Low Density Residential	NONE TO JPA-LDR
34-25-30-3329-0001-0030	0.72	JPA Low Density Residential	NONE TO JPA-LDR

34-25-30-3329-0001-0010	0.51	JPA Low Density Residential	NONE TO JPA-LDR
34-25-30-4950-0001-4690	1.78	JPA Low Density Residential	NONE TO JPA-LDR
34-25-30-4950-0001-4910	1.19	JPA Low Density Residential	NONE TO JPA-LDR
35-26-30-0725-0001-0100	29.07	Institutional	LDR TO INST
36-25-30-0600-000B-0020	0.1	Park/Open Space	LDR TO P/OS
35-26-30-0725-0001-0450	11.53	Commercial	LDR TO COM

COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT

OCTOBER 2025

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CHAPTER 1
FUTURE LAND USE ELEMENT

A. INTRODUCTION

The Future Land Use Element provides the foundational planning framework for the City of St. Cloud. It addresses current and future community needs while advancing a shared, community-driven vision for the City's development. By guiding the distribution, intensity, and character of land uses citywide, this Element promotes well-organized, balanced growth that aligns with St. Cloud's long-term goals and values..

The Envision St. Cloud Plan, adopted by the City Council in 2017, sets forth a vision for St. Cloud as a strong and livable town that integrates its downtown and lakefront, enhancing its character. Developed with contributions from residents, city staff, business leaders, and civic organizations, the plan reflects the community's insights and aspirations. It includes both short-term and long-term strategies for growth. That plan identified five building blocks to guide the City's growth through development that reinforces the positive qualities of its community character. These building blocks are:

1) Balance Community Character and Growth
2) Expanded Employment Opportunities
3) Celebrating Parks, Lakes, and Open Spaces
4) Improving Connectivity for All Modes of Travel
5) Enhancing the Downtown Experience

This Future Land Use Element embraces these building blocks and the recommendations of the Envision St. Cloud Plan. This includes promoting incremental growth, creating new and expanded employment centers and community areas, orienting growth towards community assets and existing infrastructure, preserving environmentally sensitive areas, adopting a mixed-use approach to enhance the quality of life throughout the city.

The 2024 Data, Inventory, and Analysis reporting for the City of St. Cloud anticipates the following changes by the 2045 planning horizon, these conditions are addressed by this Element:

1) The City's estimated population is projected to increase to over 118,00 residents.
2) The Joint Planning Area's (JPA) estimated population is projected to increase to over 79,000 residents.
3) The population forecasts increase the demand for housing and City services.
4) Continued voluntary JPA annexation of lands will increase demands for public services within the city.

The densities and intensities of Future Land Use Designations within this Element allow for

development at a scale that satisfies the projected housing and employment needs of St. Cloud. Based on population projections, the City would need to continue the annexation of JPA lands to add sufficient housing to meet the needs of the 2045 planning horizon. This Future Land Use Element aims to provide sufficient housing and employment opportunities without relying solely on extensive and costly annexations. Additionally, this Element seeks to reframe how land uses have traditionally been segregated within land use regulations, allowing for greater flexibility of uses while maintaining community character. The City's existing jobs to housing balance is relatively low, owing to its history as a part of the Orlando-Kissimmee-Stanford Metropolitan Region. Through this Element the City aims to achieve a more balanced distribution of jobs and housing, by seeking to achieve a 1:1 ratio by the planning horizon.

The Future Land Use Element plays a critical role in optimizing resource utilization. By coordinating land use planning with public services and infrastructure, it supports responsible stewardship of public funds and sustainable growth. In addition to enhancing the efficacy and efficiency of existing and planned infrastructure, it aims to elevate the quality of life for residents by expanding access to essential services, offering a variety of housing options, providing adequate land for economic and recreational purposes, and safeguarding sensitive environmental features. The Future Land Use Element also promotes the economic resilience and prosperity of its residents by designating suitable areas for business activities. It aims to attract investment to the City's dynamic commercial and industrial sectors, creating ample employment opportunities, and a vibrant, resilient, and diverse economy.

This Future Land Use Element has five goals to serve as guideposts for achieving the City's vision:

1) **Promote Sustainable Land Use Planning:** This goal establishes the land use framework, mechanisms for change, and the Future Land Use Map (FLUM) and its relationship with zoning districts. These tools collectively aim to facilitate well-planned incremental growth that is adaptable to reflect changing community needs and planning best practices.
2) **Encourage Smart Growth, Economic Development, and Sustainability:** This goal addresses the integration of land uses, development patterns, and infrastructure in order to make the best use of investments and drive sustainable, orderly growth. These policies seek to advance smart growth principles that embrace economic development, historic preservation, streamlined regulatory processes, and multi-modal transport networks.
3) **Foster Vibrant, Sustainable, and Inclusive Communities:** This goal's focus is on fostering inviting public spaces and promoting diverse land use that supports vibrant community interactions where developments are aesthetic, functional, and accessible. Achieving this goal involves implementing land development standards that facilitate incremental density, supporting mixed-use spaces, and enhancing connectivity within neighborhoods.
4) **Engage in Collaborative Annexations:** This goal's focus is on strategic, collaborative annexations to guide the growth and expansion of St. Cloud's municipal boundaries to ensure that annexations contribute positively to the overall urban framework. This goal utilizes policies which guide annexation and land use planning decisions within the Joint Planning Area.
5) **Implementation of the Future Land Use Element:** This goal's focus is the effective

implementation and continuous evaluation of the Future Land Use Element within the comprehensive plan. These policies are intended to monitor the effectiveness and implementation of the Element's goals, objectives, and policies. Additionally, this goal addresses the coordination of Comprehensive Plan with other City and Regional planning initiatives.

B. GOALS, OBJECTIVES, AND POLICIES

GOAL F.1: PROMOTE SUSTAINABLE LAND USE PLANNING

The City of St. Cloud will promote land use patterns which make efficient use of land, infrastructure, public services and public facilities; and contribute to the development of healthy, safe, and viable communities by encouraging an appropriate mix of land use types and a wide range of economic and housing opportunities.

Land use, development patterns, and infrastructure shall be aligned to make the best use of public and private investment to promote sustainable, orderly incremental growth and development within the City by focusing growth where it can provide the greatest social, environmental, and economic benefits.

Objective F.1.1: Establish a Comprehensive Land Use Planning Framework.

Establish and maintain a comprehensive land use planning framework that promotes efficient use of land, sustainable development patterns, and a high quality of life for residents. This framework shall guide the location, type, density, and intensity of development to ensure compatibility between land uses, protect natural and cultural resources, support economic growth, and meet the diverse needs of the community.

Policy F.1.1.1: Implementation of Land Use Framework.

The City shall implement its land use planning framework through the following regulatory tools:

1) **Future Land Use Map:** The official map designating the location and extent of land use categories within the City.
2) **Future Land Use Categories:** A set of distinct land use designations that define the allowable uses, densities, and intensities for all areas of the City.
3) **Land Development Code:** Outline zoning regulations, standards, and procedures.
4) **Joint Planning Agreement and Annexations:** Coordinated planning efforts with Osceola County for areas within the JPA, and strategic annexation processes to guide the City's growth and development.

These tools shall work together to guide development decisions, ensure consistency with the Comprehensive Plan, and create a well-planned, vibrant, and resilient community. The City shall regularly review and update these implementation mechanisms to address changing community needs, emerging planning best practices, and growth management strategies.

Policy F.1.1.2: Relationship of Future Land Use Designations to Zoning Districts.

The Future Land Use designations established in this Element are meant to provide general guidance on the compatible uses, density, and intensity for all areas of the City. Zoning Districts are established in the City of St. Cloud's Land Development Code to implement the Future Land Use designation policies.

Any proposed zoning or rezoning action, to be approved by the City Council of St. Cloud (City

Council), must be consistent with the language and the intent of the adopted Comprehensive Plan as expressed therein or as interpreted by the City Council.

Policy F.1.1.3: Timing of Development.

The provisions of the Future Land Use designations and associated Land Development Code requirements must be in place to address the policies of this plan at the time of application for new development.

Policy F.1.1.4: Transition Provisions for New Development.

The purpose of this policy is to provide a framework for allowing new development that harmonizes land uses while maintaining needed areas available for housing and job creation, and ensuring that such new developments are integrated thoughtfully, in a compatible way.

Policy F.1.1.5: Calculating Density and Intensity.

The Future Land Use Designations have an established minimum and maximum residential density and non-residential intensity. Density and intensity calculations shall be made as specifically regulated by the Land Development Code, adopted by Ordinance 2024-50, or as amended, repealed, or replaced from time to time.

Policy F.1.1.6: Comprehensive Plan Map Amendments.

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1) Consistency with the Comprehensive Plan policies.
2) Compatibility with adjacent uses and surrounding land uses.
3) Environmental impacts and constraints.
4) Support for urban infill and/or redevelopment.
5) Impacts on the transportation system.
6) An analysis of the availability of land, facilities, and services.
7) Need for the additional acreage in the proposed future land use designation.
8) Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.
9) Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)9.a, F.S., as amended from time to time, and
10) Need to modify land use designations and development patterns within antiquated subdivisions as defined in Section 163.3164 (54), F.S, as amended from time to time.

Policy F.1.1.7: Guidelines for Amending Development Plans.

To ensure alignment with the established goals and policies of relevant land use designations when significant changes are proposed to an approved Development Plan. These guidelines aim to

uphold transparency, accountability, and adherence to city policies and regulations and universally recognized sound planning standards, thereby promoting sustainable and well-coordinated urban development.

1) When modifying an approved Development Plan, the proposed amendment must include:
    a. The proposed updated development program demonstrating consistency with the approved densities and intensities of the initial Development Plan;
    b. An urban form supportive of the City's development goals and policies, including an urban roadway network that supports the Comprehensive Plan goals and policies;
    c. Provide a demand analysis for additional public facility improvements necessary to maintain an acceptable level of service and mitigate impacts on surrounding areas; and
    d. Address any environmental resource issues identified in the initial Development Plan.

Objective F.1.2: Natural Resources.

Ensure the coordination of future land uses with soil and topography conditions and the availability of facilities and services, as well as ensuring the protection of natural and historic resources is consistent with Florida Statutes.

Policy F.1.2.1: Conditions to Support Development

The City shall utilize the natural vegetative map, USGS, Soil Conservation Service and Hydric Soils of Florida Handbook to determine, at the time of application for development order, whether the soil conditions and topography are adequate to support the proposed development.

Policy F.1.2.2: Information on Applications

All submitted applications for development orders shall include the following information:

1) Existing topography with a minimum of one (1) foot contour elevation intervals for the proposed site,
2) All elevations shall be referenced to the United State Geological Survey datum,
3) A soil classification map shall be provided as an overlay for comparison with proposed development activities, indicating soil classifications on the site plan as identified by the United States Department of Agriculture, Soil Conservation Service, and
4) The 100-year flood elevation for the subject property.

Policy F.1.2.3: Land Development Code Regulations.

The City shall maintain Land Development Regulations which address the protection of natural resources, including preservation of environmentally sensitive lands, protection of rare or endangered species, and conservation and protection of potable water and groundwater sources.

1) Performance standards for the management of environmentally sensitive areas shall include, but are not limited to, upland buffering, and the mitigation and/or the transfer of development rights.

2) No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan and is approved by the South Florida Water Management District.
3) New development within the City shall be prohibited from using septic tanks to prevent soil and groundwater contamination.
4) Uses that produce hazardous waste and any other land use determined to be potentially detrimental shall be prohibited within 500 feet of all public potable water well.

Policy F.1.2.4: Rare or Endangered Species

Species listed in the Conservation Element of this Plan as being rare or endangered shall be protected or appropriately mitigated with Florida Fish and Wildlife Conservation Commission.

Policy F.1.2.5: Natural Resource Coordination.

To aid in the protection of regional and jurisdictional natural resources, the City shall coordinate with Federal, State, regional, and local agencies when proposed development activity is adjacent to or within such resources.

Objective F.1.3: Establishment of Future Land Use Designations.

To create a balanced and sustainable framework for future land use that promotes efficient development, protects environmental resources, enhances the quality of life for residents, and supports economic vitality. This framework will guide the allocation and use of land for residential, commercial, industrial, recreational, and public purposes, ensuring that growth is managed in a way that benefits the entire community.

Policy F.1.3.1: Future Land Use Designations.

The Future Land Use Designations established in the policies of this Element shall be depicted on the adopted Future Land Use Map (FLUM). The FLUM shall be used to determine the location and extent of development within the City limits.

The City of St. Cloud Future Land Use Map is organized into the following land use designations:

- Agriculture/Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Neighborhood Commercial
- Employment
- Institutional
- Park/Open Space
- Mixed-Use
- JPA Low Density Residential
- JPA Medium Density and Intensity
- JPA Infill Centers

Policy F.1.3.2: Agriculture/Rural (AR).

(1) Purpose and Intent

This future land use includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development.

(2) Designation Restrictions

This future land use designation is reserved for existing agricultural areas and related residential uses, and for lands that already have an agricultural designation upon annexation.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[(1) (2)]
0.00	1.00	0.00	0.20
1.) Actual allowed maximum may be lower depending on the zoning district of the property. 2.) Does not preclude an Accessory Commercial Unit.			

(4) Compatible Uses

Existing agricultural and ancillary uses that will contribute to preserve agriculturally productive lands and operations and natural resources with limited development, and similar uses.

Policy F.1.3.3: Low Density Residential (LDR).

(1) Purpose and Intent

This category is intended to provide primarily residential developments at lower densities.

(2) Designation Restrictions

Areas used primarily as single-family detached housing, and compatible limited neighborhood-serving non-residential uses when developed as part of a master planned neighborhood.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[1] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [1] [2] [3]
0.00	4.00	0.00	0.35
1.) Actual allowed maximum may be lower depending on the zoning district of the property. 2.) Does not preclude an Accessory Commercial and Dwelling Unit. 3.) When developed as part of a master planned neighborhood.			

(4) Compatible Uses

Residential single-family attached and detached units; public facilities, utilities; home occupations; recreational activities such as park space, and similar uses; accessory uses associated with the primary use including Accessory Dwelling Units.

Policy F.1.3.4: Medium Density Residential (MDR).

(1) Purpose and Intent

This category is intended to provide primarily residential areas at a greater density than the Low-Density Residential category.

(2) Designation Restrictions

Areas used for single-family detached and attached units, multi-unit housing and compatible neighborhood-serving non-residential uses when developed as part of a master planned neighborhood.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density [1] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [1] [2]
>4.00	18.00	0.00	0.50
Prior to applicable density or intensity bonuses. Actual allowed maximum may be lower depending on the zoning district of the property.			

(4) Compatible Uses

Residential single-family attached and detached units; multi-unit housing; public facilities, utilities; home occupations; recreational activities such as park space, and similar uses. Accessory uses associated with the primary use, including Accessory Dwelling Units.

Policy F.1.3.5: High Density Residential (HDR).

(1) Purpose and Intent

This category is intended to provide primarily residential areas at a greater density than the Medium Density Residential category. It also allows for ancillary commercial uses.

(2) Designation Restrictions

The application of this category is restricted to properties or parcels that meet all of the following criteria:

a. Within two (2) miles of an existing or planned elementary school.

b. Within three (3) miles of an existing or planned fire station. For the purpose of this policy, "planned" shall mean that which is listed in the five-year capital improvements program and is funded within the first three years.

c. Has direct access to a Framework Street.

d. Demonstrates sufficient availability of public utilities to meet demand.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [(1)]
>18.00	40.00	0.00	1.15
1.) Prior to applicable density or intensity bonuses. Actual allowed maximum may be lower depending on the zoning district of the property.			

(4) Compatible Uses

Multi-family unit housing; attached and existing detached single-family residential units; public facilities, utilities; home occupations; recreational activities such as park space, and similar uses; accessory uses associated with the primary use. Neighborhood supportive non-residential uses in standalone buildings or on the ground level of residential structures along Framework Streets.

(5) Development Restrictions

Must include elements of traditional neighborhood design best practices, appropriate setbacks and open space, multi-modal connectivity of each development/site, wayfinding, placemaking strategies, and a variety of uses. Non-residential components must be oriented toward the Framework Street(s) and accommodate surface parking towards the rear.

Policy F.1.3.6: Commercial (COM).

(1) Purpose and Intent

The purpose of this category is to foster a diverse range of commercial activities, such as retail, office spaces, hospitality, and entertainment that enhances economic growth while preserving community character.

(2) Designation Restrictions

The application of this category is restricted to properties or parcels located:

a. Within the Central Business District (CBD); or

b. Along, or with direct vehicular site access onto a Framework Street*.

(3) Density and Intensity Standards

Location of Property		Minimum Residential Density (DU/Acre)	Maximum Residential Density[1] (DU/Acre)	Minimum Intensity (FAR)[3]	Maximum Intensity (FAR)[1]
Framework Streets*		18.00[2]	40.00[2]	0.35	3.00
Central Business District (CBD)	Core	18.00	40.00	1.0	4.00
	Perimeter	18.00	40.00	0.5	2.50

1.) Prior to applicable density or intensity bonuses.

2.) Residential development allowed only as ancillary to employment use.

3.) Minimum commercial intensities must be met or exceeded in all Commercial designations.

**As identified in the Transportation and Mobility Master Plan, adopted by Resolution 2024-125R, as amended or renumbered.*

(4) Compatible Uses

a. Within the Central Business District (CBD) or along Framework Streets*:

Those activities associated with the buying and selling of goods and services such as restaurants, offices, professional services, hospitality, entertainment, ancillary residential uses, public facilities, utilities, civic uses, light manufacturing uses within an enclosed building that do not generate nuisance outputs, and similar uses.

Policy F.1.3.7: Neighborhood Commercial (NC).

(1) Purpose and Intent

The purpose of this category is to foster a diverse range of commercial activities within established neighborhoods in a compatible way to enhance economic growth while preserving community character.

(2) Designation Restrictions

The application of this category is restricted to properties or parcels that meet the following criteria:

a. Within the Florida Avenue Overlay.

b. Within the Lakeshore Boulevard Overlay, between east Massachusetts and Michigan Avenue.

c. Where neighborhood-scale commercial uses like local shops and services are appropriate.

(3) Density and Intensity Standards

Location of Property	Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[(1)]
Florida Avenue Corridor	10.00[(2)]	18.00[(2)]	0	1.50
Lakeshore Boulevard Corridor	10.00[(2)]	18.00[(2)]	0	1.50
1.) Prior to applicable density or intensity bonuses. 2.) New residential development must be ancillary to commercial use.				

(4) Compatible Uses

a. Along Florida Avenue Corridor: Accessory Commercial Units and professional offices. To ensure that such uses are integrated thoughtfully and in a compatible way, development proposals shall be reviewed through the conditional use permit process.

b. Along Lakeshore Boulevard Corridor, between east Massachusetts Avenue and Michigan Avenue: bed and breakfasts, cafes, and restaurants.

(5) Neighborhood Commercial Compatibility and Integration

a. The City shall develop regulations, including design standards, in the Land Development Code to guide the incremental transformation of Lakeshore Boulevard from primarily single-family residential to a corridor to allow for bed and breakfasts, cafes, and restaurants by ensuring that such uses are integrated thoughtfully and in a compatible way. This transition shall be supported through placemaking efforts and safety improvements as identified in the Transportation Element.

b. The City shall develop regulations, including design standards, in the Land Development Code to guide the transition of Florida Avenue as a primary connection from downtown to Lakefront Park through the provision of a corridor with a variety of small-scale uses such as Accessory Commercial Units and professional offices. To ensure that such uses are integrated thoughtfully and in a compatible way, development proposals shall be reviewed through the conditional use permit process. Furthermore, this transition shall be supported through placemaking efforts and safety improvements as identified in the Transportation Element.

Policy F.1.3.8: Employment (EMP).

(1) Purpose and Intent

The purpose of this category is to provide areas for all employment generating activities, including but not limited to professional, industrial, and manufacturing uses and other high-employment industries.

(2) Designation Restrictions

a. Areas where the location of employment generating activities are supported by a market study.

b. Along or with direct vehicular site access onto a Framework Street*.

(3) Density and Intensity Standards

Minimum Residential Density[(1) (2)] (DU/Acre)	Maximum Residential Density[(1) (2)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[(1)]
12.00	40.00	0.5	1.50

1.) Prior to applicable density or intensity bonuses. Actual allowed maximum may be lower depending on the zoning district of the property.

2.) Residential development allowed only as ancillary to employment use.

*As identified in the Transportation and Mobility Master Plan, adopted by Resolution 2024-125R, as amended or renumbered.

(4) Compatible Uses

Manufacturing, warehousing, distribution, offices, professional services (including public or privately owned medical care facilities), live-work spaces, ancillary workforce housing, employment generating enterprises, and similar uses.

Policy F.1.3.9: Institutional (INST).

(1) Purpose and Intent

The purpose of this category is to provide areas for public, civic, and community service uses. This designation supports the development of housing on institutional sites only when ancillary to the primary institutional use.

(2) Designation Restrictions

a. Public and private educational facilities, and places of assembly shall not have direct vehicular site access to a Framework Street*.

b. Ancillary residential use may include ground-level non-residential uses when along or with access to a Framework Street*.

(3) Density and Intensity Standards

Minimum Residential Density[1] [2] (DU/Acre)	Maximum Residential Density[1] [2] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[1]
0.00	18.00	0.00	1.00

1.) Prior to applicable density or intensity bonuses.

2.) Applies only when residential use is ancillary to institutional use.

*As identified in the Transportation and Mobility Master Plan, adopted by Resolution 2024-125R, as amended or renumbered.

(4) Compatible Uses

a. Public or private educational facilities, museums, galleries, places of worship, faith-based housing, institutions, hospitals, public facilities, utilities, other civic and governmental uses, and other similar uses.

b. Residential uses are only permitted as ancillary to the primary use, such as campus, senior, faith-based, and non-profit member housing, and other similar uses.

(5) Development Restrictions

The City's Land Development Code regulations shall establish Conditional Use Permit criteria for ancillary residential uses on Institutional designated land.

Policy F.1.3.10: Park/Open Space (P/OS).

(1) Purpose and Intent

The purpose of this category is to provide opportunities and sites for public and private, passive and active recreation.

(2) Designation Restrictions

Lands intended for resource- or facility-oriented recreation; Lands meant to preserve open and naturally occurring features.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[1] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR)[1]
0.00	1.00	0.00	0.50
1.) Applies only when residential use is ancillary to Park/Open Space use.			

(4) Compatible Uses

Any use or activity associated with indoors or outdoors recreational activities, including recreational centers, parks operations, caretaking, and multimodal transportation facilities, and other similar uses.

Policy F.1.3.11: Mixed-Use (MIX).

(1) Purpose and Intent

The Mixed-Use Future Land Use designation (MIX) is intended to promote a balanced mix of activities—residences, shops, schools, workplaces, public facilities, utilities, civic uses, parks, offices, professional services (including public or privately owned medical care facilities), live-work spaces, workforce housing, employment generating enterprises, and their ancillary uses. The MIX designation supports the City's strategic goal of achieving a 1:1 jobs to housing ratio, promotes pedestrian and bicycle travel, reduces auto dependency, roadway congestion, and air pollution by locating multiple destinations close to one another, provides more housing opportunities and choices closer to work, encourages economic investment, promoting efficient use of land and infrastructure among many other benefits to the community.

Neighborhoods and Centers (Neighborhood, Community, Urban, and Employment), and their associated form and densities and intensities, help balance the various uses within the MIX designation. The development opportunities afforded by the MIX designation are a part of an integrated development strategy and cannot be severed from the MIX design and diversity policies.

The policies in the East Lake Toho Element and the South Lake Toho Element shall apply to lands with an approved Concept Plan by Osceola County to facilitate the transition of lands within the Joint Planning Area (JPA) into the City.

(2) Designation Criteria

Requests for designation to the MIX Future Land Use shall be required to:

a. Demonstrate the use of universally accepted Smart Growth planning practices;

b. Application of Sustainable Development principles; and

c. Ensure neighborhoods support the City's strategic goal of achieving a 1:1 jobs to housing ratio by providing reasonable jobs/housing balance, and housing opportunities that are conducive to attracting businesses and industries and associated supportive uses into the City.

(3) Density and Intensity Standards

Density and intensities are calculated using the total acreage of the Area Type as shown in the table below, unless otherwise stated.

These density and intensity allowances may be modified for a Mixed-Use designation through the approval of a Concept Plan or other approved development process, as long as the densities and intensities continue to meet or exceed the minimum standard as established herein.

<table>
<tr><th>Area Type</th><th>Minimum Residential Standards</th><th>Maximum Residential Standards</th><th>Minimum Non-Residential Standards</th><th>Maximum Non-Residential Standards</th></tr>
<tr><td rowspan="2">Neighborhoods</td><td>▪ Density: five (5) du/acre.
▪ Residential use: 65% of Area.
▪ Must provide a mix of housing types.</td><td>▪ Density: twenty-five (25) du/acre.
▪ Residential use: 80% of Area.</td><td>▪ One (1) community amenity.
▪ Neighborhood-serving commercial is highly encouraged.</td><td>▪ One (1) Accessory Commercial Unit (ACU) per parcel.*</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:
▪ At least 50% of units must be within ½ mile accessible walking distance of Neighborhood Center.
▪ ACUs not to contribute to neighborhood-serving commercial.
▪ Total land area of the neighborhood project may not exceed one hundred-sixty (160) acres.
▪ Recreation/Open Space: 20% of Area.
▪ Public/Civic/Park: 5% of Area.
▪ * Actual allowed maximum may be lower depending on the neighborhood type.</td></tr>
<tr><td rowspan="2">Neighborhood Center</td><td>▪ Density: eighteen (18) du/acre.</td><td>▪ Density: twenty-five (25) du/acre.</td><td></td><td>▪ 75% of Area as non-residential.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:
▪ Minimum one (1) mile separation from same Area Type.
▪ One per Neighborhood, except when exceeding 1 mile separation criteria.
▪ Along Framework Streets.
▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths.
▪ Any residential must be above ground floor.
▪ Total Area may not exceed five (5) acres.
▪ Recreation/Open Space: 15% of Area.
▪ Public/Civic/Park: 25% of Area.
▪ Maximum non-residential 0.35 FAR calculated by parcel.</td></tr>
</table>

<table>
<tr><td rowspan="2">Community Center</td><td>▪ Density: eighteen (18) du/acre.
▪ Residential use: 10% of Area.</td><td>▪ Density: twenty-five (25) du/acre.</td><td>▪ Commercial: 40% of Area.</td><td>▪ Commercial: 75% of Area.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:
▪ Minimum 1.5-mile separation from same Area type.
▪ Residential development is required as part of a Community Center.
▪ Residential must be above ground floor.
▪ Recreation/Open Space: 15% of Area.
▪ Public/Civic/Park: 10% of Area.
▪ Total Area minimum of four (4) acres.
▪ Along Framework Streets.
▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths.
▪ Maximum non-residential 1.00 FAR calculated by parcel.</td></tr>
<tr><td rowspan="2">Urban Center</td><td>▪ Density: eighteen (18) du/acre.
▪ Residential use: 15% of Area.</td><td>▪ Density: forty (40) du/acre.</td><td>▪ Commercial: 55% of Area.</td><td>▪ Commercial: 75% of Area.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:
▪ Minimum 5-mile separation from same Area type.
▪ Residential development is required as part of an Urban Center.
▪ Residential must be above ground floor.
▪ Recreation/Open Space: 10% of Area.
▪ Public/Civic/Park: 10% of Area.
▪ Total Area minimum of twenty (20) acres.
▪ Adjacent to two 4-lane or arterials or higher-level streets.
▪ Maximum non-residential 2.50 FAR calculated by parcel.</td></tr>
<tr><td rowspan="2">Employment Center</td><td>▪ Density: eighteen (18) du/acre.
▪ Residential use: 10% of Area.</td><td>▪ Density: forty (40) du/acre.</td><td>▪ Commercial, Office, or Industrial: 65% of Area.</td><td>▪ Commercial, Office, or Industrial: 80% of Area.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:
▪ Residential development is ancillary to employment uses.
▪ Residential development must be above ground floor.
▪ Recreation/Open Space: 10% of Area.
▪ Public/Civic/Park: 10% of Area.
▪ Total Area minimum of 20 acres.
▪ Along Framework Streets.
▪ Maximum non-residential 2.50 FAR calculated by parcel.</td></tr>
</table>

(4) Ensure consistency of Mixed-Use Development with Approved Plans

Development proposals within Mixed-Use designations must be consistent with the adopted Conceptual Master Plan. Any development proposal shall demonstrate its alignment with the development program and desired densities and urban form outlined in these adopted plans.

1) Lands within Mixed-Use designations that have an approved Concept Plan by Osceola County at the time of annexation shall be developed according to that plan.
2) Major changes to an approved County's Concept Plan require an amendment to the Concept Plan for City Council's consideration. These amended Concept Plans must be consistent with the adopted Conceptual Master Plan and Future Land Use Mixed-Use policies. Major changes consist of modifications that:
    a. Alter the development's intent and character;
    b. Land use pattern;
    c. Decrease approved densities or intensities;
    d. Change the location or dimensions of major streets or wildlife corridors; or
    e. Add/remove land from the Plan boundary.
3) The Land Development Code shall include regulations to ensure consistency of development proposals within Mixed-Use designations with the adopted Conceptual Master Plans.
4) Minor changes to an adopted County's Concept Plan shall require approval through an Administrative Amendment process.
5) An Administrative Amendment is a staff evaluation of a concept plan change that does not require a formal multidisciplinary review by the Development Review Committee. An applicant seeking an Administrative Amendment shall file a completed application and updated Concept Plan for review. Staff shall review the application and make the following determination:
    a. That the requested changes do not constitute a major change, and;
    b. The requested changes are not contrary to the stated purpose and intent described in this Policy.

    Requests for Administrative Amendment consistent with the provisions of this Plan shall be reviewed by staff and approved by the Development Services Director, or his/her designee.

Policy F.1.3.12: JPA Low Density Residential (JPA-LDR).

(1) Purpose and Intent

This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Low Density Residential designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.

(2) Designation Criteria

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Low Density Residential at the time of annexation into the City.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density[(1) (2)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [(1) (2) (3)]
3.00	8.00	0.00	0.35
1.) Actual allowed maximum may be lower depending on the zoning district of the property. 2.) Does not preclude Accessory Dwelling Units. 3.) Commercial development allowed only when part of a master planned neighborhood.			

(4) Compatible Uses

Residential single-family attached and detached units; public and private schools grades K-12; public utilities; home occupations; recreational activities such as park space; accessory uses associated with the primary use including Accessory Dwelling Units.

Policy F.1.3.13: JPA Medium Density and Intensity (JPA-MDI).

(1) Purpose and Intent

This Future Land Use designation is intended for a mixture of residential and non-residential development that supports commercial areas and transit, and provides a transition to higher intensities and densities, or transportation corridors.

This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Medium Density and Intensity (MDI) designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.

(2) Designation Criteria

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Medium Density and Intensity at the time of annexation into the City.

(3) Density and Intensity Standards

Minimum Residential Density (DU/Acre)	Maximum Residential Density [(1) (2)] (DU/Acre)	Minimum Intensity (FAR)	Maximum Intensity (FAR) [(2)]
>8.00	18.00	0.00	1.00
1.) Actual allowed maximum may be lower depending on the zoning district of the property. 2.) Does not preclude Accessory Commercial and Dwelling Units.			

(4) Compatible Uses

Residential uses, offices and professional services, ancillary commercial uses, support uses including schools, parks, and places of worship.

(5) Development Restrictions

Development shall provide a transition between higher intensity areas and lower density residential areas; support and enhance access to transit services, where available; and prioritize pedestrian and bicycle connectivity.

Policy F.1.3.14: JPA Infill Centers.

(1) Purpose and Intent

The JPA Infill Centers designation promotes the creation of integrated urban environments that encourage walkability and transit use through compact development and design standards. Centers shall include varying scales of intensity and density identified herein.

This Future Land Use designation ensures substantial consistency with the purpose and intent of the County's Urban Infill Centers designation, facilitating the transition of annexed lands within the Joint Planning Area (JPA) from the County into the City.

JPA Infill Centers, except Neighborhood Centers, shall be comprised of core and perimeter areas. Core areas shall contain the highest intensity of development and generally concentrate most of the non-residential uses. Perimeter areas shall provide a transition between the intensity of the core and less intense surroundings and generally contain more residential uses than the core.

(2) Designation Criteria

The designation of this Future Land Use shall be limited to lands with prior approvals from Osceola County, or Osceola County Future Land Use designation of Urban Infill Centers at the time of annexation into the City.

(3) Density and Intensity Standards

<table>
<tr><th>Infill Center Type</th><th>Minimum Residential Standards</th><th>Maximum Residential Standards</th><th>Minimum Non-Residential Standards</th><th>Maximum Non-Residential Standards</th></tr>
<tr><td rowspan="2">JPA Neighborhood Center (JPA-NC)</td><td>▪ Density: eight (8) du/acre.</td><td>▪ Density: eighteen (18) du/acre.</td><td>▪ 5,000 square feet of neighborhood-serving commercial.</td><td>▪ 30,000 square feet of neighborhood-serving commercial.</td></tr>
<tr><td colspan="4">Development Thresholds & Related Standards:
▪ Minimum one-half (½) mile separation from any approved Neighborhood Center.
▪ Along Framework Streets.
▪ Connected to adjoining residential neighborhoods by sidewalks and bike paths.
▪ Any residential must be above ground floor.
▪ Total Area may not exceed ten (10) acres.
▪ Recreation/Open Space: 15% of Area.
▪ Maximum non-residential 0.25 FAR calculated by parcel.
▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property.</td></tr>
</table>

Infill Center Type	Area	Minimum Residential Standards	Maximum Residential Standards	Minimum Non-Residential Standards	Maximum Non-Residential Standards
JPA Community Center (JPA-CC)	▪ Core	▪ Density: eighteen (18) du/acre.	▪ Density: forty (40) du/acre.	▪ Total Area of ten (10) acres. ▪ 40,000 square feet of non-residential use. ▪ Height: two (2) stories.	▪ Total Area of seventy (70) acres.* ▪ 300,000 square feet of non-residential use. ▪ Height: five (5) stories. ▪ 0.5 FAR
	▪ Perimeter	▪ Density: eighteen (18) du/acre.	▪ Density: forty (40) du/acre.	-	▪ Height: three (3) stories. ▪ 0.35 FAR
	Development Thresholds & Related Standards: ▪ Minimum 4-miles separation from any existing or approved Community Center. ▪ Along two collector, arterial; or premium transit corridors. ▪ Generally, extend one-half (½) mile outside of the Center Core. ▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property. * Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).				

JPA Urban Center (JPA-UC)	▪ Core	▪ Density: thirty (30) du/acre.		▪ Total Area of seventy (70) acres.* ▪ 300,000 square feet of non-residential use. ▪ Height: two (2) stories.	▪ 1.0 FAR
	▪ Perimeter	▪ Density: eighteen (18) du/acre.	▪ Density: forty (40) du/acre.	▪ Height: two (2) stories.	▪ Height: five (5) stories. ▪ 0.5 FAR
	Development Thresholds & Related Standards: ▪ Minimum 10-mile separation from any existing or approved Urban Center. ▪ Adjacent to two collectors, arterials; or premium transit corridors. ▪ Generally, extend one (1) mile outside of the Center Core. ▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property. * Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).				
JPA Employment Center (JPA-EC)	▪ Core	▪ Density: thirty (30) du/acre.		▪ Total Area of seventy (70) acres.* ▪ 300,000 square feet of non-residential use. ▪ Height: two (2) stories.	▪ 1.0 FAR
	▪ Perimeter	▪ Density: eighteen (18) du/acre.	▪ Density: forty (40) du/acre.	▪ Height: two (2) stories.	▪ Height: five (5) stories. ▪ 0.5 FAR
	Development Thresholds & Related Standards: ▪ Residential development is ancillary to employment uses. ▪ Residential development must be above ground floor. ▪ Minimum 10-mile separation from any existing or approved Employment Center. ▪ Generally, extend one (1) mile outside of the Center Core. ▪ Adjacent to two collector, arterial; or premium transit corridors. ▪ Except for on-street parking, vehicular parking shall be provided to the rear or side of the property. * Actual Total Area may be lower for proposals supporting the City's strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).				

(4) Compatible Uses

The City will develop Land Development Code regulations to define specific uses, development criteria, and compatibility standards for JPA Infill Centers.

(5) Development Restrictions

JPA Infill Centers, except Neighborhood Centers, shall be comprised of core and perimeter areas. The hierarchy and mix of uses within the JPA Infill Centers, as well as compatibility with neighboring uses, shall be implemented through the zoning process. The Core and Perimeter shall be specifically identified through a zoning designation identified in the Land Development Code for each JPA Infill Center type.

Policy F.1.3.15: Development Standards for JPA Infill Center Projects.

The Land Development Code shall provide site and building design standards consistent with the following:

1) Active ground floor uses that are conducive to pedestrian activity along all primary roadway frontages; parking is not considered an active ground floor use;
2) Pedestrian-friendly urban design elements including appropriate site design, scale, massing, design, façade and roof articulation, and streetscape features that are supportive of pedestrian activity;
3) Streetscape features including wider sidewalks, on-street parking, traffic calming, appropriate lighting heights and intensity for location and function, landscaping, street furniture elements, and necessary transit improvements;
4) The project shall provide interconnectivity including vehicular, bicycle, and pedestrian connections to and from existing or potential public sidewalks and future developments on adjacent parcels. Cross-access agreements, new streets, and sidewalks shall facilitate travel between adjacent land uses and provide access to transit without requiring the use of major thoroughfares. Gated roadway access are prohibited in the JPA Infill Centers;
5) Parking, except for on-street parking, shall be provided to the rear or side of the property, minimizing potential conflicts with vehicular access. In order to create an inviting pedestrian environment and an attractive street, the orientation of new residential and non-residential buildings along streets or publicly accessible open spaces shall be toward the street;
6) Non-residential areas shall meet open space through a combination of highly accessible, well designed landscaped areas, including plazas, squares, and/or courtyards that are connected to the public sidewalk system. Open space in residential areas shall be located so that they are highly visible and easily accessed by all residents; and
7) In order to achieve the required intensity of non-residential development over time, transitional development plans may be approved.

Policy F.1.3.16: Separation Criteria for Proposed Centers.

To ensure the viability of approved JPA Infill Centers, separation requirements between like centers must be maintained as required herein, unless a market study that supports a reduced separation distance can be provided for Neighborhood, Community, Urban and Employment Centers.

Policy F.1.3.17: New JPA Infill Centers.

Applications may be considered for parcels that exhibit the following characteristics:

1) Meets minimum separation criteria for the proposed Center type; and
2) Provide Master Plan indicating proposed Core and Perimeter as well as a Market Study to demonstrate the ability to meet minimum intensities and densities for proposed JPA Infill Center type.

Policy F.1.3.18: JPA Infill Centers Expansion.

Applications may be considered for parcels that exhibit the following characteristics:

1) At least 25 percent of the parcel boundary is contiguous to an adopted Center;
2) The parcel is not disconnected or isolated from existing Center due to natural or manmade features;
3) Demonstrate that accessibility to the existing Center and surrounding transportation network is sufficient, as well as the potential for connectivity to surrounding development;
4) The parcel is of sufficient size to promote the desired type of development or redevelopment;
5) Compatibility with adjacent existing neighborhoods will be maximized;
6) The applicant is able to demonstrate that there will be adequate public facilities to support the proposed expansion;
7) Meets minimum separation criteria for the proposed Center type; and
8) Provide Master Plan indicating proposed Core and Perimeter as well as a Market Study to demonstrate the ability to meet minimum intensities and densities for proposed Center type expansion.

GOAL F.2: ENCOURAGE SMART GROWTH, ECONOMIC DEVELOPMENT, AND SUSTAINABILITY

Align land use, development patterns, and infrastructure in a manner conducive to producing sustainable, orderly incremental growth and development within the City by focusing growth where it can provide the greatest social, environmental, and economic benefits.

Objective F.2.1: Ensure Sustainable Land Use to Support Economic Growth.

The City shall ensure that growth and development opportunities are distributed across all neighborhoods, providing a variety of housing options and services for all residents.

1) Attract diverse economic opportunities by creating an environment that encourages innovation, entrepreneurship, and job creation.
2) Support the blending of different land uses in appropriate areas, promoting the development of vibrant, walkable neighborhoods.
3) The City shall support the adoption of policies and zoning regulations that enhance the economic resilience and competitiveness of the community.

Policy F.2.1.1: Clarity in the Land Development Code.

Ensure that all regulations adopted as part of the Land Development Code to implement the policies in this Comprehensive Plan are clear to the general public. This may include any information regarding application and review processes, development standards, fee payments, or similar requirements for the approval of a development order.

1) Unless otherwise required by Florida Statutes, the City will develop review and administrative approval processes and development standards in the Land Development Code to simplify language, improve organization and streamline efficiency for the administrative review and approval of applications consistent with the Comprehensive Plan and applicable Statutory requirements.

Policy F.2.1.2: Conservation Overlays.

The City will utilize two Conservation Overlays in the Future Land Use Map Series to identify environmentally sensitive lands.

(1) Conservation Overlay

The Conservation Overlay identifies areas within the City of St. Cloud and the JPA that could provide significant environmental functions. The intent of the overlay is not to prevent all development within the overlay area, but to identify areas that require site specific assessments to determine whether the lands designated support wetlands that are potentially jurisdictional to the U.S. Army Corp of Engineers or the South Florida Water Management District.

(2) Dedicated Conservation Overlay

The Dedicated Conservation Overlay identifies areas within the City of St. Cloud where conservation easements have been dedicated to the City providing conservation and protection for

environmental features or significant cultural resources.

a. Limited development, ancillary to the conservation efforts, may be allowed within Dedicated Conservation areas. Allowable uses shall be recorded in the easement dedication to the City and may include such uses which are strictly passive in nature, such as, walking trails, observation points, open space, parking areas, boat launch/docks, and boardwalks; as well as limited public facilities to support these uses.

Policy F.2.1.3: Density or Intensity Bonuses.

The City should include regulations in the Land Development Code to guide the process of providing for density or intensity bonuses. The City may consider providing density or intensity bonuses to allow for:

1) Efficient utilization of land and infrastructure;
2) Creating accessible or workforce housing options;
3) Promoting environmental conservation;
4) Promoting multimodal transportation options; and
5) Implementing other goals, objectives and policies of this Plan.

Policy F.2.1.4: Promote Inclusive Zoning Districts.

The City shall revise the Land Development Code regulations to provide for a broader range of uses, densities and intensities, and allow for a greater diversity of housing types and small-scale neighborhood serving commercial uses supportive of orderly incremental growth within each zoning district. Specific regulations shall be implemented in the Land Development Code after adoption of this update.

Policy F.2.1.5: Support the Conditions for Economic Development.

The City shall support conditions conducive to increased economic development through practices that may include:

1) Promoting a safe environment through active public spaces and people-centered design.
2) Providing and maintaining quality infrastructure including parks and multi-modal transportation systems.
3) Supporting sufficient residential density to attract Targeted Industries businesses and employers.
4) Encouraging the development and preservation of vibrant and attractive neighborhoods, corridors, and nodes.

Policy F.2.1.6: Encourage Economic Vitality within the Central Business District.

Development proposals shall complement the character of the Historic Preservation Overlay District and preserve distinctive elements of St. Cloud's architecture. This character shall be preserved and augmented to enhance the downtown experience consistent with the Historic

Preservation Plan and design guidelines.

Policy F.2.1.7: Provide for Interconnected Green Spaces.

Interconnected networks of green spaces support economic development through sustainable land use. These green space networks integrate parks, natural features, community gardens, and recreational areas, ensuring accessibility for all residents.

1) Green spaces shall be strategically located and connected by multi-modal trails, pedestrian and bicycle paths to promote non-motorized transportation, reduce traffic congestion, and enhance the urban environment. This will improve the quality of life, attract businesses and tourism, and contribute to the City's overall strategic goals.
2) Development proposals shall incorporate green spaces as part of the Land Development Code Open Space requirements, ensuring they meet universally recognized planning and design standards and provide economic, social, and environmental benefits.

Policy F.2.1.8: Lakeshores and Canals Protection Areas.

The City recognizes the multiple benefits that enjoyment of lakes and canals bring to its citizens and the importance of ensuring they are preserved through best practices to promote equitable access to lakes for recreation, education, and community enjoyment, while prioritizing the preservation of natural ecosystems and maintaining safe, sustainable use.

1) The City shall develop regulations in the Land Development Code to guide development along lakeshores and canals to establish standards for the protection of shores and banks, such as development setbacks, buffers from the controlled mean high water (MHW), pollution prevention, and impervious surface maximums.
2) A minimum 250-foot setback shall be maintained between the MHW of a lake and the nearest structure. Within the Lakeshores and Canals Protection Areas, impervious surfaces shall not exceed 5% of the total surface area and no structures shall be allowed except the following:

   a. Public open spaces and passive recreation facilities.

   b. Non-vehicular public access for fishing and passive use of the public area.

Objective F.2.2: Support Housing Options, Availability, and Diversity.

The City shall encourage the development of all housing types to provide a diversity of housing options that are accessible to all citizens. Residential development proposals shall maximize efficiency in the use of land and infrastructure through higher density type developments to increase housing availability.

Policy F.2.2.1: Facilitate Orderly Incremental Density.

Encourage a gradual increase in density within the designated medium and high-density residential areas in the established City grid through strategic urban planning and zoning regulations. Promote development that integrates with existing neighborhoods while enhancing infrastructure and public services to support growth. This policy aims to ensure that higher density is introduced in a controlled and sustainable manner, maintaining community character, minimizing disruption, and

optimizing land use efficiency. By facilitating orderly incremental density, the City will foster vibrant, resilient communities that provide diverse housing options and economic opportunities while preserving the quality of life for all residents.

1) To allow for a greater diversity in housing types including missing middle housing, the City shall create flexibility in the requirements for lot and unit size minimums in all applicable zoning districts in the Land Development Code.
2) The City shall continue to support the use of Accessory Dwelling Units in residential zoning districts in order to achieve incremental housing goals.

Policy F.2.2.2: Live Local Act Implementation.

Qualifying and authorized development proposals under the provisions of the Florida Live Local Act shall meet and be processed in accordance with the provisions of the Act, as amended, repealed, or replaced, by the State.

Objective F.2.3: Discourage Urban Sprawl.

The City shall continue to foster quality development while respecting the context and heritage of urban growth. These policies encourage a more efficient and sustainable pattern of development that must be planned and designed holistically in a way that does not contribute to urban sprawl, leapfrogging, or strip development.

Policy F.2.3.1: Use Existing Infrastructure for Development.

Promote the utilization of existing infrastructure to accommodate new development needs. Direct growth toward areas with established infrastructure to ensure the efficient and effective use of available resources.

1) Encourage projects to fill in gaps within the community through redevelopment, retrofit, and revitalization of underdeveloped properties.
2) Explore options for streamlined review of applications for projects that effectively use existing infrastructure, promoting cost-effective, environmentally friendly, and community-focused development.

Policy F.2.3.2: Access and Connectivity Requirements for Placemaking.

To foster a distinct and vibrant community character, enhance walkability, and create a strong sense of place, the City shall adopt regulations within the Land Development Code to implement access and connectivity requirements consistent with the Transportation Element, including:

1) Shared Driveways and Cross Access: Commercial and multifamily developments shall provide shared driveways and cross access between adjacent properties.
2) Compatible Development Design: Non-residential developments adjacent to existing or planned residential uses shall incorporate appropriate compatibility-enhancing design measures, such as matching scale and design character.
3) Multiple Access Points: All new developments shall be encouraged to connect to the existing street and sidewalk network through more than one access point promoting connectivity and alternative travel routes.
4) Multi-Modal Networks: All new developments shall provide connecting infrastructure to planned and existing trails and bike lanes in surrounding areas.
5) Walkable Block Lengths: New road systems shall be configured utilizing walkable block lengths to enhance pedestrian accessibility and create a more cohesive urban fabric.

Policy F.2.3.3: Balance Development Needs Through Land Use Planning and Design.

Ensure a harmonious balance between development needs and community priorities through thoughtful land use planning and design. Foster sustainable growth by integrating smart design principles, optimizing land resources, and enhancing the built environment to support economic vitality, environmental stewardship, and quality of life by:

1) Ensuring zoning codes and land development regulations align with Smart Growth principles,

mixed-use development, and context-sensitive design.

2) Partnering with developers, businesses, and community stakeholders to create balanced, well-integrated developments that meet economic, environmental, and social objectives.
3) Establishing and enforcing design guidelines that promote walkability, civic engagement, and compatibility between new developments and existing neighborhoods.
4) Coordinating transportation, utility, and public service infrastructure improvements to support balanced growth and avoid leapfrogging development patterns.
5) Encouraging public input helps inform land use decisions and reflects community needs.
6) Regularly assessing development trends, conduct impact studies, and adjusting land use policies to respond to changing needs and emerging best practices.

Objective F.2.4: Protect Vested Property Rights.

In compliance with Florida Statutes, the City of St. Cloud shall consider private property rights in its local decision-making in accordance with the policies herein.

The City will follow clear and consistent procedures in its administrative practices so that landowners, developers, residents, and all other stakeholders have equal access to the development process.

Policy F.2.4.1: Unification and Simplification of Vested Property Rights.

To promote redevelopment and enhance the accessibility of the development regulatory framework within the City, built-out developments with development conditions adopted as policies in previous versions of this Comprehensive Plan Element shall be assigned a Future Land Use designation which is generally consistent with the previously adopted entitlements. These changes do not affect the ability to develop vested entitlements approved prior to the effective date of this Plan that have not expired.

The designations assigned are based on individual development plans or similar regulatory documents. These Future Land Use assignments enable more uniform development regulations and eliminate unnecessary complexity within the City's regulatory framework supporting this Element's goals in facilitating and streamlining development processes for applicants.

Policy F.2.4.2: New Planned Unit Developments.

The City shall promote the use of the City's standard zoning districts over the adoption of new Planned Unit Developments. The Land Development Code shall establish robust and flexible zoning districts which allow for a wide range of development types, densities, and intensities through standardized regulations and procedures. New Planned Unit Development proposals shall demonstrate how the proposal exceeds the minimum requirements of the Land Development Code for:

1) Wetland protection and preservation.
2) Tree protection and preservation.
3) Landscape buffers.
4) Architectural standards.
5) Open space and amenities.

Policy F.2.4.3: Promote Incremental Development.

To promote thriving communities that meet the changing needs of their residents over time, individual homeowner's property rights, and economic development, the City shall require new planned developments to provide site plans with lot configurations and infrastructure that supports incremental development consistent with the policies of this element.

Policy F.2.4.4: Vestment Timing.

Property owners' rights of development shall be vested when a final development order is issued by the City and the development order has not expired, or development has commenced and is continuing in good faith prior to the effective date of this Plan.

Policy F.2.4.5: Non-Conforming Uses.

Land uses which were lawful prior to the effective date of this Plan or any subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or subsequent amendment, shall be considered non-conforming. Such uses shall be allowed to remain in a non-conforming condition, until the use is discontinued or abandoned for a period of 180 consecutive days.

Policy F.2.4.6: Non-Conforming Structures.

Structures which were lawful prior to the adoption of this Plan or a subsequent amendment, but which are no longer lawful as a result of the adoption of this Plan or a subsequent amendment, shall be considered non-conforming structures. Such structures shall be allowed to remain in a non-conforming condition in perpetuity and must follow the requirements of this Plan and the Land Development Code.

Policy F.2.4.7: Parcels and Lots of Record.

Parcels of record or recorded plated lots within a land use designation that allows for residential dwellings that existed on or prior to the effective date of this Plan shall be permitted to develop at least one residential dwelling per parcel or recorded lot.

GOAL F.3: FOSTER VIBRANT, SUSTAINABLE, AND INCLUSIVE COMMUNITIES

Promote the development of vibrant, sustainable, and inclusive communities through strategic land use planning, Smart Growth policies, and innovative urban design practices. Create community benefits by removing barriers to infill and redevelopment throughout the development process.

Objective F.3.1: Incremental Density and Infill Development.

The City acknowledges that increased density and intensity through infill development supports the City's overall goal of a balanced 1:1 housing to jobs ratio, which is a component of economic development. Increases in housing and employment density and intensity are essential to achieving the City's goal. Proposed density and intensity increases should adapt to the location and context, ensuring compatibility with adjacent uses.

Policy F.3.1.1: Infill-Supportive Land Development Code Standards.

The City shall revise the Land Development Code regulations to provide for more infill-supportive standards to facilitate incremental density and intensity that supports the City's strategic goals for economic development.

Policy F.3.1.2: Mix of Uses and Connected Communities.

The City's Land Development Code regulations shall provide standards to encourage the integration, combination, variety, and connectivity of land uses within their surrounding areas and neighborhoods.

Policy F.3.1.3: Provide Transit and Multi-Modal Ready Communities.

The City shall support the enhancement of the viability of multi-modal transportation options including transit, cycling, and walking consistent with the Transportation Element policies.

Policy F.3.1.4: Explore Innovative Parking Supply Solutions.

The City may explore innovative solutions and approaches to managing the supply of vehicular parking within the Land Development Code regulations.

Policy F.3.1.5: Code Compliance, Outreach, and Prevention Programs.

Champion and support code enforcement activities including both enhanced outreach and prevention programs and effective enforcement through public education and awareness.

Policy F.3.1.6: Support Accessory Commercial Units.

Accessory Commercial Units (ACUs) may be developed as an ancillary use on residential properties that meet specific criteria. Allowing ACUs promotes incremental growth and vibrant communities by integrating neighborhood commercial and residential uses. This policy supports local job creation, small business incubation, neighborhood vitality, and economic resilience and accessibility. The City shall develop regulations in the Land Development Code for the approval of ACUs.

Policy F.3.1.7: Seaplane Airports Development.

The City shall support the development of seaplane airports by adopting land use compatibility standards for areas adjacent to potential seaplane operations, developing airport zoning regulations in accordance with Florida Statutes, and coordinating with the Florida Department of Transportation, the Greater Orlando Aviation Authority, Federal Aviation Commission, US Army Corps of Engineers, and Florida Department of Environmental Protection, to ensure compliance with applicable state and federal aviation regulations. Land Use compatibility policies shall be based upon the most recent version of FDOT's Airport Land Use Compatibility Guidebook.

Objective F.3.2: Promote Vibrant and Attractive Neighborhoods, Corridors, and Nodes.

Enhance major transportation corridors by integrating land use, transportation, urban design, and economic development strategies. Prioritize corridor-specific planning, context-sensitive design, mixed-use development, and streetscape improvements to create safe, efficient, and vibrant multi-modal gateways that connect neighborhoods and support the City's development goals.

Policy F.3.2.1: Land Use Designations Along Framework Streets and Intersections.

Encourage mixed-use development of high-density and intensity along Framework Streets and key intersections to support multi-modal transit and vibrant activity centers. Prioritize land use that integrates residential, commercial, and employment uses within walking distance of transit and major intersections, fostering walkable, transit-oriented neighborhoods and commercial hubs.

Policy F.3.2.2: Support Interconnectivity and Continuation of Blocks and Roadways.

The City shall develop regulations in the Land Development Code to promote interconnectivity through applicable development standards that determine the layout and design of new development.

1) The City will promote incremental infill growth within the established City grid and will continue to support increased development servicing capacity consistent with the Capital Improvement Element.
2) The consolidation of blocks and the vacation of rights-of-way within the Central Business Districts is prohibited.

Policy F.3.2.3: Streetscape Design Standards.

The City shall develop regulations in the Land Development Code to provide streetscape design standards for neighborhoods to ensure compatibility and enhancement of the surrounding area. Including sidewalks and trails and appropriate pedestrian amenities such as benches, streetlights, trash cans, street trees, canopies, and safe access crossing points.

Policy F.3.2.4: Public Realm Oriented Design Standards.

The City shall develop regulations in the Land Development Code and implement context-sensitive design standards designed to encourage street frontage and to place buildings at the front or the corner of the lot to promote activation of the public realm. These may include build-to-lines;

build-to-zones; minimum build-to percentages; street-oriented frontage typologies for residential and nonresidential uses such as storefronts, porches, stoops, dooryards and patios, or similar.

Policy F.3.2.5: Pedestrian Scale Design Standards.

The City shall develop regulations in the Land Development Code and implement context-sensitive design standards that promote streetscapes that are comfortable and attractive to pedestrians. These may include weather protection features such as canopies and awnings; pedestrian amenities; outdoor seating areas; tree planting standards; blade signs and other pedestrian-oriented wayfinding signage; maximum retail storefront widths; maximum block lengths; and articulation of long building facades.

Policy F.3.2.6: Trail-Oriented Development Implementation.

The City shall continue to collaborate with regional partners in the development of context-sensitive design standards that promote active, attractive, and safe trail-oriented development. These standards may include building orientation; minimum transparency requirements for trail-facing facades; trail-accessible outdoor spaces for residential units; integration of public spaces adjacent to trails; trail-oriented wayfinding and amenities; bike parking and repair stations; and lighting and landscaping standards.

Policy F.3.2.7: Multi-Modal Transportation Networks Implementation.

The City shall develop regulations in the Land Development Code and implement a straightforward process to promote multi-modal transportation networks near existing and planned Premium Transit Corridors consistent with the Transportation Element. This process shall support land use changes that allow for higher densities and mixed uses in transit-served areas, such as reducing parking requirements. By encouraging multi-modal transportation networks, the City aims to reduce traffic congestion, promote walkable communities and transportation choices, support local businesses, foster economic development and job creation, and enhance the quality of life in the community.

Policy F.3.2.8: Neighborhood Commercial Nodes.

The City shall support land use changes which would result in the creation of neighborhood serving commercial nodes in existing residential communities. These nodes shall be implemented through zoning districts which ensure compatibility with adjacent residential uses.

Policy F.3.2.9: 13th Street Corridor Enhancement.

The City shall support the improvement in the appearance, livability, economic performance, and mobility options within its primary east-west corridor through the following strategies:

1) The City shall promote these changes with continued coordination with the Florida Department of Transportation (FDOT) on Complete Street improvements to enhance the appearance, multimodal performance, and safety of the roadway.
2) The City shall promote the transition of the 13th Street/US 192/E Irlo Bronson Memorial Highway corridor from highway-oriented commercial uses to a more mixed-use street front and

pedestrian friendly environment through developing and implementing design standards in the Land Development Code to guide the redevelopment of properties along the corridor.

Policy F.3.2.10: Provide for Shared Driveways.

Commercial and multifamily development shall be required to share driveways and provide cross access between adjacent properties consistent with the Transportation Element.

Policy F.3.2.11: Extension and Access to Surrounding Transportation Network.

Neighborhoods shall be planned to connect all users to the surrounding transportation network consistent with the Transportation Element.

Policy F.3.2.12: JPA Corridors and Nodes.

The City shall continue to coordinate with Osceola County on the County's Future Land Use designations for JPA lands to ensure corridors and nodes along Framework Streets are appropriately developed to provide nearby commercial opportunities.

Objective F.3.3: Support Efficient School Siting.

The City shall ensure that schools are strategically located and are easily accessible to promote safe multimodal transportation systems and meet the needs of the surrounding community. This involves analyzing factors such as population density, proximity to residential areas, transportation infrastructure capacity, and potential environmental impacts.

Policy F.3.3.1: School District of Osceola County Standards and Innovative Design.

The size of new public school facilities and land area should satisfy the minimum design standards established by the Osceola County School District, whenever possible, unless an innovative design is created and is accepted by the Osceola County School District.

Policy F.3.3.2: Compatible Future Land Use and Zoning Districts.

Schools shall be allowed in all future land use designations except Employment and Conservation. Public Schools shall be listed in all zoning districts in the City's Land Development Code with the exception of the MH-A zoning district.

Policy F.3.3.3: Community Benefit and Community Schools.

Integrate new schools as "community schools" by minimizing impacts and enhancing surrounding neighborhoods. Ensure proper site location, design, access, parking, and buffers to maximize benefits and support nearby residents and communities.

Policy F.3.3.4: School Access.

School site access adjacent to Framework Streets shall be restricted to pedestrians, bicycles, and public transit. Suitable ingress and egress from local streets for passenger vehicles, buses, service, and emergency vehicles must also be provided. All school sites must provide direct access for pedestrians, bicycles, and public transit from the street. School buildings should directly front Framework Streets without separation by parking or other vehicular use areas. The City shall develop standards in the Land Development Code to regulate school parking and stacking.

GOAL F.4: ENGAGE IN COLLABORATIVE ANNEXATIONS

The City of St. Cloud will continue to take a strategic approach to growth and the expansion of its municipal boundary consistent with Florida Statutes regulating annexation and the Joint Planning Area Interlocal Agreement (JPAIA) with Osceola County. This approach will discourage sprawling development patterns, accommodate the City's growing population, provide diverse economic development opportunities, support job creation, minimize transportation impacts, and protect sensitive environmental lands and community character.

Objective F.4.1: Coordination with Osceola County.

The City shall continue to coordinate annexations with Osceola County recognizing that mutual coordination of land use densities, intensities, and designations is necessary to maintain community character, support urban infrastructure, accommodate future populations and achieve the community development goals of the City of St. Cloud.

Policy F.4.1.1: Land Use Planning within the Joint Planning Area.

The City shall continue to work with Osceola County on planning and development efforts within the Joint Planning Area (JPA). These efforts will include continued coordination on City, County, and JPA policies that foster improved governmental efficiency and effectiveness and resolve incompatibilities or conflicts, and advance mutually beneficial goals.

Objective F.4.2: Actively Pursue JPA Annexations.

The City shall proactively annex those lands within the JPA that qualify for annexation on an ongoing basis, consistent with the provisions in the JPAIA.

1) To ensure the efficient use of public services, the City shall actively pursue the annexation of lands and/or parcels that create enclaves surrounded by the city limits.
2) Voluntary annexations that meet Florida Statutes requirements shall be considered on an ongoing basis.

Policy F.4.2.1: Concurrent Applications.

To facilitate the processing of annexations, the City may consider simultaneous applications for the annexation, Comprehensive Plan Map amendment, and rezoning of lands in the JPA.

Policy F.4.2.2: Conforming Lots Annexations.

Any parcel outside of the city limits legally created according to the requirements of the Osceola County Comprehensive Plan and Land Development Code regarding its size at the time it was split or recorded as a lot, shall be considered a conforming lot at the time it is annexed into the City. Future development of the parcel shall meet any other requirements of the City of St. Cloud Comprehensive Plan and Land Development Code.

Policy F.4.2.3: Conversion Matrix for Annexed Lands.

The City shall include a matrix in the Land Development Code to guide the conversion of Future Land Uses for lands as they are annexed from the JPA into the City of St. Cloud. Voluntary

Annexation applications may request a City Future Land Use designation concurrently or within 12 months of annexation.

GOAL F.5: IMPLEMENTATION OF THE FUTURE LAND USE ELEMENT

The City will embrace a collaborative planning process that evaluates and monitors the Goals, Objectives and Policies outlined in this Plan to ensure the effective implementation of the Future Land Use Element.

Objective F.5.1: Implementation of the Future Land Use Element.

The effectiveness of the Future Land Use Element shall be measured by the City's success in achieving its land use Goals, Objectives, and Policies. The Future Land Use Element incorporates a systematic planning process for addressing land use incompatibilities or conflicts. The City shall use the following policies as criteria in evaluating the effectiveness of the Future Land Use Element.

Policy F.5.1.1: Future Land Use Element Action Table.

The timely scheduling, programming, budgeting, and implementation of programmed Future Land Use Element activities identified in the Action Table shall be evidence of the City's effectiveness in implementing adopted Future Land Use Goals, Objectives and Policies.

ID #	FLU Reference	Action Item
1	Policy F.1.1.1:	Conduct a comprehensive review and revision of the Land Development Code to simplify language, improve organization, and ensure consistency with the Comprehensive Plan.
2	Policy F.1.1.6:	Establish a comprehensive review process for Comprehensive Plan Map amendments based on the criteria outlined in the policy.
3	Policy F.1.3.9:	Adopt Conditional Use criteria for residential development in the Institutional district.
4	Policy F.2.1.3:	Develop and implement density bonus provisions in the Land Development Code.
5	Policy F.2.1.4:	Amend existing zoning districts or create new ones to allow for a broader range of uses, densities, and intensities.
6	Policy F.2.2.1:	Update zoning regulations to allow for greater housing diversity.
7	Policy F.2.2.1:	Amend Land Development Code to facilitate medium density and missing middle housing development.
8	Policy F.2.2.1:	Explore opportunities for flexibility in lot and unit size minimums in all zoning districts.
9	Policy F.2.2.2:	Develop procedures for processing qualifying development proposals under the Live Local Act.
10	Policy F.2.3.2:	Update the Land Development Code to include specific access and connectivity requirements for new developments.

11	Policy F.2.3.3:	Develop regulations in the Land Development Code to support innovative design and sustainable development approaches.
12	Policy F.2.4.2:	Revise the Land Development Code to establish flexible zoning districts that reduce the need for Planned Unit Developments.
13	Policy F.3.1.1:	Revise the Land Development Code to support more infill-supportive standards and streamlined development approvals.
14	Policy F.3.1.4:	Explore and potentially implement innovative parking supply solutions in the Land Development Code.
15	Policy F.3.1.6:	Establish criteria and regulations for Accessory Commercial Units (ACUs) in the Land Development Code.
16	Policy F.3.1.7:	Establish criteria and standards for an Airport Overlay in support of the creation of seaplane airports.
17	Policy F.3.2.3:	Develop and implement streetscape design standards in the Land Development Code.
18	Policy F.3.2.4:	Create and implement public realm oriented design standards in the Land Development Code.
19	Policy F.3.2.5:	Develop and implement pedestrian-scale design standards in the Land Development Code.
20	Policy F.3.2.6:	Create and implement trail-oriented development standards in the Land Development Code.
21	Policy F.3.2.7:	Develop a process and standards for multi-modal transportation networks in the Land Development Code.
22	Policy F.3.2.8:	Establish zoning provisions for neighborhood commercial nodes in existing residential areas.
23	Policy F.3.2.7: & Policy F.3.2.9:	Identify and implement tactical urbanism strategies in downtown and along specific corridors.
24	Objective F.4.2:	Pursue annexation of enclave areas surrounded by the city limits.
25	Policy F.4.2.1:	Develop procedures for concurrent processing of Annexation, Comprehensive Plan Map amendment, and Zoning Map amendments requests.

Policy F.5.1.2: Continued Evaluation and Refinement.

To ensure that the City remains responsive and adaptive to changing demographic, economic, and environmental conditions regarding the City's strategic goal of increasing its commercial tax base by increasing its Jobs/Housing balance (1:1 jobs/housing ratio), the City shall:

1) Regularly assess and evaluate population trends, land use distribution, and characteristics to anticipate evolving land use needs.
2) Evaluate the policy implications of significant changes in land use characteristics and development patterns on an ongoing basis.
3) Revise and update land use designations to effectively address emerging challenges and trends.
4) Revise the Land Development Code as necessary to achieve the performance measures identified by the policies in this Element.

Policy F.5.1.3: Intergovernmental Coordination.

The City shall maintain a process of intergovernmental coordination consistent with the provisions within the Intergovernmental Element. The effectiveness of this approach shall be evaluated by the success of the coordination mechanisms in resolving land use challenges and advancing the City's strategic goal of increasing its commercial tax base by increasing its Jobs/Housing balance (1:1 jobs/housing ratio).

Policy F.5.1.4: Implementation Through Land Development Code Regulations.

Specific regulations that support the Goals, Objectives and Policies included in the Future Land Use Element shall be implemented in the Land Development Code after adoption of this Element.

Objective F.5.2: Relation of Comprehensive Plan to Other Plans.

Master plans developed for specific geographic areas or thematic purposes, shall be consistent with the City's Comprehensive Plan by ensuring coordination across all planning efforts. Regular updates and revisions to master plans shall reflect relevant changes in demographics, economic conditions, and community priorities, thereby maintaining consistency and effectiveness in achieving comprehensive planning goals.

Policy F.5.2.1: City Master Plans.

The City of St. Cloud will ensure the implementation of this Element aligns with key components of various city plans through the development of specific Land Development Code regulations. As plans are updated or adopted, the City will ensure plans maintain consistency with the Comprehensive Plan by:

1) Coordinating the implementation of master plans through the creation of Land Development Code regulations, where needed.
2) Ensuring future master plan updates incorporate relevant goals and objectives from the Comprehensive Plan.
3) Maintaining consistency with land use densities and intensities and development patterns

established in this Element.

Policy F.5.2.2: Regional Plans.

In accordance with Florida Statutes, the City will coordinate with its regional partners to promote consistency and mutual benefit in the implementation of the Comprehensive Plan. The City will align its plans with regional partner plans where appropriate, engage in ongoing dialogue during updates, and consider regional perspectives in local decision-making.

For each regional plan, the City will:

1) Align implementation through Land Development Code updates where necessary.
2) Engage with regional partners during plan updates to promote consistency.
3) Consider regional partner objectives and regional perspectives in local planning decisions.
4) Coordinate on shared interests such as growth patterns, service provision, and regional initiatives.

Policy F.5.2.3: Interlocal Agreements.

Interlocal Agreements (ILAs) establish formalized cooperation between the City of St. Cloud with other agencies on shared interests and responsibilities. The City will continue to coordinate with its interlocal partners to ensure that ILAs fulfill relevant City goals consistent with the provisions of the Comprehensive Plan.

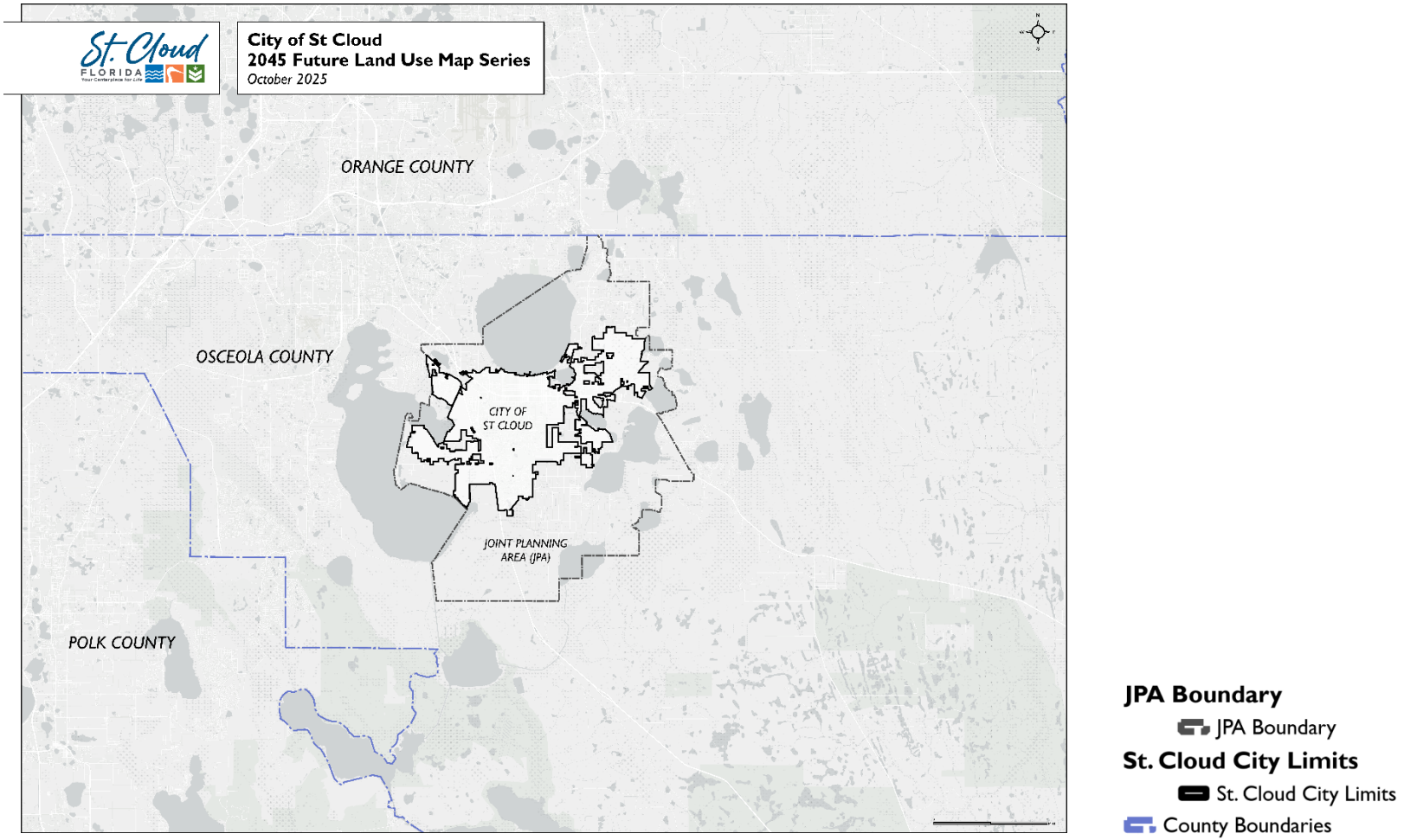
C. GLOSSARY OF TERMS

1) **Accessory Commercial Unit (ACUs):** A small business unit operated on a primary residence in a separate attached or detached structure, such as a small boutique shop, subordinate in size and appearance to the primary residential use.
2) **Administrative Amendment:** An amendment to an approved Mixed-Use Concept Plan that does not meet the requirements of any Major Change, as defined in this Element.
3) **Conservation Easement:** The legal definition of Conservation Easement is as set forth in Florida Statutes which govern private property rights, construction and operation of Linear Facilities and public utilities, and identification of prohibited uses that are not compatible with the environmental function and value of the natural areas protected under the Conservation Easement.
4) **Established City Grid:** The historical portion of the City, developed in the form of a north/south and east/west roadway grid pattern. Its boundaries are East Lake Tohopekaliga to the north, 17th Street to the south, Columbia Avenue to the west, and Eastern Avenue to the east. These boundaries are based on the 1940 historical map of the City's boundary established in 1910.
5) **Linear Facilities**: The legal definition of Linear Facilities is set forth in Florida Statutes, and includes electric, telecommunication and other transmission and distribution lines and facilities, and public or private transportation corridors and related appurtenances. Linear facilities also include water distribution and sewer collection systems.
6) **New Development** is defined as:
    - A division of a parcel of land that results in more than 2 residential lots; or
    - Existing multi-family residential property that increases the number of units by more than five (5) percent; or
    - Non-residential development that:
        - increases the building square footage on an existing non-residential property by more than five (5) percent,
        - results in any vertical improvement on a vacant property, or
        - results in the demolition and reconstruction of existing structures whereby more than fifty (50) percent of the existing structure(s) is removed in the process.
7) **Open Space:** Undeveloped lands, including wetlands, required buffers, mitigation areas, upland habitats, natural and man-made lakes, and recreational areas.
8) **Targeted Industries:** Business sectors the City is seeking to promote, attract, or grow, as identified by the St. Cloud Strategic Plan (2024-2029), as may be amended, and the City's Economic Development Department.
9) **Urban Sprawl:** The legal definition of Urban Sprawl is set forth in Florida Statutes as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation

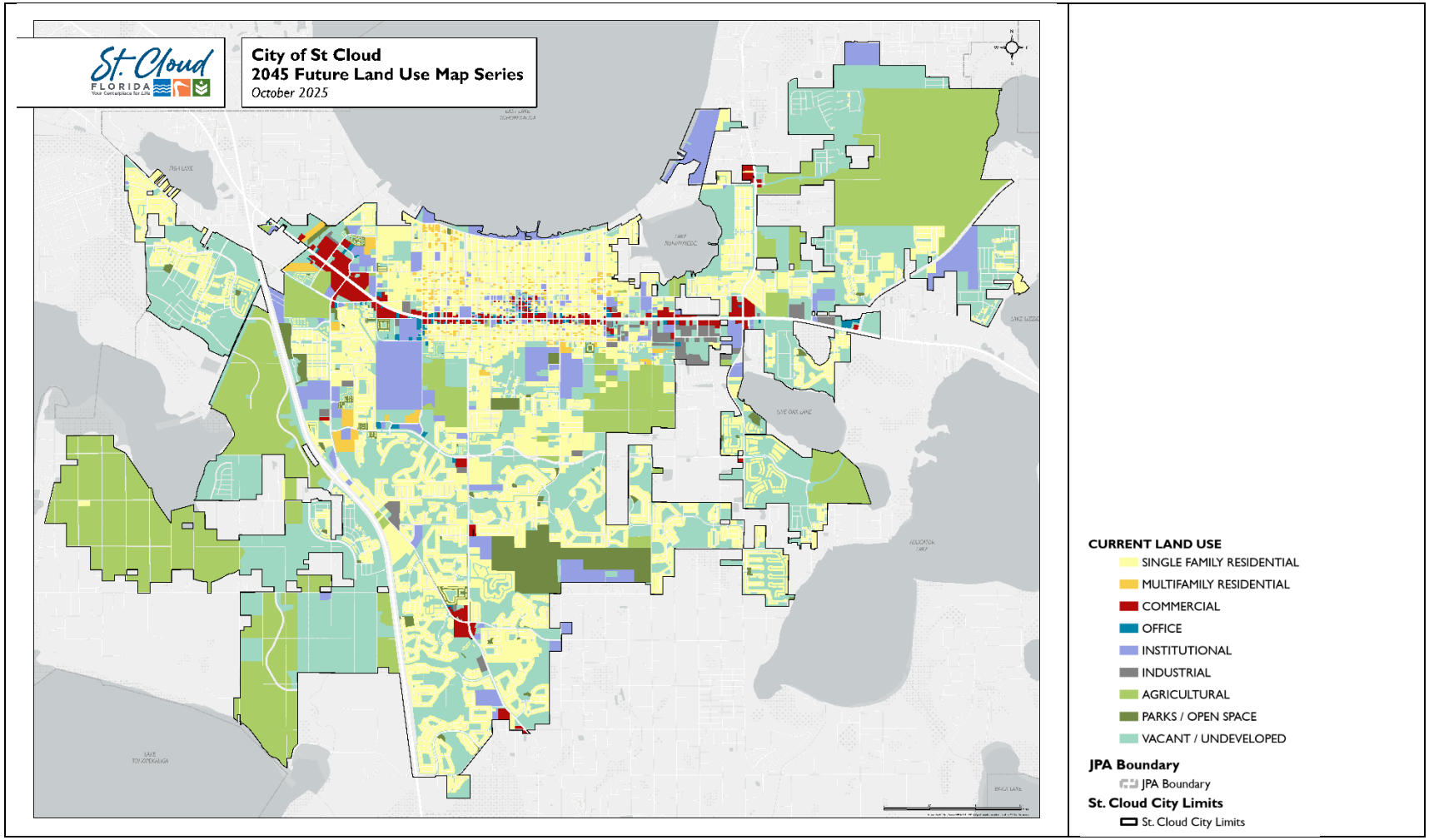
between urban and rural uses.

D. FUTURE LAND USE MAP SERIES

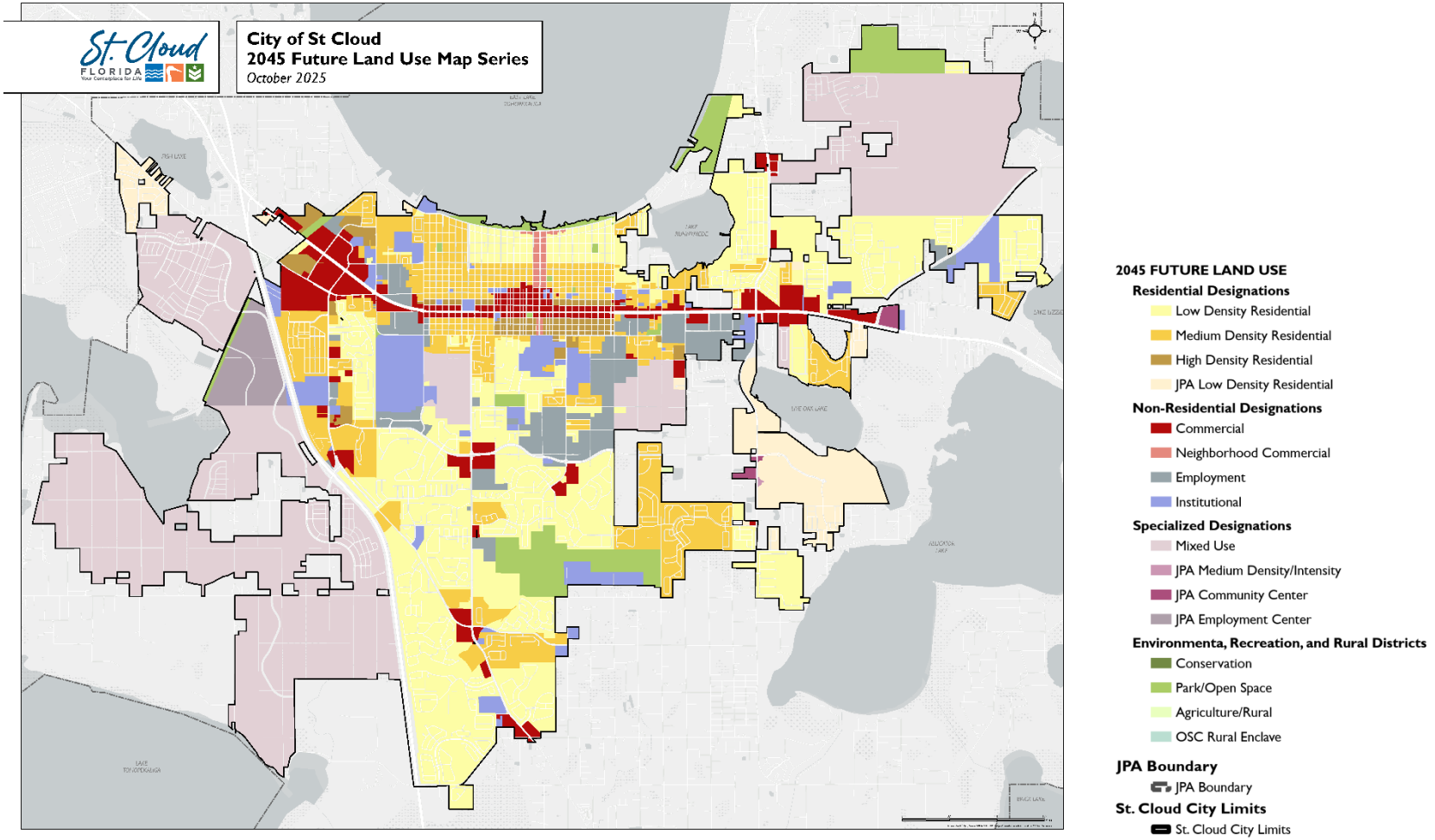
Map I-1: General Location



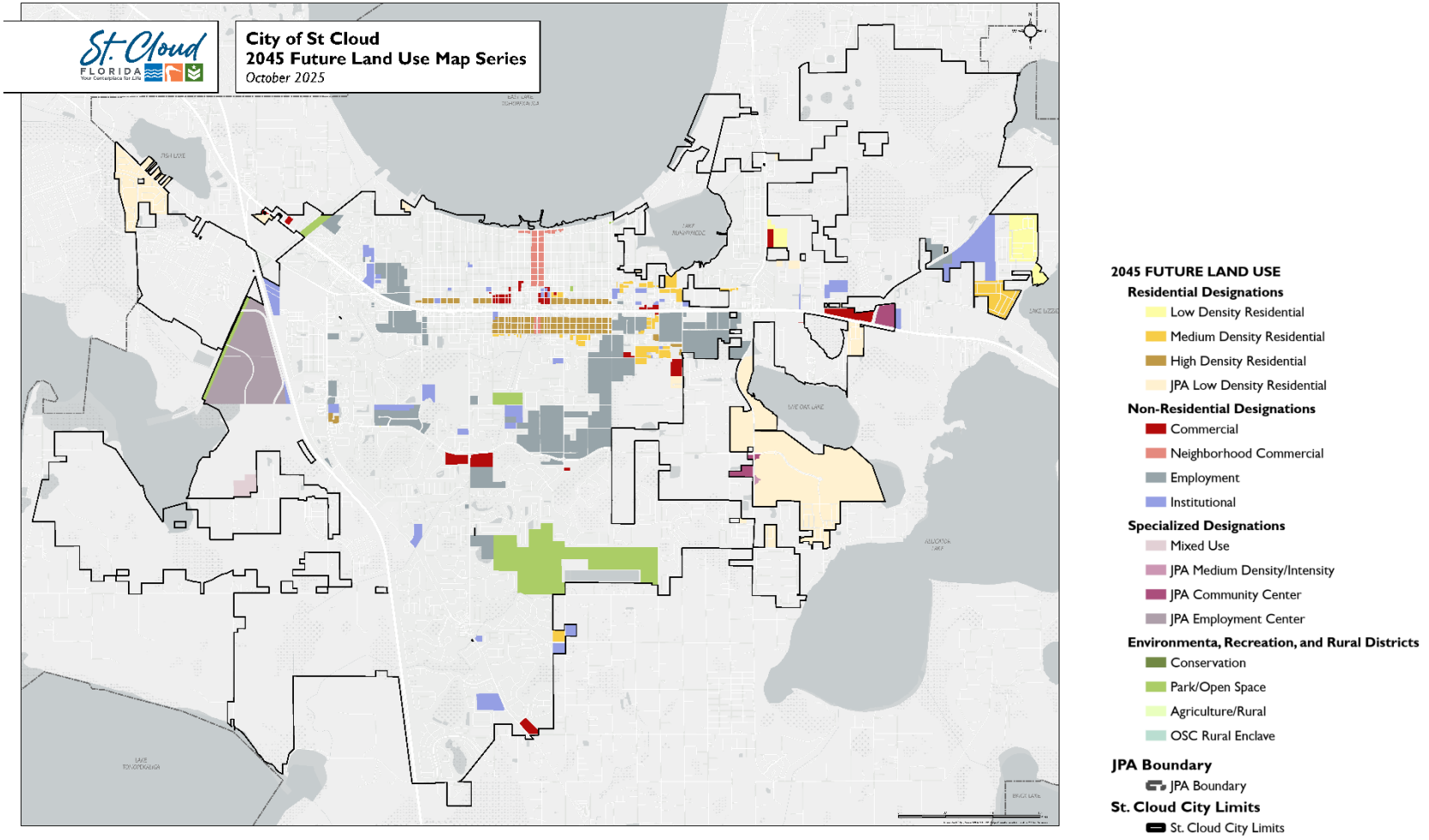
Map I-2: Existing Uses of Land



Map I-3: 2045 Future Land Use Map



Map I-4: Future Land Use Changes Map



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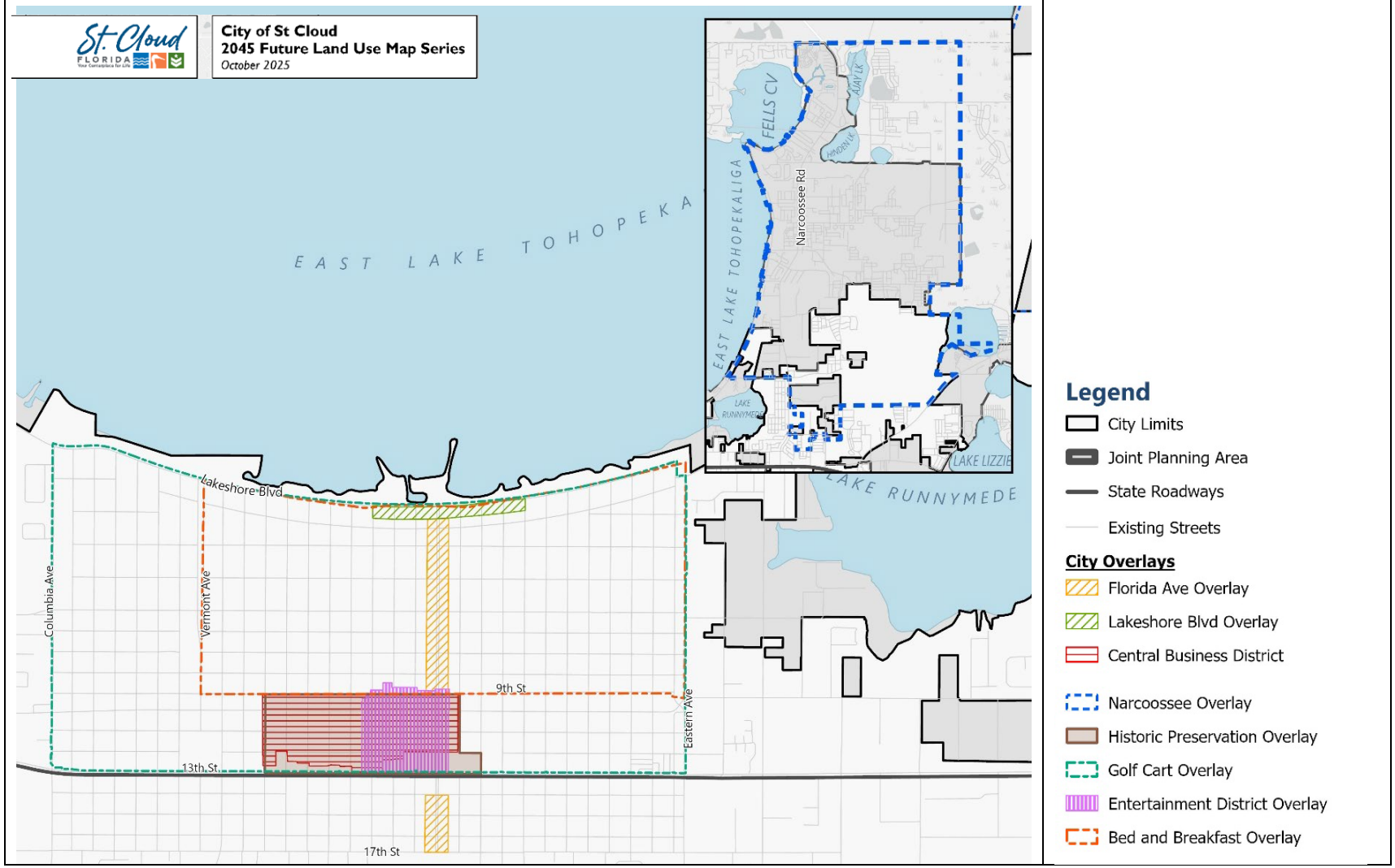

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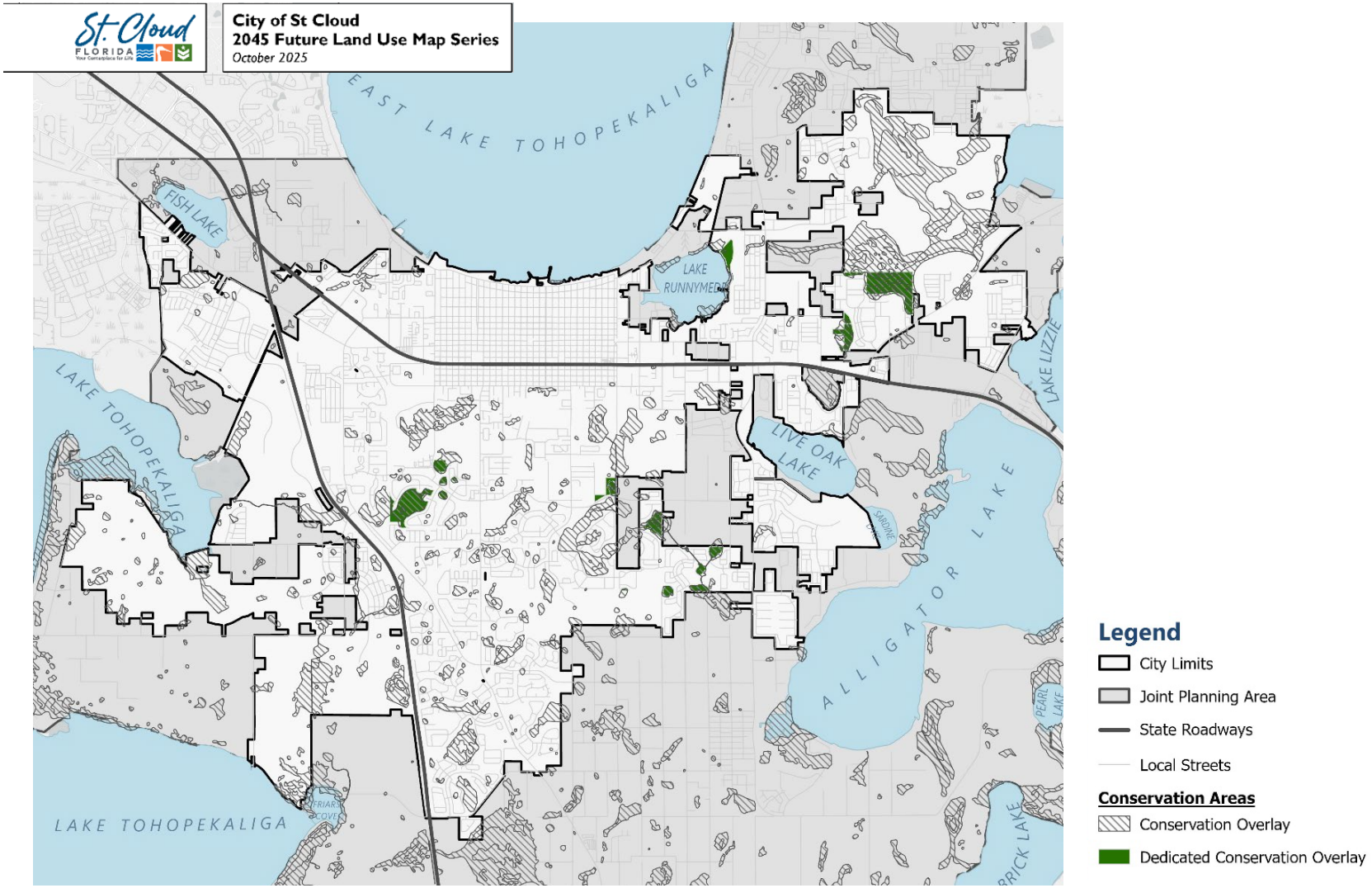

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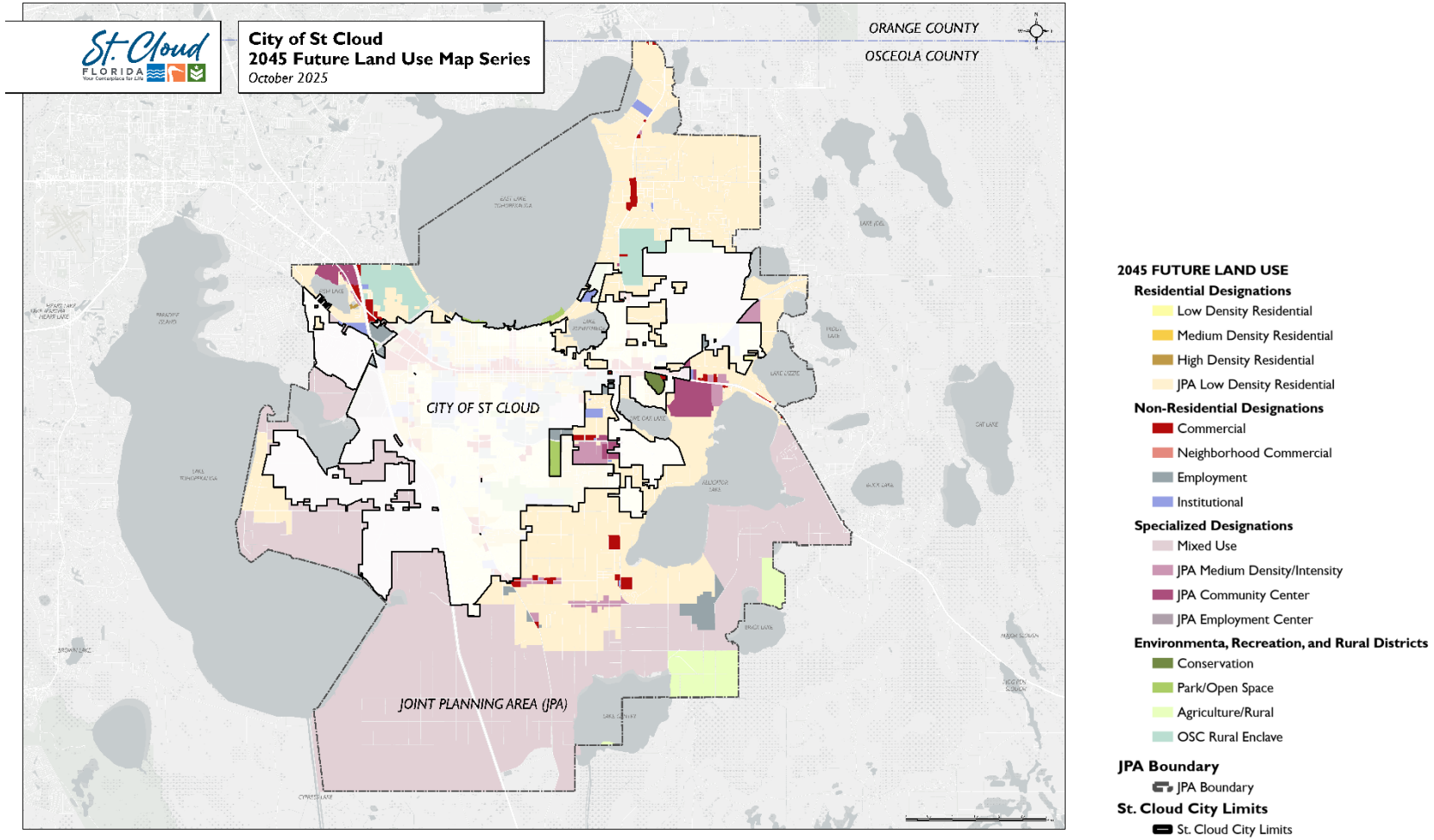

E. DATA INVENTORY AND ANALYSIS

UPDATED COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT (FY 24-25)

Continuing Planning & Landscape Architectural Services (Authorization 7)

DATA, INVENTORY & ANALYSIS REPORT

OCTOBER 2025

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1.0 Introduction

The Comprehensive Plan Future Land Use (FLU) Element's Data, Inventory and Analysis (DIA) Report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The DIA Report informs the FLU Element's Goals, Objectives, and Policies (GOPs) which establishes the City's land use planning framework, guides the distribution and character of land uses, set provisions for development, and advances a community-driven vision for the City.

1.1 Purpose

As required by Florida Statute Chapter 163, Part II, Growth Policy; County and Municipal Planning; Land Development requirements, the Existing Land Use Map also considers the effects of existing land uses adjacent to the City limits in Osceola County and the City of Kissimmee. It is not the intent of the FLU Element to make future land use recommendations for any lands outside the corporate limits of the City as depicted on the Future Land Use Map. The Future Land Use Map late in this report will illustrate the location and distribution of future land uses through the year 2035 and 2045 plan horizons within the City limits.

With the adoption of the 2025 Comprehensive Plan FLU Element Update, the City will continue its planning initiatives by creating a clear and strong emphasis on the integration of land use with transportation systems and delivery of public services. The City's vision of a sustainable community that preserves its sense of community and provides services consistent with its ability to financially support them can be achieved through the implementation of the policies and programs identified in the GOPs of the FLU Element of the Comprehensive Plan.

This DIA report addresses status of land uses for all of the incorporated lands within the City of St. Cloud. The Existing Land Use Map in Figure 7 identifies the location and distribution of existing land uses in St. Cloud based on the property information provided by Osceola County Property Appraiser Office (OCPAO).

1 . 2 Growth Management Regulations

The purpose of the St. Cloud Comprehensive Plan is to encourage the most appropriate use of land, water and resources within St. Cloud, consistent with the interests of the citizens of St. Cloud and aligned with the goals of the City of St. Cloud Strategic Plan. Each local Florida governmental jurisdiction is required to enact and regularly update a Comprehensive Plan that is consistent with Florida Statute Chapter 163, Part II, Growth Policy; County and Municipal Planning; Land Development requirements. These plans include an inventory of natural resources, identify planning trends, and guide the local government's future growth and the delivery of public services.

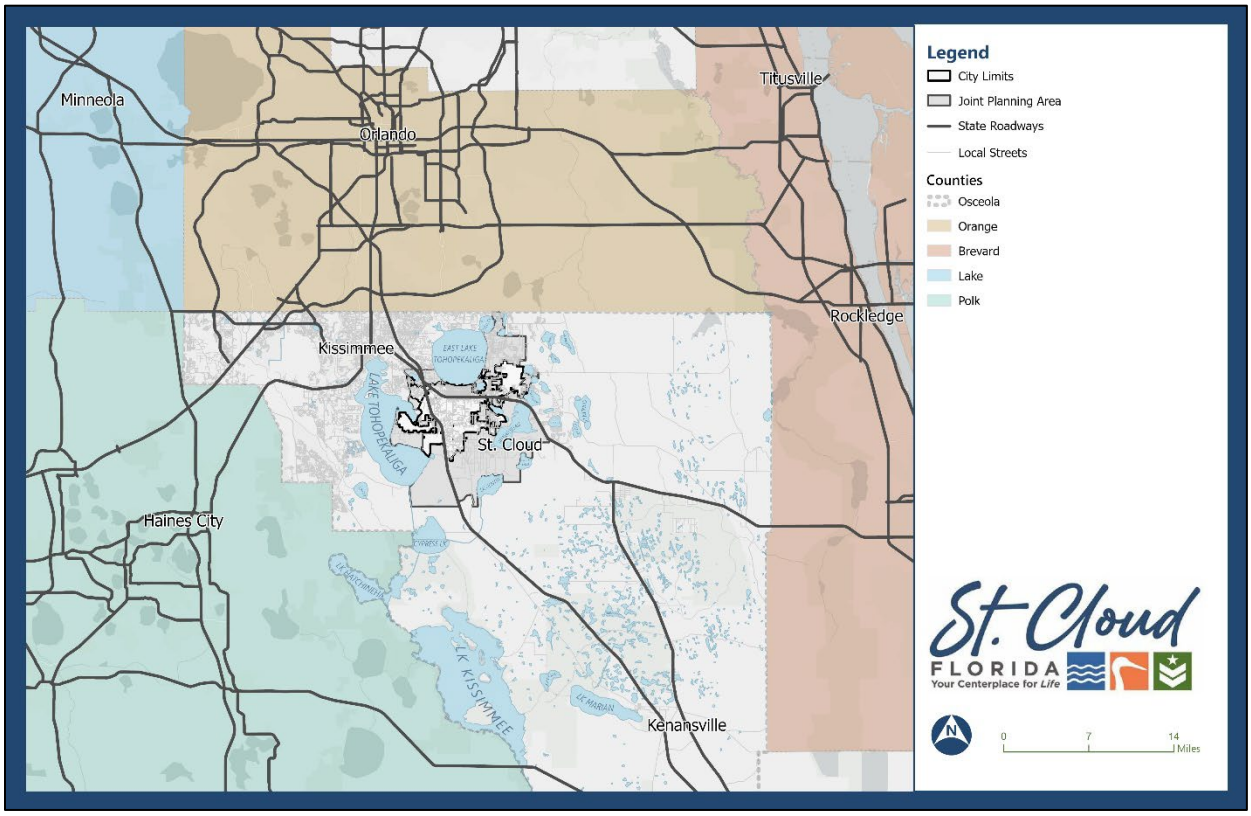
The Comprehensive Plan sets forth GOPs that will guide development activity within the city and promote, preserve, and protect the health, safety and general welfare of the citizens of St. Cloud. Specifically, the Comprehensive Plan is created using data and analysis on the use of land, transportation, housing, water, sewer, drainage, aquifer recharge, solid waste, parks and recreation, natural resources, intergovernmental coordination, and capital improvements related to elements of the Comprehensive Plan. The information contained within this DIA report provides an inventory and analysis of currently available planning data for the City of St. Cloud. The data and analysis is intended to be used by the City to evaluate and revise its GOPs to guide future development within its FLU Element.

1.3 Location

St. Cloud is generally located in central Florida and is an incorporated municipality within Osceola County. Osceola County is in a region of Florida that is experiencing rapid growth. The county is bordered by Orange, Polk, Brevard, and Indian River Counties; all of which are urbanizing with new residential and support services surrounding major employment centers. St. Cloud and the adjacent City of Kissimmee are within the northern third of the County, the southern portion of the county being primarily state conservation land and agriculture.

The City of St. Cloud is located within the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA) in Central Florida which includes a projected population of 2,679,131 in 2020. St. Cloud is more specifically located within northern portion of Osceola County to the southeast of the City of Kissimmee. The City is generally bounded to the north by East Lake Tohopekaliga, to the west by portions of the Florida's Turnpike and Lake Tohopekaliga, to the south by limits near Deer Run Road, and to the east by limits of Hickory Tree Road. The City's municipal boundary has grown since 2017 and now encompasses approximately 19,440-acres in total area. This is a 58% increase from the past 2017 Comprehensive Plan totals.

Figure 1: Location Map

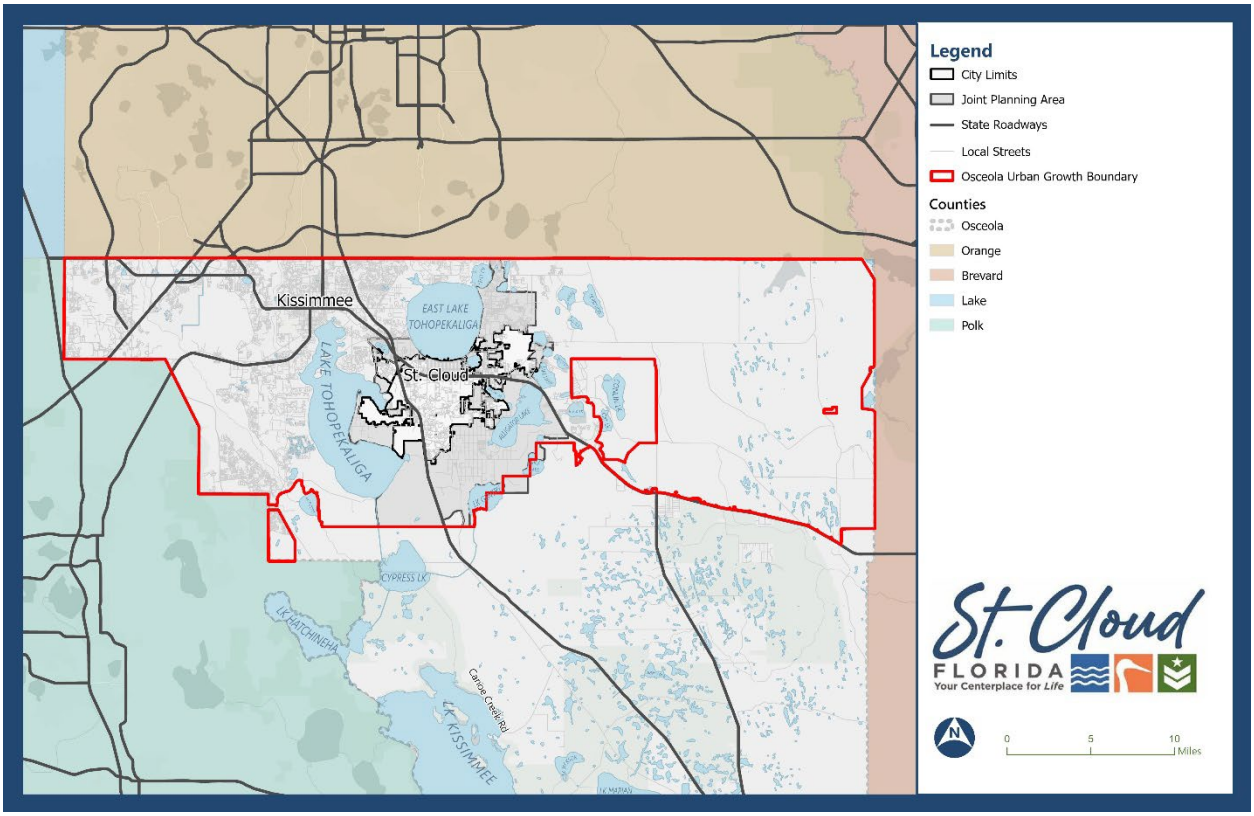


Source: Osceola County GIS

1.4 Osceola County Urban Growth Boundary

St. Cloud is located within Osceola County's Comprehensive Urban Growth Boundary (UGB) that encompasses the area where the majority of future growth is anticipated to occur. The UGB is contains both the County's municipalities, is in close proximity to employment centers in Orange and Polk Counties, and is intended to allow for the efficient provision of services and the preservation of natural lands. The following figure shows the St. Cloud and Kissimmee city municipal boundaries in light green and Osceola County's Urban Growth Boundary (UGB) in red.

Figure 2: Osceola County Urban Growth Boundary



Source: Osceola County GIS, VHB

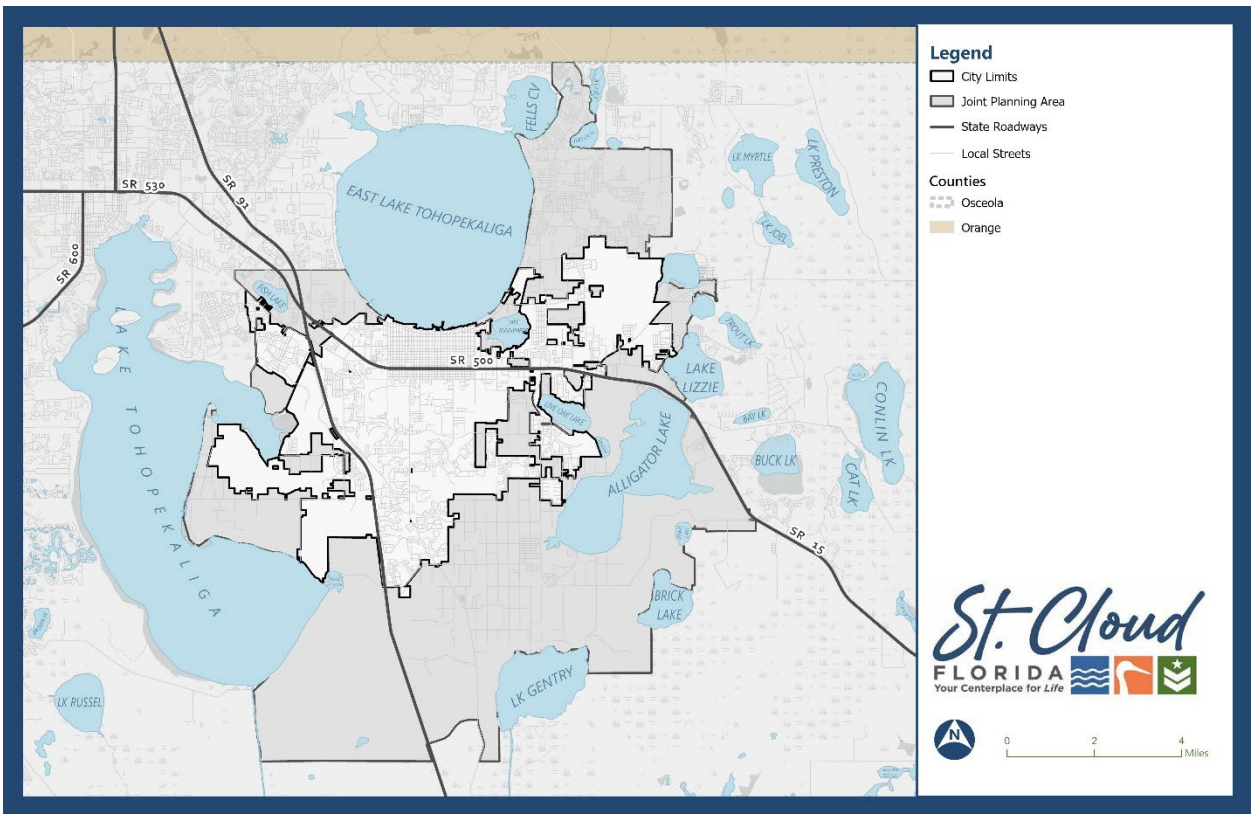
1.5 Osceola County and City of St. Cloud Joint Planning Area

The City and Osceola County adopted the original Joint Planning Area (JPA) Interlocal Agreement on March 17, 2014. This 20-year Agreement confirmed the boundaries of the JPA, agreed to the conditions of annexation of parcels within the boundary, and set forth the way development is approved within the boundary. The Agreement stipulated that a JPA map would be added to the Intergovernmental Coordination Element. In addition, multiple land use, zoning, and public facility commitments were agreed upon.

This Agreement has been modified from time to time. A First Amendment to the JPA was signed on June 8, 2015, and requires that the City will annex all parks and recreational facilities within the JPA at some point, with no date certain identified. It also agrees that all facilities will be owned and maintained by the City. On December 7, 2020, a Second Amendment to the JPA was presented and outlines the transfer of impact fees and three specific parks to the City.

The following figure shows the St. Cloud and Kissimmee municipal boundaries in green, the Osceola County Urban Growth Boundary (UGB) in red, and the JPA limits in gray. Future City growth through JPA annexations is anticipated along all perimeters of the City, with the majority of growth identified to the south.

Figure 3: Osceola County / St. Cloud Joint Planning Area (JPA)

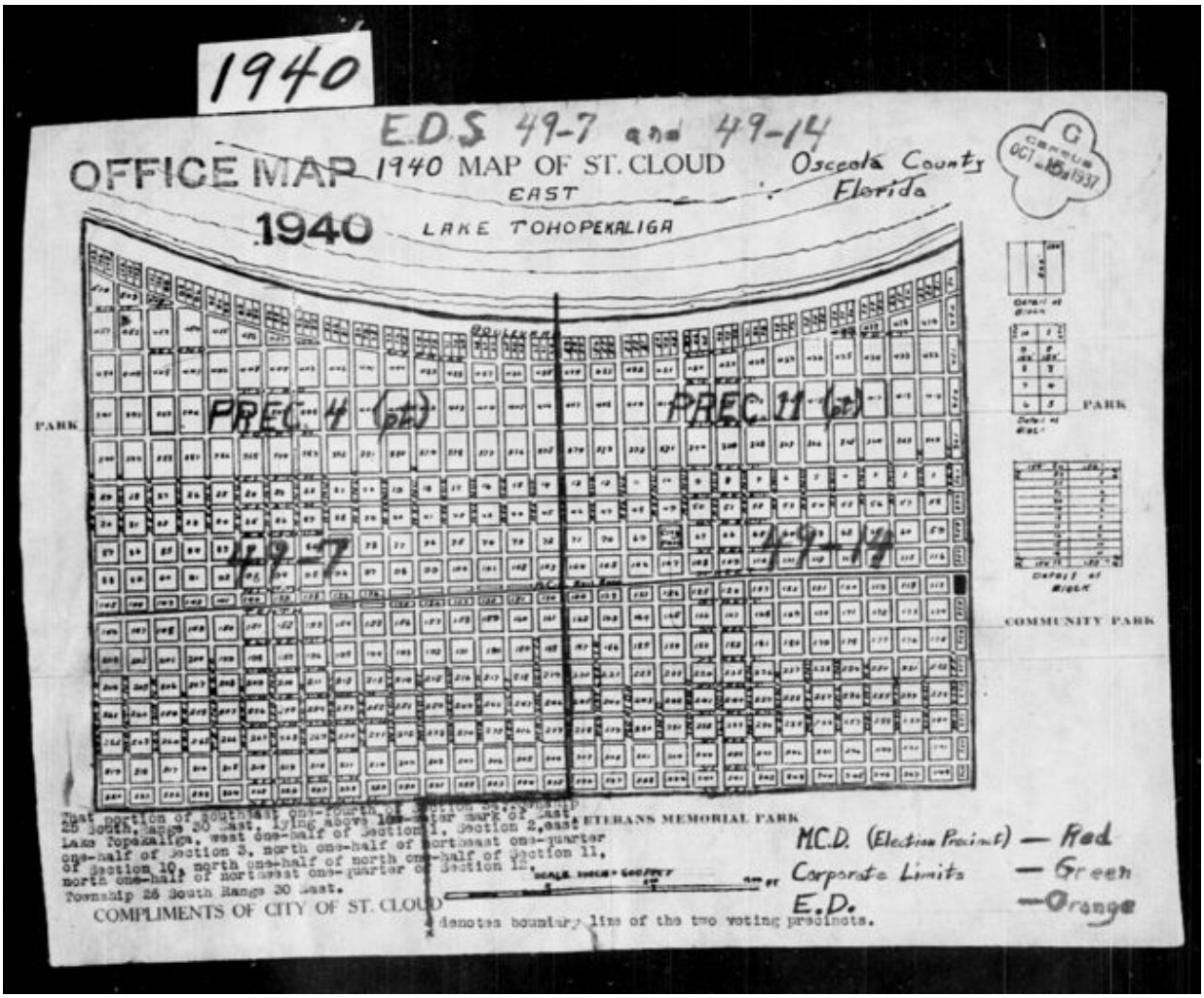


Source: Osceola County GIS

1.6 Community Context and Past Plans

St. Cloud was founded on April 16, 1909, as a retirement community for Union veterans of the Civil War. The City was incorporated on January 3, 1911. The primary east-west corridor, U.S. Hwy 192 (13th St.) runs through the northern portion of town. The Florida Turnpike runs north and south on the western edge of St. Cloud. The historical portion of the City was developed in the form of a north/south and east/west roadway grid pattern. Located primarily directly south of East Tohopekaliga (Lake Toho), this grid network is comprised of primarily residential uses in addition to the historic downtown which is now a Central Business District along New York Avenue. The lakefront is used recreationally and has been a primary place for fishing, boating, and walking among other recreational uses for city and county residents.

Figure 4: Map of Historic City Grid (1940)



Source: City of St. Cloud

The northern portion of the City directly south of East Lake Toho is predominately single-family residential uses arranged in a grid street pattern from Lakeshore Blvd. south to 17th Street. The area between Lakeshore Blvd., 5th Street, Dakota Ave., and Eastern Ave. consists of approximately 356 acres. Within the area, the City's greatest concentration of commercial uses surround 13th Street (U.S. 192) which is a major east-west connection. Downtown St. Cloud is located along 13th Street, between Florida Avenue and Massachusetts Avenue, and north to 8th Street.

The Downtown and the 13th Street Corridor are within the St. Cloud Community Redevelopment Area (CRA) boundary. The St. Cloud CRA was established prior to the Envision St. Cloud Master Plan, but the vision for quality of life remains similar in its prioritization of additional commercial and residential uses that enhance the character and charm of the community. The city has revised local regulations to assist in redevelopment efforts of the downtown and CRA boundary. These efforts include recognition for the historic importance of the downtown neighborhoods.

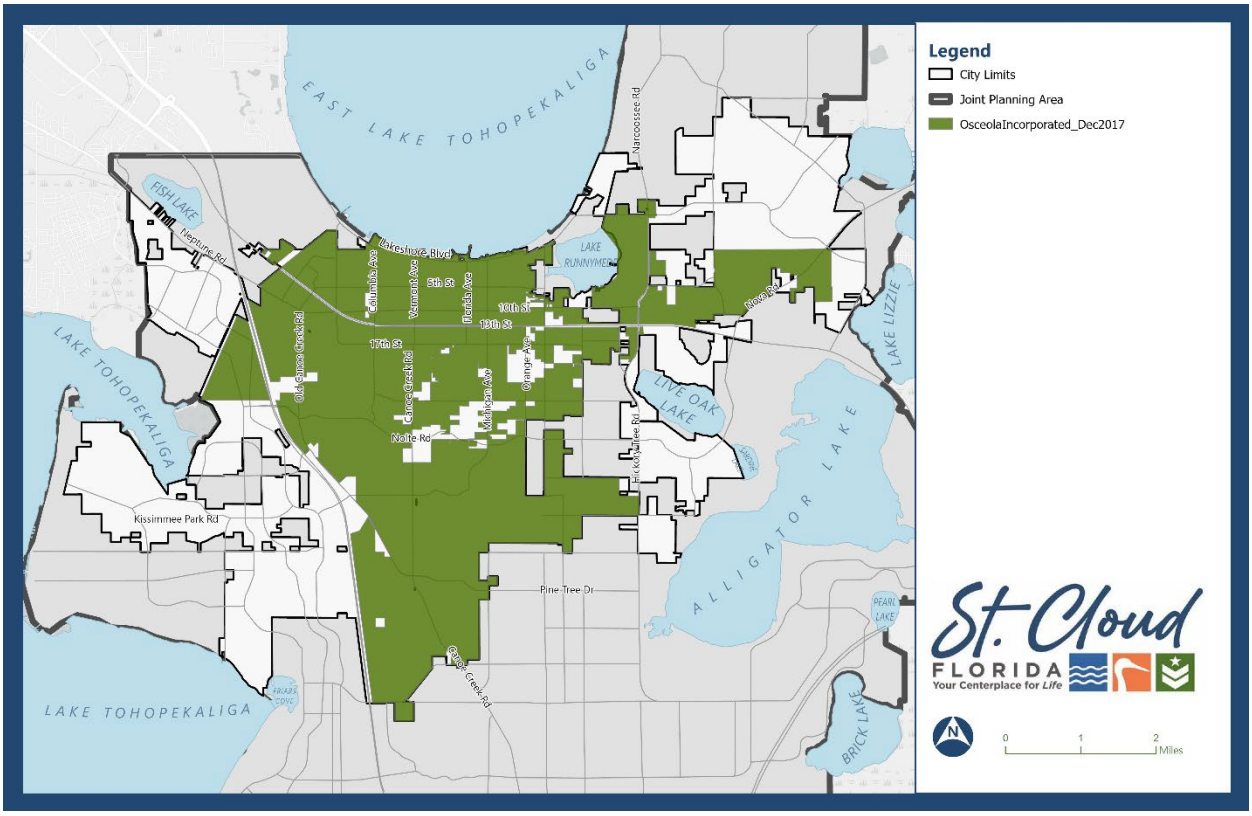
1.6.1 Comprehensive Plans

At the time St. Cloud was incorporated in 1911, the general development pattern included a centralized gridded street network. The city's first Comprehensive Plan was adopted in 1991 and included approximately 4,501-acres within the city limits. At that time approximately 34% (1,532-acres) were contained within the central grid pattern of the city. In that limit 1,259-acres were composed of residential use and the remainder 162-acres in commercial use. The remainder of the city outside of the central gridded area were a mix of residential and non-residential uses.

In 1999, the first update of the Comprehensive Plan was completed based on the findings of the 1999 adopted Evaluation and Appraisal Report (EAR). Additionally, the data and analysis portions of each element were updated with current information to provide a new foundation for the goals, objectives and policies of the plan. All objectives within the Comprehensive Plan were revised to provide measurable policies that will assist the city in determining whether the intent of these objectives has been met.

In April 2017, the City of St. Cloud approved a major update to its Comprehensive Plan as part of the EAR-based amendments for each element. During the previous planning period, the city increased to approximately 9.5 square miles in area and a population of 20,074-persons, according to the 2000 United States Census. The municipal boundary had grown to encompass approximately 12,305.03-acres in total area as shown in light green shade in following figure. The dashed line depicts the expanded 2024 existing City limits.

Figure 5: City of St. Cloud Limits (2017)



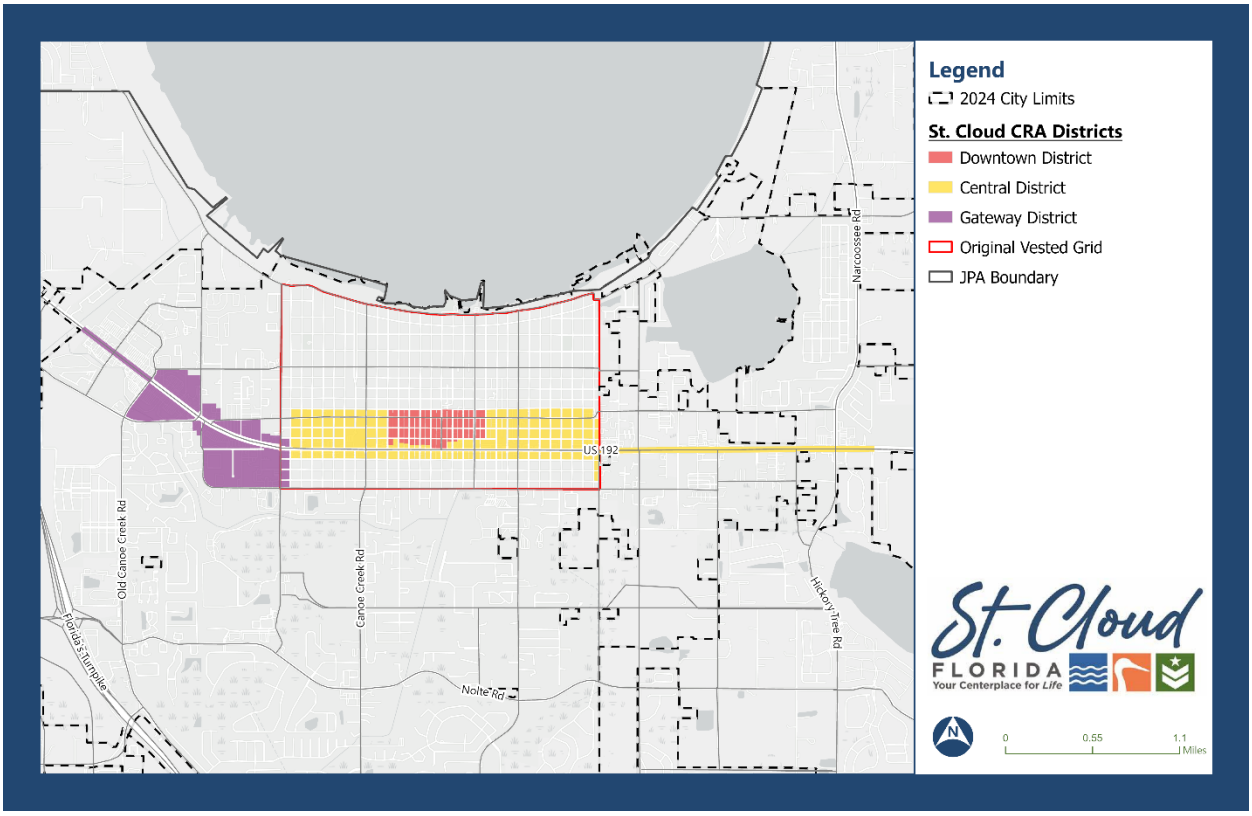
Source: City of St. Cloud GIS, VHB (2024)

The adopted amendments within the Future Land Use Element focused on coordination and consistency between the Land Development Code and the Future Land Use Element, development within adjacent unincorporated areas, the protection of natural resources, the discouragement of urban sprawl and the encouragement of innovative land development techniques. At that time, it was estimated that approximately 2,439 additional dwelling units were going to be needed to meet the estimated population growth.

1.6.2 St. Cloud Community Redevelopment Area (CRA)

The St. Cloud Community Redevelopment Agency (CRA) Master Plan was established in 2007 and updated in 2009. The boundaries of the CRA include the primary business corridor along U.S. 192, from the St. Cloud Canal at the west end to 1,200 linear feet east of the Narcoossee Road intersection at the east. The CRA Master Plan articulates the overall vision for the CRA and summarizes the strategies and guidelines to implement the CRA's redevelopment concepts. The recommendations as outlined in this document are intended for use by applicants of new development and redevelopment that is anticipated to occur within the CRA area in the coming years.

Figure 6: City of St. Cloud CRA Limits



Source: City of St. Cloud GIS, VHB

The CRA Master Plans (CRA-MPs) recommendations are intended to preserve the economic investments made in the CRA area by ensuring that all future improvements maintain a consistent visual character and a high quality of design and construction. Businesses and property owners already established in the CRA area will not be required to change/modify or redevelop existing properties to meet the newly established guidelines for the CRA area. However, they are encouraged to bring their property into compliance with the existing City of St. Cloud Land Development Code and other applicable regulations. Commercial property owners wishing to remodel their property to adhere to the new guidelines may be eligible for any incentives available through the CRA. Additions to existing businesses or properties shall follow the CRA Master Plan template. The CRA identifies three sub-districts:

- Downtown District
- Central District (13th Street Corridor)
- West End District (Commercial Centers)

The overall intent of the recommendations in the CRA-MPs is to ensure that residents and businesses that have made investments based on the quality and character of the built environment within the CRA have a reasonable assurance that those investments are supported into the future through a consistent vision for the CRA area. The use of agreed-upon guidelines

for new development benefit everyone in the long run by ensuring that the CRA area will maintain a consistently high-quality design character that is a source of pride to all citizens of St. Cloud.

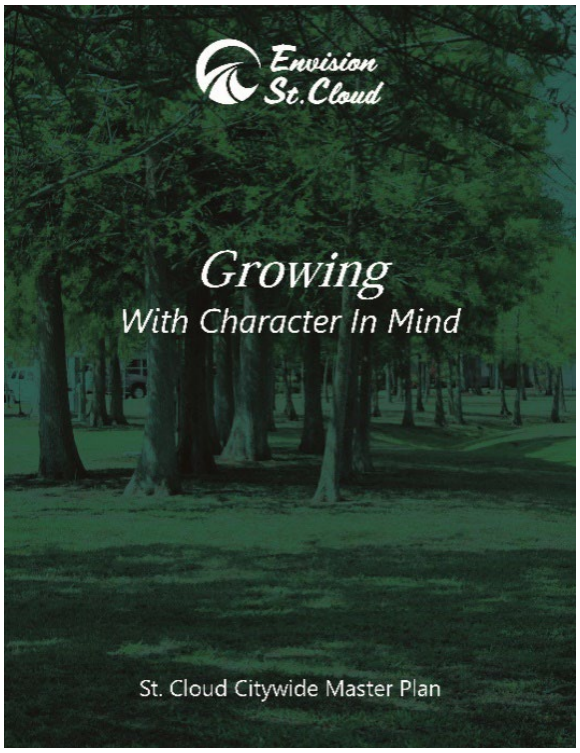
1.6.3 Envision St. Cloud

In October 2017, the City of St. Cloud accepted the Envision St. Cloud, The St. Cloud Citywide Master Plan – Growing With Character In Mind. The document outlines a community-driven vision of the future for St. Cloud but did not change the Future Land Use or Zoning of any property. However, through a series of interactive community conversations, the plan shapes a vision for a strong town that is based upon the following five building blocks for the future:

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

The master plan included a proposed Urban Framework Plan that reinforced the importance of the downtown character, strives for livable and new suburbs providing easy access to daily services, respected a rural line, and active employment nodes with local jobs.

Figure 7: Envision St. Cloud Master Plan (2017)

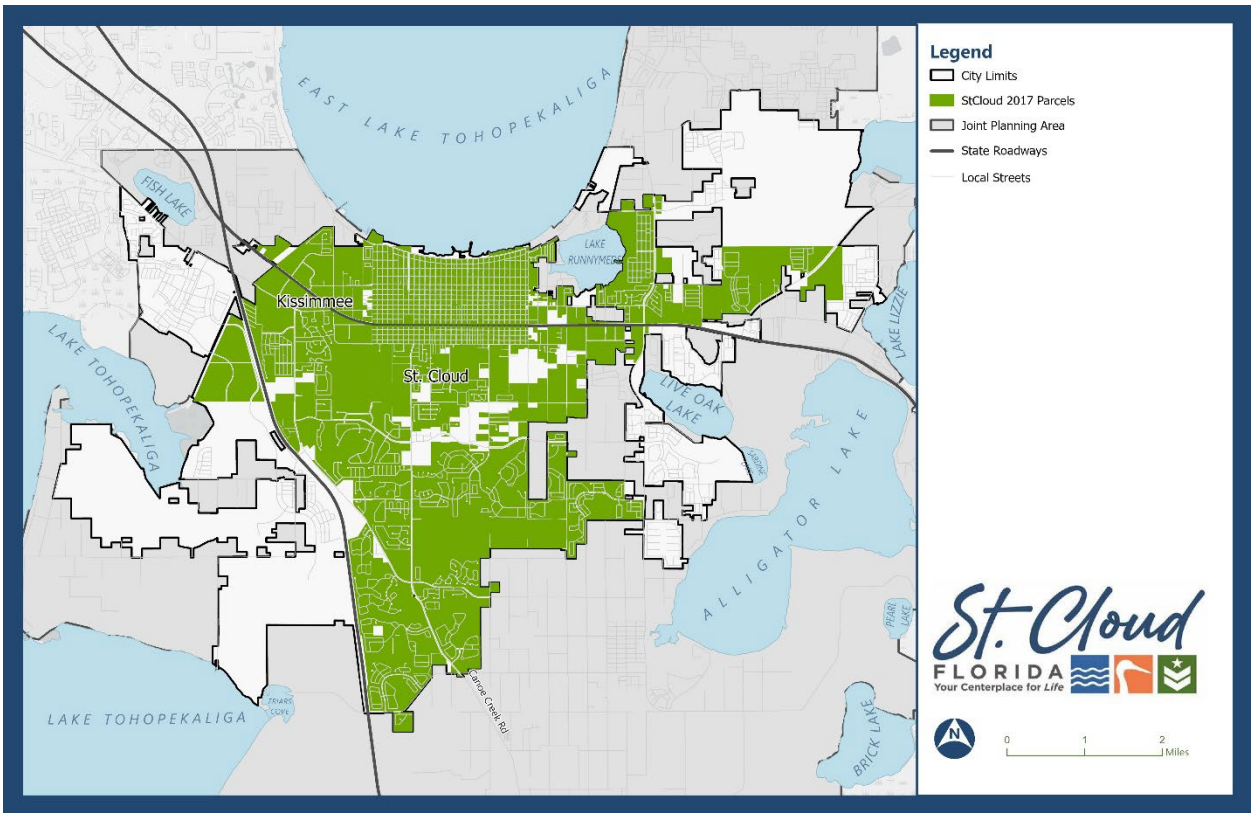


Source: City of St. Cloud, GAI Consultants, LLC

1.6.4 St. Cloud Today

St. Cloud has continued to expand its limits through voluntary annexations. The City's geography has increased by approximately 60% in size from 2017 to 2025. The municipal boundary currently encompassed approximately 19,645.96-acres in total area as shown in white in the following figure. The green shaded area depicts the 2017 City limits.

Figure 4: City of St. Cloud Limits (2024)



Source: City of St. Cloud GIS, VHB

According to the latest Bureau of Economic and Business Research (BEBR) population estimates, St. Cloud's population is approaching 60,000 residents. This represents a significant increase in the City's population of just over 35,000 in 2000. Growth in St. Cloud over the prior decade has been driven by access to affordable housing opportunities near economic hubs in Orange and Osceola County, providing opportunities for homeownership for both retirees and young families. Since 2020, these motivations have been exasperated by the increase of work-from-home and telecommuting. In the coming years, St. Cloud is expected to continue growing as more people seek out the city's suburban lifestyle and new development opportunities. This is anticipated to lead to the need for redevelopment of existing lands and annexation of adjacent JPA lands in the future to meet the demand.

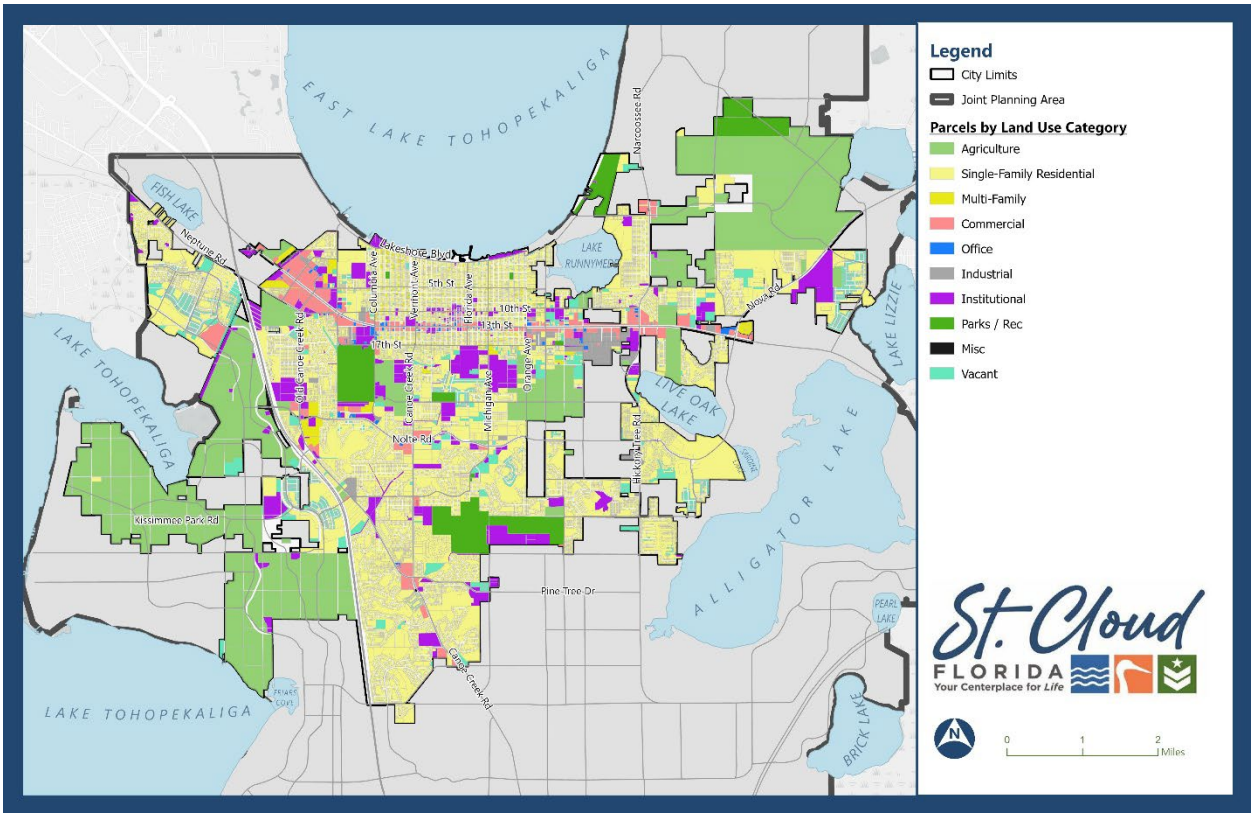
2.0 Existing Use of Land Data and Inventory

An inventory of existing uses on the land is necessary to understand the character of the City's built environment. The inventory is used to identify the location and extent of all uses of land and to evaluate the effectiveness of past planning decisions. This information is used to guide future development and to inform the planning decisions of the Comprehensive Plan. This section describes the existing use of land patterns within the City of St. Cloud using parcel data from the Osceola County Property Appraiser dated March 2024.

2.1 St. Cloud's Existing Uses of Land Map

The City's Existing Use of Land acreage is most predominately designated as low density single-family residential (7,568-acres or 44.9%) with very limited multi-family (249-acres or 1.5%) occurring in the city. Agricultural (4,805-acres or 28.5%) lands and Institutional (1,596-acres or 9.5%) are the second and third greatest use of land in the city. Major Commercial (674-acres or 4.0%) uses are concentrated mainly along the U.S. 192 corridor but also occur at major intersection nodes along the Canoe Creek Road corridor. The entire Existing Use of Land distribution is shown on the following figure and described in the following table.

Figure 5: St. Cloud Existing Use of Land Map



Source: 2024 OCPAO Parcel Data, VHB

Table 1: St. Cloud's Existing Use of Land Distribution (2024)

Existing Use of Land (DOR Code)	Parcels Count	Acres	Percentage
Agriculture	126	6,061.7	30.9%
Residential (LDR)	24,569	8,744.5	44.5%
Multi-Family (MDR and HDR)	396	265.8	1.4%
Commercial	476	697.2	3.5%
Office	193	76.8	0.4%
Industrial	164	269.1	1.4%
Institutional	412	1,437.0	7.3%
Parks / Rec	12	1,015.9	5.2%
Misc	99	66.0	0.3%
Vacant	3,798	1012.0	5.2%
Total	30,245.0	19,646.0	100.0%

Source: OCPAO Parcel Data (2024), VHB

The City Existing Use of Land GIS boundary measures approximately 40-acres less than the GIS FLU boundary. It is identified that two (2) East Lake Tohopekaliga waterfront parcels are not included within the OCPAO parcel datasets, therefore causing the difference.

Compared to St. Cloud's 2002 Comprehensive Plan the amount of land within the City devoted to residential development has increased from 33% to 46%, with the primary increase being for low-density development going from 11.7% to nearly 45%, this shows a significant shift of the city's medium-density housing stock, which made up nearly 21% of the city's acreage in 2002. Commercial acreage in 2002 was calculated to account for 5% but has since decreased to 4%. Industrial uses have remained steady around 1% of the city's acreage. Institutional uses, both public and private, has decreased from 17% to nearly 7% of the city's acreage. Agricultural uses in the city have increased from 4% of the total land area to nearly 31%, and vacant land has decreased from 25% of the total land area to 5%.

These changes paint a picture of a city that has changed largely to provide single-family housing, notable in how medium density housing, commercial, and institutional uses have largely decreased in the city as a percentage of the total use of land. The large increase in agricultural uses can be attributed to recently annexed areas from the Joint-Planning Area that are presently in the beginning of the development pipeline. Lastly, the reduction of vacant land in the city suggests that continued annexations will be necessary as the city's population continues to grow.

2.2 Description of Existing Uses of Land

The following inventory describes the specific existing uses of land within the City:

- **Agriculture** - includes those lands used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This use is considered a holding category until adequate public facilities become available for more intense development.
- **Single-Family Residential** – includes areas of the city where predominantly single-family detached structures and residential subdivision development has occurred with densities of four or less units per gross acre.
- **Multi-Family Residential** – includes medium and high-density residential uses and those areas of the city where single-family dwellings, duplexes, mobile homes, townhouses and condominium development has occurred at densities exceeding 4.1 units per gross acre.
- **Commercial** – includes areas of the city where commercial development has occurred. Commercial uses are those that provide for retail sale of items and services to the public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also, commercial use includes areas for offices and the provision of services.
- **Office** – includes areas of the city which consist of general, professional and medical office uses, including those services generally provided in an office park campus.
- **Industrial** – includes areas of the city where light and heavy industrial development has occurred.
- **Institutional** – includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc.
- **Parks/Rec** – includes park and recreation facilities and lands deemed worthy of preservation for passive open space, such as common open space areas and significant buffers.
- **Vacant** – includes lands that have not yet been built upon or retained for conservation. In situations where subdivision development orders have been approved, but a building permit has not yet been issued, the land was considered vacant.

The City has predominance of established low density single-family neighborhoods, small strip commercial uses occurring along the U.S. 192 corridor, a stable central business district with limited office uses, and other industries. With approximately 1,012-acres of Vacant land, approximately 5.2 percent of the City's land area, St. Cloud has capacity for near term (prior to 2035) development before experiencing functional build-out. Additionally, approximately 6,061-acres of Agricultural use of land exist, which is 30.8 percent of the city's land area. It is anticipated the future development of these lands will occur and assist the City in meeting its 2045 projected growth needs.

The opportunity for redevelopment and infill will also have an impact on the City's future. This is evident in the focus of Central Business District and the Highway Commercial uses along U.S. Hwy

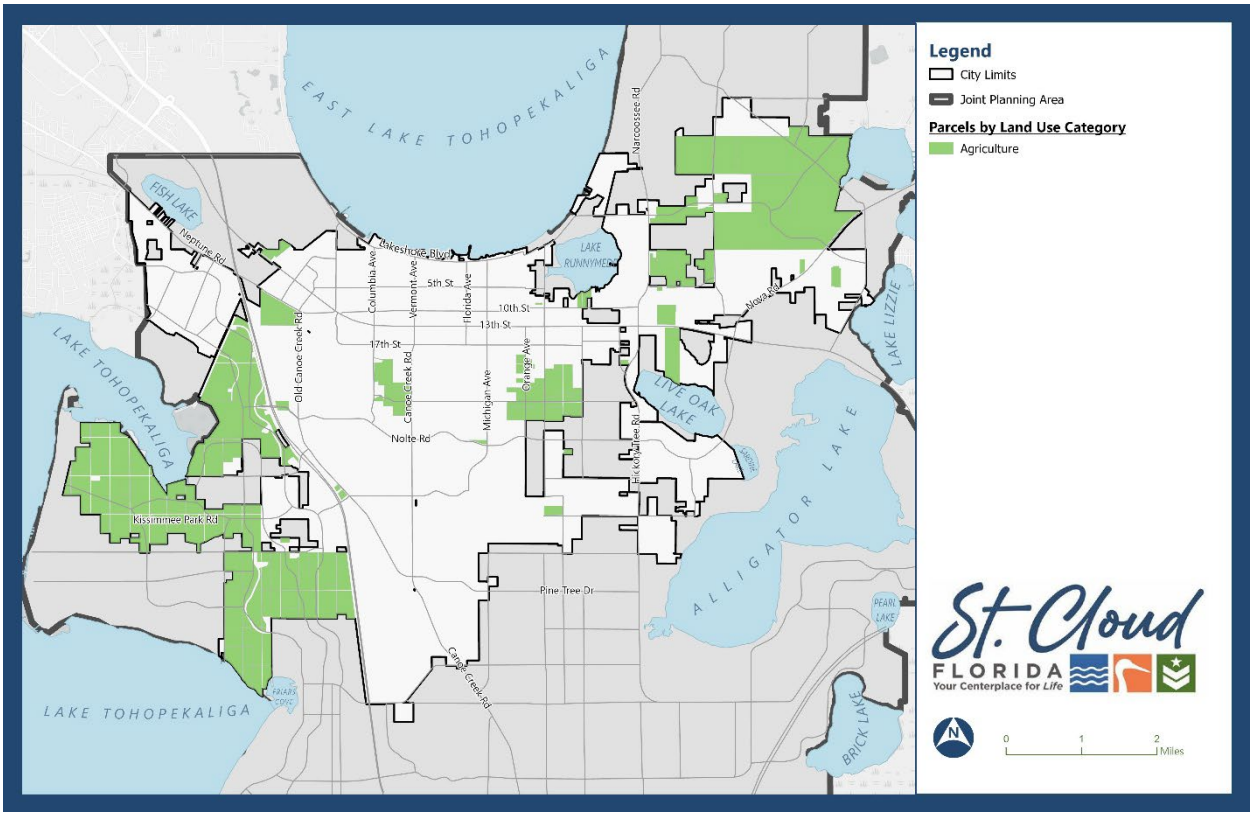
192 corridor. While commercial user occupancy appears to be high, redevelopment or infill of these lands could add substantially to the community's character and residents' overall quality of life. Denser, vertical mixed-use developments could provide alternative housing options, contribute to local employment creation, and help to maximize return on public infrastructure investments.

Ultimately, St. Cloud's JPA interlocal agreement with Osceola County provides a large amount of future JPA annexation lands that represent the easiest opportunity for future growth to accommodate development through the 2045 plan horizon. Historically, the development market has primarily delivered low-density residential development in master planned subdivisions with limited non-residential support uses. The Osceola County use of land designation for in much of these JPA areas is Mixed Use. Areas to the south of St. Cloud in Osceola County are also designated Mixed-Use and Environmental. The Mixed-Use entitlement through Osceola County land development process appears to limit developer commitments to deliver actual future supporting non-residential uses with the low-density residential developments. The apparent development pattern is to seek project approvals through the County, permit and initiate property development; then when vertical development is ready, property developers seek annexation into the City.

2.2.1 Agriculture

The agricultural use in the City of St. Cloud is primarily located in large parcels concentrated in the western and eastern regions, with significant areas west of Old Canoe Creek Road and north of Kissimmee Park Road, as well as north of Nolte Road and east of Narcoossee Road. Smaller agricultural use parcels are scattered throughout the central and southern regions, including areas around Nolte Road and south of Pine Tree Drive. Notable agricultural areas also exist north of US-192, particularly around Rummell Road. Despite their current designation, most of these parcels are slated for future development, highlighting the city's ongoing growth and development.

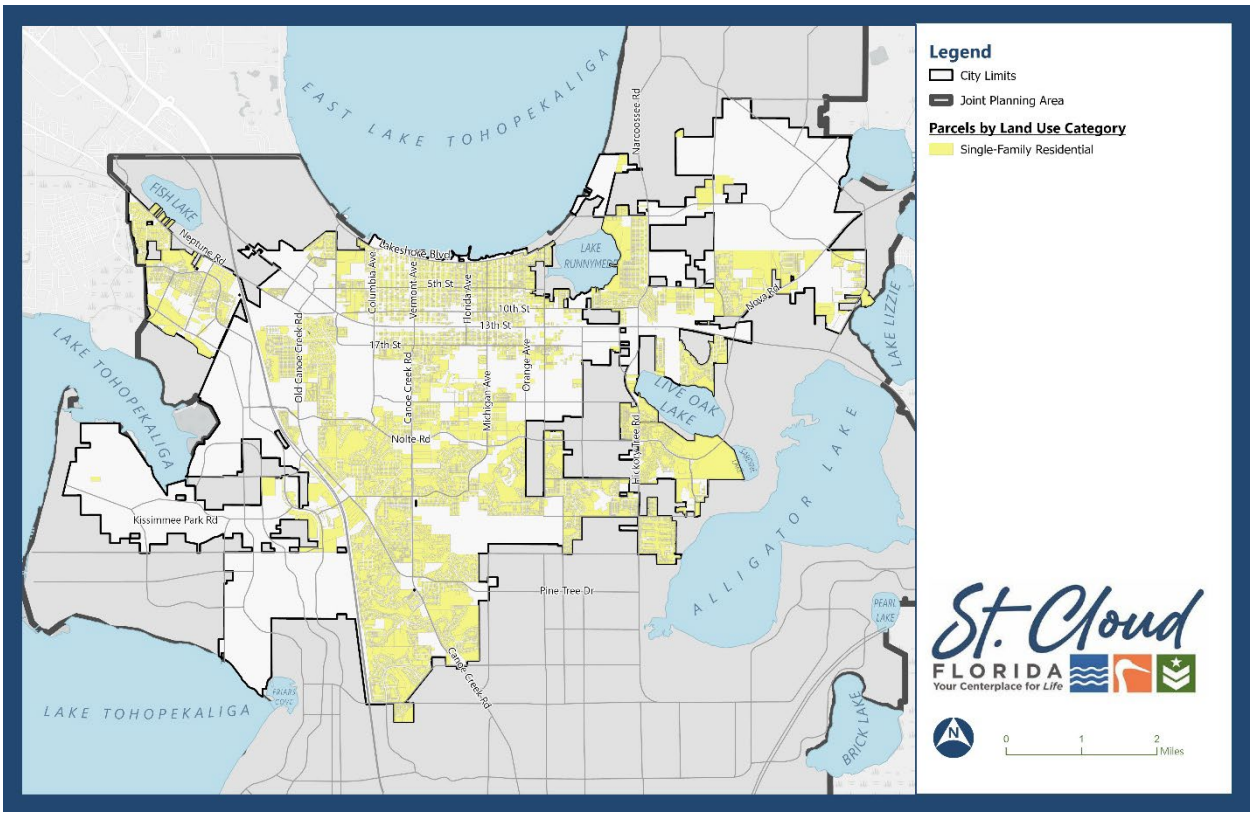
Figure 6: Existing Use of Land; Agriculture.



2.2.2 Single-Family Residential

Single-family residential use in the City of St. Cloud, represented by yellow on the map, comprises nearly half of the City of St. Cloud. Totaling approximately 8,744.5 acres. Low-density residential is significantly more predominant than any other single use, accounting for 44.5% of the city's land area.

Figure 7: Existing Use of Land; Single-Family Residential.

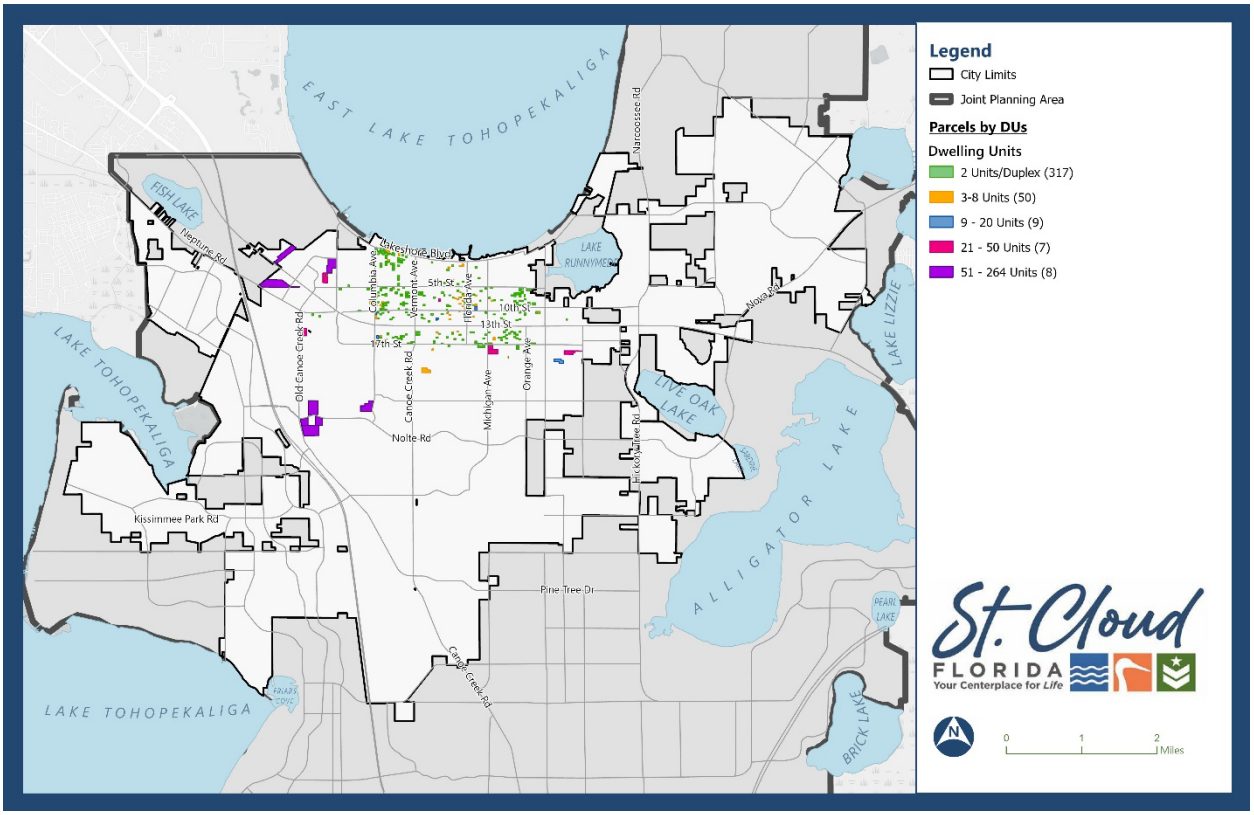


2.2.3 Multi-Family Residential

There are approximately 400 multi-family residential properties within the city, totaling 249 acres or 1.4% of the city's land area. There are over 300 duplexes within the city, overwhelmingly within the original grid. The area also contains nearly 50 small-scale multiplexes or apartments (3-8 units), and several apartments under 20 units. With some exceptions, the multifamily development outside of the grid area has been more large-scale developments with 21 or more units.

This contrast highlights trends in St. Cloud's development history as well as broader market trends away from smaller-scale incremental development and towards large-scale, capital-intensive projects. The strategies presented in this update seek to enable more incremental development while ensuring larger-scale development enhances quality of life, especially through the provision of mixed-use communities.

Figure 8: Existing Use of Land; Multi-Family Residential.

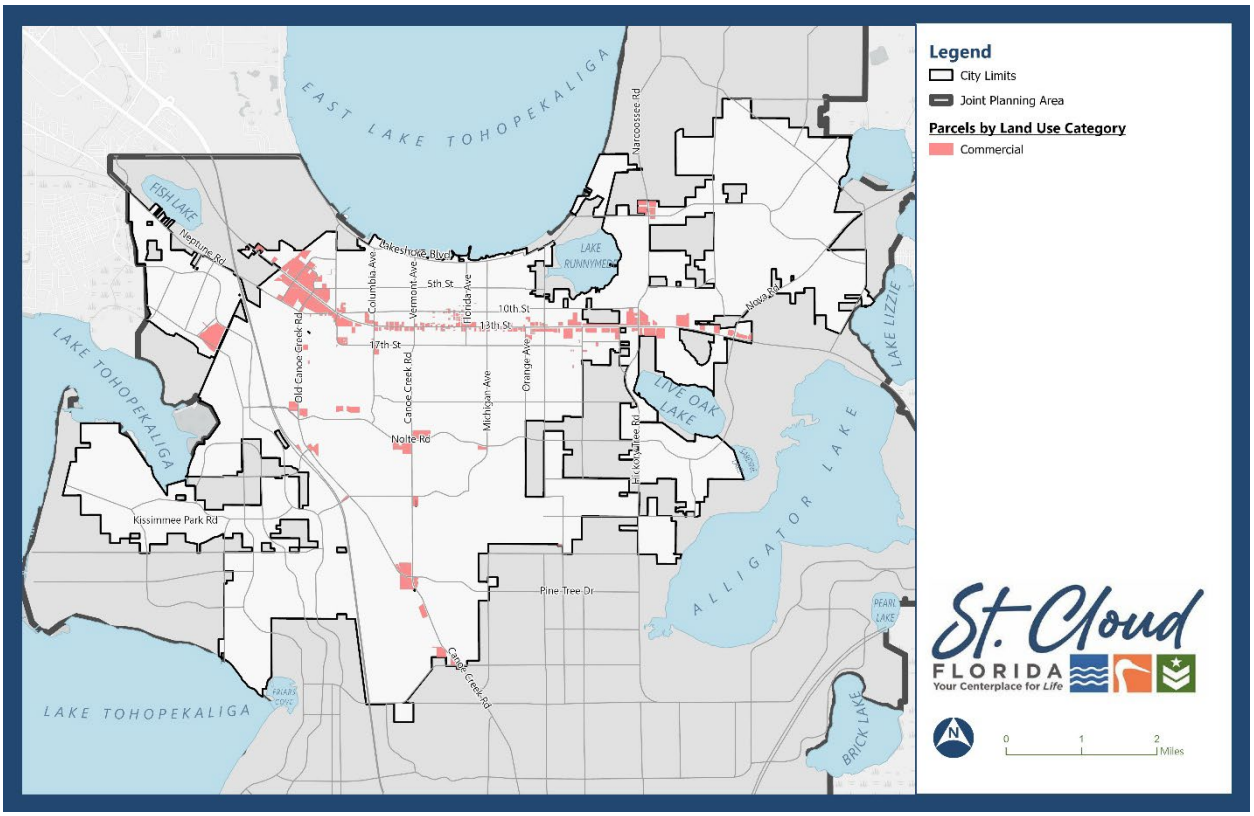


MAP NOTE: NO MULTI-FAMILY PARCELS OUTSIDE OF MAP EXTENT.

2.2.4 Commercial

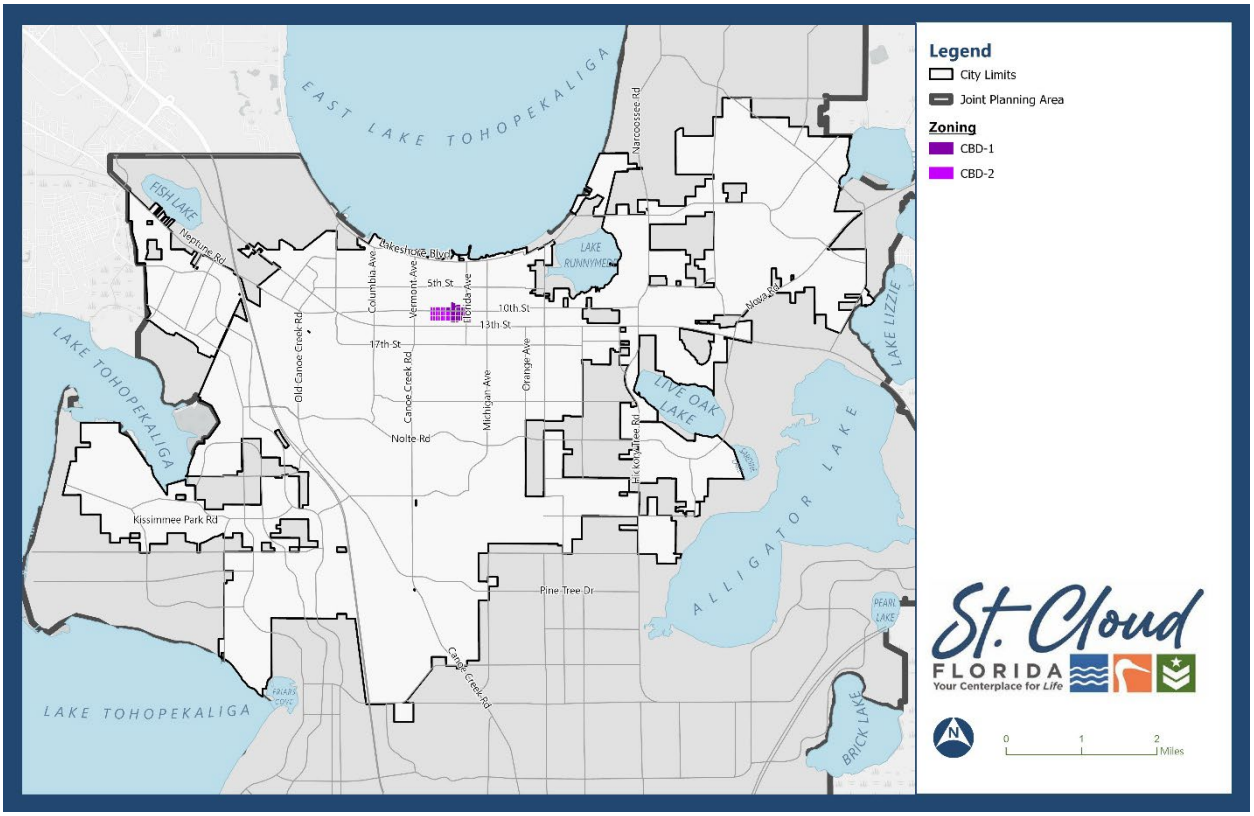
There are 476 commercial parcels within the city totaling 697.2 acres or 3.5% of the city. This commercial use includes retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Other commercial uses, such as industrial and office uses, are contained in following sections.

Figure 9: Existing Use of Land; Commercial.



The Downtown Commercial Business District (CBD) is approximately 36 acres in area, located north-south from U.S. 192-441 corridor to 8th Street, between Missouri and Ohio Avenues. **Map I-6** identifies the location of the CBD. Uses found within the CBD include hotels/motels, restaurants, professional offices, governmental offices, retail shops, banks, among others. On-street parking and zero lot line buildings characterize the core of the CBD. To provide for future development of the CBD, the City maintains a second Central Business zoning district, CBD-2. This secondary district considers the need for off-street parking and increased building setbacks just outside the central core. Future development and expansion of the CBD is essential to the preservation of the City's Downtown and is a prime element of the City's historic preservation efforts. The maximum intensity allowed in the Downtown CBD-I (central core) is a floor area ratio of 4.0.

Map I-6. CBD Area



Most of the commercial activity within St. Cloud occurs generally along East Irlo Bronson Memorial Highway/13th Street (U.S. 192-441) corridor from the east of Florida Turnpike to Nova Road (C.R. 532). Uses along this corridor include restaurants, convenience stores, strip commercial centers, retail stores, banks, warehousing, etc. Residential uses within this corridor are limited, as mentioned earlier.

These properties include a wide diversity of building types, with the most frequent being free standing one-story retail (19.1%), multi-tenant strip retail centers (13.8%), and free-standing retail (13.2%), . The remaining types are shown in the table below.

Table 2: Breakdown of Commercial Use Building Types

Commercial Use	Number of Parcels	Percent
RETAIL FREE STANDING 1 STORY	58	19.1%
RETAIL STRIP CENTER - MULTI TENANT	42	13.8%
STOR/OFC/RES/CONDO-I	40	13.2%
DRIVE-IN REST-IMP	22	7.2%
RESTAURANT/CAFE-IMP	19	6.3%
RETAIL CONVENIENCE STORE (7-11, WAWA)	18	5.9%
SELF STORAGE/MINI WAREHOUSE	16	5.3%

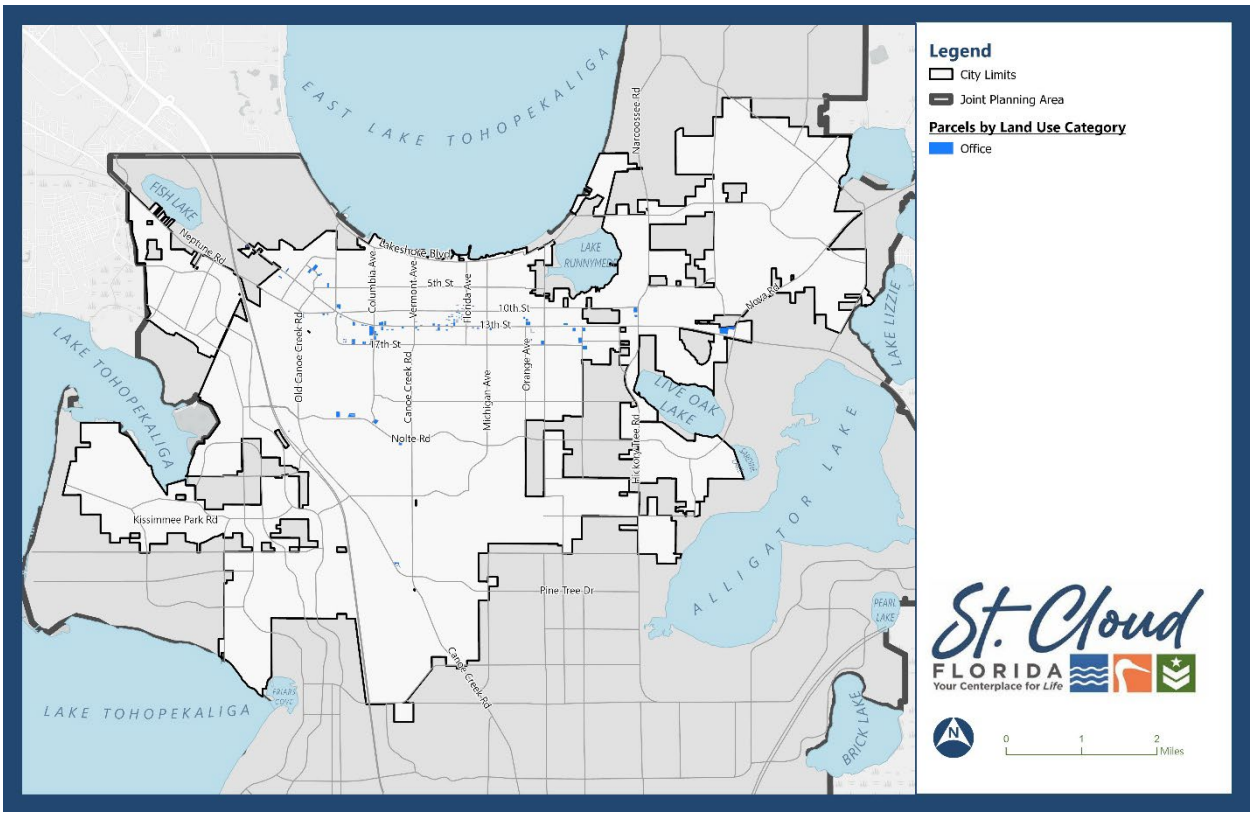
COMMUNITY SHOPPING CENTERS	13	4.3%
FINANCIAL BLDG-IMP	13	4.3%
GENERAL AUTO REPAIR	12	3.9%
TIRE/AUTO SERVICE FACILITIES	10	3.3%
HOTELS & MOTELS-IMP	7	2.3%
RETAIL PHARMACY	7	2.3%
AUTO DEALERSHIP-SALES & SERVICE (RV & MOTORCYCLE)	5	1.6%
CAR WASH	5	1.6%
All others less than 1.0%		

The City's historical position as a bedroom community for the Orlando Metro Area has left it with an unbalanced jobs to housing ratio. This plan proposes changes to the density of non-residential developments in order to encourage increased development of employment opportunities. This update aims to promote more incremental development in established commercial areas without the need for encroachment into existing residential neighborhoods.

2.2.5 Office

There are 193 office parcels within the city, totaling 76.8 acres. These uses are mostly located along the East Irlo Bronson Memorial Highway/13th Street (U.S. 192-441) corridor, with some additional office parcels along Nolte Road.

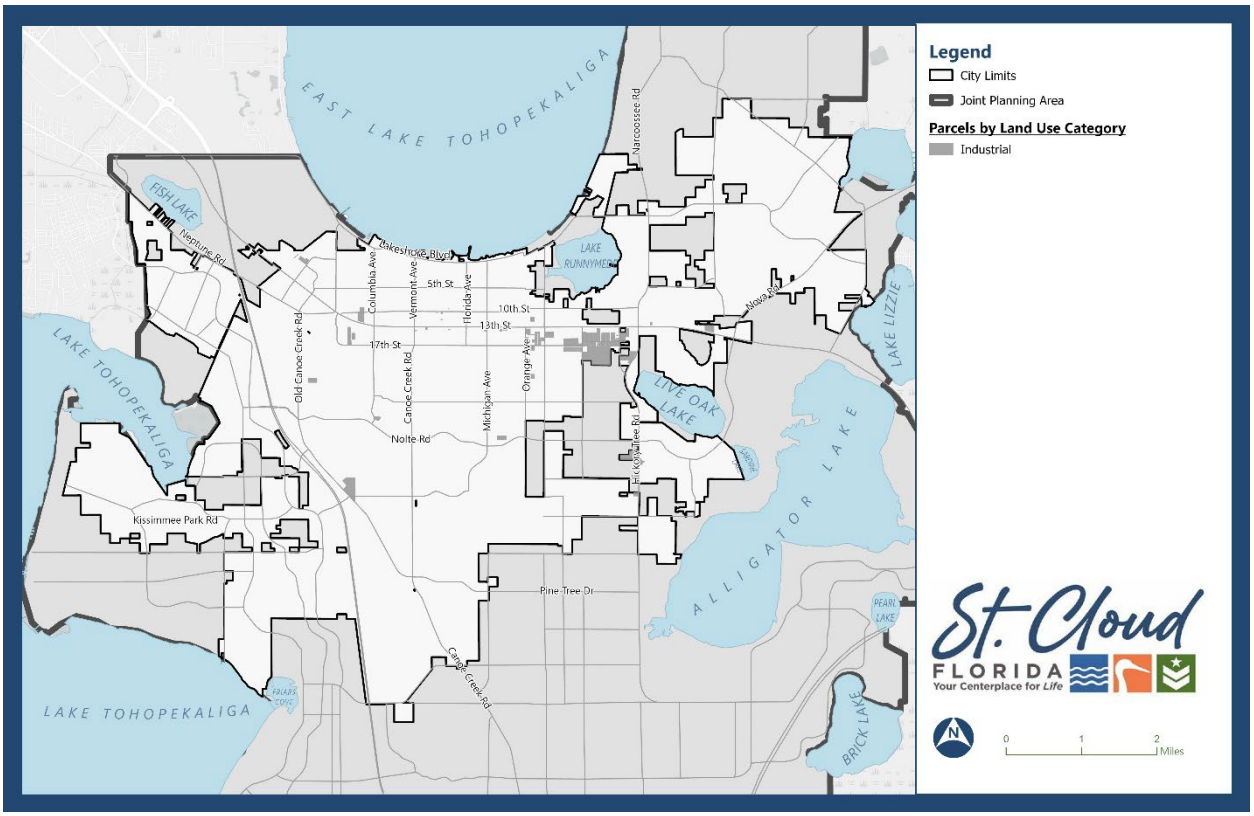
Figure 10: Existing Use of Land; Office.



2.2.6 Industrial

There are 164 industrial use parcels in the city, totaling 269.1 acres or 1.4% of the city's land area.

Figure 11: Existing Use of Land; Industrial.



2.2.7 Institutional

There are 412 institutional use parcels within the city, comprising approximately 1,437.0 acres and 7.3% of the city's land area. The Institutional use of land identified in the map below contains a combination of several public or quasi-public ownerships as noted in the following table. The largest concentration being Public Schools (542.1-acres or 37.7%) followed by Municipal-owned lands (423.7-acres or 29.5%) .

Figure 12: Existing Use of Land; Institutional.

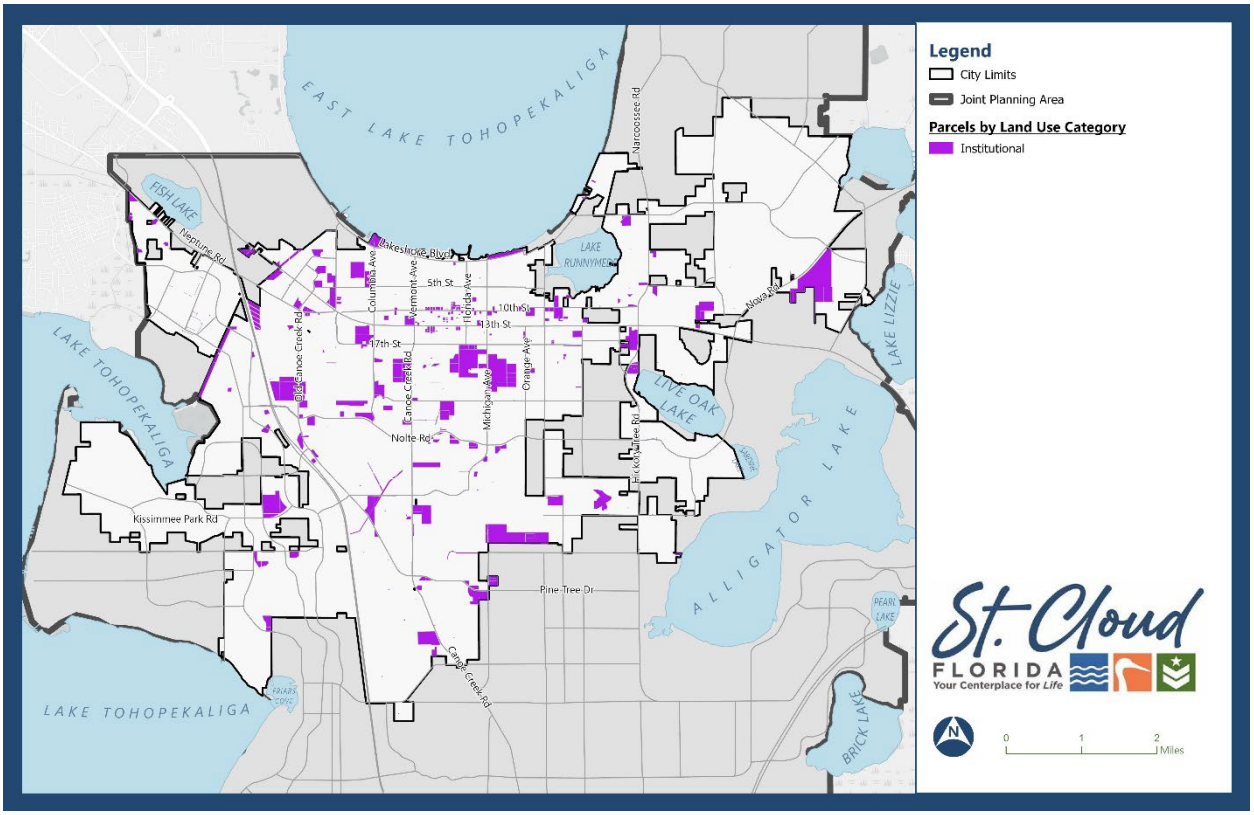


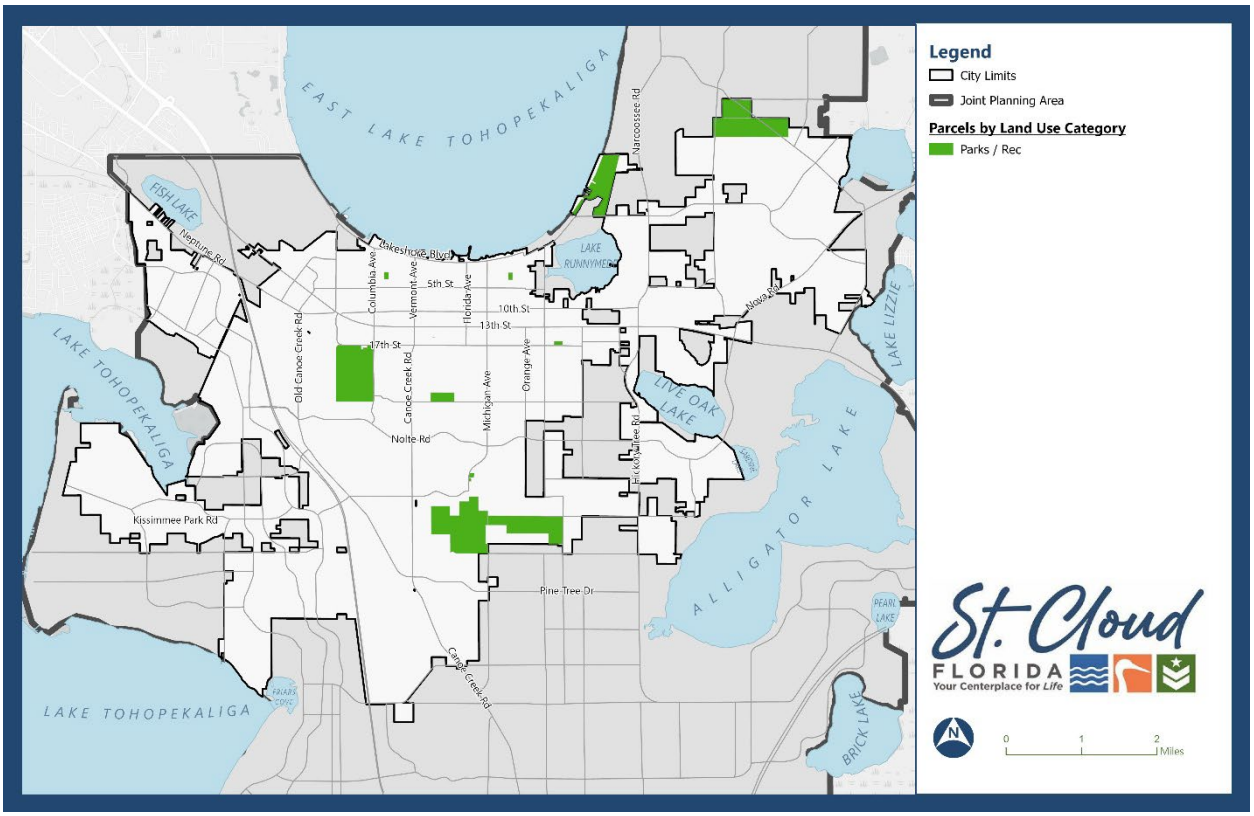
Table 3: St. Cloud's Institutional Use of Land Ownerships

Institutional Uses of Land	Acres	Percent
Public Schools	542.1	37.7%
Municipal	423.7	29.5%
County	190.8	13.3%
State	27.6	1.9%
Federal	8.0	0.2%
Utilities	5.4	0.7%
Other Institutional Uses	239.3	16.9
Total	1437.0	100.0%

2.2.8 Park/Open Space

There are 12 parks and recreational parcels within the city, totaling 1015.9 acres or 5.2% of the city's land area.

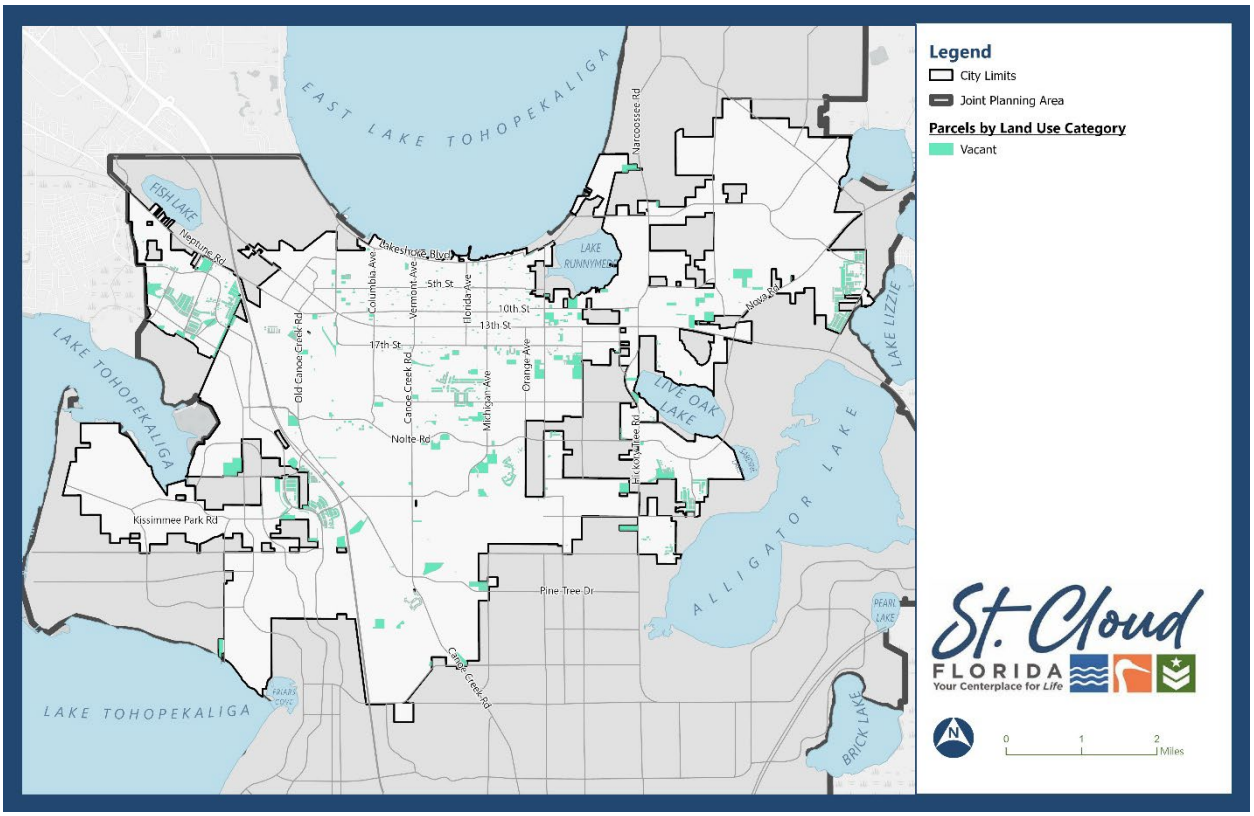
Figure 13: Existing Use of Land; Park/Open Space



2.2.9 Vacant

There are 3,798 vacant parcels within the city, comprising 1012.0 acres or 5.2% of the city's land area.

Figure 14: Existing Vacant Parcels



2.3 Natural Resources

Natural features, soils, topography, and geology can have a dramatic effect on use of land patterns within a city. Water bodies, floodplains, wetlands, and other natural features can be major constraints to development, as well as natural amenities worthy of preservation.

St. Cloud is a lakefront community with several canals and small waterways. There are no salt-water beaches, estuarine systems, rivers or bays within the City. However, the City does have a freshwater marina and certain areas of the City fall within the 100-year floodplain. This section summarizes the existing public wells, surface waters, wetlands, floodplains, minerals and soils within the City. Additional details about the City's natural resources are located in the Conservation, Potable Water, Natural Groundwater Aquifer Recharge, and Stormwater Management Elements.

a. Public Wells

The City has five (5) public wells which are shown in the Potable Water Element. The wells include a 500-foot wellhead protection area around each of the wellhead sites. New development which is deemed to be detrimental to the City's water supply is prohibited within the wellhead protection zone.

b. Surface Waters

The dominant water bodies in St. Cloud include East Lake Tohopekaliga, Alligator Lake, Fish Lake, and Lake Runnymede. The water quality in the lakes has substantially improved since the city received assistance from the State to redirect sewage disposal to the City's sprayfield. No additional discharge into the lakes is permitted.

c. Floodplains

The estimated locations of floodplains within the City are shown in the Conservation Element. Over one-third of the grid is shown to be within the limits of the 500-year floodplain prepared by the Federal Emergency Management Agency. There are 100-year floodplain areas adjacent to all of the major lakes within and adjacent to the city and running the length of the East Lake Tohopekaliga lakeshore. Additionally, there are scattered 100-year floodplains throughout the City south of the grid. Nearly one-third of the large Osceola County enclave in the center of the City is within the 100-year floodplain.

d. Wetlands

The estimated location of existing wetlands is shown in the Conservation Element. Almost all wetlands are shown south of the Downtown grid. Some of the wetlands are already dedicated to conservation lands. According to the National Wetland Inventory Data, the majority of the City's wetlands are palustrine with some lacustrine wetlands along the lakeshores.

e. Topography

The City of St. Cloud drains primarily to the north towards East Lake Tohopekaliga or to the west and south via the St. Cloud Canal. A general topography map is included in the Drainage Element that identifies topographic contours at five-foot intervals. The City ranges from a high elevation of 85 feet to a low of 58 feet above sea level.

f. Minerals

Commercially valuable minerals are insignificant and there are no active mining sites within St. Cloud.

g. Soils

The dominant soils within the City consist of Smyrna, Myakka, and Basinger. These soils generally drain poorly and are sandy throughout. A map of the location of more detailed soil types is shown in the Conservation Element. The majority of the soils within St. Cloud are not suitable for septic tank use. Developed lands within the City are connected to the central wastewater system.

2.4 Historic Resources

The National Register of Historic Places is the official list of nationally recognized historical places that are considered important for preservation. In 2016, St. Cloud adopted ordinance 2016-55 to establish the Historic Preservation Overlay District to bring awareness and preserve certain distinct elements of the City's culture and heritage. This District was recognized as St. Cloud Downtown Historic District by The National Register of Historic Places in 2023. The St. Cloud Downtown Historic District encompasses an area of approximately 83.8 acres bounded north by 9th Street, west by Wisconsin Avenue, east by both Ohio and Indiana Avenue, and the U.S. 192-441 corridor to the south. The District contains a total of 16 structures that are eligible for the National Historic Registry, as well as the three historically significant sites currently in the Registry. The eligible structures include a collection of commercial, residential, religious, governmental, and institutional buildings dating from the town's establishment in 1909 until 1970.

Prior to 2023, The National Register of Historic Places identified three historically significant properties in St. Cloud, which are listed in Table 5 below. The Grand Army of the Republic Memorial Hall is also recognized as a structure of historic significance by the State of Florida. Since 2023, the Downtown Historic District has also been added to the National Register of Historic Places.

Table 4: Structures Within St. Cloud Listed on the National Register of Historic Places

Address	Name	Historic Significance	Period of Significance
1101 Massachusetts Avenue	Grand Army of the Republic Memorial Hall	Architecture/Engineering, Event	1900 - 1949
915 New York Avenue	St. Cloud Depot	Event	1918 - 1968
1012-1014 Massachusetts Avenue	Veteran's Memorial Library and Women's Club of St. Could Auditorium	Women's History	1923- 1970
Bounded by 9th St., Wisconsin Ave., Indiana Ave., Ohio Ave., and US 192-441	The St. Cloud Downtown Historic District	Community Planning and Development; Commerce; Education; Social History; Transportation Network; Architecture	1900- 1970

Source: National Register of Historic Places

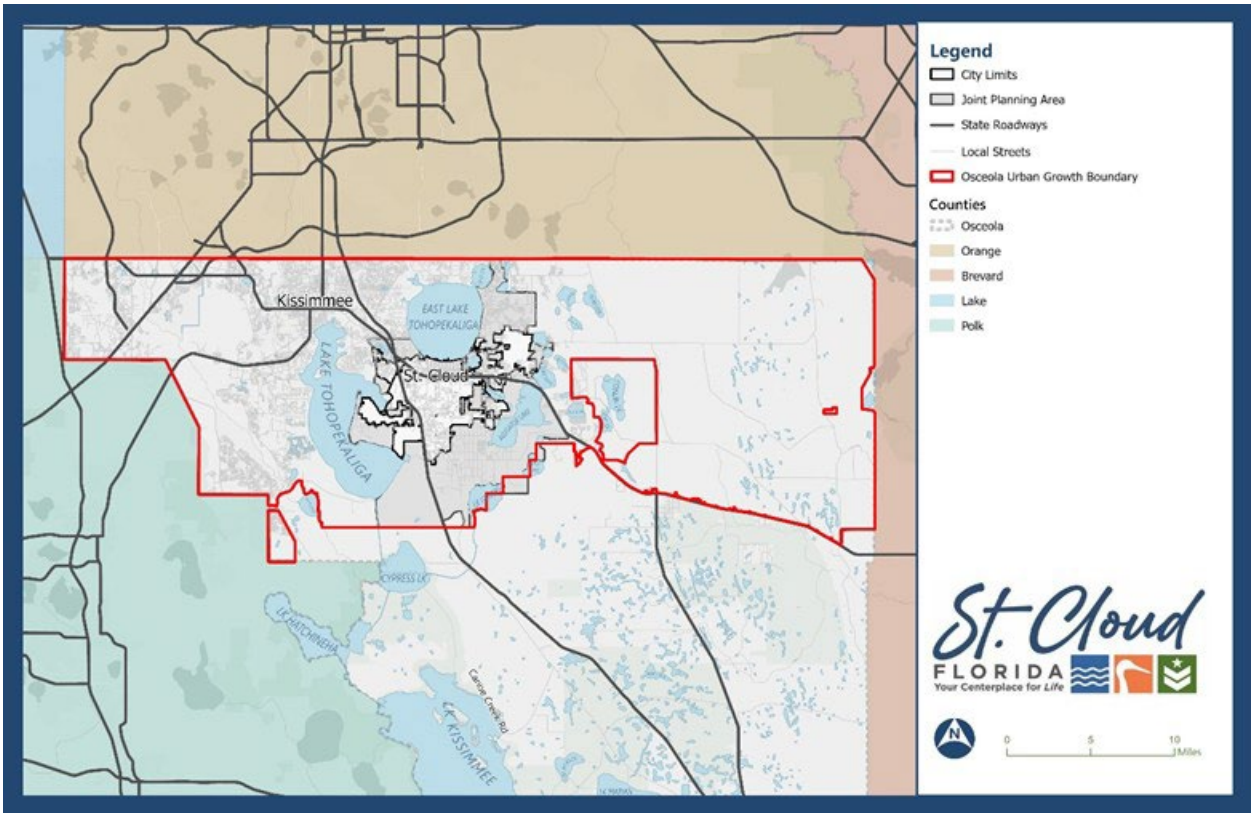
An asset of being listed on the National Register is that the Federal Rehabilitation Tax Credit provides up to a twenty (20) percent income tax credit of the allowable expenses incurred in the certified rehabilitation of a certified historic, income-producing building. In addition, a tourism economy is created with the preservation and rehabilitation of historic districts and structures. These structures should be afforded additional protection by St. Cloud.

2.5 Adjacent Uses and Development Context

The City maintains boundaries with portions of unincorporated Osceola County. A more urban pattern of development exists to the northwest along U.S. 192-441 corridor and the Florida Turnpike interchange, a suburban pattern of development to the northeast, and more of a rural and agricultural pattern of development to the south and southwest of the City limits.

Northwest of the City limits include similar strip commercial uses along the U.S. 192-441 corridor with higher density multi-family residential transitioning near the roadways towards larger lot single-family residential on agricultural lands near East Lake Tohopekaliga. Northeast of the city, County lands include low density single-family residential and rural lands. South and east of the City include scattered, low density single-family residential development, and rural and agricultural lands. South and west of the city includes undeveloped lands with Mixed-Use designations within the Joint Planning Area (JPA) and agricultural lands outside of the Osceola County Urban Growth Boundary. Major freshwater lakes and interconnected natural environmental systems are present throughout the region.

Figure 15: Urban Growth Boundary



3.0 Population Estimates & Projections

Understanding changes to population demographics and growth trends are key factors in preparing an update to St. Cloud's Comprehensive Plan for the 2035 and 2045 planning horizons. Population projections are instrumental in determining the efficient allocation of developable land throughout the planning horizon. These projections allow the city to plan for the housing needs of future residents through density targets and the future land use map while allocating other lands to fulfill other strategic goals.

3.1 Historic Population

The State of Florida, Osceola County, and the City of St. Cloud has experienced continual population growth during the last century. The following table identifies the US Census documented population growth for each.

Analyzing the post WWII (1950-2020) Annual Average Rate of Population Growth for this data shows the State of Florida has been averaging a 3.0% **annual population growth** rate increase. Osceola County and the City of Kissimmee have experienced a 5.2% and 4.2% annual average growth rate increase, respectively. The City of St. Cloud's average annual rate increase has been 4.3% for the same period. The US Census data trend projects that Osceola County's and the City of St. Cloud's average annual growth rate will continue to increase through the 2045 planning horizon as available vacant and adjacent JPA annexation lands are present.

The trend for continued average annual population growth must be recognized within St. Cloud's Comprehensive Plan as the results of increased population generates greater demands upon existing land uses, and ultimately the delivery of future public services.

Table 5: Population Trends (1910-2020)

Table 1: Population Trends, 1910-2022

	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Florida	752,619	968,470	1,468,211	1,897,414	2,771,305	4,951,560	6,789,443	9,746,324	12,937,926	15,982,378	18,801,310	21,538,187
Osceola County	5,507	7,195	10,699	10,119	11,406	19,029	25,267	49,287	107,728	172,493	268,685	388,656
Orlando-Kissimmee-Sanford Metropolitan Statistical Area	-	-	-	-	114,950	318,487	428,003	700,555	1,224,852	1,644,561	2,134,411	2,673,391
St. Cloud	-	2,011	1,863	2,042	3,001	4,353	5,041	7,840	12,453	20,074	35,183	58,964
Kissimmee	2,157	2,722	3,163	3,225	4,310	6,845	7,119	15,487	30,050	47,815	59,682	79,226

Source: 1910-2020 Decennial Census

3.2 Demographics

As previously stated, the City of St. Cloud has experienced significant increases in population since 2010, averaging a 6.8% annual growth rate over the decade. The total population of the City has increased by 67.6%, much higher than neighboring Kissimmee (32.7%) and the State of Florida overall (14.6%). Table 7 shows the population growth relative to St. Cloud, Kissimmee, Osceola County, and Florida.

Table 6: Total Population (2010 – 2020, St. Cloud, Kissimmee, Osceola & Florida)

	St Cloud		Kissimmee		Osceola County		State of Florida	
Total Population	**No.**	**Percent**	**No.**	**Percent**	**No.**	**Percent**	**No.**	
2010	35,183	13.1%	59,682	22.2%	268,685	100%	18,801,310	
2020	58,964	15.2%	79,226	20.4%	388,656	100%	21,538,187	
Total Population Change	23,781		19,544		119,971		2,736,877	
Total Population % Change	67.6%		32.7%		44.7%		14.6%	
Avg. Growth Rate	6.8%		3.3%		4.5%		1.5%	
Compound Annual Rate	5.3%		2.9%		3.8%		1.4%	

Source: 1910-2020 Decennial Census

In 2020 40.4% of the population was between the ages of 18 and 44. A large portion of the City's population was under the age of 18 (28.5%), with more than half being between the ages of 5 and 14 (15.4%). The City's population over the age of 60 was 18%. St. Cloud's population is generally younger than Florida overall, but slightly older than the population in Osceola County and Kissimmee. Table 8 shows the population age distribution of St. Cloud, Kissimmee, Osceola County, and Florida.

Table 7: St. Cloud Age Distribution (2020)

Age Distribution (2020)	**No.**	**Percent**	**No.**	**Percent**	**No.**	**Percent**	**No.**	**Percent**
5 to 14 years	8,183	15.40%	9,268	12.80%	50,075	13.80%	2,354,577	11.10%
15 to 17 years	2,684	5.10%	2,545	3.50%	15,907	4.40%	726,477	3.40%
Under 18 years	15,163	28.50%	16,680	23%	88,829	24.40%	4,214,444	19.90%
18 to 24 years	4,404	8.30%	6,490	9%	34,077	9.40%	1,747,154	8.20%
15 to 44 years	21,463	40.40%	32,209	44.50%	155,314	42.70%	7,807,880	36.80%
16 years and over	39,637	74.60%	57,521	79.40%	286,073	78.70%	17,486,583	82.40%
18 years and over	37,969	71.50%	55,730	77%	274,837	75.60%	17,002,480	80.10%
21 years and over	35,990	67.70%	52,980	73.20%	261,219	71.80%	16,262,271	76.60%
60 years and over	9,549	18%	12,905	17.80%	66,345	18.20%	5,719,815	27%
62 years and over	8,213	15.50%	11,515	15.90%	58,691	16.10%	5,148,235	24.30%
65 years and over	6,709	12.60%	9,011	12.40%	47,588	13.10%	4,347,912	20.50%
75 years and over	3,032	5.70%	3,624	5%	18,637	5.10%	1,954,208	9.20%

Source: 1910-2020 Decennial Census

Table 9 shows St. Cloud's racial demographics. The largest segments of the City's population race distribution show as Hispanic or Latino 47.6%, 40.4% White, 5.8% Black or African American, 3.5% Two or More Races, and 2.7% Other. Notably a 52.4% Not Hispanic or Latino segment.

Table 8: St. Cloud Race Distribution (2020)

Race Distribution (2020)	No.	Percent
Hispanic or Latino	28,080	47.60%
Not Hispanic or Latino	30,884	52.40%
White alone	23,799	40.40%
Black or African American alone	3,392	5.80%
American Indian and Alaska Native alone	100	0.20%
Asian alone	1,111	1.90%
Native Hawaiian and Other Pacific Islander alone	51	0.10%
Some Other Race alone	393	0.70%
Two or More Races	2,038	3.50%

Source: 1910-2020 Decennial Census

3.3 Population Estimates

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. Their reports present a set of projections and describe the methodology used to construct those projections. To account for uncertainty regarding future population growth, BEBR publishes three series of projections: Low, Medium, and High. BEBR recommends using the Medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties.

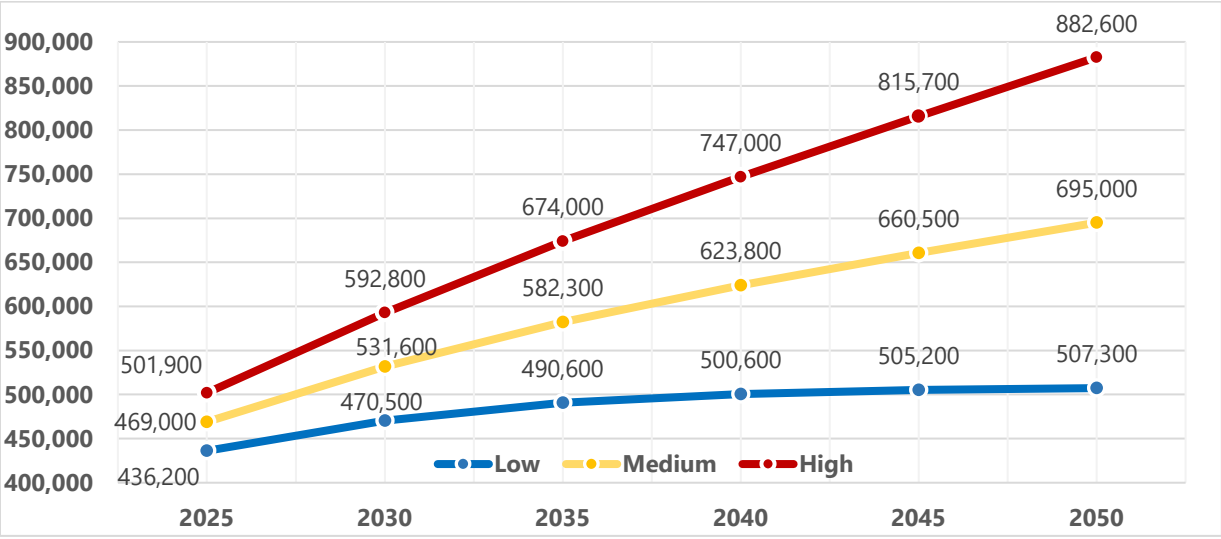
The BEBR Medium series data contained in the following table identifies continued population growth in Osceola County through 2050. Population is anticipated to grow from 439,225 persons in 2023 to 582,300 persons by 2035, and to more than 660,500 persons by 2045. This represents a 24.9% increase by 2035 and 34.6% increase by 2045.

Table 9: BEBR Projections of Osceola County, with Estimate for 2023

	2023 Estimate	2025	2030	2035	2040	2045	2050
Low	439,225	436,200	470,500	490,600	500,600	505,200	507,300
Medium		469,000	531,600	582,300	623,800	660,500	695,000
High		501,900	592,800	674,000	747,000	815,700	882,600
% Change	**103.36%**		**100.11%**	**99.36%**	**99.05%**	**98.77%**	**98.64%**	**98.47%**

Source: Bureau of Economic and Business Research (BEBR), University of Florida.

Figure 16: BEBR Florida Estimates of Population (2023)



Source: Bureau of Economic and Business Research (BEBR), University of Florida.

Table 10: BEBR Florida Estimates of Population (2022)

	2020 Census	2022 Est.	Total Change (2020-2022)
Osceola County	388,656	424,964	36,290
Kissimmee	79,226	82,168	2,942
St. Cloud	58,964	61,331	2,367
Unincorporated	250,466	281,447	30,981

Source: Bureau of Economic and Business Research (BEBR), University of Florida.

Table 11: Metro Forecast Housing Units and Population Projections (2021 to Buildout)

	2025-2045		2025-Buildout		Delta	
	Housing Units	Population	Housing Units	Population	Housing Units	Population
City Limits	16,940	44,094	20,170	52,116	3,230	8,022
JPA Limits	12,054	30,084	49,036	121,099	36,982	91,015
Delta	4,886	14,010	28,866	68,983	33,752	82,993

Source: Metro Forecasting (MF), St. Cloud Interactive Growth Model (March 2022).

Table 12: Metro Forecast Population Projections By 5-Year Interval (2021 to 2050)

	2025	2030	2040	2050
City Limits	71,451	84,601	108,626	118,775
JPA Limits	38,543	45,190	58,873	79,672
Total	109,994	129,791	167,499	198,447

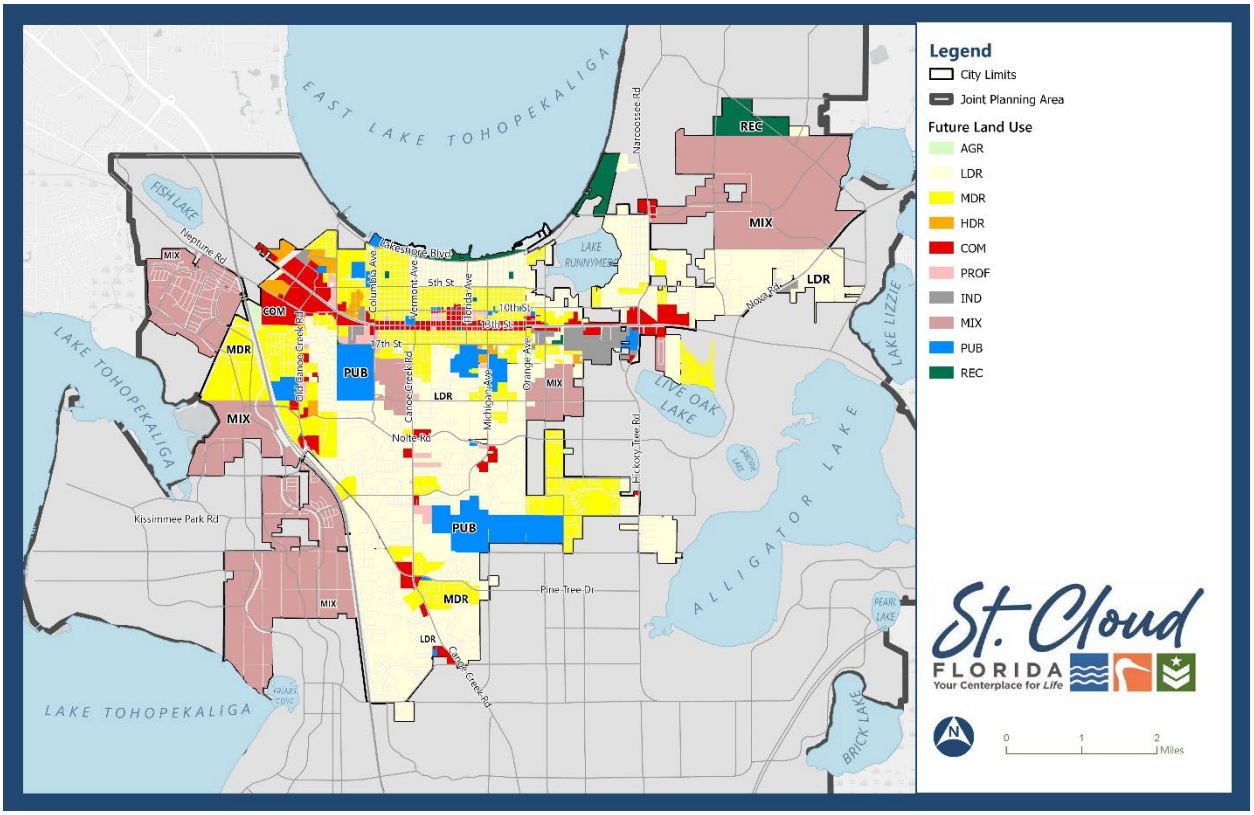
Source: Metro Forecasting (MF), St. Cloud Interactive Growth Model (May 2025).

4.0 Future Land Use Analysis

4.1 2045 Future Land Use Map

The Future Land Use Map (FLUM) is the fundamental instrument by which the City regulates the type of development particular to a parcel of property. The FLUM is used to guide where, how, and to what intensity the City seeks to grow. The assignment of a Future Land Use category to a parcel on the FLUM is then further implemented and regulated through compatible zoning by the Land Development Code.

Figure 17: 2025 Future Land Use Map



Source: St. Cloud GIS, VHB (2024)

4.2 Current Future Land Use Map Designations

The current Future Land Use categories are included in St. Cloud's adopted Comprehensive Plan.

- Agriculture/Rural (AR): the areas of the city used for cultivation of crops; the raising, grazing, breeding, and boarding of farm animals; and horticulture activities. This land use is considered a holding category until adequate public facilities become available for more intense development. It allows a maximum of one (1) dwelling unit to the acre (du/acre). This Future Land Use designation shall be retained.
- Low Density Residential (LDR): the areas of the city where single family detached structures and residential subdivision development has occurred with four (4) or less dwelling units per gross acre. This Future Land Use shall be retained.Medium Density Residential (MDR): the areas of the city where single-family dwellings, duplexes, mobile homes, townhouses, and condominium development has occurred at densities between 4.1 and ten (10) dwelling units per gross acre. This Future Land Use shall be retained, though both the minimum and maximum densities should be increased.
- High Density Residential (HDR): the areas of the city where existing residential uses exceed a density of ten (10) dwelling units per gross acre. This Future Land Use shall be retained, though both the minimum and maximum densities should be increased.
- Commercial (COM): the areas of the city where commercial development has occurred. Commercial land uses are those that provide for retail sale of items and services to the general public such as shopping centers, retail stores, restaurants, automobile service facilities, and similar uses. Also allowed in the commercial land use designation are areas for offices and the provision of services. This district permits 25 dwelling units per gross acre in CBD-I and CBD-II. Non-residential uses may have the intensity measured between 0.5-0.75 floor area ratio and 2.5 floor area ratio in CBD-II, and 4.0 floor area ratio in CBD-I. This Future Land Use shall be retained. Changes required by the Live Local Act, passed in 2023, require adjustments to allow for residential densities in this Future Land Use district.
- Industrial (IND): the areas of the city where light and heavy industrial development has occurred. It allows a maximum intensity of one (1) floor area ratio. This Future Land Use designation shall be changed to Employment to broaden the types of uses permitted, though development intensities should remain the same.

  Public/Institutional (INS): includes publicly owned lands, such as schools, civic and cultural sites, utility plants, and transportation facilities. This category also includes quasi-public lands such as franchise utility facilities, hospitals, churches, schools, institutions, etc. It is recommended to combine this and the Private/Institutional category. It allows maximum intensity of 0.6 floor area ratio. This Future Land Use designation shall be consolidated to remove the public and private designations,, replacing with Institutional (I).

- Private/Institutional (PROF): the areas of the city which consist of general, professional and medical office uses, including those services generally provided in an office park campus.

It is recommended to combine this designation with the Employment category. It currently allows maximum intensity of 0.6 floor area ratio, though that would increase to the intensity of the Employment category. This Future Land Use designation shall be consolidated to remove the public and private designations, replacing with Institutional (I).

- Park/Open Space (PARK/OPEN): includes park and recreation facilities and lands deemed worthy of preservation for public open space, such as common open space areas and significant buffers. This Future Land Use designation shall be retained as Park/Open Space (P/OS).
- Mixed Use (MXD): The Mixed-Use category was created "to provide for creation of functional mixed use communities." This category is encompassing and allows for intensive development with a balance of uses and activities within this singular category. It requires a minimum of five (5) (du/acre) with a maximum of twenty-five (25) du/acre. Non-residential uses may have the intensity measured between 0.35 and 2.5 floor area ratio.

  This category has been used primarily in circumstances when annexations occur from Osceola County into St. Cloud. Because this policy language mimics the Osceola County Mixed Use Design category (see Policy 1-1.2.12 through 1-1.2.15 of the Osceola County Comprehensive Plan), the development potential is not substantially different when property is annexed into the City, allowing for an advantage of development demand upon services at the time of annexation. The recommendation is to retain this category and policy language as stated.

In addition, within the Comprehensive Plan there are two additional categories that are not mapped. These include:

- Conservation, which is indicated in Policy 1.1.1 as "not mapped". However, the description is provided in the analysis portion of the Future Land Use Element as: "includes public lands that have been acquired or privately owned lands that have been reserved by mutual agreement with the property owner for the preservation and protection of St. Cloud's natural resources. These lands are typically identified as wetlands, environmentally sensitive lands, and other lands deemed necessary for natural preservation and flood control. As a Future Land Use category, this category is recommended to be mapped as needed to preserve environmentally sensitive lands such as flood plains and wetlands. This Future Land Use designation shall not be retained.
- Conservation Overlay: These areas are determined by suitability and are not considered with an exact boundary but rather to indicate potential conservation area. It is described in the analysis portion of the Future Land Use Element as: is shown on the Existing and Future Land Use Maps to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, freshwater marshes, and special vegetative communities.

Table 13: Existing FLU Element Density and Intensity

Existing Future Land Use Category	Density (DU/Acre)	FAR
A – Agriculture/ Rural	1.0	N/A
LDR – Low Density Residential	4.0	N/A
MDR – Medium Density Residential	4.1 - 10.0	N/A
HDR – High Density Residential	10.1 - 18.0	N/A
PROF – Private/Institutional	N/A	1.00
COM – Commercial		
CBD-1	25.0	4.00
CBD-2	25.0	2.50
Other (Outside CBD)	NA	0.50 - 0.75
IND – Industrial	N/A	1.00
PUB – Public / Institutional	N/A	0.60
REC – Park / Open space	NA	0.30
CON – Conservation	NA	NA
MXD – Mixed Use	5.0 - 25.0	0.35 - 2.50

Source: St. Cloud Comprehensive Plan

4.3 Potential FLUM Buildout

The existing Future Land Use acreages and the associated development standards are shown in Table 14. Using these development potential development standards, two build out scenarios were created to determine whether or not the current Future Land Use Map meets the City's projected needs by the planning horizon. The results of this analysis are in Table 15.

Table 14: St. Cloud Existing FLUM Acreage and Development Standards

	Acres	% of Total	Density (DU/Acre)	FAR
2024 City Boundary	19,439.83	100.0%		
2024 City FLUM Acres	16,912.59	87.0%		
Agriculture/Rural	34.26	0.2%	1	-
Low Density Residential	5880.32	34.8%	4	-
Medium Density Residential	2747.70	16.2%	10	-
High Density Residential	204.99	1.2%	18	-
Commercial	878.89	5.2%		
CBD-1			25.0	4.00
CBD-2			25.0	2.50
Other (Outside CBD)			NA	0.50 - 0.75
Industrial	268.68	1.6%	-	1.00
Private/Institutional	183.00	1.1%	-	0.60
Public/Institutional	1114.07	6.6%	-	0.60
Park/Open Space	411.42	2.4%	-	0.30
Mixed Use	5189.26	30.7%	-	-
Other (Right-of-way, Water, etc.)	2,527.24	13.0%	-	-

Source: St. Cloud FLU Map GIS Analyses, VHB (2024)

The two development scenarios included a historic development pattern and a maximum development scenario. The maximum development scenario assumed 70% of the available land would be utilized to satisfy right-of-way, stormwater, open space, or other miscellaneous needs, and is considered the upper bound of all development. The historic development scenario

assumed the city would continue developing at densities and intensities that have typified the last few decades. The associated densities and intensities for each Future Land Use category were determined by examining the primary land uses within each future land use and computing the density and average FAR representative of each category. For situations where the Future Land Use allowed for both residential and non-residential development, Commercial FLU for example, it was assumed that no more than 40% would be developed as a residential use.

Table 15: Existing 2024 FLUM Buildout

	Historic Scenario		Max Scenario	
	Units	**SF**	**Units**	**SF**
Agriculture/Rural	17	-	24	-
Low Density Residential	15,504	-	16,506	-
Medium Density Residential	13,436	-	19,234	-
High Density Residential	2,122	-	2,583	-
Commercial	3,639	8,422,607	6,152	23,043,490
Industrial	-	4,564,481	-	8,192,658
Private/Institutional	-	2,790,022	-	3,348,026
Public/Institutional	-	***	-	21,194,545
Park/Open Space	-	-	-	-
Est. Totals	47,075	25,712,855	75,394	80,618,081

Source: St. Cloud FLU Map GIS Analyses, VHB (2024)

****Public/Institutional Uses were not included in this calculation due to the wide range of build types associated with this FLU category.*

Both the historic and maximum build out scenarios proposed by the current comprehensive plan do not meet the projected housing needs shown in Section 3.3 above. These shortfalls suggest a need for modifications in order to meet the projected development needs of the city throughout the planning horizon.

4.4 Future Land Use Map Assessment

The Future Land Use Map (FLUM) is the main tool that the City uses to control the kind of development specific to a piece of land. The FLUM is used to direct the density and intensity of growth across the City. The Future Land Use category applied to parcels is then further regulated by compatible zoning and related standards within the Land Development Code.

The acreage for each Future Land Use (FLU) category as of March 2024 are depicted in the following tables. The City has grown significantly from 2017 to 2024 due to the increased use of voluntary annexations, growing from 12,305 acres to 16,882 acres in that period. The strictly residential Future Land Uses (Low, Medium, or High Density) within the City have decreased as an overall percentage of the total land use area, but that is due to the annexation of Mixed Use areas on the west side of the City. The current Future Land Use Map shows that 8,833 acres or 52.2% of the City's land primarily supports a residential Future Land Use designation where 2,846 acres or 16.8% of the land has strictly non-residential future land use designations. Table 17 also illustrates the City's growth between 2017 FLU acres and 2024 FLU acres. This table shows a net gain of FLUM acres in all Future Land Use designations, with the largest increases in Mixed Use acreage followed by Low Density Residential and Park /Open Space.

As illustrated in Section 4.10, the current map does not meet the projected land use needs. Section 5 provides a series of recommendations to meet the gap as well as achieve other community goals.

Table 16: Future Land Use Acreage 2000, 2017, 2024

Future Land Use Designation	2000 FLU Plan (Acres)	2017 FLU Plan (Acres)	2024 FLU Plan (Acres)	Change 2017 to 2024 (Acres)
Agriculture/Rural	234.0	25.9	34.3	8.4
Low Density Residential	709.0	4,991.7	5,880.3	888.6
Medium Density Residential	1,243.0	2,656.3	2,747.7	91.4
High Density Residential	60.0	205.0	205.0	0.0
Commercial	370.0	805.0	878.9	73.9
Industrial	61.0	249.3	268.7	19.4
Private/Institutional	107.0	167.5	183.0	15.5
Public/Institutional	782.0	1,021.8	1,114.1	92.3
Park/Open Space	221.0	68.5	411.4	342.9
Mixed Use	0.0	463.4	5,189.3	4,725.8

Source: St. Cloud FLU Map GIS Analyses, VHB (2024)

The proposed Future Land Use (FLU) category acres as of March 2024 are depicted in the following table. The proposed acreages for each FLU category reflect the City's desire to provide a more balanced jobs to housing ratio as well as allowing for a more robust mix of uses and densities throughout the incorporated area.

Table 17: Proposed 2025 Future Land Use Map Acreage

Future Land Use Designation	Current FLUM (Acres)	Proposed FLUM (Acres)	Change (Acres)
Agriculture/Rural	34.3	4.7	-29.6
Low Density Residential	5,880.3	5232.8	-647.5
Medium Density Residential	2,747.7	2540.7	-207.0
High Density Residential	205.0	314.5	109.5
Commercial	878.9	998.0	119.1
Industrial / Employment*	268.7	1304.7	1036.0
Private/Institutional	183.0	0.0	-183.0
Public/Institutional*	1,114.1	1018.3	-56.1
Park/Open Space	411.4	951.4	540.0
Mixed Use	5,189.3	6570.4	1381.1
Neighborhood Commercial	N/A	48.4	0.0
JPA Low Density Residential	N/A	1047.7	48.4
JPA Community Infill Center	N/A	70.5	1047.7
JPA Medium Density/Intensity	N/A	2.1	70.5

*Source: St. Cloud FLU Map GIS Analyses, VHB (2024) Note: * denotes were existing FLUM designations were updated to new nomenclature.*

4.5 Vacant Lands

There are several factors driving population growth in St. Cloud. The City's location near Orlando makes it an attractive place to live for those looking for a suburban lifestyle. Additionally, the strong economy and job market in the area are contributing to population growth. To accommodate the growing population, new housing developments are being built throughout the City.

An assessment of Osceola County Property Appraiser Office (OCPAO) parcel data included a query of Department of Revenue (DOR) property coding for "vacant" parcels within the city limits. DOR coding applies to all types of land uses. The parcel data was aligned with St. Cloud's Proposed FLUM designations. Based upon the 2024 OCPAO parcel data and the Proposed FLU map, St. Cloud has an estimated 798.1 acres of Vacant lands currently available. See the following table and figure for land use types and locations.

Figure 18: St. Cloud Vacant Lands (2024)

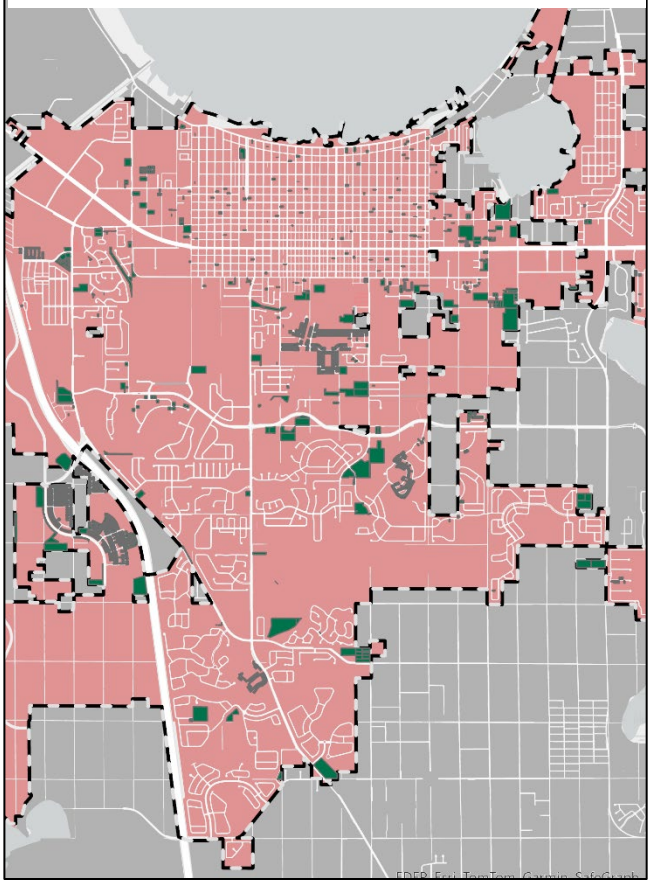


Table 18: St. Cloud Vacant Land Acreage (2024)

2025 Proposed FLUM Category	Vacant Acres
Low Density Residential	251.0
Medium Density Residential	147.3
High Density Residential	22.0
Commercial	59.7
Neighborhood Commercial	0.8
Park/Open Space	6.2
Employment	38.7
Mixed Use	269.3
Institutional	1.7
TOTAL	**798.1**

Source: OCPAO and DOR Parcel Data

4.6 Annexations

Part of the growth experienced by the City of St. Cloud within its municipal boundaries is related to annexations. Since 2017, voluntary annexations have increased the municipal limits by 6,546.56 acres. The majority of the annexations were identified as Low Density Residential (LDR) land use. An inventory is provided in the following table. The average annual increase is more than 872 acres per year, approximately 7% of the city's 2017 land area. The current rate of annexation, if maintained, would incorporate the entirety of the Joint Planning Area by 2070. This development scenario is not ideal for St. Cloud as the City looks to efficiently provide services while pursuing its strategic goals in the region.

Table 19: City of St. Cloud Voluntary Annexations (2017 to 2024)

Year	Total Applications (No.)	Total Area (Acres)
2017	11	439.83
2018	6	1,109.04
2019	4	2,034.10
2020	3	29.75
2021	3	227.65
2022	9	1,843.65
2023	5	172.34
2024[1]	1	655.86
Totals	42	6,546.56

Source: City of St. Cloud.

[1]Annexation approvals as of April 2024.

4.7 Redevelopment Needs

St. Cloud has an established Community Redevelopment Area (CRA) as a special district recognized by the State of Florida to eliminate contributing conditions of slum and blight.

The Comprehensive Plan will present information regarding areas in need of rehabilitation. Areas in need of future rehabilitation, as determined by the St. Cloud Community Development Department through a Housing Condition Survey, are centered primarily adjacent to the gridded downtown area. The age of the housing stock in this area lends credibility to this determination.

A blighted area is a neighborhood where more than fifty percent (50%) of the units are considered "substandard" as defined in the Housing Element of the Comprehensive Plan, and for which Community Development Block Grant funds are available for redevelopment.

The City will support the elimination of inconsistent uses found throughout existing land use categories that are typically residential in nature. Residential structures located in non-compatible land use designations are presently classified as non-conforming under the City's Land

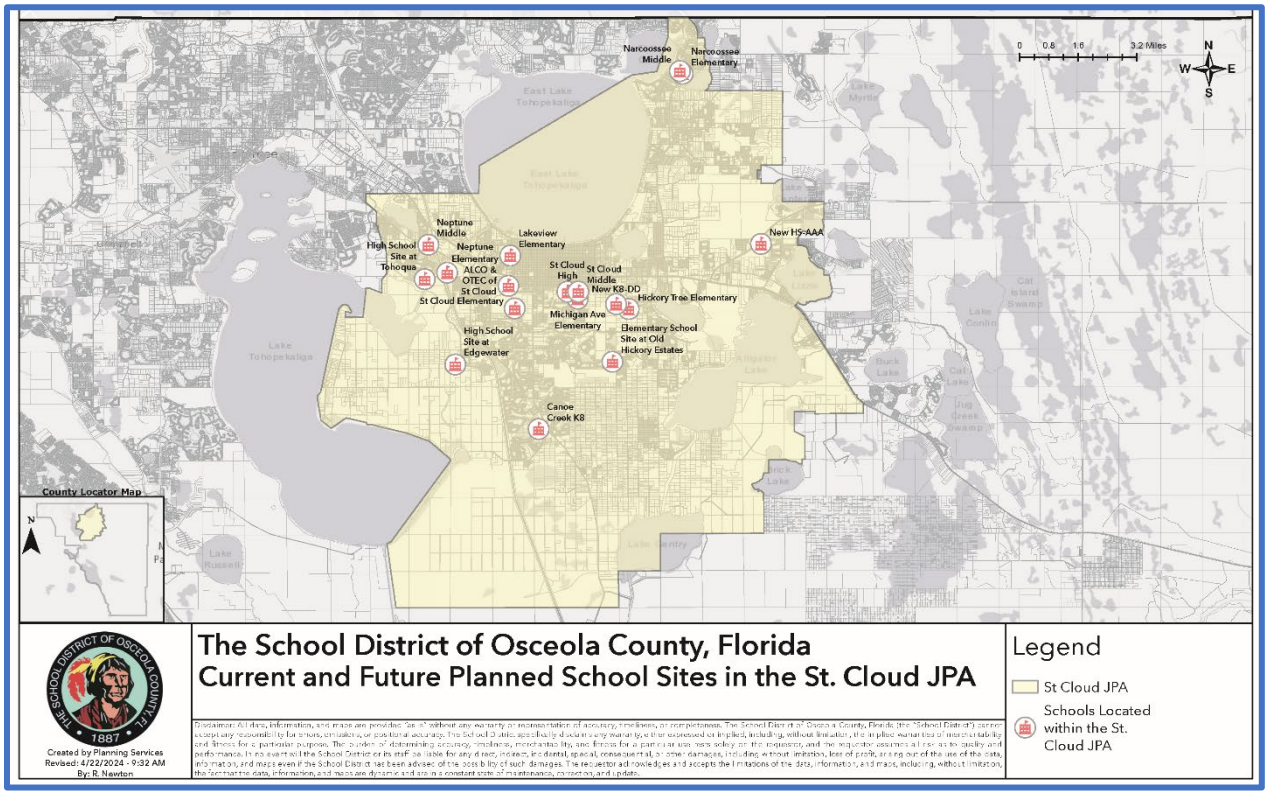
Development Code. Inconsistent land uses shall not be located adjacent to one another as shown in the FLUM. Goals, Objectives, and Policies shall be maintained to ensure that inconsistent uses are eliminated within the City.

4.8 Public Schools

The School District of Osceola County (SDOC) is responsible for the provision of lands to be used as public-school sites within Osceola County. The Osceola County School Board determines where facilities are to be placed. Long range planning for school facility sites is not feasible until school planners are able to determine projected growth areas. Through in-fill development and redevelopment of existing public sites, the City shall meet the future needs for this use.

The following figure depicts existing schools and proposed site locations owned by SDOC.

Figure 19: SDOC Public School Sites



Source: SDOC (2024)

4.9 Employment

St. Cloud's history of development has predominantly been as a bedroom community to the greater Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area (MSA) employment centers. As such, the current Jobs/Housing Ratio is relatively low at 0.57 to 1, meaning approximately one job for every two households. The City desires to increase its Jobs/Housing balance with a future attainment goal being a 1 to 1 ratio (one job per household). In order to identify St. Cloud's current and future employment capacity, a review of the current FLUM, proposed 2024 FLUM, and the current JPA limits was prepared.

4.9.1 Current Jobs/Housing Ratio

The following table identifies estimated projections for the Jobs/Housing balance for the area within the JPA boundary. Estimated Jobs are from MetroPlan Orlando Transportation Area Zone (TAZ) data (CFRPM 7) and the estimated housing is based on Metro Forecasting's "St. Cloud Interactive Growth Model (IGM), Results and Recommendations" report dated March 2025.

Due to the size of TAZ sections, there is not a perfect overlap with the City boundary. Some TAZ sections were not included due to only having a small overlap with the City boundary. Additionally, there is a small difference in the housing projections between the TAZ and Metro Forecasting's reports. The difference between the housing projections is about 1,000 housing units for each report forecast horizon. The TAZ housing projections are higher totaling approximately 3,000 housing units by 2045. Consequently, the Jobs/Housing ratio projection using only the TAZ data is further from the desired 1 to 1 ratio, and ranges from 66.7% in 2025 to 68.7% in 2045. Metro Forecasting's housing projections were more conservative and are used in Table 21 due to being a more recent and localized model. In either case, the current and projected Jobs/Housing condition is less than the City's 1 to 1 ratio goal.

Table 20: St. Clouds Estimated Jobs / Housing Balance

Year	Estimated Jobs (#)	Estimated Housing (Units)[2]	Jobs / Housing (Ratio)
2025	18,287	25,992	0.70 to 1
2030	21,027	30,892	0.68 to 1
2035	23,896	35,272	0.68 to 1
2040	26,765	40,159	0.67 to 1
2045	29,875	42,932	0.70 to 1

[2] *Population estimates from Metro Forecasting Models (March 2025).*

4.9.2 Projected Jobs/Housing Ratio

In order to identify St. Cloud's current and future employment capacity, a review of the current FLUM, proposed 2024 FLUM, and the current JPA limits was prepared. Table 22 includes a review of the major land use categories' employment capacity for vacant lands.

An estimation of building space utilization was produced using the Commercial Buildings Energy Consumption Survey (2018). The CBES, as a sample survey conducted by the U.S. Energy Information Administration that collects information on the stock of U.S. commercial buildings and their energy-related building characteristics, including floor space and number of employees. This iteration of the survey was conducted in 2018, with the results published in 2021 and revised in 2022. The Survey includes building activity subcategories, total and means of floorspace, number of workers, and hours of operations characteristics for non-residential uses. The CBES is based on a national average of space utilization and ultimately represents a capacity for future employment growth. The major takeaways are that the Current FLUM has a capacity to achieve a 0.57 to 1 jobs to housing ratio. The 2024 Proposed FLUM does add significant capacity for expanded non-residential uses within the City, with potential for the jobs to housing ratio to climb to 0.77 to 1 jobs to housing ratio, by allocating enough land for approximately 9,000 additional jobs. The Proposed FLUM capacity provides enough capacity to meet 119% the projected employment need as identified by the MetroPlan Orlando TAZ Model. The additional capacity for non-residential lands in the Proposed FLUM is intended to provide enough lands to bring the City closer to achieving the desired 1 to 1 Jobs/Housing ratio goal.

While it is assumed that redevelopment of existing non-residential future land uses may contribute to increased employment in the City, it is not expected to substantially increase the balance. The greatest opportunity for increased employment in the City presents itself in the Proposed FLUM map changes and strategic annexations in JPA areas with premium transportation visibility and access. Both of these options have the potential to create locations that are more attractive to national site selectors for target industry attraction and business retention.

Table 21: Projected Jobs / Housing Capacity at Buildout

Major Land Use (Category)	Current FLUM			2025 Proposed FLUM			2025 Proposed FLUM + JPA		
	Employment (Historic)			Employment (Historic)			Employment (Historic)		
	Est. Capacity[1] *(# of employees)*	Vacant Land Only *(# of employees)*	Buildout *(Jobs to Housing Ratio)*	Est. Capacity	Vacant Land Only	Buildout	Est. Capacity	Vacant Land Only	Buildout
Commercial	7,151	195		8,120	487		13,108	515	
Employment	2,119	-		16,702	495		18,475	139	
Private/Institutional	5,584	136		-	-		-	-	
Neighborhood Commercial	-	-		394	5		394	5	
Mixed Use	10,382	432		10,382	432		15,884	7,971	
Medium Density / Intensity	-	-		-	-		3,270	188	
Community Center	-	-		-	-		4,659	122	
Totals	25,235	763	57%	35,598	1,420	80%	55,790	8,935	51%

Source: Methodology from the U.S. Energy Information Administration's Commercial Buildings Energy Consumption Survey (CBES) (2022),
[1] VHB interpolation of FLUM data.

Projected Jobs/housing capacity is a comparison of the number of jobs and housing the existing and proposed Future Land Use Map could theoretically support. This was calculated using a space utilization model. The US Energy Information Administration conducts regular surveys to determine the space utilized by certain industry types, in gross square footage, and the number of employees in that industry. Using this relationship an average amount of square footage can be determined per worker for each industry. Generally, this worked out to 1,178 square feet for commercial employees, 500 square feet for office employees, and 2,155 square feet for industrial employees. This model describes the supported capacity of the Future Land Use Map, i. e., how much can be built and, if all of it were developed, how many people could work here.

Extrapolating a final buildout using historical development patterns on the existing Future Land Use Map produces a similar Jobs / Housing ratio as the TAZ models: 0.57 jobs per housing unit produced. The proposed FLUM and its corresponding density and intensity increases, while still using a historic development pattern does increase the jobs capacity by a little less than 50% (by increasing from a 0.57 to 0.80 jobs to housing ratio). Reserving more space for non-residential uses accommodates needed employment growth within the City, although less than the desired 1:1 ratio. The difference would be reduced with the increased upper limits of development intensities. The space utilization model, when accounting for the additional non-residential future

land uses, covers the projected employment needs identified in the TAZ models through the 2045 planning horizon.

4.10 Future Land Use Demands

To prepare the FLUM, it's essential to analyze the projected demand for various development types driven by population growth. This section will assess and project development needs by land use category. The FLUM's designations must be considered in development decisions. This section aims to demonstrate future demand for each development category by FLUM designation based on needs projections.

4.10.1 Commercial Future Land Use Needs

As of March 2024, 674 acres of land designated with the Commercial Future Land Use existed within the City. By the planning horizons of 2035 and 2045, the projected Commercial land use demands would necessitate an increase of 141.4 acres and 232.3 acres, respectively, which represents a 0.8% (2035) and 1.4% (2045) increase to the 2024 gross City area.

New Commercial land uses should be encouraged as infill in the Central Business District, as well as along major corridors and neighborhood intersections that provide access for both vehicles and pedestrians. New strip commercial development should be discouraged, as well as sole commercial uses that dominate all four quadrants of an intersection. Transitional uses, such as office, residential (medium to high density), and institutional, should be encouraged to enhance more intense commercial areas.

- **"St. Cloud Interactive Growth Model (IGM) Results and Recommendations"** report (March 2025; Metro Forecasting) includes growth projections for non-residential uses. The Report identifies Commercial Land Uses as Shopping Center types. The following descriptions and tables summarize the future demand by use type within the City and JPA boundaries. This demand analysis helps to determine the projected Commercial Future Land Use needs through the 2045 planning horizon.
- **Shopping Centers**: Classified by type: *Neighborhood, Community,* and *Regional*. The characteristics of these shopping centers vary by location. For instance, neighborhood shopping centers in Florida tend to be large, suburban style grocery stores with a combination of commercial retail, office/ services, and drive-thru out-parcels (gas, fast food, banks). Neighborhood shopping centers in North Carolina tend to be smaller, with only a grocery store and a few adjacent services. For this reason, the IGM uses the study area's unique commercial factors to forecast future demand. The Baseline data has been used to identify the shopping centers in the study area and determine their average size and persons per shopping center. The shopping center types, and general character are described below.
- **Neighborhood:** Neighborhood shopping centers range in size from 60,000-150,000 square feet and 6-20 acres, with the average being 14 acres. These centers usually serve clusters of neighborhoods and their daily needs. The study area has six neighborhood shopping centers. The most common commercial anchors are grocery stores such as Publix, Winn-Dixie, and ALDI. Neighborhood shopping centers also include retail and office, which serves residents' daily/weekly needs, such as nail salons, gas stations, fast food/takeout, and gyms. The study

area, including the City and JPA boundaries, has a current population of 93,000 people, implying each neighborhood shopping center serves a population of approximately 15,000 people. This service area is consistent with many places across South and Central Florida.

- **Community:** Community shopping centers range from 151,000-400,000 square feet and 25-60 acres. There is one community shopping center in St. Cloud and one just outside City boundaries. Typical shopping center anchors include major department stores, such as Walmart or Target, or other destination retail locations. A destination retail location is a hub, which attracts trips from residents looking for something specific, outside of their regular shopping habits (groceries, etc.) In St. Cloud, community shopping centers currently serves a population of approximately 31,000 people within the study area.
- **Regional:** Regional shopping centers range in size from 401,000-1,000,000 square feet and 60- 200 acres, with the average being 75 acres. Some super-regional shopping centers exceed this size range and require a larger service population to be successful. Regional shopping centers may present as indoor shopping malls, large outlet malls, or a combination of community shopping centers which act as a regional hub. Modern regional shopping centers are typically master-planned walkable outlet malls or oversized community shopping centers with a combination of uses. Regional shopping centers typically serve a population of approximately 150,000 people.

The projected demand for each shopping center type is shown in the following table, which converts the projected square footage need into acreage for the City in five-year increments. The table shows the projected demand for each type of shopping center as a percentage. This analysis is meant to provide a general metric for gauging if there is enough commercial land to meet local demands taking into consideration the average size of each shopping center.

Table 22: St. Cloud Shopping Center Land Use Demand

	2030	2035	2040	2045
Neighborhood Shopping Center Demand	25%	99%	181%	230%
k GSF (105k GSF average)[1]	26.2	104.0	190.1	241.5
Acres (14 Acres Average)[1]	3.5	13.9	25.3	32.2
Community Shopping Center Demand	74%	109%	149%	171%
k GSF (275k GSF average)[1]	203.5	299.8k	409.8k	470.3
Acres (42 Acres Average)[1]	31.1	45.8	62.6	71.8
Regional Shopping Center Demand	56%	109%	149%	171%
k GSF (721k GSF average)[1]	403.8	785.9	1,074.3	1,232.9
Acres (75 Acres Average)[1]	42.0	81.8	111.8	128.3
Total Shopping Center Demand (k GSF)		**1,189.6**		**1,944.7**
Total Shopping Center Demand (Acres)		**141.4**		**232.3**

Source: Metro Forecasting Models, St. Cloud Interactive Growth Model (IGM) Results and Recommendations Report (March 2025).

[1] VHB interpolation of Metro Forecasting data.

4.10.2 Industrial Future Land Use Needs

Major transportation networks connect Central Florida with the rest of the State. St. Cloud's proximity to the growing Orlando International Airport, the Orlando-Kissimmee-Sanford MSA urban employment area, and its location along the U.S. 192-441 corridor and the Florida Turnpike, give St. Cloud a strategic logistic location for medium intensity industrial uses. As of March 2024, the City has 238 acres of existing Industrial land use. Industrial land uses include Mercury Marine, Comtech Industries, and two industrial development areas located on 17th Street west of Orange Avenue. Projections for 2035 and 2045 show Industrial land uses design needs would necessitate an increase of 85 and 169 acres or 0.5%-1.0% increase to the 2024 gross City area.

Metro Forecasting's "**St. Cloud Interactive Growth Model (IGM) Results and Recommendations**" report (March 2025) includes growth projections for non-residential uses. The following descriptions and tables summarize the Industrial future land use demand by use type within the City and JPA.

Industrial is considered differently than commercial retail and office. Commercial retail and office are influenced by demand. Industrial is influenced by design, or how much land is available for industrial uses. Some industrial is demanded locally, particularly for construction uses and employment opportunities. Other industrial uses do not need to be near residents but should still be planned near adequate transportation corridors which can support freight traffic and logistics operations. This analysis demonstrates the amount of industrial design needs if the City were to maintain its existing ratio of industrial building area per person.

First, an analysis was conducted to determine the existing industrial development at Baseline. The Baseline analysis established the amount of 2021 industrial square footage and acreage. The parcel data was queried by Department of Revenue code to determine likely industrial uses, then reviewed using parcel data and aerial photography. As discussed in the Commercial section, the errors regarding non-residential building areas have been addressed to represent the sum of the building areas on parcels with multiple structures.

The Buildout analysis measures the potential for industrial land based on available vacant land and land use policies. Mixed-Use projects were assessed for potential industrial uses and incorporated into the analysis. The average FAR of developed industrial parcels was analyzed to forecast the amount of industrial building area per acre. Industrial development in the City of St. Cloud has an average of 9,947 square feet per acre or 0.23 FAR, excluding outliers. Industrial demand is forecasted based on the increase in population. The table below shows the incremental increase of industrial building and land area if the City were to maintain its existing ratio of industrial land use.

Table 23: St. Cloud Industrial Land Use Demand

	2030	2035	2040	2045	2050	Buildout
Sq. Ft. Building	433,771	850,164	1,344,815	1,686,208	1,912,226	2,876,928
Acres Land	44	85	235	269	292	289

Source: Metro Forecasting Models, St. Cloud Interactive Growth Model (IGM) Results and Recommendations Report (March 2025).

[1] VHB interpolation of Metro Forecasting data.

4.10.3 Residential Future Land Use Needs

The existing densities and intensities of use for each existing residential land use category have been identified in section 4.2 of this report. In order to analyze future residential land use needs, an assessment of future residential dwelling units was performed. The assessment included assigning existing vacant or agricultural lands to residential land uses by type and assigning a density factor to those land uses, thirty percent (30%) of land area was determined to be needed for roadways and stormwater retention and was excluded from the calculation. For the Low Density Residential (LDR) netting 2.8 dwelling units per acre represents 66% of the total residential land uses. Medium and High Density Residential (MDR and HDR) were analyzed at 4 and 16 dwelling units per acre, representing 31% and 2% of the total residential land uses respectively, based on historical trends.

To determine the demand for residential acreage by category, first the projected population was converted to households based upon a 2.75 person per household factor. Projections for residential housing needs by units and acreage are detailed within the following table.

Table 24: St. Cloud Housing Demand

	Current Conditions		Estimated Need (Units)				
	Estimated Units	Population Served (2.75 PPH)	2030	2035	2040	2045	2050
City	25,915	71,451	4,849	9,030	13,586	16,102	17,276
LDR Units (Acres)			3,228 (1,227)	3,841 (2,286)	9,044 (3,439)	10,719 (4,076)	11,501 (4,373)
MDR Units (Acres)			1,508 (308)	2,809 (574)	4,226 (864)	5,009 (1,024)	5,374 (1,099)
HDR Units (Acres)			113 (11)	210 (20)	315 (30)	374 (36)	401 (39)
City and JPA Total Units	38,093	91,805	6,754	18,133	33,823	38,917	52,633

Source: Metro Forecasting Estimated Population (March 2025), OCPAO Parcel Data (2024), VHB.

These housing projections indicate that, with the current development trends, the city would need to provide 4,514 additional acres of residential development by 2045 with the current mix of densities; 66% at LDR, 31% at MDR, and 2% HDR. The percentage of households in each category was estimated based upon known development submittals and historic trends. The HDR land use category is anticipated to increase by an estimated 0.4% of the total residential acreage by 2045. The amount of MDR acreage is anticipated to increase by 11.6%. The remaining balance percentage of LDR development is anticipated to increase by 46.1% of the total City acreage. However, this analysis does not include the projected demand within the JPA, which has a greater demand for additional housing further into the planning horizon. The current mix of primarily low-density development is not sufficient to meet the needs of the city and a growing JPA.

4.10.4 Public/Institutional Future Land Use Needs

This category of land use includes schools, public buildings and grounds, and other public facilities. Currently existing within the City are 1,114 acres of Institutional lands. Large tracts of underdeveloped or underutilized land with the potential for buildout, characterize this category of land use. This represents a 25.3% anticipated increase from 4.6% of the total 2045 City acreage.

The City collaborates with the School District of Osceola County when evaluating school facility sites. School planners determine projected growth areas and conduct long range planning for school facility sites. Five new school sites are reserved in the Tohoqua, Edgewater, and Old Hickory Estates Developments, along Nova Road, and south of 19th St. Through in-fill development of existing Institutional land areas and redevelopment of existing public sites, the City will meet the majority of the future needs for this land use category.

4.10.5 Parks / Open Space Future Land Use Needs

Future parks/open space needs will be identified and targeted in the Recreation and Open Space Element of the Comprehensive Plan. Currently there are 411 acres of Parks / Open Space lands located within the City. The development of new parks will take place only in those areas determined to be highly deficient in park acreage. By utilizing the data from this Comprehensive Plan, general areas with high residential growth rates have been targeted for the addition of park acreage.

4.10.6 Private/Institutional Future Land Use Needs

This category of land use is characterized by professional offices, churches, nursing homes and hospitals, and other similar uses. Currently, 183 acres of designated Private/Institutional land use exist within the City. Projections based on population and existing vacant lands show an anticipated growth to 471.5 acres of this land use, an increase of 14.6% of the total City 2045 acreage.

4.10.7 Agricultural Future Land Use Needs

Currently, 34 acres of Agricultural land exists within the City. With the increased urbanization of St. Cloud, landowners surrounding the City are less likely to utilize their land for agricultural purposes. For this reason, agricultural land uses are anticipated to continue to display a downward trend in the future for the City of St. Cloud as they increasingly convert to urban uses.

4.10.8 Conservation Lands

Existing conservation lands shall remain as such upon the Future Land Use Map. There are limited areas within the City that maintain a permanent Conservation designation via the Conservation Overlay. These lands were permanently deeded by property owners for conservation purposes. These areas shall include jurisdictional wetlands, surface waters, and other natural resources as described in the Conservation Element of this plan. The Conservation Element identifies wellheads, floodplains, and wetlands as areas of requiring specific concern. Methods for mitigation and compensation shall be established to preserve the health and safety of St. Cloud's residents and safeguard important natural resources.

5.0 Proposed FLU Changes

This section discusses the proposed changes to the Future Land Use Element and their relation to the above data assessment. The changes presented are intended to work together to achieve multiple community goals, as described below.

5.1 Rationale for Changes

5.1.1 Meet the Housing and Employment Targets

As discussed in Section 4.10, the current Future Land Use map and regulations do not meet the City's needs for **housing demand** or **employment/housing ratio** targets, with housing demand, based on population projections in Section 3.3, the City would need to add an additional 5,000 acres to its current boundary in order to add approximately 16,000 units by 2045 if the City were to rely solely on annexations. Additionally, the existing Future Land Use Map, if fully built out realizes a potential employment/housing ratio being 0.57 to 1, approximately one job per two households. The proposed changes aim to thoughtfully provide more housing and employment opportunities to the City of St. Cloud without relying solely on annexations. The City desires to increase its Jobs/Housing balance with a strategic goal of increasing its commercial tax base (1:1 jobs/housing ratio).

5.1.2 Envision St. Cloud Citywide Master Plan

The Envision St. Cloud Plan, adopted by the City Council in 2017 with input from the community, outlines a vision for St. Cloud as a strong and livable town that integrates its downtown and lakefront, enhancing its character. Developed with residents, city staff, business, and civic leaders, the plan reflects the community's insights and aspirations. It includes both short-term and long-term strategies for growth, offering a clear framework for future decisions on development, with sections on implementation, economics, and actionable projects with funding opportunities.

Envision St. Cloud established five building blocks to guide the growth of the City into a strong and livable town that embraces its Downtown and lakefront through growth that reinforces the positive town and country qualities of its community character. These building blocks are:

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

The FLUE changes considered these building blocks and the recommendations of the Master Plan. These included promoting incremental intensification; the creation of new and expanded employment centers and commercial nodes; orienting growth to community assets and existing/planned infrastructure; preservation environmentally sensitive areas and communities; a mixed-use approach that improves quality of life in existing and new neighborhoods; and enhances the community's character.

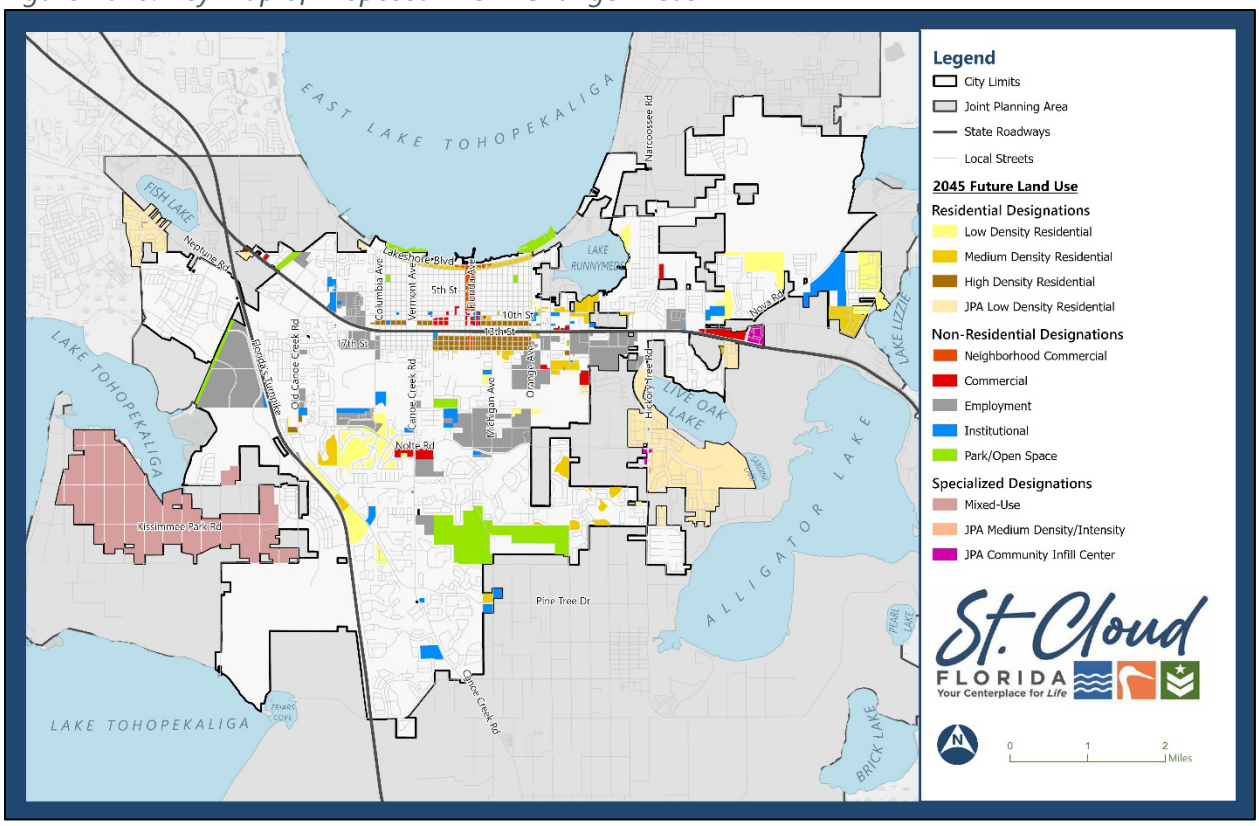
5.1.3 Promote Flexibility and Predictability

Recognizing that zoning regulations have had unintended consequences and responding to the growing trend towards greater flexibility, the proposed changes reframe some of the ways land uses have been conventionally segregated within land use regulations. The proposed changes place confidence in the development standards and building regulations adopted by the City to ensure new homes and businesses are consistent with the character of the community while allowing for a more traditional integration of uses and a higher quality of life. This approach also recognizes the inherent limitations involved in population projections, extrapolation of development patterns, and forecasting of long-term economic conditions used throughout this analysis.

5.2 Proposed FLU Map Changes

A major component of the Future Land Use Element Update is an update to the Future Land Use Map itself. This map guides the City's development patterns and serves as a roadmap for the community's growth. These changes were careful to respect property rights, not proposing designation changes to an area with less build-out potential than it previously had.

Figure 2020: Key Map of Proposed FLUM Change Areas



Source: City Identification and VHB Evaluation

The following locations depicted in the previous figure are further described as follows.

1. **Lakeshore Boulevard**
   Proposed Neighborhood Commercial corridor to take advantage of a framework roadway and natural features. The area is currently single family residential, proposed changes recommend limiting the types of commercial uses that could occur in this area to preserve the existing character of the area.

2. **Florida Avenue**
   Proposed conversion of Low Density Residential to Neighborhood Commercial along Framework Road connecting CBD to the Lakefront area.

3. **Michigan Avenue and 17th Street**
   Proposed conversion of Low Density Residential to Medium and High Density Residential and Employment along Framework Road and in proximity to existing Employment and Medium Density Residential uses.

4. **Nolte and Michigan Avenue**
   Proposed conversion of Low Density Residential to Employment along a pair of Framework Roads with direct access to the Florida Turnpike and US-192.

5. **Steven's Plantation**
   Proposed conversion of full Planned Unit Development to match adopted entitlements.

6. **General Changes**
   Proposed conversion of existing public schools, churches, and fire stations from Low Density Residential to Institutional use. Additionally, all Public/Institutional uses such as churches or public service facilities previously designated LDR were changed to Institutional.

7. **Annexations**
   As part of this Future Land Use Element Update, a number of encumbered parcels totaling approximately 2,200 acres have been annexed into the City. The majority of these annexations are within the Mixed Use Area of the JPA, but other areas are intended for new FLUM Designations.

These map changes result in the acreages and estimated yields displayed in the table on the following page.

Figure 21 Proposed FLU Acreages

FLU District	Acreages			% of City Area			Commercial Square Feet (Max Build Out Scenario)			Residential Units (Max Build Out Scenario)		
	Old FLU Map	New FLU Map	% Change	Old FLU Map	New FLU Map	% Change	Old FLU Map	New FLU Map	% Change	Old FLU Map	New FLU Map	% Change
Agriculture/ Rural	34.26	4.68	-86.3%	0.2%	0.0%	-88.5%	-	-	100.0%	24	3	-86.3%
Low Density Residential	5,880.32	5,232.77	-11.0%	34.8%	26.0%	-25.1%	-	-	100.0%	16,506	14,652	-11.2%
Medium Density Residential	2,747.70	2,540.72	-7.5%	16.2%	12.6%	-22.2%	-	-	100.0%	19,234	32,013	66.4%
High Density Residential	204.99	314.50	53.4%	1.2%	1.6%	29.1%	-	-	100.0%	2,583	8,806	240.9%
Commercial	878.89	998.02	13.6%	5.2%	5.0%	-4.5%	23,043,490	40,374,943	75.2%	6,152	11,010	79.0%
Neighborhood Commercial	-	48.39	100.0%	0.0%	0.2%	100%	-	2,213,445	100.0%	-	610	100.0%
Employment	-	1,304.72	100.0%	0.0%	6.5%	100%	-	59,675,452	100.0%	-	-	100.0%
Industrial	268.68	-	-100.0%	1.6%	0.0%	-100.0%	8,192,658	-	-100.0%	-	-	100.0%
Private/Institutional	183.00	-	-100.0%	1.1%	0.0%	-100.0%	3,348,026	-	-100.0%	-	-	0.0%
Public/Institutional	1,114.07	1,018.27	-8.6%	6.6%	5.1%	-23.1%	21,194,545	31,048,972	46.5%	-	-	100.0%
Park/Open Space	411.42	951.44	131.3%	2.4%	4.7%	94.5%	-	-	0.0%	-	-	0.0%
Mixed Use	5,189.26	6,570.35	26.6%	30.7%	32.7%	6.5%	24,839,362	24,839,362	0.0%	34,495	34,495	0.0%
JPA Low Density Residential	0	1,047.71	100.0%	0.0%	5.2%	100%	-	-	0.0%	-	5,867	100.0%
JPA Community Infill Center	0	70.47	100.0%	0.0%	0.4%	100%	-	644,674	100.0%	-	622	100.0%
JPA Medium Density/Intensity	0	2.06	100.0%	0.0%	0.0%	100%	-	19,649	100.0%	-	52	100.0%
Est. Totals	16,912.59	20,104.10	18.87%	100.0%	100.0%	-	80,618,081	158,816,497	96.2%	75,394	101,589	34.7%

5.3 Modifications to the FLU Categories

5.3.1 Institutional

This update proposes allowing for development of residential uses within the Institutional Future Land Use district. This change unlocks conversations on mixed use, live-work, and workforce housing development in combination with existing uses such as libraries, community centers, schools, places of worship, and other institutional uses. It also empowers faith communities to develop housing on surplus property; it is a "win-win" for the city and the community – helping faith organizations extend their mission, offer opportunities for congregants to live nearby, and generate revenue while creating needed housing.

Additionally, this update consolidates the institutional uses within the existing Public/Institutional and Private/Institutional Future Land Use designations into the Institutional Future Land Use (FLU) designation. The purpose of the Institutional FLU is to provide areas for public, civic, and community service uses, to include private schools and houses of worship. Uses of land which previously were designated as “Private/Institutional” such as offices, professional services, nursing homes, and hospitals have been included in the Employment Future Land Use.

5.3.2 Employment

The Employment Future Land Use designation is a new designation intended to consolidate some of the uses previously identified in the Private/Institutional FLU and Industrial FLU to provide areas within the city for high employment generating activities, including but not limited to professional services, industrial, and manufacturing uses. This Future Land Use designation is intended to provide some of the highest development potential in the city to help achieve the City’s jobs to housing goals by establishing nodes of diverse economic activity within the city. Zoning regulations within the Land Development Code will be the primary method of regulating specific uses within this FLUM designation.

5.3.3 High Density Residential

Allow for High Density Residential developments to include some commercial use in their development by-right, without the need to go through the process of changing the land use to a Mixed-Use specific district. This allows multifamily developers to include shops, restaurants, and services within the projects that promote internal trip capture, quality of life for the residents, and increasing the benefits of multi-family development to service surrounding communities.

The residential use will remain the primary use – with commercial being allowed as small portion of the site – either on ground level or as a detached use facing along external roadways when connected to the residential use with an enhanced pedestrian infrastructure.

5.3.4 Commercial

The Commercial district already allows some residential use in some of its implementing zoning districts. This change proposes updates to expand on this flexibility – allowing for more intense residential development to occur in appropriate locations with appropriate infrastructure.

5.3.5 Neighborhood Commercial

The addition of a Neighborhood Commercial FLU allows for the gradual transition of The City's Lakefront and associated Florida Avenue corridor in order to facilitate increased economic activity in the Downtown Grid.

5.3.6 JPA Future Land Use Map Designations

The JPA FLUM designations are intended to facilitate orderly annexations within the JPA by mirroring the densities and intensities of the corresponding designations within the County. Additionally, the JPA Infill Center and JPA Medium Density andIntensity FLUM designations allow for a flexible development profile for areas outside the existing Mixed Use areas.

5.3.7 Other Residential Districts

The City has already adopted an Accessory Dwelling Unit (ADU) policy that allows for ADUs to be built in residential districts that meet the appropriate criteria – promoting the incremental development patterns called for in Envision St. Cloud. To further promote incremental development, jobs, quality of life, and neighborhood character, this update proposes allowing Accessory Commercial Units (ACUs) within residential districts on appropriate sites.

ACUs are small commercial units that are accessory to the principal residential use on a property. Examples include a homeowner operating a small café, bookstore, art studio, hair salon, or bike repair shop on their residential property, often in a backyard unit, small addition, or garage conversion. These should primarily be accessible to the surrounding community and not require additional parking. Additional parking requirements would prevent the feasibility of these small shops. ACUs should be limited to areas with existing pedestrian or bicycle infrastructure. The City shall remain aware of any parking issues caused by any use – including ACUs - and ensure existing laws are enforced. The ACU policy will be flexible and simple enough to allow for small-scale developers to implement them but maintain design and site requirements that ensures consistency with the community character.

ACUs provide much-needed affordable, small-scale retail space, empowering entrepreneurs and businesses who can't afford or don't need large storefronts. This allows for a thriving local small businesses ecosystem with the potential to develop small businesses into successful enterprises, resulting in a dynamic local economy, and generation of future employment opportunities. Resulting in attractive locations for business owners and entrepreneurs which boost overall economic development.

ACUs also improve quality of life for existing residents by providing convenient access to a diversity of shops and services – run by locals sensitive to the needs and preferences of their neighbors. It also promotes walkability through the activation of street fronts, provides opportunity for social interaction, and enriches the cultural offerings of the City.

Figure 22 - Example Accessory Commercial Units

Source: Congress for New Urbanism (left); The American Conservative (right)

5.4 Proposed Density/Intensity Changes.

As previously mentioned in Section 4.9, the current Jobs/Housing Ratio is relatively low, 1 to 0.57. The City desires to increase its Jobs/Housing balance with a future attainment goal being a 1 to 1 ratio. The following table illustrates the existing and proposed changes to the density/intensity in order to achieve the desired jobs/housing balance.

Table 25: Break Down of Density/Intensity Changes

FLU District	Existing Max DU/Acre	Proposed Max DU/Acre	Existing Max FAR	Proposed Max FAR
Agriculture/Rural	1.00	1.00	N/A	0.20
Low Density Residential	4.00	4.00	N/A	0.35
Medium Density Residential	10.00	18.00	N/A	0.50
High Density Residential	18.00	40.00	0.00	1.15
Commercial (Non-CBD)	0.00	30.00	0.50 – 0.75	3.00
Commercial (CBD)	25.00	40.00	2.50 – 4.00	2.50 – 4.00
Neighborhood Commercial	N/A	18.00	N/A	1.50
Employment	N/A	40.00	N/A	1.50
Institutional	0.00	18.00	1.00	1.00
Park/Open Space	0.00	1.00	0.50	0.50
Conservation	0.00	0.00	0.00	0.25
Mixed-Use	5.00 – 25.00	5.00 – 25.00	5.00 – 25.00	0.35 – 2.50

JPA Low Density Residential	N/A	8.00	N/A	0.35
JPA Infill Center	N/A	18.00 – 40.00	N/A	0.25 – 1.0
JPA Medium Density and Intensity	N/A	18.00	N/A	1.00

With these changes, the estimated Jobs/Housing Ratio would be 0.80 to 1, when assuming a historic development pattern. The proposed maximum development scenario pushes the jobs to housing ratio to 1.09 to 1. The proposed densities and intensities allow for development at a scale that satisfies the projected housing and employment needs of St. Cloud.

5.5 Visualizing Density.

As indicated in the table above, maximum density increases are proposed to the city's residential districts. The impact to the character of existing neighborhoods and the city as a whole will depend on the form of housing developments more so than the allowable density itself. The strategies presented in this update promote incremental development that enhances existing communities while allowing for growth and progression of natural urban cycles of intensification. The figures presented in this section illustrate potential typologies for the given densities. The Land Development Code will be amended to promote the desired typologies for the implementing zoning districts.

The following sections provide an overview of the densities, how they may apply in infill scenarios, and some examples of housing typologies obtained from MissingMiddleHousing.com.

5.5.1 Low Density Residential at 8.00 Units per Acre.

The maximum density for JPA Low Density Residential is intended to be 8.00 units per acre. Generally, this is the density duplexes become feasible, although denser typologies would be possible on larger sites utilizing cluster development techniques. The median LDR parcel is 0.20 acres, meaning that more than half of the LDR parcels would be allowed to construct a duplex. The example figure before illustrates a randomly selected LDR block within the city's original grid. Additionally, constraints within the land development code such as parking requirements and yard setbacks, would likely inhibit denser development on existing lots – or make it more expensive, making it less likely the proceeds would offset the costs of replacing an existing single-family house.

Figure 23: Allowable Units for Typical LDR Block at 8.00 DU/Acre

Figure 24: Stacked Duplexes

Source: Missing Middle Housing

Figure 25: Side-by-Side Duplexes

Source: Missing Middle Housing

5.5.2 Medium Density Residential at 18 Units per Acre.

The Medium Density Residential district was increased to 18 dwelling units per acre, and the same limit was established for allowing residential development in the Institutional district as a conditional use. The median MDR parcel has an area of 0.17 acres, which would allow for a triplex. As can be seen in the map below, the diversity of lot sizes on the established grid would allow for wide range of housing types ranging from triplexes, townhomes, and multiplexes.

Figure 26: Allowable Units for Typical MDR Block at 18.00 DU/Acre

Figure 27: Stacked Triplex

Source: Missing Middle Housing

Figure 28: Townhomes

Source: Missing Middle Housing

Figure 29: Multiplexes

Source: Missing Middle Housing

5.5.3 Density at 30 to 40 Units per Acre.

High Density Residential was increased to 40 dwelling units per acre and Commercial was increased to 30 units per acre with at least an FAR of 0.25. Both of these districts have been modified to promote more mixed use development. The following typologies would be enabled by these changes and generally fit within the density and intensity parameters.

Figure 30: Live-Work Typologies

Source: Missing Middle Housing

Figure 31: Cottage Housing

Figure 32: Courtyard Housing

Source: Missing Middle Housing

5.5.4 Density at 60 Units per Acre.

The highest density proposed for any district is the Commercial district's 60 dwelling units per acre when part of a mixed use development within the Central Business District. Generally, these parcels are between 0.25 and 1.25 acres, with some exceptions. These areas also contain a minimum FAR of 0.30 and a maximum FAR of 4.50.

The mixed-use development potential for a given 0.25-acre site is as follows:

- Minimum commercial floor area: 3,267 square feet
- Maximum commercial floor area: 38,115 square feet
- Maximum number of dwelling units: 15 units

The mixed-use development potential for a given 0.75-acre site is as follows:

- Minimum commercial floor area: 9,801 square feet
- Maximum commercial floor area: 114,345 square feet
- Maximum number of dwelling units: 45 units

The mixed-use development potential for a given one-acre site is as follows:

- Minimum commercial floor area: 13,068 square feet
- Maximum commercial floor area: 152,460 square feet
- Maximum number of dwelling units: 60 units.

Figure 33: Example 60 DU/Acre Project (1 Mansfield Ave., Mansfield, MA)

Figure 34: Example 64 DU/Acre Project (30 Haven St., Reading, MA)

Source: [Exploring Housing at Different Densities (arcgis.com)]

6.0 Summary

This 2024 Data, Inventory and Analysis reporting for the City of St. Cloud, anticipates the following changes within the Comprehensive Plan Update's 2035 and 2045 planning horizons. These conditions need to be recognized and addressed in the updates to the Comprehensive Plan Elements as needed.

6.1 Current Conditions

- City estimated population of 61,331 (2022) is projected to increase to 115,545 (2045).
- JPA's estimated population of 31,925 (2022) is projected to increase to 86,527 (2045).
- City housing unit demand is estimated to increase from 21,347 (2020) to 42,017 (2045).
- Continued voluntary JPA annexation of lands will increase the demands for public services within the City.

6.2 Future Needs

- City jobs per housing unit ratio is a low 0.57 to 1.00 (2023). Based upon national average of space utilization, the proposed 2045 FLU Map contains capacity for an improved 0.80 to 1.00 ratio utilizing the historic development pattern. Achieving a greater than 1.00 to 1.00 ratio requires City policy intervention identifying and protecting attractive sites, as well as increased FLU category density/intensity in categories.
- Existing underutilized lands are available for development. Current DOR coded Vacant lands within the City limits total 1,559.2 acres and an additional 3,535 acres of Pastureland exists. Based upon current development trends, the Vacant lands have capacity to meet 2030 demands, while the additional Pasturelands through 2040 demands. Future development of these lands maybe limited based upon owner willingness, property characteristics, or potential public opposition to localized land use change.
- The JPA provides a substantial inventory of additional lands available for annexation and development. Current DOR coded Vacant lands within the JPA limits total 4,472.14 acres, most of which would be easily converted through future development.

6.3 Recommendations

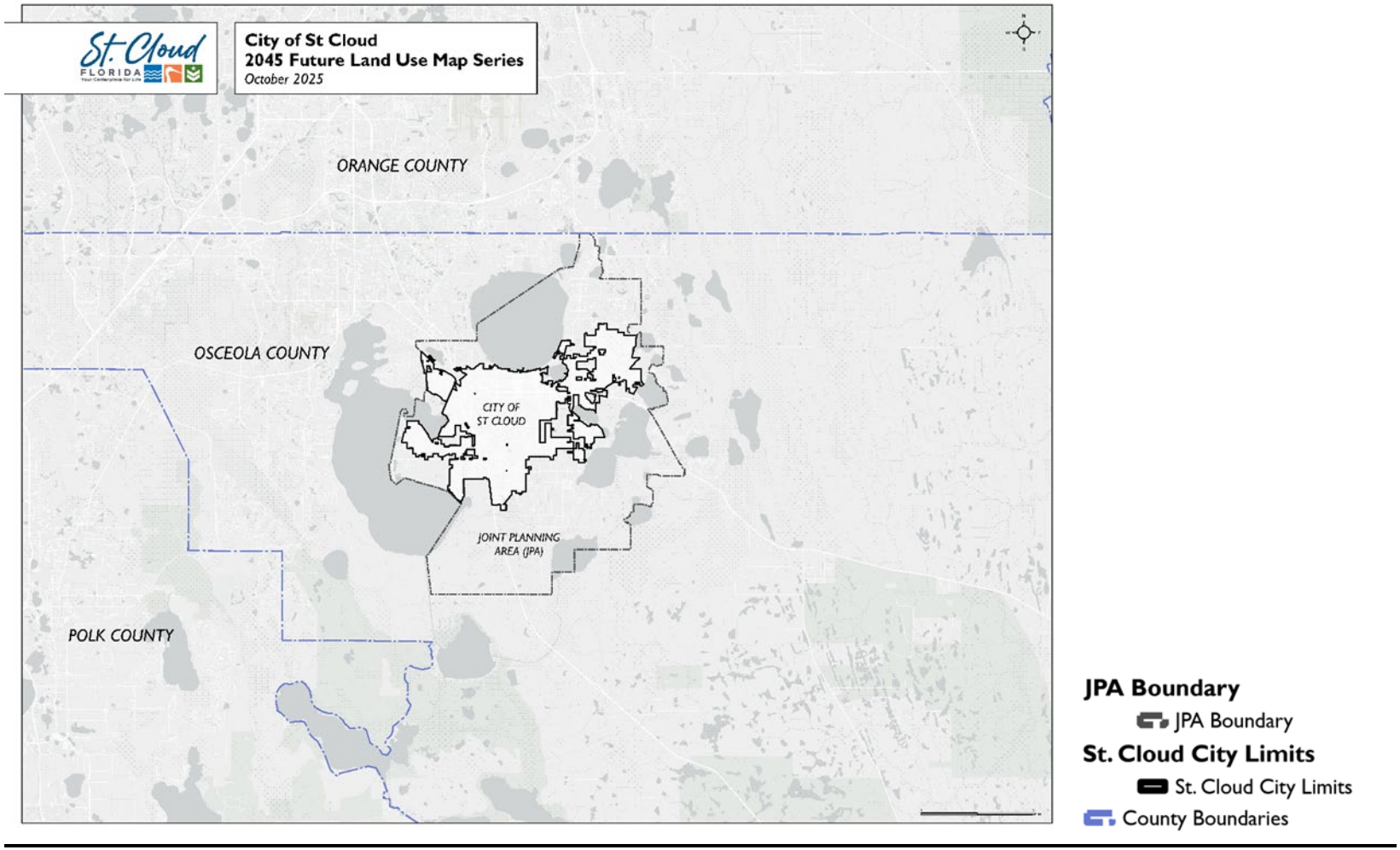
The existing City and County Joint Planning Agreement (JPA) Interlocal Agreement has a term from 2014-2034 and may need to be extended to align with this Comprehensive Plan's 2045 planning horizon. The Agreement is an important public implementation tool for the effective development of lands and provision of public facilities in the future.

The City should seek a refined and cooperative vision of continued coordination for future development. Low density residential market forces are solidly in place and will continue to deliver market rate housing where permitted. Land use and transportation linkages are key to accommodating the City's future population growth and increasing the market delivery of increased employment land use types.

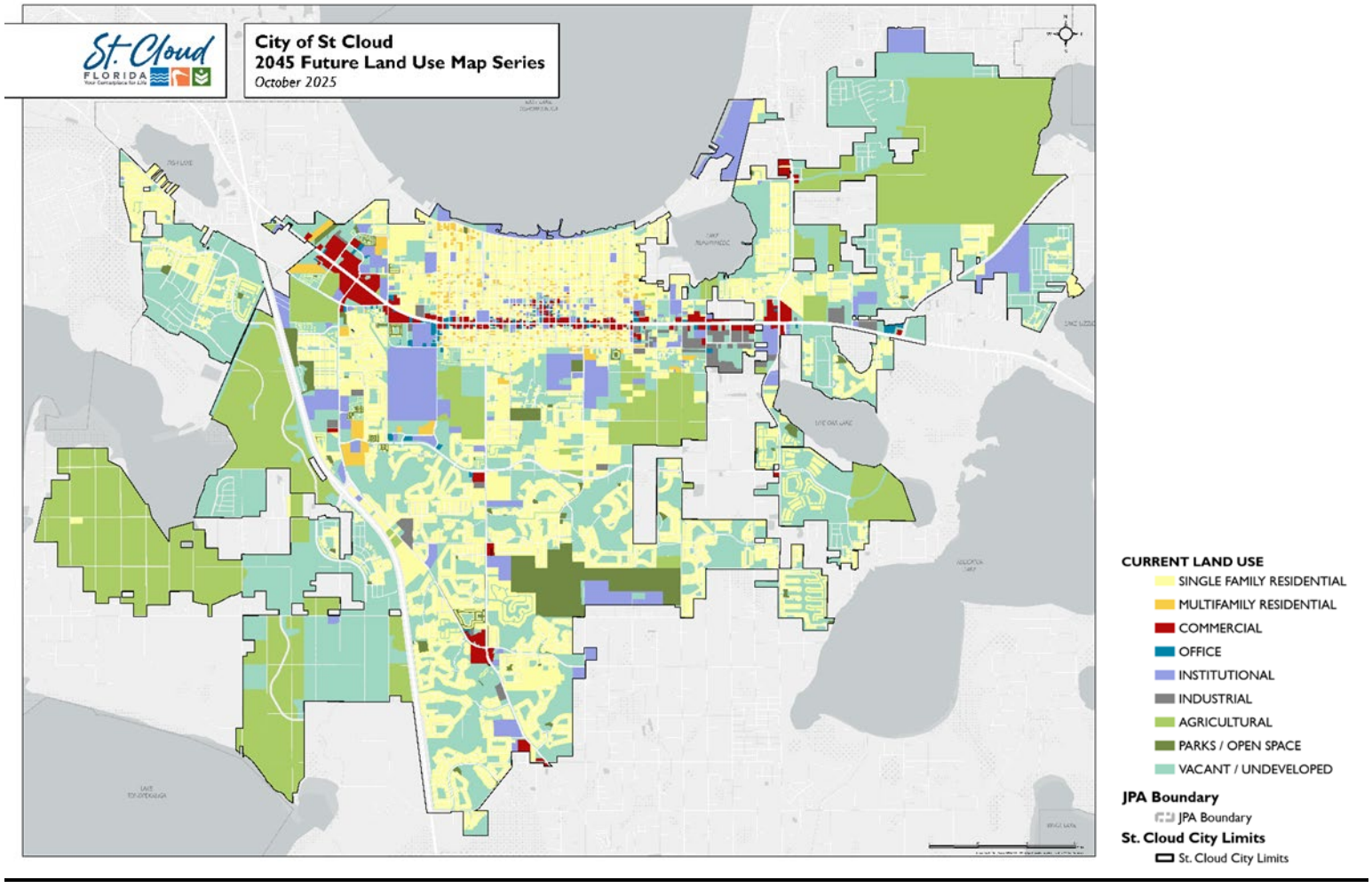
- Explore and consider incorporating greater flexibility in the existing Future Land Use districts to promote a more traditional and integrated mixture of uses as described in Section 5.3.
- Coordinate with Osceola County to incorporate FLU Map changes within the JPA as described in Section 5.2. As part of this Data, Inventory, and Analysis reporting, a series of specific land area reviews were evaluated for FLU Map change. These areas are in locations where surrounding context may have changed or development pressures are being seen. These areas include locations where modified FLU categories should improve the pattern of development and assist in the leverage of infrastructure, delivery of increased employment and support local housing and commercial uses.
- Support the removal of FLU Elements policies that regulate specific properties. Consider converting these areas to a FLU district that is similar to the existing conditions.

FUTURE LAND USE MAP SERIES

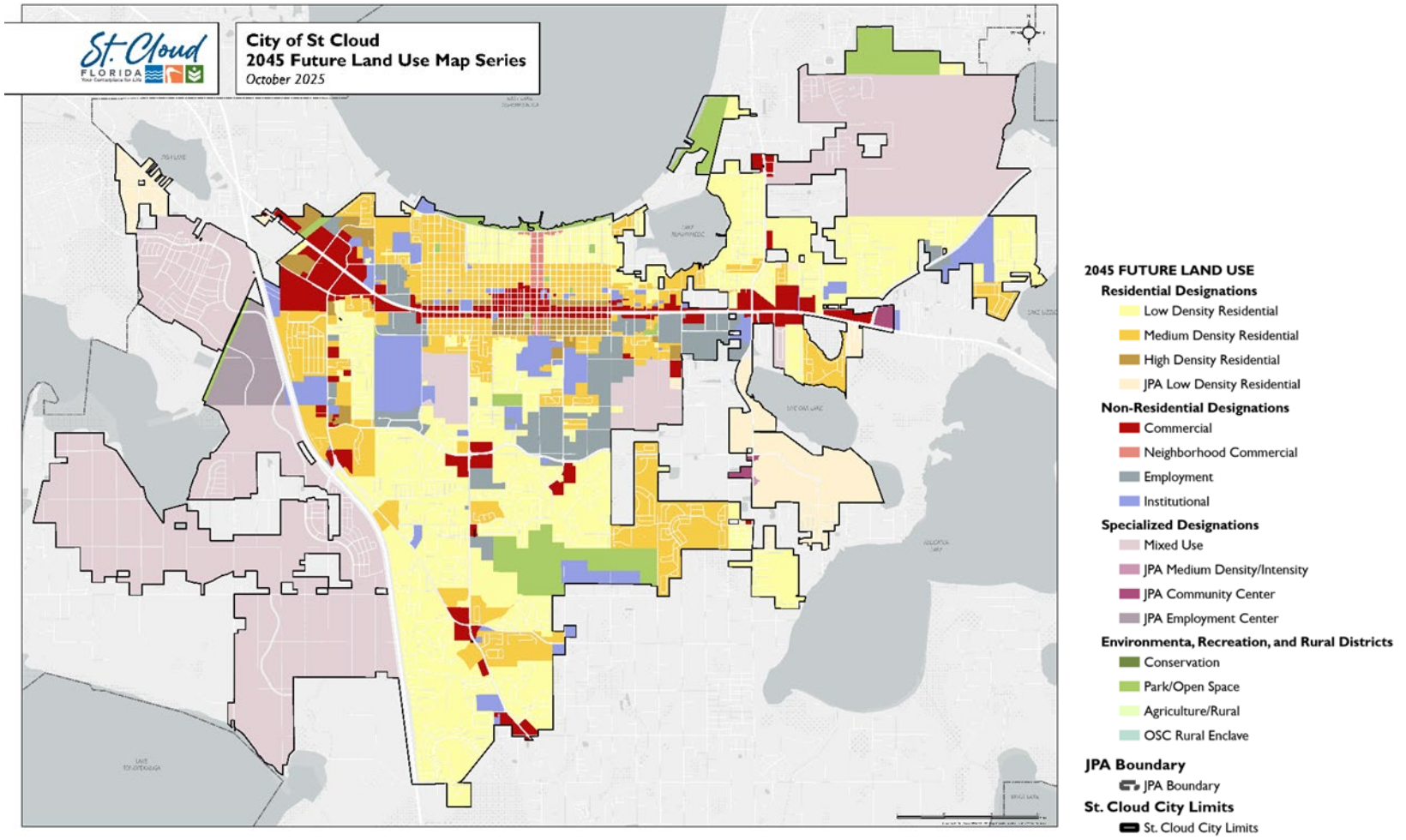
Map I-1: General Location



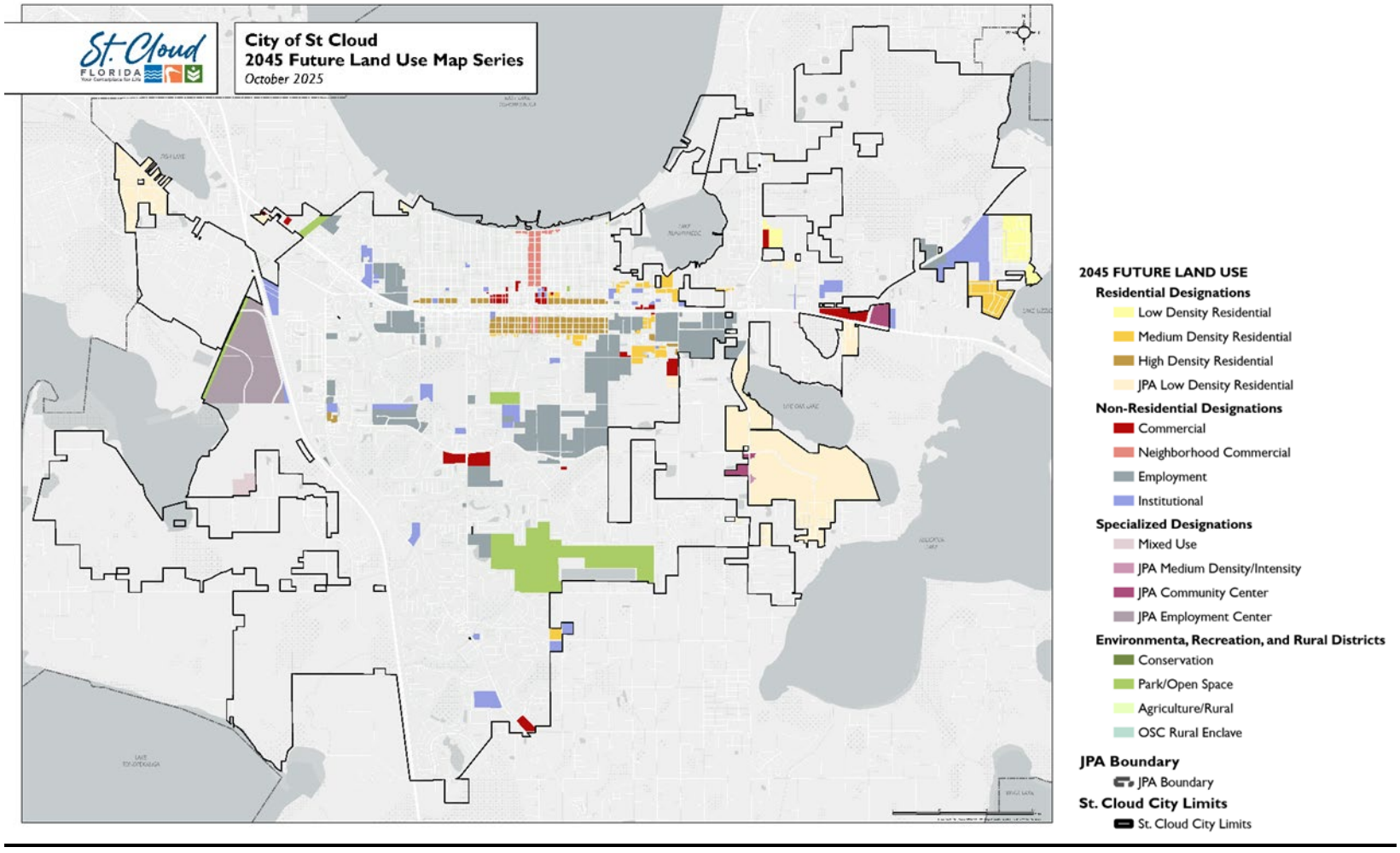
Map I-2: Existing Uses of Land



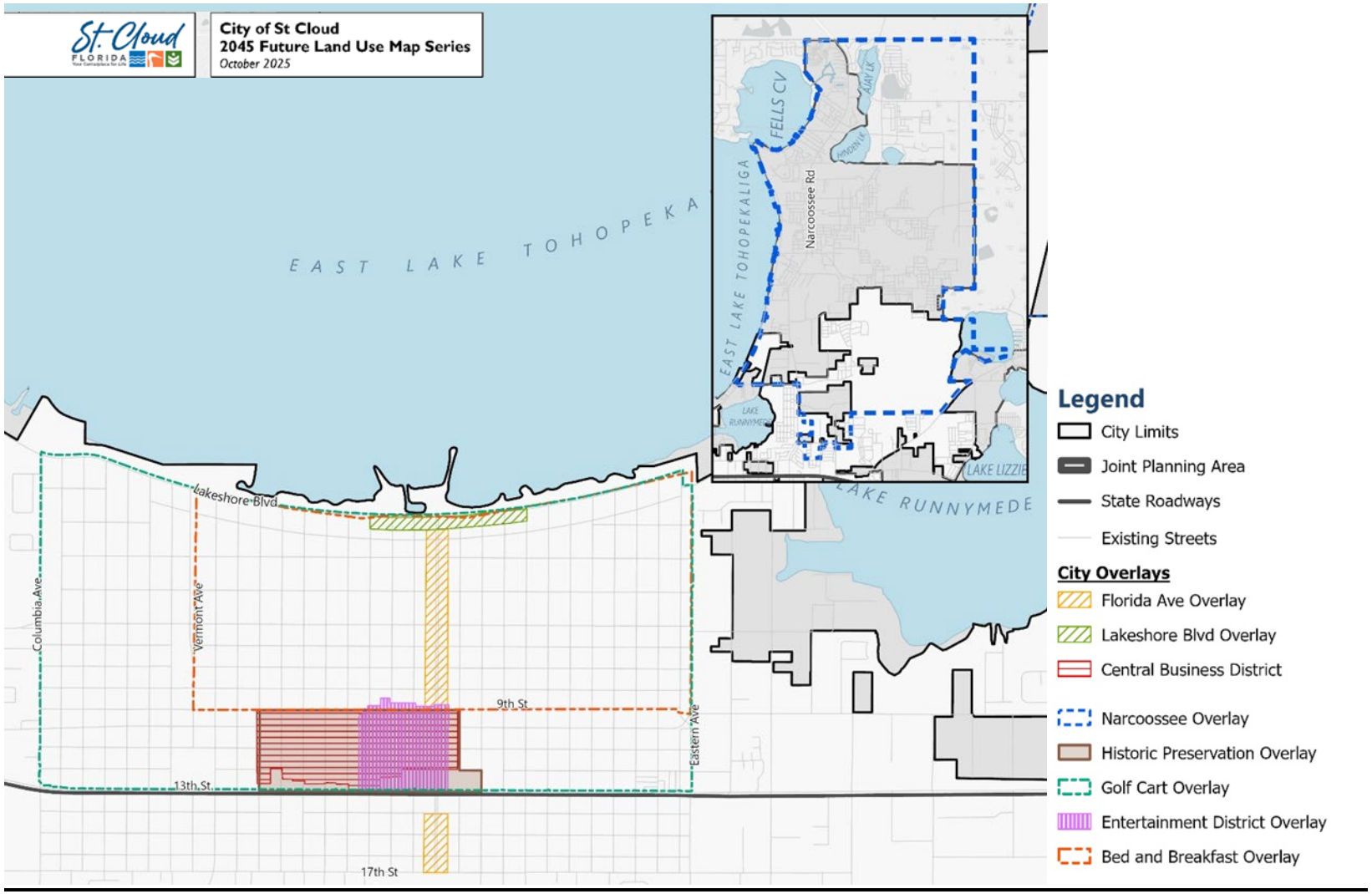
Map I-3: 2045 Future Land Use Map



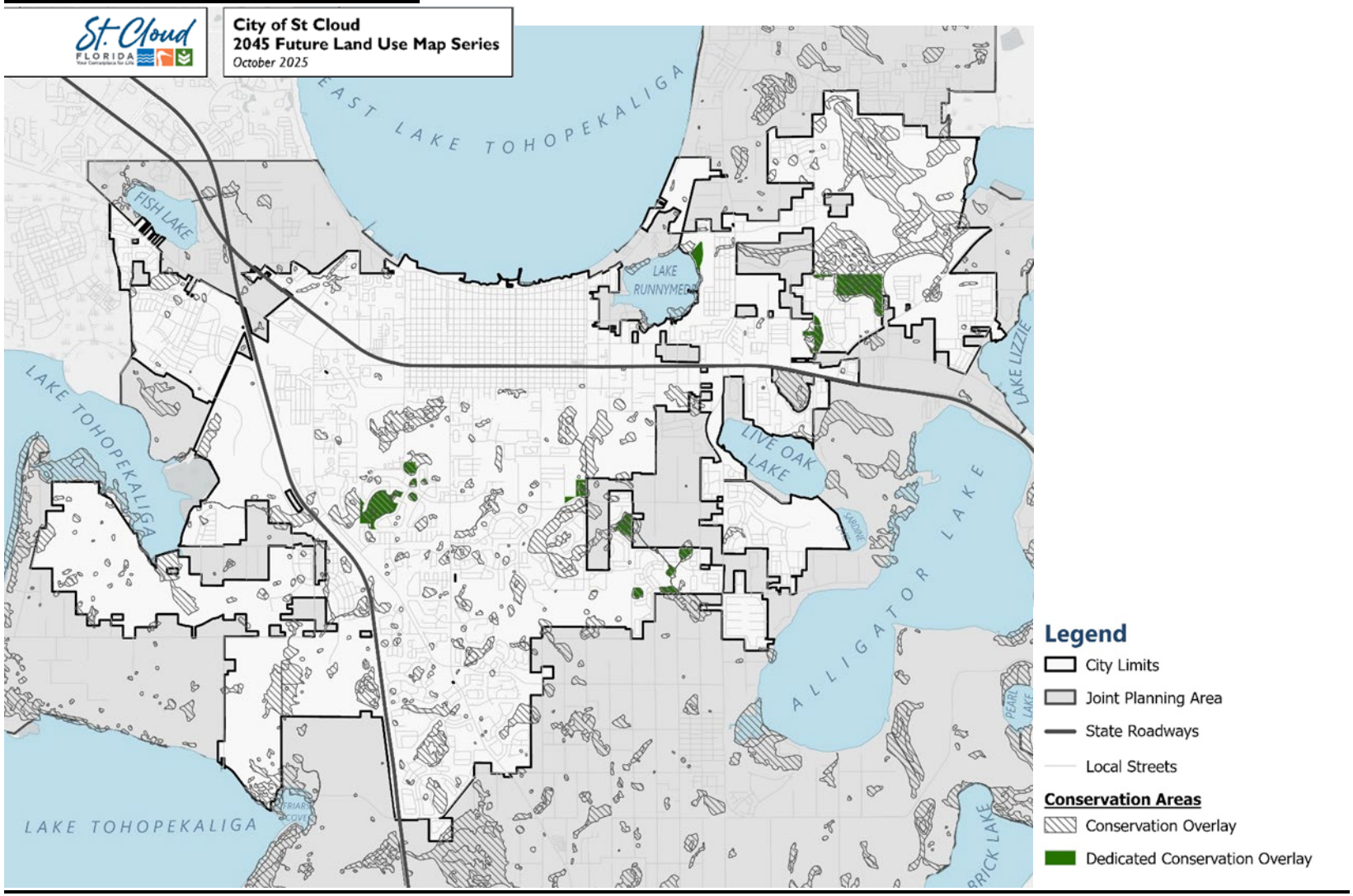
Map I-4: Future Land Use Changes Map



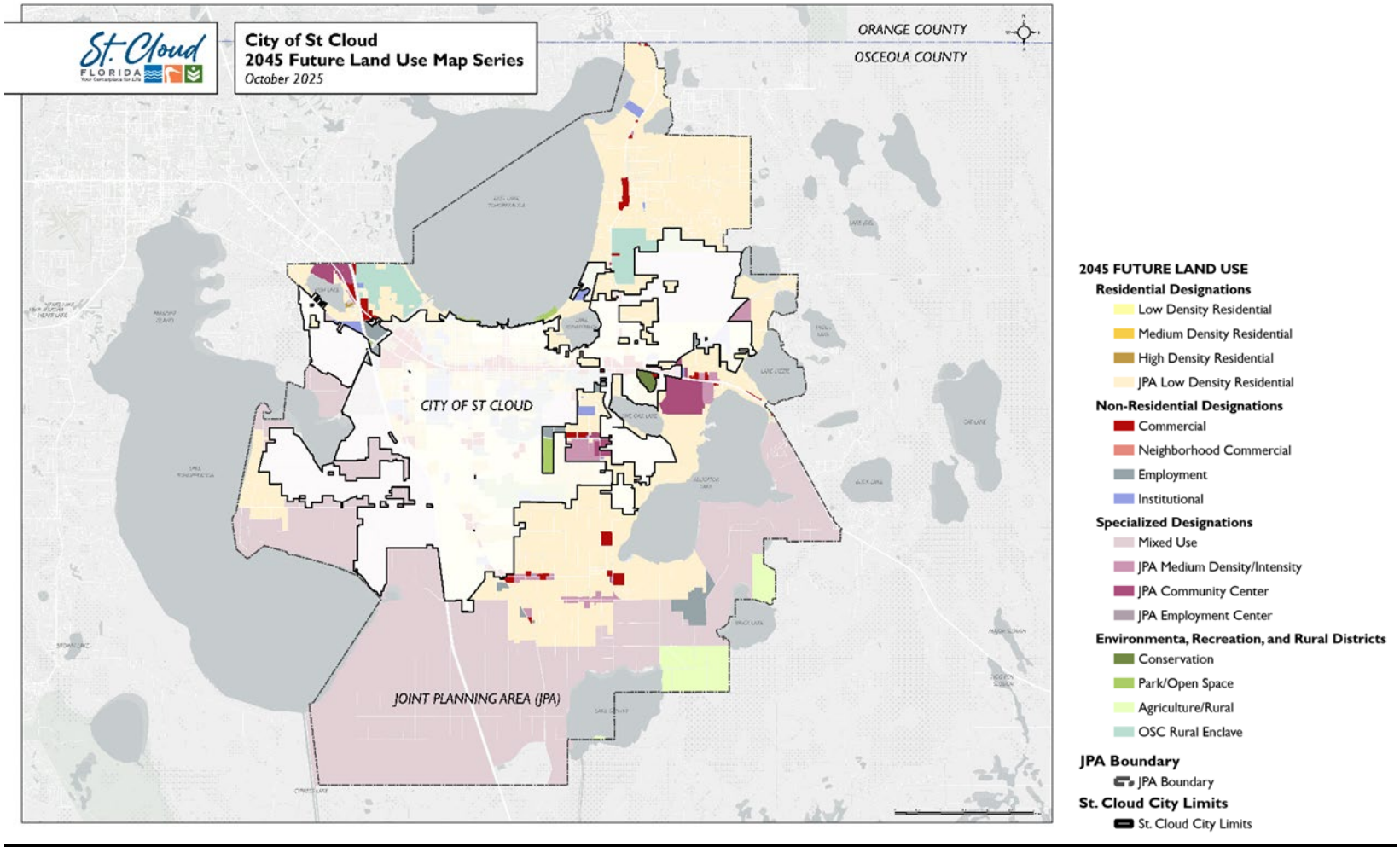
Map I-5: Overlay Map



Map I-6: Conservation Overlay Map



Map I-7: Joint Planning Area Use of Land Map



St. Cloud FLORIDA Your Centerplace for Life
www.stcloud.org

COMMUNITY DEVELOPMENT

Melissa Dunklin, CPM
Community Development Director

Marcos Bastian
Community Development Deputy Director

Tisha Manning
Zoning Manager

Tammy Reque, AICP
Mobility & Special Projects Manager

October 9, 2025

Florida Department of Economic Opportunity
Attn: James D. Stansbury, Chief
Bureau of Community Planning and Growth
Caldwell Building
107 East Madison Street
Tallahassee, FL 32399-4120

RE: City of St. Cloud responses to the Technical Assistant Comment received from the Florida Department of Commerce dated September 13, 2024.

Dear Mr. Stansbury:

Below are the City of St. Cloud's responses, as well as modifications to the text of the Future Land Use Element based on the Florida Commerce's Technical Assistant Comment dated September 13, 2024.

Technical Assistance Comment [1]: Consistency with Chapter 163, Florida Statutes:
The City intends to remove Objective 1.3, and associated policies, related to coordinating future land uses with soil and topography conditions and the availability of facilities and services, as well as ensuring the protection of natural and historic resources. Section 163.3177(6)(a)3.e. requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services, while Section 163.3177(6)(a)3.f. requires the Future Land Use Element to include criteria to be used to ensure the protection of natural and historic resources. These deletions leave a lack of clarity regarding how the City is complying with Section 163.3177(6)(a)3.e. and 3.f, F.S.

The City must retain the policy language within the FLUE needed to ensure consistency with Florida Statutes. Alternatively, all new or revised policy language can be created to ensure compliance.

City of St. Cloud Response:

The City is retaining the referenced policy language, refer to Objective F.1.2: Natural Resources.
The following policies also address local concerns:

- **Objective F.1.1: Establish a Comprehensive Land Use Planning Framework.**
- **GOAL F.2: ENCOURAGE SMART GROWTH, ECONOMIC DEVELOPMENT, AND SUSTAINABILITY.**
  - **Policy F.2.1.2 Conservation Overlays**
  - **Policy F.2.1.7: Provide for Interconnected Green Spaces.**
  - **Policy F.2.1.8 Lakeshores and Canals Protection Areas**
  - **Policy F.2.4.2 New Planned Unit Developments**
- **Policy F.3.1.7 Seaplane Airports Development**

Technical Assistance Comment [2]: Internal Inconsistencies

• Policy F.1.2.5 Commercial (COM) lists the following Designation Restrictions, which restrict the application of the Commercial category to properties or parcels that meet the following criteria:
1) Within the Central Business District (CBD).
2) Along or with access to a Framework Roadway.

However, the Density and Intensity Table that is also included within Policy F.1.2.5 provides density and intensity standards for Commercial properties or parcels that are located:

- *Within Neighborhood Commercial Areas*
- *Not within CBD*
- *Within CBD*

Therefore, while the Designation Restrictions section of the policy states the Commercial category can only be applied to properties or parcels within the CBD, the Density and Intensity Standards section of the policy implies that the Commercial category can also be applied to properties or parcels <u>not</u> within the CBD. This discrepancy needs to be corrected to reflect internal consistency within the policy.

City of St. Cloud Response:
RESPONSE: Policy language has been revised for consistency. Refer to Policy F.1.3.6: Commercial (COM).

• Policy F.1.3.4: Community Center (JPA Mixed-Use Area Type) incorrectly includes the same policy language as Policy F.1.3.5: Urban Center (JPA Mixed-Use Area Type) District. This language needs to be

replaced with the development criteria that specifically relate to the Community Center (JPA Mixed-Use Area Type) District.

• Policy F.1.3.6: Employment Center (JPA Mixed-Use Area Type), Sub-Item #3 incorrectly refers to Urban Centers rather than Employment Centers. The term "Urban Centers" should be replaced with "Employment Centers".

The Department suggests that the City revise the above policies to ensure internal consistency.

City of St. Cloud Response:

- **Removed. Policy F.1.3.4: Community Center (JPA Mixed-Use Area Type)**
- **Removed. Policy F.1.3.6: Employment Center (JPA Mixed-Use Area Type)**

Technical Assistance Comment [3]: Textual Errors

Policy F.3.1.4: Special Districts and Municipal Service Taxing Units includes the following unclear statement: "New Special Districts shall demonstrate an elevated provide for the maintenance of public improvement infrastructure at public adopt special districts and municipal service taxing units to shift a portion of the costs to the user or future property owners. This language needs to be revised to reflect the correct intention of the Policy.

The Department suggests that the City revise the above policy to ensure that it reflects its intended purpose.

City of St. Cloud Response:

Policy Removed.

Technical Assistance Comment [4]: Add Reference to the City of St. Cloud Comprehensive Plan

Policy F.4.2.2: Lots of Record states "This policy does not mean that any future development of the parcel does not have to meet any other requirements of the City of St. Cloud Land Development Code".

The Department suggests that the City revise Policy F.4.2.2 to also reference the City of St. Cloud's Comprehensive Plan.

City of St. Cloud Response:

Policy language revised. Refer to Policy F.4.2.2: Conforming Lots Annexations.

Technical Assistance Comment [5]: Deference to the Land Development Code

The following proposed Objective and Policies defer to the Land Development Code, but neglect to include the related Ordinance number and adoption date. These omissions result in the City's Comprehensive Plan being inconsistent with section 163.3177(1)(b), F.S., which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.

- *Objective F.3.3: Support Efficient School Siting*
- *Policy F.1.3.1: Overall JPA Mixed-Use Design Characteristics, Sub-Items #2, #5, #6, #10*
- *Policy F.2.3.4: Access and Connectivity Requirements for Placemaking, Sub-Items #1 through #5*

The Department suggests that the City revise the Policies and Objective within the Comprehensive Plan to be consistent with the requirements of section 163.3177(1)(b), F.S.

City of St. Cloud Response:

- **Language revised: Refer to Objective F.3.3: Support Efficient School Siting and Policy F.2.3.2: Access and Connectivity Requirements for Placemaking.**
- **Removed: Policy F.1.3.1: Overall JPA Mixed-Use Design Characteristics. Refer to Policy F.1.2.11.**

Technical Assistance Comment [6]: Housing Availability and the Increase in Non-Residential Employment Generators

The amendment proposes an increase in non-residential capacity, but does not propose an analogous increase in residential capacity nor does it propose or demonstrate there is a strategy in the Comprehensive Plan regarding how the City will ensure a mix of residential housing that will meet the potential demand created by the increase in non-residential capacity. While the Department supports the opportunity for additional economic development within the City, the City should examine this incongruency and develop or demonstrate an affordable housing strategy, including data and analysis, that is coordinated with the additional non-residential capacity proposed by the amendment.

City of St. Cloud Response:

While increasing the City of St. Cloud's commercial capacity was a major goal of this Comprehensive Plan update, the amendment also proposes an analogous increase in residential capacity and strategies to promote a responsive housing development market. As one of the fastest growing municipalities in the nation, St. Cloud has recognized a need to remove obstacles to building homes and allow for more diverse housing options to be built in suitable areas across the city. For instance:

- Medium Density Residential maximum is increased to 18 Dwelling Units per Acre (DU/A) from 10 DU/A
- High Density Residential maximum is increased to 40 DU/A from 18 DU/A.

Additionally, the update proposes allowing residential development in Future Land Use (FLU) designations that previously did not allow any:

- up to 40 DU/A in the Commercial FLU
- up to 18 DU/A in the Institutional FLU.

These changes were made, in part, to compliment two of the State of Florida's strategies to alleviate the housing crisis across the state: the Live Local Act adopted in 2023 and the "Yes-in-God's-Backyard" (YIGBY) policy adopted by the 2025 Florida Legislature as part of Senate Bill 1730.

The update also proposes several strategic policies to promote both infill and greenfield growth by establishing clear standards and approval processes:

- Policy F.2.1.1: Clarity in the Land Development Code
- Policy F.2.1.3: Density or Intensity Bonuses
- Policy F.2.1.4: Promote Inclusive Zoning Districts.
- Objective F.2.2: Support Housing Options, Availability, and Diversity.
- Policy F.2.2.1: Facilitate Orderly Incremental Density
- Policy F.2.4.1: Unification and Simplification of Vested Property Rights. *(promoting redevelopment by removing*

antiquated regulations while maintaining the vested rights of landowners)

- Policy F.2.4.2: New Planned Unit Developments (*promoting by-right development and limiting the need for developers to engage in ad hoc negotiations*)
- Policy F.2.4.1: Unification and Simplification of Vested Property Rights.
- Policy F.3.1.4: Explore Innovative Parking Supply Solutions.
- Goal F.4: Engage in Collaborative Annexations
- Objective F.4.1: Coordination with Osceola County
- Objective F.4.2: Actively Pursue JPA Annexations
- Policy F.4.2.1: Concurrent Applications
- Policy F.4.2.2: Conversion Matrix for Annexed Lands

The City of St. Cloud understands Senate Bill 180 (Chapter 2025-190, Section 28, Laws of Florida) bars any county named in the federal disaster declarations for Hurricanes Debby, Helene, or Milton (including Osceola County) and the municipalities within those counties (including the City of St. Cloud) from adopting more restrictive or burdensome comprehensive plan amendments before October 1, 2027. Accordingly, the City's Future Land Use Element update is permissive rather than restrictive in its entirety as it:

- Expands by-right entitlements,
- Shortens review timelines,
- Eliminates regulatory complexity,
- Reduces administrative burdens to building,
- Density ceilings rise for Medium Density Residential (MDR), High Density Residential (HDR), Commercial (COM), Employment (EMP), and Institutional (I) designations – Refer to Table 25;

- **Procedures shift from negotiated PUDs to objective standards in Policy F.2.4.2;**
- **Vested-rights consolidation removes needless complexity while maintaining owner rights; and promotes continued and orderly growth within its Joint Planning Area.**

While certain policies do call for the creation of new development standards, the intent of these standards are to be clear, reasonable, attainable, and crafted with consultation from the building development community. These standards should be considered holistically, as they are essential to ensure the growth encouraged in this update is aligned with the city's long-term aspirations and accepted by our community. Additionally, the existing Land Development Code standards will remain in place until new standards are adopted. No provision of this update introduces a moratorium, downzoning, or additional discretionary review. For these reasons, the City concludes that the amendment is permissive, not restrictive, and therefore fully complies with Section 28.

Thank you for working with us on these amendments. We greatly appreciate your staff's input as we develop a multimodal strategy for the City. If you have any question, please contact me at 407-957-7491 or caroline.horton@stcloudfl.gov.

Sincerely,

Caroline Horton
Senior Planner

September 13, 2024

The Honorable Nathan Blackwell
Mayor, City of St. Cloud
1300 9th Street
St. Cloud, Florida

Dear Mayor Blackwell:

The Florida Department of Commerce (FloridaCommerce) has reviewed proposed comprehensive plan amendment (Amendment No. 24-03ESR), received on August 14, 2024, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

We are, however, providing 6 technical assistance comments consistent with Section 163.3168(3), F.S. The technical assistance comments will not form the basis of a challenge. They are offered either as suggestions which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or are technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comments are:

TA Comment 1) Consistency with Chapter 163, Florida Statutes:

The City intends to remove Objective 1.3, and associated policies, related to coordinating future land uses with soil and topography conditions and the availability of facilities and services, as well as ensuring the protection of natural and historic resources. Section 163.3177(6)(a)3.e. requires the FLUE to include criteria to be used to coordinate future land uses with topography and soil conditions, and the availability of facilities and services, while Section 163.3177(6)(a)3.f. requires the Future Land Use Element to include criteria to be used to ensure the protection of natural and historic resources. These deletions leave a lack of clarity regarding how the City is complying with Section 163.3177(6)(a)3.e. and 3.f, F.S.

The City must retain the policy language within the FLUE needed to ensure consistency with Florida Statutes. Alternatively, all new or revised policy language can be created to ensure compliance.

TA Comment 2): Internal Inconsistencies

- Policy F.1.2.5 Commercial (COM) lists the following Designation Restrictions, which restrict the application of the Commercial category to properties or parcels that meet the following criteria:
  1) Within the Central Business District (CBD).
  2) Along or with access to a Framework Roadway.

Received
St. Cloud City Manager's Office
SEP 18 2024
Time: KB
scan: Veronica, Dale, Melissa

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

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However, the Density and Intensity Table that is also included within Policy F.1.2.5 provides density and intensity standards for Commercial properties or parcels that are located:

- Within Neighborhood Commercial Areas
- Not within CBD
- Within CBD

Therefore, while the Designation Restrictions section of the policy states the Commercial category can only be applied to properties or parcels within the CBD, the Density and Intensity Standards section of the policy implies that the Commercial category can also be applied to properties or parcels not within the CBD. This discrepancy needs to be corrected to reflect internal consistency within the policy.

- Policy F.1.3.4: Community Center (JPA Mixed-Use Area Type) incorrectly includes the same policy language as Policy F.1.3.5: Urban Center (JPA Mixed-Use Area Type) District. This language needs to be replaced with the development criteria that specifically relate to the Community Center (JPA Mixed-Use Area Type) District.

- Policy F.1.3.6: Employment Center (JPA Mixed-Use Area Type), Sub-Item #3 incorrectly refers to Urban Centers rather than Employment Centers. The term "Urban Centers" should be replaced with "Employment Centers".

The Department suggests that the City revise the above policies to ensure internal consistency.

TA Comment 3): Textual Errors

Policy F.3.1.4: Special Districts and Municipal Service Taxing Units includes the following unclear statement: "New Special Districts shall demonstrate an elevated provide for the maintenance of public improvement infrastructure at public adopt special districts and municipal service taxing units to shift a portion of the costs to the user or future property owners. This language needs to be revised to reflect the correct intention of the Policy.

The Department suggests that the City revise the above policy to ensure that it reflects its intended purpose.

TA Comment 4) Add Reference to the City of St. Cloud Comprehensive Plan

Policy F.4.2.2: Lots of Record states "This policy does not mean that any future development of the parcel does not have to meet any other requirements of the City of St. Cloud Land Development Code".

The Department suggests that the City revise Policy F.4.2.2 to also reference the City of St. Cloud's Comprehensive Plan.

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TA Comment 5) Deference to the Land Development Code

The following proposed Objective and Policies defer to the Land Development Code, but neglect to include the related Ordinance number and adoption date. These omissions result in the City's Comprehensive Plan being inconsistent with section 163.3177(1)(b), F.S., which requires documents that are adopted by reference to include the title and author of the document and indicate clearly what provisions and edition of the document is being adopted.

- Objective F.3.3: Support Efficient School Siting
- Policy F.1.3.1: Overall JPA Mixed-Use Design Characteristics, Sub-Items #2, #5, #6, #10
- Policy F.2.3.4: Access and Connectivity Requirements for Placemaking, Sub-Items #1 through #5

The Department suggests that the City revise the Policies and Objective within the Comprehensive Plan to be consistent with the requirements of section 163.3177(1)(b), F.S.

TA Comment 6) Housing Availability and the Increase in Non-Residential Employment Generators

The amendment proposes an increase in non-residential capacity, but does not propose an analogous increase in residential capacity nor does it propose or demonstrate there is a strategy in the Comprehensive Plan regarding how the City will ensure a mix of residential housing that will meet the potential demand created by the increase in non-residential capacity. While the Department supports the opportunity for additional economic development within the City, the City should examine this incongruency and develop or demonstrate an affordable housing strategy, including data and analysis, that is coordinated with the additional non-residential capacity proposed by the amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

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If you have any questions concerning this review, please contact Jana Williams, Regional Planning Administrator, by telephone at (850)-717-8483 or by email at jana.williams@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jw

Enclosure(s): Procedures for Adoption

cc: Caroline Horton, Senior Planner, City of St. Cloud
Tara McCue, AICP, Executive Director, East Central Florida Regional Planning Council

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2024-50

TO: Mayor Robertson and City Council Members

FROM: Bernice Gonzalez, MDUR, AICP, CMP, Principal Planner

THRU: Melissa Dunklin, CPM, Community Development Director

DATE: August 5, 2025

SUBJECT: Ordinance No. 2024-50 – Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2024-50 is proposed to be adopted by the City on October 10, 2024, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance No. 2024-50

The proposed ordinance amends the existing Future Land Use Element of the Comprehensive Plan. This updated element includes principles, guidelines, and strategies consistent with Florida State statutes regarding future land use within the City of St. Cloud. The Future Land Use (FLU) Element's Data, Inventory and Analysis (DIA) report sets forth the physical plan for the development of the City of St. Cloud. It also describes the existing land use in the City and provides evidence of the City's development character. The FLU Element will further describe the appropriate location for future uses and include Goals, Objectives, and Policies (GOPs) that establish the location and provisions for development within all land uses. The GOPs will also set forth the density and intensity of land uses based upon the desired locations within the City.

This proposed amendment includes the following provisions:

- Updated goals, objectives, and policies
- All associated Future Land Use updates adopted by Ordinance 2024-50
- Updated data, inventory, and analysis report
- If no challenge is filed, Ordinance 2024-50 shall take effect 31 days after the State Land Planning Agency notifies the local government that the amendment package is complete. If a

challenge is filed, the amendment becomes effective after issuance of a final order by the State Land Planning Agency or the Administration Commission.
Once Ordinance No. 2024-50 is adopted, compliance shall take effect immediately for any project(s) not currently under review at the time of adoption and for which Land Development Code regulations are in place.

Please contact the Project Planner, Bernice Gonzalez, at (407) 957-7253 or at bernice.gonzalez@stcloudfl.gov with any questions.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

   a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

      The ordinance appears to have no negative fiscal impact.

   b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

      The ordinance appears to have no negative fiscal impact.

   c. **An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

      The ordinance appears to have no fiscal impact.

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance.**

   All future land use amendment requests not currently under review at the time of adoption of Ordinance 2024-50 and for which Land Development Code regulations are not in place.

4. **Any additional information the board determines may be useful.**

   The proposed amendment to the Comprehensive Plan meets the intent of the following City of St. Cloud Strategic Goals:

   Growth Management: To create a vibrant, progressive, and diverse community through sustainable planning for all generations.

Meeting: October 9, 2025

Agenda Item Type: Public Hearings
Ordinance No 2025-65 JPA 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, amending Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article, Article 12 titled "JPA Infill Centers", identified as JPA Infill Centers LDC Update, Project # CCA25-00005, providing for JPA Infill Centers Standards and providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and effective date (Above is full title)
ACTION ON ORDINANCE NO. 2025-65

Strategic Key Focus Areas:
High-Performing Government

Background Information:
On October 9, 2025, the City of St. Cloud is proposing an update to the Future Land Use Element of the Comprehensive Plan that would introduce additional future land use designations. These new FLU designations, along with updates to the Osceola County Zoning districts necessitate an update to the City of St. Cloud Land Development Code.

Legal Authority:
Based on Section 7.03 of the Charter and Related Laws, The City Council shall adopt, and from time to time modify, a comprehensive plan setting forth in graphic and textual form policies to direct the future physical development of the city as provided by law. The City Council has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state in accordance with 1.1.7 of the Land Development Code.

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

On August 19, 2025, the Planning Commission – Motion to recommend approval by Bridgeforth. Seconded by Grisby. Passed 4-0

Staff reviewed this request on or before July 15, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-65.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25- Final Action
9/11/25 - Motion by Paul to continue to the October 9th Council meeting. Seconded by Urban. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Fletcher. Seconded by Urban. Passed 5-0.

Attachments:
1. Ordinance No. 2025-65 Business Impact Estimate_10092025
2. CCA25-00005 JPA Infill Centeres LDC Update Staff Memo 10092025 CC
3. Ordinance 2025-65 JPA Infill Centers Update 10092025 CC
4. Ordinance No. 2025-65 Business Impact Estimate_10092025

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2025-65

TO: Mayor Robertson and Council Members

FROM: Caroline Horton, Senior Planner

THRU: Melissa Dunklin, CPM, Community Development Director

DATE: October 9th, 2025

SUBJECT: Ordinance No. 2025-65 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2025-65 is proposed to be adopted by the City on October 9, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. **Summary of proposed Ordinance No.: 2025-65.**

The request is to approve Ordinance No. 2025-65 for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article, Article 12 titled "JPA Infill Centers", identified as JPA Infill Centers LDC Update, Project # CCA25-00005, providing for JPA Infill Centers standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and effective date.

Staff initiated this request to update the Land Development Code (LDC) to correspond with proposed updates to the Future Land Use Element of the Comprehensive Plan with an adoption hearing scheduled for October 9, 2025. Anticipated updates to the City of St. Cloud Future Land Use Element designations necessitated corresponding zoning district classifications and standards to be included in the LDC.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

    a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The proposed ordinance shall have no effect to cost on any business located within the City.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

The proposed ordinance does not identify any new charges or fees on businesses.

c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The City will not collect any regulatory cost should this ordinance be adopted; as no new charges or fees will be imposed on businesses by the City.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

Adoption of the proposed ordinance shall have no negative impact on businesses.

4. Any additional information the board determines may be useful.

Adoption of the proposed ordinance shall have no negative impact on businesses.

MEMORANDUM REPORT
FOR CITY COUNCIL - ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Caroline Horton, Senior Planner

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: LDC Amendment to Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new Article, Article 12 titled "JPA Infill Centers". Case No. CCA25-00005 – Ordinance No. 2025-65

Date: October 9, 2025

REQUEST:
The request is to approve Ordinance No. 2025-65 for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article, Article 12 titled "JPA Infill Centers", identified as JPA Infill Centers LDC Update, Project # CCA25-00005, providing for JPA Infill Centers standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and effective date.

Staff initiated this request to update the Land Development Code (LDC) to correspond with proposed updates to the Future Land Use Element of the Comprehensive Plan with an adoption hearing scheduled for October 9, 2025. Anticipated updates to the City of St. Cloud Future Land Use Element designations necessitated corresponding zoning district classifications and standards to be included in the LDC.

BACKGROUND:

On October 9, 2025, the City of St. Cloud is proposing an update to the Future Land Use Element of the Comprehensive Plan that would introduce additional future land use designations. These new FLU designations, along with updates to the Osceola County Zoning districts necessitate an update to the City of St. Cloud Land Development Code.

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

- ***High-Performing Government:*** To focus on the continuity and sustainability of core public services; to become an employer of choice; and to be on the cutting-edge of technology.

STAFF RECOMMENDATION:
Staff reviewed this request on or before July 15, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-65.

PLANNING COMMISSION RECOMMENDATION:
On August 19, 2025, the Planning Commission – Motion to recommend approval by Bridgeforth. Seconded by Grisby. Passed 4-0

CITY COUNCIL RECOMMENDATION:
On August 14, 2025 – Motion to approve the First Reading & Introduction by Fletcher. Seconded by Urban. Passed 5-0.

On September 11, 2025- Motion by Paul to continue to the October 9th Council meeting. Seconded by Urban. Passed 5-0.

Attachments:

Ordinance No. 2025-65
Business Impact Analysis

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NUMBER 2025-65

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING CHAPTER 3, "PERFORMANCE AND SITING STANDARDS" OF THE LAND DEVELOPMENT CODE, BY ADDING A NEW ARTICLE, ARTICLE 12 TITLED "JPA INFILL CENTERS", IDENTIFIED AS JPA INFILL CENTERS LDC UPDATE, PROJECT # CCA25-00005, PROVIDING FOR JPA INFILL CENTERS STANDARDS AND PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS, CONFLICT, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION, AND EFFECTIVE DATE.

WHEREAS**,** as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of St. Cloud, Florida, a municipal corporation; enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS**,** as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the Planning Commission held a public hearing on this request on August 19, 2025 at which it made a recommendation of APPROVAL;

WHEREAS**,** the City Council of the City of St. Cloud, Florida, deems it necessary to amend Chapter 3 "Performance and Siting Standards" of the Land Development Code of the City of St. Cloud, Florida; and

WHEREAS**,** the provisions of this Ordinance are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan of the City of St. Cloud, Florida, as codified are hereby ratified and affirmed; and

WHEREAS**,** the City Council of the City of St. Cloud, Florida, has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS**,** for the purpose of this Ordinance, underline type shall constitute additions to the original text, strikethrough type shall constitute deletions to the original text and **** shall constitute ellipses to the original text.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION 1

Add Article 12 of Chapter 3, Performance and Siting Standards of the St. Cloud Land Development Code to read as follows:

****

ARTICLE - 12 JPA INFILL CENTERS STANDARDS

3.12.1. - GENERAL PROVISIONS

A. **RELATIONSHIP TO OTHER LAND DEVELOPMENT CODE CHAPTERS.** The Standards in this Chapter apply to properties shown on the City's Future Land Use Map and identified in the Comprehensive Plan as an JPA Infill Center. If there are conflicts between these Standards and standards contained elsewhere in the Land Development Code, the Standards in this Article shall prevail. Development aspects not covered by these Standards shall be governed by the standards contained elsewhere in the Land Development Code.

B. **PURPOSE.** The standards are intended to enable the creation of compact development areas that encourage walkability and transit use and allow for a mixture of residential and non-residential development that supports commercial areas and transit, and provides a transition to higher intensities and densities, or transportation corridors. Residential density must be a minimum of eight (8) units per acre. In addition to residential development, uses such as offices and professional services, as well as ancillary commercial, may be permitted based on compatibility, access, and development standards identified in the Land Development Code. Non-residential uses shall be limited to a maximum 1.0 FAR. Support Uses such as schools, parks, and places of worship shall be permitted. Center types within JPA Infill include Neighborhood, Community, Urban, and Employment. Each center will vary in density and intensity scale.

C. **MIX OF USES.** For all projects within JPA Infill Center Core, with the exception of Neighborhood Centers, a minimum of four-thousand (4,000) square feet of non-residential use per acre is required. Uses may be mixed vertically or horizontally with the minimum requirement to be achieved at build-out. Non-residential square footage shall be built at project inception when planned vertically and/or reserved by acreage when planned horizontally. Self-storage does not count toward required minimum square feet; however, it can be calculated towards minimum FAR. Residential developments within the perimeter must demonstrate direct pedestrian access to existing or planned non-residential development within one-quarter (1/4) mile of the project, or a transit stop; or shall be required to provide a minimum of one thousand (1,000) square feet of non-residential use per acre. Neighborhood support uses such as schools and other institutional uses, parks, and places of worship shall not count toward meeting non-residential requirements.

D. **CENTER TYPES.** Zoning districts shall be determined based on data and analysis. Adjustments to the perimeter and core may be processed with the submittal of a master plan. Requests shall be evaluated for consistency with the overall policy criteria for core and perimeter areas, and may consider factors such as, but not limited to, adjacency to the perimeter or core, the percentage of change in area, natural and physical limitations, and compatibility with surrounding development.

1. **JPA Neighborhood Center (NC).** Primarily intended for small-scale, neighborhood-serving retail and office; recreational, public, or civic uses; entertainment and a supporting mix of residential types, including mixed use buildings.

    a. Neighborhood Center Commercial/Neighborhood Center Mixed (NCC/NCM) is defined as an area up to ten (10) acres, located within a Neighborhood Center FLU designation, and adjacent to a local street, collector, or arterial roadway.

2. **JPA Community Center (CC).** Primarily intended for large-scale retail and office, civic uses, and medium- to high-density residential.

a. Community Center Core (CCC) is defined as an area greater than ten (10) up to seventy (70) acres, centrally located within a Community Center FLU designation.

b. Community Center Perimeter (CCP) is defined as an area generally extending one-half (½) mile outside the center core.

3. **JPA Urban Center (UC).** Primarily intended for large-scale retail and office, and intense residential development.

a. Urban Center Core (UCC) is defined as an area of a minimum of seventy (70) acres, centrally located within an Urban Center FLU designation.

b. Urban Center Perimeter (UCP) is defined as an area generally extending one (1) mile outside the center core.

4. **JPA Employment Center (EC).** Primarily intended to provide intense workplace developments such as research firms, national headquarters, medical and professional offices, hospitals and light industrial development; ancillary retail is intended to serve the needs of employees; secondary education facilities including colleges and universities. Residential development is intended to provide a variety of housing types for the employees of the center.

a. Employment Center Core (ECC) is defined as an area of a minimum of seventy (70) acres, centrally located within an Employment Center FLU designation.

b. Employment Center Perimeter (ECP) is defined as an area generally extending one (1) mile outside the center core.

E. **BUILDING ORIENTATION FOR JPA INFILL CENTERS.**

1. **Building Siting for JPA Infill Centers.** The following standards apply to principal buildings within the JPA Infill Centers. Single-family properties shall comply with Siting and Architectural standards contained within Chapter 3 Article 17.

a. The PS/SDP must identify primary, secondary, and service frontages. Primary frontages shall face each other to the maximum extent feasible. Any given block must be comprised of two (2) primary frontages; only connections which provide shaded and direct pedestrian access shall be considered toward meeting minimum block sizes. Block connections not associated with a street shall consist of a sidewalk or paved pathway, a minimum of eight (8) feet wide and shaded with canopy trees an average of forty (40) feet on center.

b. All buildings must face a primary frontage or civic space. Building sides facing primary or secondary frontage, or civic space shall comply with the architecture standards contained herein. Conceptual elevations shall be required at SDP.

c. A building's primary entrance shall be located on the facade facing the primary frontage or civic space. Primary entrance is the principal pedestrian access to a building, even if customers or residents may more frequently use a secondary entrance associated with a garage, parking area, driveway or other vehicle use area. The entrance shall have the architectural detailing that sets it apart from other entrances and allows it to be recognized as the building's primary access point.

d. Within JPA Urban Centers, JPA Employment Centers and JPA Community Centers Core, buildings shall be at least two (2) stories in height.

e. Upper floor residential units must have a visible ground floor entrance facing the front or side street, a civic space, or a pedestrian passageway. This may be a common entrance serving multiple units.

d. Minimum eight-foot (8')-wide sidewalk required for Urban Center Core/Perimeter and Employment Center Core/Perimeter.

2. **Build-to-Line (BTL).**

a. The BTL for building facades shall be as shown in Table 3.12-1 below. A minimum percentage of each block (the expanse of street from one (1) intersection to the next) facing a primary frontage

shall be comprised of building facade, as set forth in the table. This percentage shall be calculated for the linear building façade at the first floor.

b. The BTL shall be consistent along each facing street block. A civic space or café-table seating area that meets the following standards will be considered part of the BTL setback or Frontage Build-out percentages. Dining areas must be clearly delineated from the public sidewalk through the use of pavement treatments or barriers. Civic areas must be open for public use and provide features that allow for casual public engagement such as shaded seating areas, art, or gardens. Civic areas shall be accessible from an extension of the primary building and use. Vehicular areas are not permitted within the minimum frontage along the primary facade unless otherwise provided herein.

Table 3.12-1 BTL for JPA Infill Centers Building Facades

JPA Infill Center Type	Distance of BTL from edge of ROW		Minimum Percent of Building Facade on BTL*
	Non-residential and Mixed Use Buildings	Residential Only	
JPA Neighborhood Center	0—15'	0—20'	60%
JPA Community Center	0—10'		60%
JPA Urban Center	0—2'	0—15'	80%
JPA Employment Center	0—2'		80%

*Exclusive of access drives, if required for emergency access or in an interim condition.

F. **DEVELOPMENT STANDARDS FOR JPA INFILL CENTERS.**

Standards	NCC NCM	CCC	CCP	UCC	UCP	ECC	ECP
Minimum intensity/density	0.25 FAR[1] 8 DU/AC	0.5 FAR[1] 18 DU/AC	0.35 FAR[1] 8 DU/AC	1.0 FAR[1] 30 DU/AC	0.5 FAR[1] 18 DU/AC	1.0 FAR[1] 30 DU/AC	0.5 FAR[1] 18 DU/AC
Maximum intensity/density[4]	0.5 FAR/ 18 DU/AC	1.0 FAR/ 40 DU/AC	0.7 FAR/ 18 DU/AC	N/A	1.0 FAR/ 40 DU/AC	N/A	1.0 FAR/ 40 DU/AC
Minimum Building Height[2]		2 stories	N/A	2 stories	2 stories	2 stories	2 stories
Maximum Building Height[3]	3 stories	5 stories	3 stories	N/A	5 stories	N/A	5 stories

Note: Institutional uses by public entities for public good are exempt from development standards. Residential development is not required.

1. Minimum FAR requirements, as they apply to specific development or phase development, may be modified through the Preliminary Subdivision (PS) or Site Development Plan (SDP) process only if the proposed first phase building(s) meets siting and BTL requirements, and the applicant can demonstrate that the minimum FAR can be achieved with future phases. For developments with transitional FAR, a Site plan depicting how future development will meet minimum FAR must be provided at the time of Site Development Plan (SDP) process.

2. Except in UCC and ECC, a building two (2) stories in height is acceptable where it can be demonstrated that minimum FAR can be achieved at build-out.

3. Applies only to non-residential structures, or the non-residential portion of a mixed-use building.

4. Hotels have no maximum density.

1. **Blocks.** Within the JPA Infill Centers, urban blocks shall be generally scaled at three hundred (300) feet by six hundred (600) feet and shall be created to ensure the implementation of a pedestrian scaled neighborhood.

2. **Convenience Stores.** Convenience stores within an JPA Infill Center must comply with the setback and building placement contain in the JPA Infill Centers Standards. Pump stations shall be located behind the principal structure and shall be limited to the following:

    a. Neighborhood Center Core: Maximum of six (6) fuel pump stations.

    b. Community Center Core: Maximum of six (6) fuel pump stations.

    c. Community Center Perimeter: Maximum of eight (8) fuel pump stations.

    d. Urban/Employment Center Core: Maximum of four (4) fuel pump stations.

    e. Urban/Employment Center Perimeter: Maximum of six (6) fuel pump stations.

3. **Drive through restaurants.** Within an JPA Infill Center, drive-thru windows shall be located to the side or the rear of the property. In the event that a drive-thru is visible from a right-of-way a minimum three (3'0") foot-tall, maximum four (4'0") foot-tall planter with low shrubs that screens the drive-through aisles from the abutting public right-of-way shall be used to minimize the visual impact of vehicular stacking. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. As an alternative other architectural features consistent with the primary building architecture design may be used to screen vehicles from view.

4) **Wholesaling, Warehousing, Storage and Distribution, and Enclosed/Light Manufacturing.** Such uses are permitted within an JPA Infill Center subject to the following standards.

a) Use shall be adjacent to a paved street which is designed to accommodate the volume of truck traffic associated with the development.

b) Use shall be conducted inside a building. Within a JPA Employment Center only, outdoor storage may occur as an accessory use in areas designated on a Site Development Plan. The area shall be generally located to the interior or rear of the property and entirely screened from view of adjacent non-industrial property, from primary frontages, and rights-of-way.

c) Bay doors shall be located to the interior or rear of the site and not face a primary frontage.

d) JPA Infill Centers Standards apply, except as follows:

i) Two (2) rows of parking may be permitted between the structure and primary frontage, when a linear park consistent with Mixed Use District standards is provided at the BTL. More than two (2) rows of parking may be provided when designed as a parking block. A row of parking shall consist of a drive aisle with parking on each side. When a linear park is utilized to meet the BTL requirements, planting shall also include shrubs arranged to provide a visual screen of seventy-five (75) percent opacity and achieve a minimum height of three (3) feet within two (2) years adjacent to the parking area.

ii) Parking Block. Industrial use parking blocks shall be designed to incorporate pedestrian routes not to exceed block sizes consistent with JPA Infill Centers standards. Routes can consist of pedestrian pathways, internal drive aisles with sidewalk or other like mechanisms. Primary frontages shall provide a linear park consistent with Mixed Use District standards at the BTL, and include shrubs arranged to provide a visual screen of seventy-five (75) percent opacity and achieve a minimum height of three (3) feet within two (2) years adjacent to the parking area.

iii) A minimum of twenty-five (25) percent transparency (windows) at the ground floor. Transparency calculations may include the glass surfaces of the entrance window system itself. The area of required transparency shall be calculated by multiplying the structure's linear frontage by a height (above adjacent finished pavement grade) of twelve (12) feet. Sixty (60) percent of the ground floor shall include the minimum transparency plus glazing or other features that mimic fenestration such as transparent windows, awnings, spandrel glass features (without opening into building wall or structure), ledges, shutters, or other architectural

elements used to enhance the façade. These elements are required for at least thirty-five (35) percent of upper floors.

5. Retail/office parking requirements are only one (1) space per five hundred (500) square feet, not to exceed 110% of required minimum.

G. **ARCHITECTURAL DESIGN STANDARDS FOR JPA INFILL CENTERS.** The following standards apply to multifamily, mixed use and non-residential buildings within the JPA Infill Centers zoning districts NCC, NCM, CCC, CCP, UCC, UCP, ECC, ECP, and JPA-MDI.

1. **Building Form.** The intent is to encourage human scale elements in building design, and to reduce the mass of large buildings. Breaks in mass are required to relate to structural systems and the organization of interior space. Both horizontal and vertical mixed-use designs are highly encouraged.

a. All building facades shall be architecturally finished with materials such as stucco, brick, stone, finished concrete, wood or other comparable materials.

b. Building facades shall include jogs of not more than thirty-six (36) inches in depth, except as necessary to allow bay windows, shop fronts, balconies, civic spaces, outdoor seating, etc., in which case jogs of greater than thirty-six (36) inches will be allowed. Jogs of thirty-six (36) inches or less will be considered as being on the BTL.

c. Building volumes shall be articulated into three distinct vertical components—a "base," "middle," and a "top." The first floor height shall be a minimum of twelve (12) feet.

d. Building facades along BTLs shall be expressed as building modules that do not exceed thirty (30) linear feet in width.

e. Horizontal masses shall not exceed a height/width ratio of one (1) vertical to three (3) horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements.

f. Buildings shall relate well to each other, to the site, and adjacent properties by providing transitions in building heights.

g. A minimum of sixty (60) percent of the total wall area at the ground floor must include pedestrian entrances or transparent windows.

h. Windows shall be slightly recessed or project as bays from the main wall of the facade so as to create texture and shadows on the facade for visual interest, as well as the perception that people or activities are behind the windows.

2. **Building Massing.** Massing refers to shape and form of the building. The intent is to encourage human scale elements in building design, and to reduce the mass or large buildings. Breaks in mass are required to relate to structural systems and the organization of interior space.

a. Massing requirements: The requirement for the subdivision of masses/volumes in a building shall apply according to the standards established in Table 3.14-2.

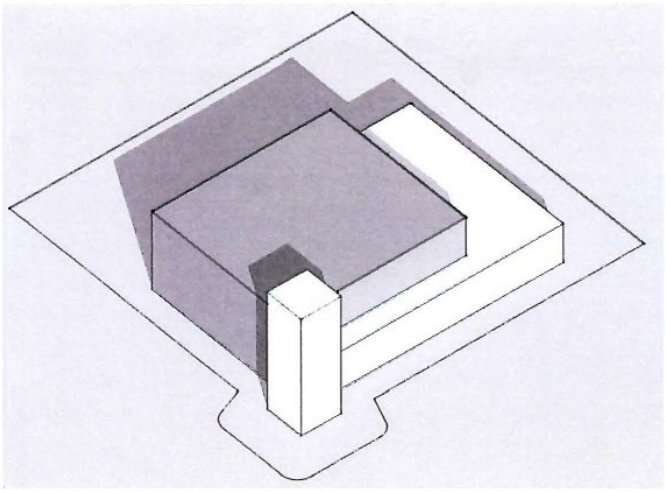
Table 3.12-2: Massing Standards

Small Buildings	**Small/Medium Buildings**	**Medium Buildings**	**Large Buildings**
Up to 10,000 sq. ft.	10,000—40,000 sq. ft.	40,000—100,000 sq. ft.	100,000 sq. ft. or more
No mass elements are required	One (1) massing element	Two (2) massing elements	Three (3) massing elements

b. When massing subdivision is required per Table 3.12-2 the requirement shall be satisfied by demonstrating that the required number of individual massing elements have been provided from the following options:

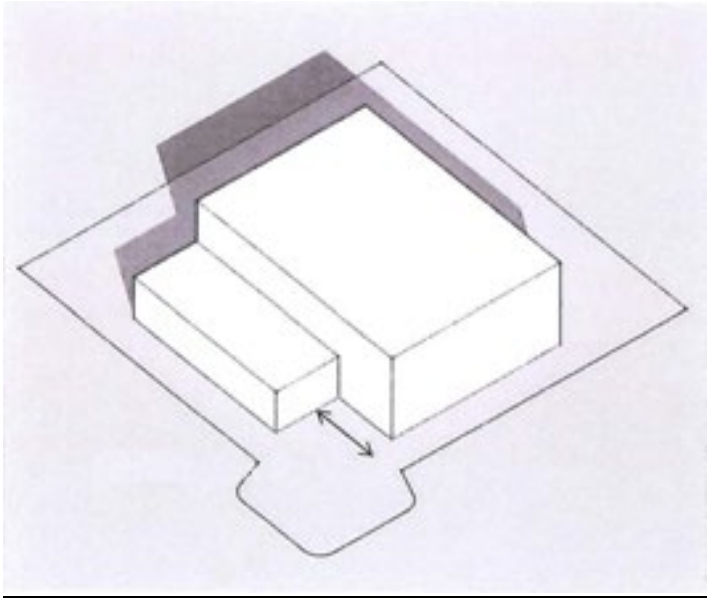
Option 1: Setbacks. Setbacks shall occur at the second floor or above the ground floor level, if a building is two (2) floors or more in height.

Figure 3.12-a Massing Setback



Option 2: Offset. Offsets shall be a minimum of ten (10) feet to break up the foundation line to define each mass. The portion projected or recessed shall extend up to the roof eaves.

Figure 3.12-b Massing Offsets



Option 3: Facade Length and Variations. Variations in the facade shall be as follows:

i. Façades greater than sixty (60) feet in length, but less than one hundred and twenty (120) feet in length must exhibit a prominent shift in the facade of the structure so that no greater than seventy-five (75) percent of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten (10) foot change in building facade alignment or a ten (10) foot change in roof line height, or a combined change in facade and roof line totaling ten (10) feet.

ii. Facades that exceed one hundred and twenty (120) feet in length shall provide a prominent shift in the mass of the structure at each one hundred and twenty (120) foot interval, or less if the developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen (15)

foot change in building façade alignment or a fifteen (15) foot change in roof line. A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location in the building plan, a fifteen (15) foot total change will be considered as full compliance.

iii. The façade length and variation requirement apply to primary and secondary facades.

Figure 3.12-c Massing Facade Variations

Note: For massing illustration purpose only.

3. **Building Articulation.** The intent is to reduce the apparent size of buildings and create visual interest. Articulation elements shall vary to alleviate the appearance of a large building mass, break up along walls, express individuality of each building, and enhance the character of the neighborhood/development. Building facade facing the public right-of-way or civic space must comply with the following articulation elements:

   a. Weather protection features, which may include awnings, overhangs or other treatments providing functional weather protection, are required on building facades fronting a BTL. Awnings or overhangs shall project a minimum of six (6) feet and maintain a clear height of at least nine (9) feet. They may encroach upon the public sidewalk subject to a Right-of-Way encroachment/utilization permit.

   b. In a multifamily residential building, if balconies are provided, a minimum of fifty (50) percent of all units shall incorporate balconies at a minimum size of six (6) feet deep and sixty (60) square feet.

   c. Corner articulation elements such as arched, gabled, stepped or decorative parapet with cornice over building entrances, integrated with the building's massing and style.

4. **Roof Modulation.** The intent is to ensure that visual interest also applies to roof treatment. Roof forms may be used to identify different functional areas within the building, to provide for additional light to enter the building, to reduce massing, to screen rooftop equipment, and to create movement along the roof line. The following roof modulation elements are allowed:

   a. Building facades fronting a BTL must use multiple peaks or roof planes and distinctive roof forms covering each building mass.

   b. Same roof form with a different orientation of the ridge elements.

   c. Same roof form with the same orientation, but the roof has a minimum change in elevation of two point five (2.5) feet between each subdivision of the building.

d. Any other treatment that the approving authority determines to be consistent with the intent and is consistent with sound and generally accepted land use planning or architectural practices and principles.

5. **Accessory Structures.** The intent is to ensure that accessory structures are located in areas that are not visible from public streets by pedestrians and shall not be visible from adjacent residential properties. Structural screening shall be consistent with the architectural elements, material and colors of the principal structure.

a. Accessory structures shall be a minimum of one (1) story and a maximum of two (2) stories and complement the architectural style of the primary structure.

b. Service areas such loading areas, refuse/recycling collection containers (garbage dumpsters) shall be structurally enclosed and screened by a screen (1) one foot greater than the element being screened.

c. Mechanical equipment shall be placed on the roof, on the side or in the rear of each building. Roof-top equipment shall be completely screened from all ground level views by parapet wall or other architectural features, which shall be integrated to the building. Ground-mounted equipment screening shall be at a minimum of one (1) foot greater in height than the area/equipment being screened.

d. Solar panels that are not integrated into the architecture of the facade or roof shall be hidden from sight and shall be treated as mechanical equipment. Solar panels and photovoltaic elements that are integrated into the building architecture shall comply with the architecture articulation and or roof element.

****

SECTION 2

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 3 SEVERABILITY.

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4 CONFLICT.

This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION 5 CODIFICATION.

Section 1 of this Ordinance shall be codified in the Land Development Code for the City of St. Cloud, Florida, separate and apart from the Code of St. Cloud. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION 6 PUBLICATION AND EFFECTIVE DATE.
This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

First Reading on the 14th day of August 2025.

Second Reading on the 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:
DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2025-65

TO: Mayor Robertson and Council Members

FROM: Caroline Horton, Senior Planner

THRU: Melissa Dunklin, CPM, Community Development Director

DATE: October 9th, 2025

SUBJECT: Ordinance No. 2025-65 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2025-65 is proposed to be adopted by the City on October 9, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. **Summary of proposed Ordinance No.: 2025-65.**

The request is to approve Ordinance No. 2025-65 for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article, Article 12 titled "JPA Infill Centers", identified as JPA Infill Centers LDC Update, Project # CCA25-00005, providing for JPA Infill Centers standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and effective date.

Staff initiated this request to update the Land Development Code (LDC) to correspond with proposed updates to the Future Land Use Element of the Comprehensive Plan with an adoption hearing scheduled for October 9, 2025. Anticipated updates to the City of St. Cloud Future Land Use Element designations necessitated corresponding zoning district classifications and standards to be included in the LDC.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

   a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The proposed ordinance shall have no effect to cost on any business located within the City.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

The proposed ordinance does not identify any new charges or fees on businesses.

c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The City will not collect any regulatory cost should this ordinance be adopted; as no new charges or fees will be imposed on businesses by the City.

3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.

Adoption of the proposed ordinance shall have no negative impact on businesses.

4. Any additional information the board determines may be useful.

Adoption of the proposed ordinance shall have no negative impact on businesses.

Meeting: October 9, 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, amending 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 and Compatibility Matrix", 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) **ACTION ON ORDINANCE NO. 2025-64**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The proposed 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." would bring the City of St. Cloud Land Development Code in accordance with the City of St. Cloud Comprehensive Plan Future Land Use Element.

On December 14, 2014, the City adopted Ordinance No. 2014-30 that added a new section pertaining to classifications of annexed land.

On October 9, 2025, the City of St. Cloud is proposing an update to the Future Land Use (FLU) Element of the Comprehensive Plan that would introduce additional future land use designations. These new FLU designations, along with updates to the Osceola County Zoning districts necessitate an update to the Land Development Code Table of Classified Lands.

Legal Authority:
Based on Section 7.03 of the Charter and Related Laws, The City Council shall adopt, and from time to time modify, a comprehensive plan setting forth in graphic and textual form policies to direct the future physical development of the city as provided by law. The City Council has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state in accordance with 1.1.7 of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

On August 19, 2025, the Planning Commission – Motion to recommend approval by Grisby. Seconded by Marshall. Passed 4-0.

Staff reviewed this request on or before July 15, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-64.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25- Final Action
9/11/25 - Motion by Fletcher to continue to the October 9th Council meeting. Seconded by Urban. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

Attachments:
1. CCA25-00004 LDC Table of Classified Land Update Staff Memo 10092025 CC
2. Ordinance 2025-64 LDC Table of Classified Land Update 10092025 CC
3. Ordinance No. 2025-64 Business Impact Estimate_10092025

MEMORANDUM REPORT
FOR CITY COUNCIL - ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Caroline Horton, Senior Planner

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: LDC Amendment to 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 and Compatibility Matrix.". Case No. CCA25-00004 – Ordinance No. 2025-64

Date: October 9, 2025

REQUEST:
The request is to approve Ordinance No. 2025-64 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 and Compatibility Matrix.", identified as LDC Table of Classified Land Update, Project # CCA25-00004, providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date.

Staff initiated this request to update the tables that are utilized to assign a corresponding zoning district and Future Land Use designation to properties that are annexed into the City to be in agreement with the Future Land Use Element of the Comprehensive Plan. The St. Cloud/Osceola County Zoning Conversion Table will be used to assign the corresponding zoning district classification for land annexed into the City of St. Cloud. The Compatibility Matrix shows the allowable St. Cloud Zoning districts within each Future Land Use designation in agreement with the Future Land Use Element of the Comprehensive Plan.

BACKGROUND:
The proposed 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." would bring the City of St. Cloud Land Development Code in accordance with the City of St. Cloud Comprehensive Plan Future Land Use Element.

On December 14, 2014, the City adopted Ordinance No. 2014-30 that added a new section pertaining to classifications of annexed land.

On October 9, 2025, the City of St. Cloud is proposing an update to the Future Land Use (FLU) Element of the Comprehensive Plan that would introduce additional future land use designations. These new FLU designations, along with updates to the Osceola County Zoning districts necessitate an update to the Land Development Code Table of Classified Lands.

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

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

STAFF RECOMMENDATION:
Staff reviewed this request on or before July 15, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-64.

PLANNING COMMISSION RECOMMENDATION:
On August 19, 2025, the Planning Commission – Motion to recommend approval by Grisby. Seconded by Marshall. Passed 4-0.

CITY COUNCIL RECOMMENDATION:
On August 14, 2025 – Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

On September 11, 2025- Motion by Fletcher to continue to the October 9th Council meeting. Seconded by Urban. Passed 5-0.

Attachments:
Ordinance No. 2025-64
Business Impact Analysis

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NUMBER 2025-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING 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 AND COMPATIBILITY MATRIX.", 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.

WHEREAS**,** as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of St. Cloud, Florida, a municipal corporation; enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS**,** as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the Planning Commission held a public hearing on this request on August 19, 2025 at which it made a recommendation of APPROVAL; and

WHEREAS**,** the City Council of the City of St. Cloud, Florida, deems it necessary to amend Chapter 3 "Performance and Siting Standards" of the Land Development Code of the City of St. Cloud, Florida; and

WHEREAS**,** the provisions of this Ordinance are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan of the City of St. Cloud, Florida, as codified are hereby ratified and affirmed; and

WHEREAS**,** the City Council of the City of St. Cloud, Florida, has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS**,** for the purpose of this Ordinance, underline type shall constitute additions to the original text, strikethrough type shall constitute deletions to the original text and **** shall constitute ellipses to the original text.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION 1

Amend section 3.15.12 of Chapter 3, Performance and Siting Standards of the St. Cloud Land Development Code to read as follows:

****

3.15.12. - Classification of annexed land and Compatibility Matrix.

A. All territory which may hereafter be annexed into the city shall request ~~be automatically classified as being in the~~ a corresponding zoning district according to the table below or ~~until~~ such classification ~~shall have been changed~~ as approved by amendment as provided by law.

TABLE 3.15.12a

St. Cloud/Osceola County Zoning Conversion Table

St. Cloud Zoning District	**Osceola County Zoning District**	**Osceola County Preceding Zoning District**
Agricultural/Residential Zoning Districts		
A	ARE, AC	AC, E-5
R-E	US, RS	E-1, E-1A, E-2, E-2A, R-1, R-2, RS-1, RS-1A, RS-1C
R-1		RS-2
R-1A		RS-3
R-1B	LDR	
JPA-LDR	LDR	
R-3	MDR	RM-1, RM-2, RM-3
JPA-MDI	MDR	
R-4	HDR	
MH-A	US-M, MDR-M	RMH, RMH-1, RMH-1A, R1-M, R2-M
PUD	PD	
Commercial/~~Industrial~~ Employment Zoning Districts		
NB	CN	CR
BC, EC	EC	
P	CO, IN `	
HB	CG, CT, RPB	
JPA-MDI	RPB	
I-1	IR, IG	
I-2	~~IG,~~ IM	IB

I-3 (PID)	*	
PUD	PD	
Special Purpose Districts		
MIX	MXD	
NCC	NCC	
NCM	NCM	
CCC	CCC	
CCP	CCP	
UCC	UCC	
UCP	UCP	
ECC	ECC	
ECP	ECP	

*To be evaluated at time of annexation

B. All territory which may hereafter be annexed into the city shall request ~~be automatically assigned~~ a compatible ~~the corresponding~~ future land use designation according to the table below or ~~until~~ such designation ~~shall have been changed~~ as approved by amendment as provided by law.

~~**TABLE 3.15.12b**~~ ~~**Future Land Use Designation**~~	
~~**St. Cloud Zoning District**~~	~~**Assigned St. Cloud Future Land Use Designation**~~
~~A~~	~~Low Density Residential~~
~~R-E~~	~~Low Density Residential~~
~~R-1~~	~~Low Density Residential~~
~~R-1A~~	~~Low Density Residential~~
~~R-1B~~	~~Low Density Residential~~
~~R-2~~	~~Medium Density Residential~~
~~R-2A~~	~~Medium Density Residential~~
~~R-3~~	~~Medium Density Residential~~
~~R-4~~	~~High Density Residential~~
~~MH-2~~	~~Medium Density Residential~~
~~MH-A~~	~~Medium Density Residential~~
~~PUD~~	~~Medium Density Residential~~
~~NB~~	~~Commercial~~

~~BC~~	~~Commercial~~
~~CBD-1~~	~~Commercial~~
~~CBD-2~~	~~Commercial~~
~~P~~	~~Commercial~~
~~HB~~	~~Commercial~~
~~I-1~~	~~Industrial~~
~~I-2~~	~~Industrial~~

TABLE 3.15.12b: Compatibility Matrix ~~Future Land Use Designation~~	
St. Cloud Future Land Use Designation	St. Cloud Zoning District
Agriculture/Rural	A
Low Density Residential	R-E, R-1, R-1A, R-1B
JPA Low Density Residential	JPA-LDR
Medium Density Residential	R-2, R-2A, R-3, MH-2, MH-A
JPA Medium Density and Intensity	R-2, R-2A, R-3, NB, P, RPB, JPA-MDI
High Density Residential	R-4, RPB
Commercial	NB, HB, BC, CBD-1, CBD-2, RPB, P
Neighborhood Commercial	NB*
Employment	I-1, I-2, I-2A, I-3, P, HB, BC
Institutional	P**
Park/Open Space	OR, P***
Mixed-Use	MIX
JPA Neighborhood Center	NCC, NCM
JPA Community Center	CCC, CCP
JPA Urban Center	UCC, UCP
JPA Employment Center	ECC, ECP, EC****
ANY*****	PUD

* Permissible uses must be consistent with adopted Neighborhood Commercial Overlays

** Contingent on siting standards

***Ancillary use in Park/Open Space

****Permissible uses, design and siting standards to be adopted through a Master Plan

*****Any Future Land Use designation may apply if compatible with density and intensity

****

SECTION 2
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 3 SEVERABILITY.
It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4 CONFLICT.
This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION 5 CODIFICATION.
Section 1 of this Ordinance shall be codified in the Land Development Code for the City of St. Cloud, Florida, separate and apart from the Code of St. Cloud. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION 6 PUBLICATION AND EFFECTIVE DATE.
This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

First Reading on the 14th day of August 2025.

Second Reading on the 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:
DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and 106 return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2025-64

TO: Mayor Robertson and Council Members

FROM: Caroline Horton, Senior Planner

THRU: Melissa Dunklin, CPM, Community Development Director

DATE: October 9th, 2025

SUBJECT: Ordinance No. 2025-64 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2025-64 is proposed to be adopted by the City on October 9, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance No.: 2025-64.

The request is to approve Ordinance No. 2025-64 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 and Compatibility Matrix.", identified as LDC Table of Classified Land Update, Project # CCA25-00004, providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date.

Staff initiated this request to update the tables that are utilized to assign a corresponding zoning district and Future Land Use designation to properties that are annexed into the City to be in agreement with the Future Land Use Element of the Comprehensive Plan. The St. Cloud/Osceola County Zoning Conversion Table will be used to assign the corresponding zoning district classification for land annexed into the City of St. Cloud. The Compatibility Matrix shows the allowable St. Cloud Zoning districts within each Future Land Use designation in agreement with the Future Land Use Element of the Comprehensive Plan.

2. **Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

    a. **Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The proposed ordinance shall have no effect to cost on any business located within the City.

    b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

The proposed ordinance does not identify any new charges or fees on businesses.

    c. **An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

The City will not collect any regulatory cost should this ordinance be adopted; as no new charges or fees will be imposed on businesses by the City.

3. **A good faith estimates of the number of businesses likely to be impacted by the ordinance.**

Adoption of the proposed ordinance shall have no negative impact on businesses.

4. **Any additional information the board determines may be useful.**

Adoption of the proposed ordinance shall have no negative impact on businesses.

Meeting: October 9, 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 to approximately +/- 9.04 acres identified as Grace Community Church, Project # CPA25-00007, generally 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) **ACTION ON ORDINANCE NO. 2025-62**

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 was annexed into the St. Cloud City Limits at the September 11, 2025 City Council meeting.

Concurrently, the applicant is requesting a Zoning Map Amendment (ZMA25-00011/Ordinance 2025-63) from “CCP” Community Center Perimeter (County) to Community Center Perimeter (City).

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.

On August 19, 2025, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 4-0.

Staff reviewed this request for a Comprehensive Plan Amendment on or before July 09, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2025-62.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion by Urban to continue the item to the October 9th Council meeting. Seconded by Paul. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

Attachments:
1. 0. CPA25-00007 Grace Community Church Staff Report 10092025 CC
2. 1. Ordinance 2025-62 Grace Community Church 10092025 CC
3. 2. SCR_CPA25-00007_Grace Comm Church

City Council Staff Report

Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
CPA25-00007/2025-62

Type of Application
Comprehensive Plan Amendment (Small-Scale)

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

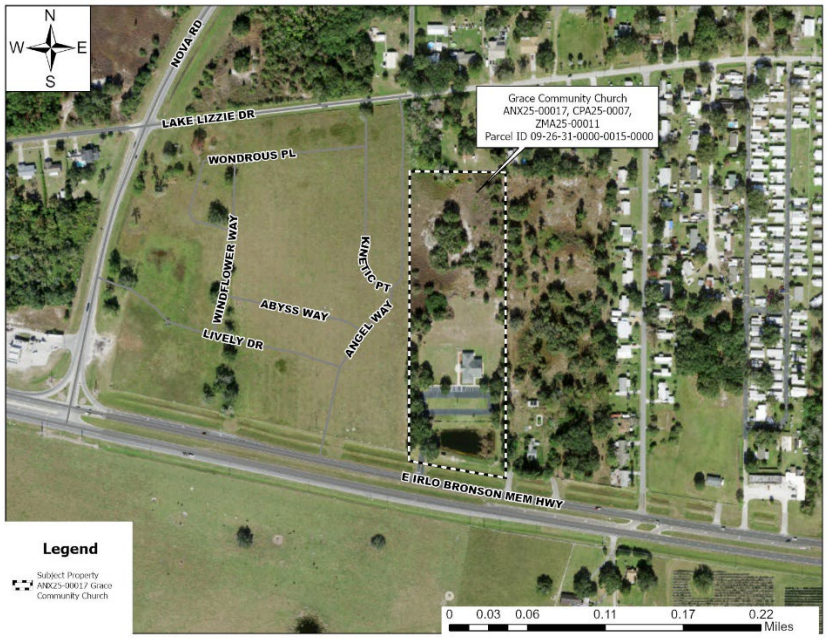


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Comprehensive Plan Amendment from Community Center (County) to Community Center (City) for approximately +/- 9.04 acres of land, as 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 was annexed into the St. Cloud City Limits at the September 11, 2025 City Council meeting.

Concurrently, the applicant is requesting a Zoning Map Amendment (ZMA25-00011/Ordinance 2025-63) from "CCP" Community Center Perimeter (County) to Community Center Perimeter (City). The Zoning Map Amendment will become effective upon the effective date of this Comprehensive Plan Amendment.

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 & 3 below depict the current Future Land Use and Zoning districts within the city.

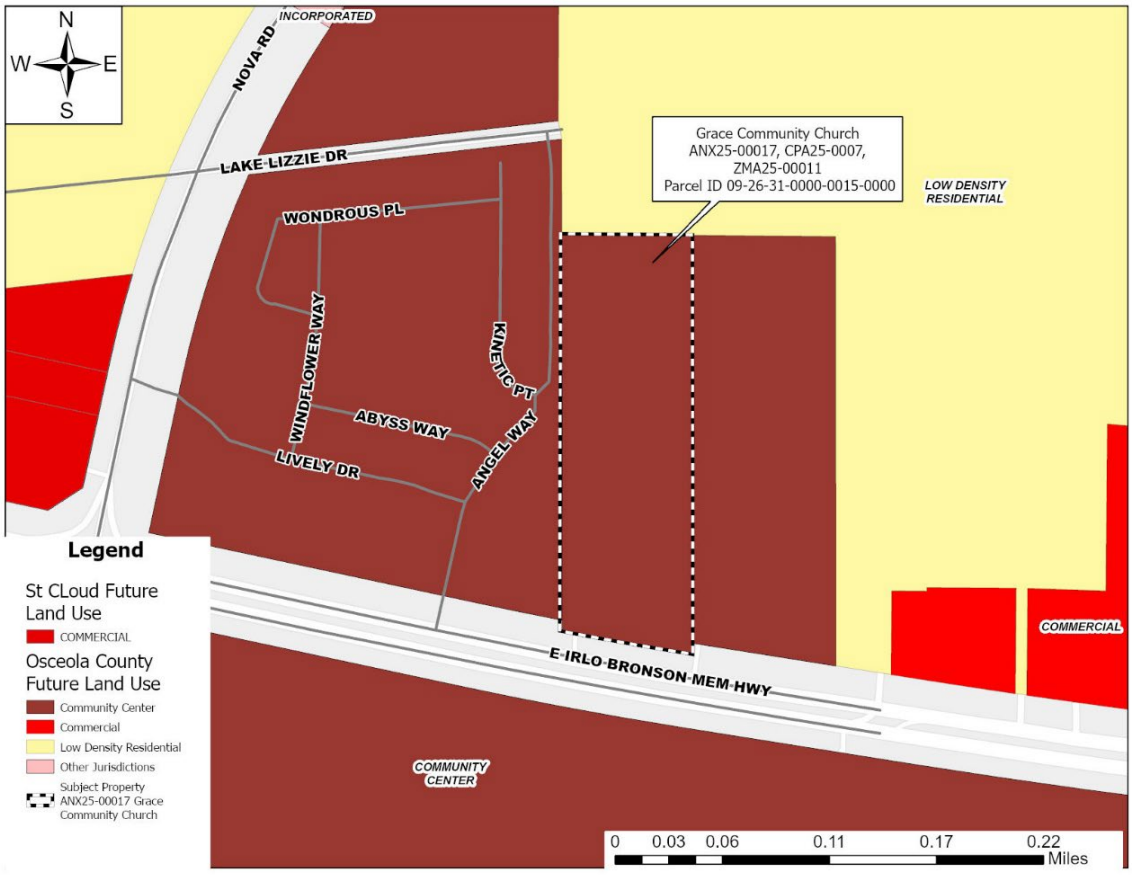


Figure 2 – Future Land Use Map

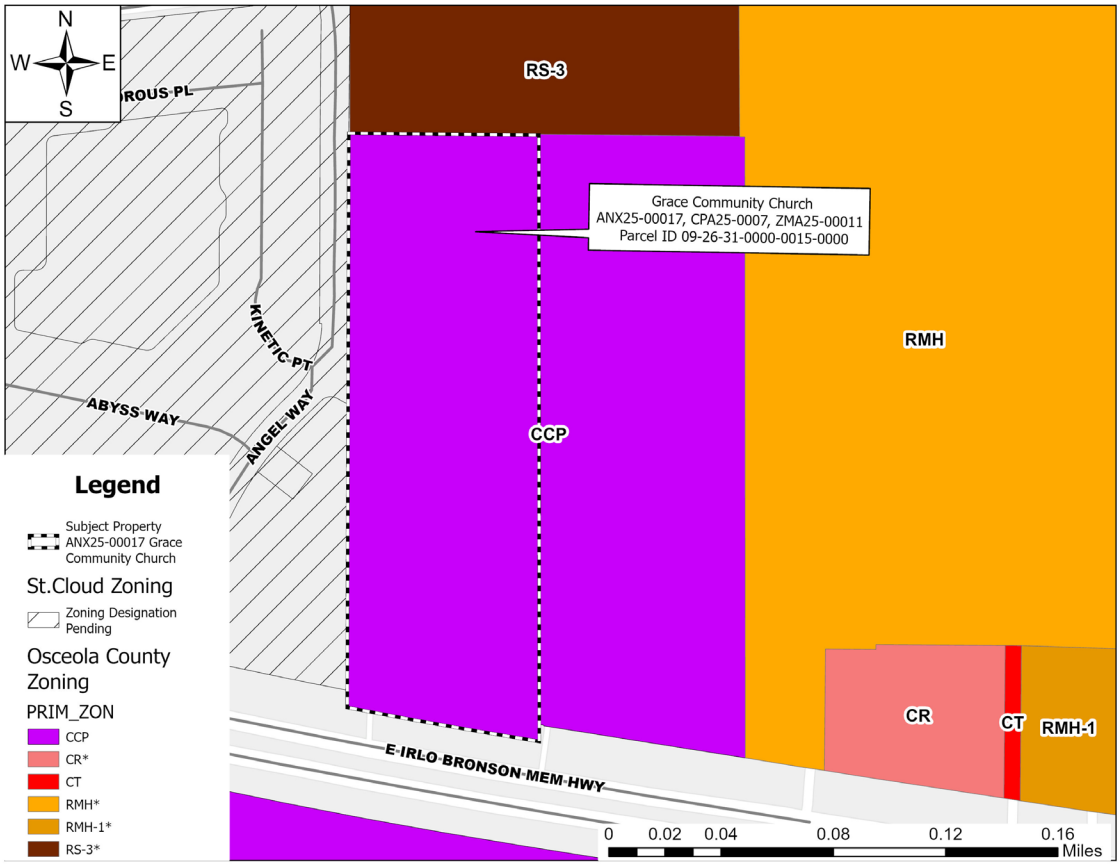


Figure 3 – Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written comments were received by staff from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff has reviewed the applicant's response to the 16 Required Findings of Section 1.3.3.C.2.A of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **The proposed change is contrary to the established land use pattern;**

   "No"

   The project is requesting a Future Land Use change from Community Center (County) to Community Center (City). The proposed change is consistent with the surrounding land use pattern and development. Currently, the parcel abuts Community Center (County) future land use designations to the east, west and south.

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. Assigning a future land use designation of Community Center is consistent with adjacent districts and existing Future Land Use in the area. This request will be an expansion of the Community Center future land use districts to the east, west and south.

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 existing future land use designation of Community Center is compatible with the area and consistent with the requested Community Center future land use designation. The school capacity report states that this Comprehensive Plan Amendment application indicates this project has no impact on public school capacity.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "No"

   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 Comprehensive Plan amendment to encourage compact development. Figure 2 depicts the Future Land Use designations surrounding the subject properties.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "No"

   The proposed Comprehensive Plan Amendment is consistent with the future land use designations of Community Center for the surrounding parcels and will not adversely impact the Comprehensive Plan.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "No"

   In accordance with the Joint Planning Agreement, the subject property shares contiguous boundaries with the City limits to the west, thereby qualifying it for voluntary annexation and addition to the City's Future Land Use Map.

   The approved Community Center future land use designation to the east, west and south have changed the development and characteristics of the area creating a hub of Community Center districts ranging in intensity of use. The development and characteristics of the area are evolving pursuant to the needs of the City and the Comprehensive Plan, thus allowing for the consideration of this Comprehensive Plan Amendment.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "No"

The proposed Comprehensive Plan Amendment should not adversely impact living conditions in the neighborhood. It will allow consistency in the area's development pattern.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "No"

   The proposed Comprehensive Plan Amendment is consistent with traffic patterns and would not excessively increase traffic congestion or negatively affect public safety. An existing place of worship exists on this parcel, and no new development is proposed currently. If new development is proposed, a Site Development Plan submittal would require a Traffic Impact Analysis to determine any new impact.

9. **The proposed change will create a drainage problem;**

   "No"

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of the development and accommodate the 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"

11. **There is no development being proposed currently. If new development is proposed, a Site Development Plan submittal would address any possible impacts to light or air and determine the method of mitigation. The proposed change will adversely affect property values in the adjacent area;**

    "No"

    The proposed Comprehensive Plan Amendment is not expected to adversely affect property values in the 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 Comprehensive Plan Amendment is consistent with the development of adjacent properties. Connectivity will allow the opportunity for potential development of the surrounding properties to improve in a manner that mitigates off-site impacts and meets all requirements of the existing Land Development Code.

13. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;**

    "No"

    The proposed Comprehensive Plan Amendment does not grant special privilege to an individual owner, developer, or contrast with public welfare.

14. **There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.**

    "No"

The parcel was annexed into the City limits on September 11, 2025. The proposed Comprehensive Plan Amendment will establish the necessary Future Land Use designation for the property consistent with adjacent districts and existing future land use in the area.

15. **Whether the change suggested is out of scale with the needs of the neighborhood or the city;**

    "No"

    This amendment is compatible with the scale and character of the surrounding area and the City as a whole. It creates continuity between the existing Community Center Future Land Use designation to the east, west and south, and is necessary to allow the expansion of the established development pattern.

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."

    There are other areas in the City where the proposed Future Land Use designation already exists; however, this property is surrounded by parcels with the same designation. Upon annexation, the proposed Comprehensive Plan Amendment will be consistent with the adjacent land use designations in the surrounding area.

School Capacity Report

The Osceola County School District's School Capacity report indicates this application has no impact on public school capacity.

Consistency With Strategic Plan Goals:

The proposed Comprehensive Plan Amendment 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 Comprehensive Plan Amendment on or before July 09, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2025-62.

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 – Motion to recommend approval by Grigsby. 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 - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

On September 11, 2025 - Motion by Urban to continue the item to the October 9th Council meeting. Seconded by Paul. Passed 5-0.

Attachments

- Ordinance No. 2025-62
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2025-62

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ASSIGNING A FUTURE LAND USE DESIGNATION TO APPROXIMATELY +/- 9.04 ACRES IDENTIFIED AS GRACE COMMUNITY CHURCH, PROJECT #CPA25-00007, GENERALLY 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.

WHEREAS, Chapter 163.3167, Florida Statues, and Article VII, of the Charter Laws of the City of St. Cloud, allows the Council of the City of St. Cloud to prepare and enforce a Comprehensive Plan, and under such authority only lawful procedures and requirements have been met; and,

WHEREAS, the City adopted the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, by Ordinance 2002-41, on September 26, 2002; and,

WHEREAS, pursuant to Chapter 163.3162, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the amended version of the City of St. Cloud, Florida, Comprehensive Plan; and,

WHEREAS, this Ordinance is enacted under the authority of Chapter 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, reserving to the City Council of the City of St. Cloud all permitted discretionary authority; and,

WHEREAS, the City Council received the recommendation of Planning Commission dated August 19, 2025 and,

WHEREAS, the City did transmit its analysis of the proposed amendment to the agencies as required by State Statute, and any other interested parties; and,

WHEREAS, the State Land Planning Agency and required reviewing agencies did review the proposed amendment as outlined in Chapter 163, Florida Statutes; and,

WHEREAS, the City Council has held two (2) public hearings and has produced advertisements and notice on this matter consistent with the requirements of Chapter 163.3184, Florida Statutes; and,

WHEREAS, the City staff has prepared a staff report and will rely on the data as findings of fact to support the map change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION 1:

All information above is true and correct.

SECTION 2:

The City of St. Cloud, Florida, Comprehensive Plan is amended in the following respects to the properties, identified under Comprehensive Plan Amendment 25-00007, as shown on Exhibit "A", and described as follows:

Legal Description:
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.

A. The City of St. Cloud Future Land Use Map, 2025, is amended to show the property as "Community Center",
B. Any and all additional maps of the Comprehensive Plan are amended to show the property;
C. All Goals, Objectives, Policies, and other planning provisions applicable to properties as shown and set forth in the City of St. Cloud, Florida, Comprehensive Plan apply to the property.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter changes on the Official Future Land Use Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Department of Community Development.

SECTION 5:

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3161 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 6:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 7:

If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

SECTION 8:

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.

B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.

C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Department of Community Development of the City of St. Cloud. The Department of Community Development shall also make copies available to the public for a reasonable publication charge.

SECTION 9:

Effective Date. This ordinance has been published and shall take effect as provided by law. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

First Reading on the 14th day of August, 2025.

Final Reading on the 9th day of October, 2025.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

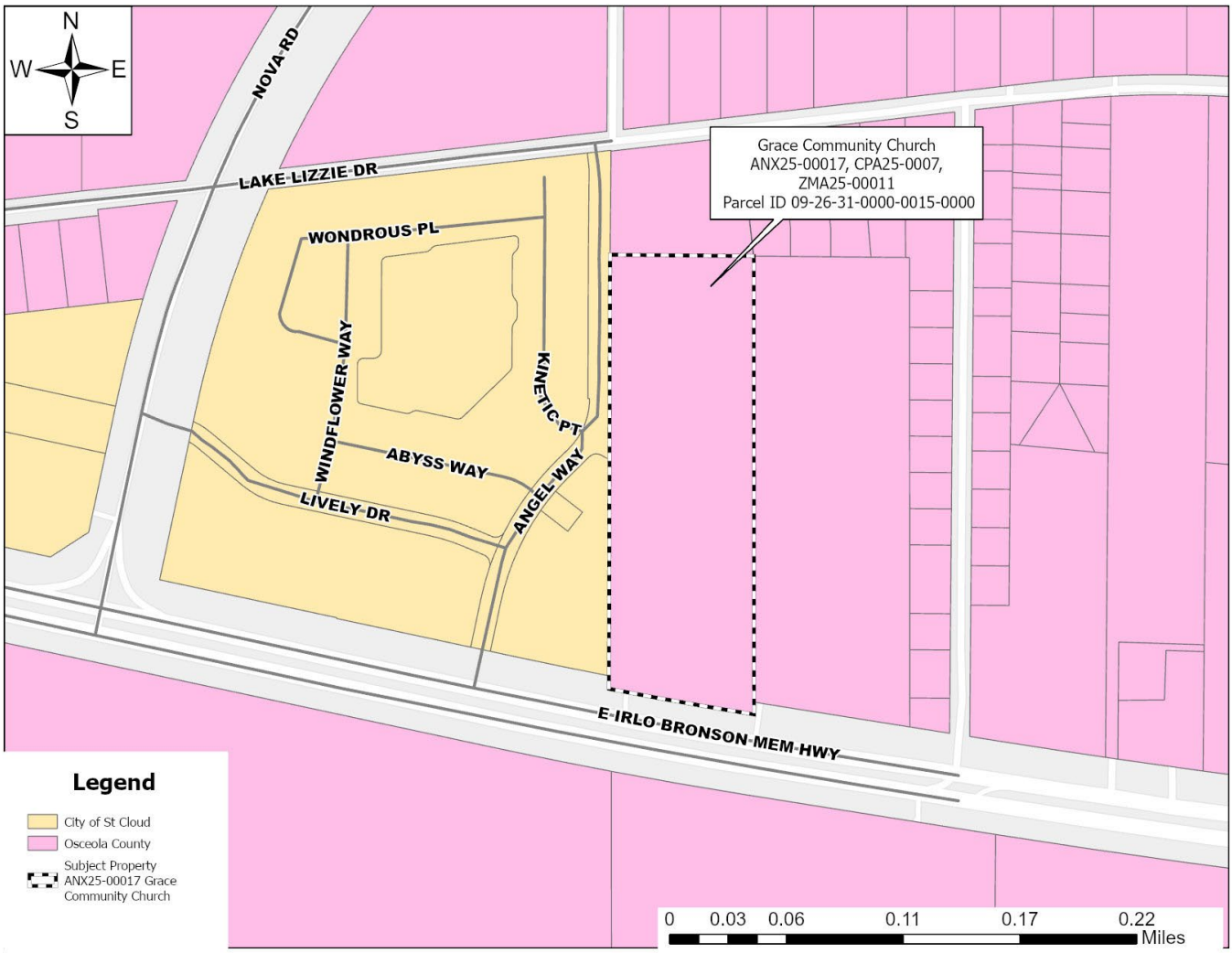
_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

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#: CPA25-00007

Current FLU: CC
Requested FLU: N/A

PROJECT NAME: Grace Community Church

Current Zoning: CCP
Requested Zoning: N/A

PROJECT LOCATION: 5501 E. Irlo Bronson Mem. Hwy., St. Cloud, 34771

COMMENTS DUE DATE: 8.20.25

PID: 09-26-31-0000-0015-0000

This CPA application for a building addition has no impact on public school capacity.

Meeting: October 9, 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 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) zoning designation 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. 2025-63** (This is a Quasi-Judicial proceeding)

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 was annexed into the St. Cloud City Limits at the September 11, 2025 City Council meeting.

Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA25-00007/ Ordinance 2025-62) from Community Center (County) to Community Center (City). The Zoning Map Amendment will become effective upon the effective date of the Comprehensive Plan Amendment.

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.

On August 19, 2025, the Planning Commission – Motion to recommend Approval by Grigsby. Seconded by Marshall. Passed 4-0.

Staff reviewed this request for a Zoning Map Amendment on or before July 09, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. No. 2025-63.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion by Urban to continue the item to the October 9th Council meeting. Seconded by Paul. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

Attachments:
1. 0. ZMA25-00011 Grace Community Church Staff Report 10092025 CC
2. 1. Ordinance 2025-63 Grace Community Church 10092025 CC
3. 2. ZMA25-00011 OC SCHOOLS COMMENTS

City Council Staff Report
Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
ZMA25-00011/2025-63

Type of Application
Zoning Map Amendment

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

Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "CCP" Community Center Perimeter (County) to "CCP" Community Center Perimeter (City) for approximately +/- 9.04 acres of land. 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 was annexed into the St. Cloud City Limits at the September 11, 2025 City Council meeting. .

Concurrently, the applicant is requesting a Comprehensive Plan Amendment (CPA25-00007/ Ordinance 2025-62) from Community Center (County) to Community Center (City). The Zoning Map Amendment will become effective upon the effective date of the Comprehensive Plan Amendment.

Current Minimum and Maximum density for development on the property is as follows:

Existing FLU	***Min. Units***	***Max. Units***
Community Center (County)	*18 du/acre*	*40 du/acre*

**Calculated per gross acreage*

Current minimum percentages to be achieved at build-out, as calculated by developable area, are shown below:

FLU – Community Center "CC" (Existing)	
Individual use categories	***Minimum Percentage***
Residential	Ten (10) percent
Commercial/Office	Forty (40) percent
Public/Park/Civic	Ten (10) percent

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.

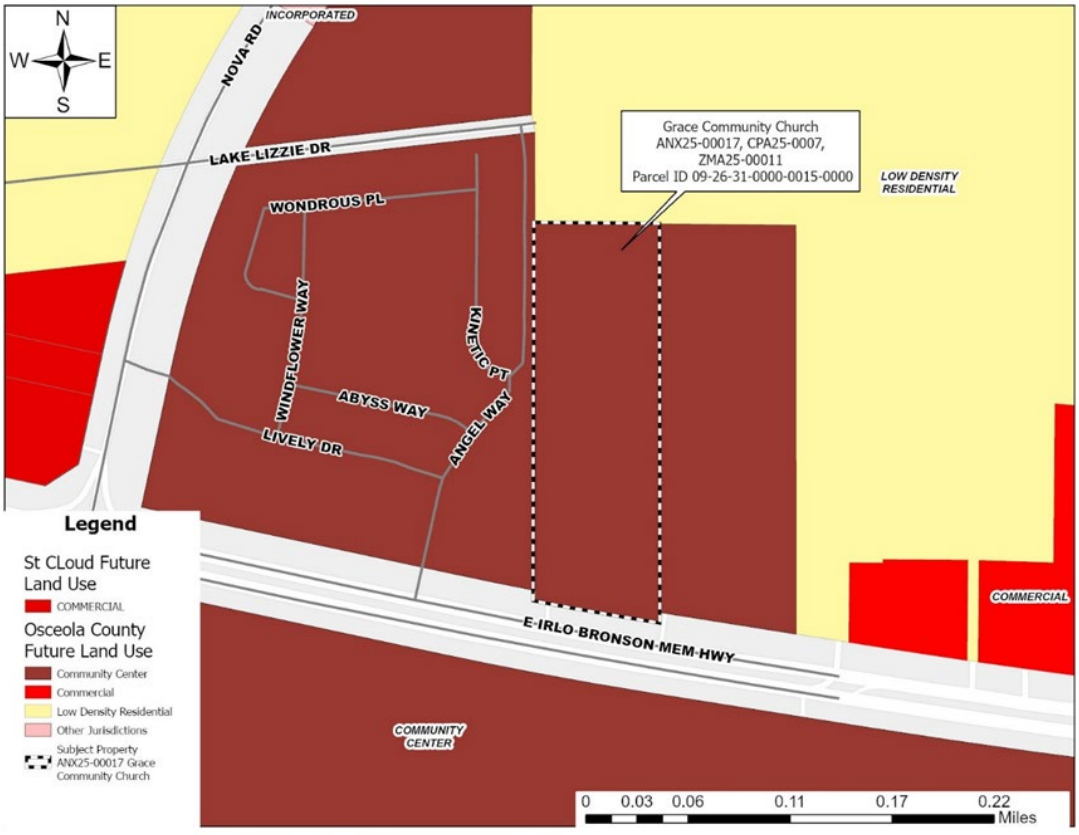


Figure 2 – Future Land Use Map

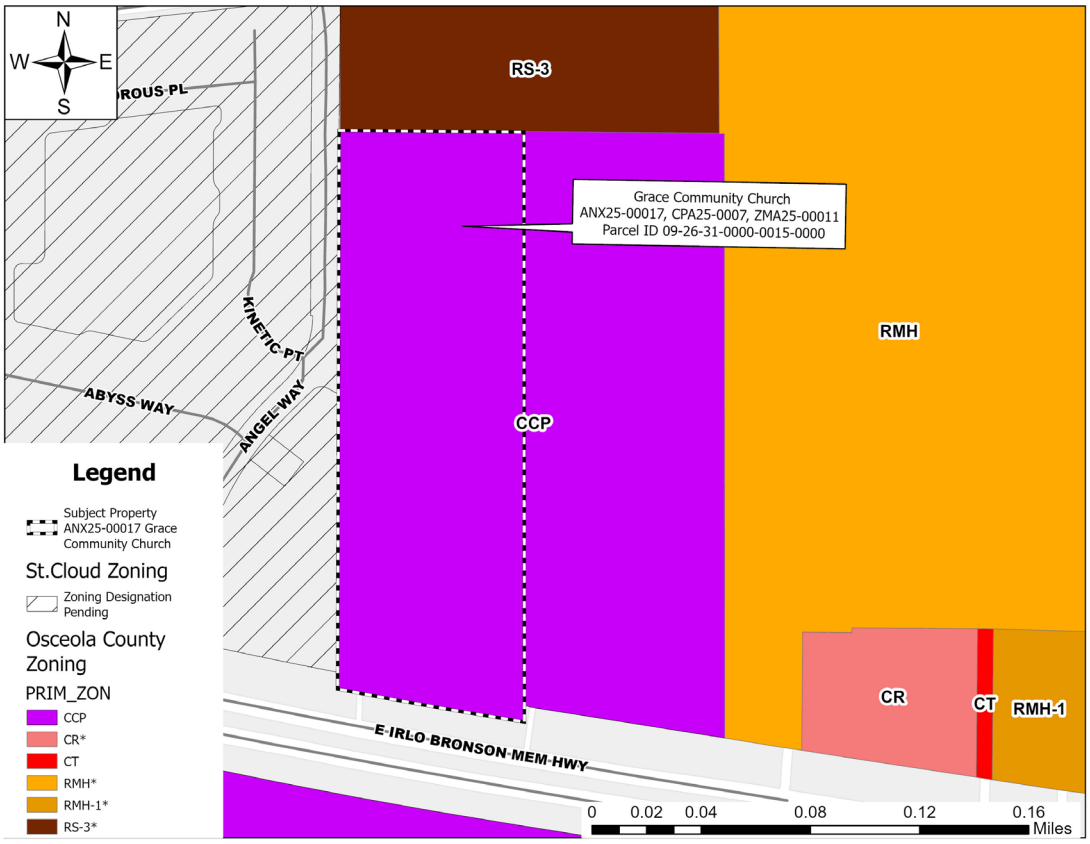


Figure 3 - Zoning Map

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 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 change is consistent with the surrounding land use pattern and development. Currently, the parcel abuts "CCP" Community Center Perimeter (County) zoning designations to the east, west and south.

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. Assigning a zoning designation of "CCP" Community Center Perimeter is consistent with adjacent districts and existing Future Land Use in the area. This request will be an expansion of the "CCP" Community Center Perimeter zone districts to the east, west and south.

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 existing Future Land Use Designation of Community Center is compatible with the area and consistent with the requested Community Center Perimeter Zoning District. The school capacity report indicated that this application has no impact on public school capacity.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "No"

   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 to encourage compact development.

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 Zoning Map Amendment is consistent with the future land use designation of Community Center and will not adversely impact the Comprehensive Plan.

   Change or changing conditions make the passage of the proposed amendment necessary;

   "No"

The approved "CCP" zoning designations to the east, west and south have changed the development and characteristics of the area creating a hub of Community Center districts ranging in intensity of use. The development and characteristics of the area are evolving pursuant to the needs of the City and the Comprehensive Plan, thus allowing for the consideration of this Zoning Map Amendment.

6. **The proposed change will adversely influence living conditions in the neighborhood;**

   "No"

   The proposed change will not adversely influence living conditions in the neighborhood and are consistent with the development in the area.

7. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "No"

   The proposed Zoning Map Amendment is consistent with traffic patterns and would not excessively increase traffic congestion or negatively affect public safety. An existing place of worship exists on this parcel, and no new development is proposed currently. If new development is proposed, a Site Development Plan submittal would require a Traffic Impact Analysis to determine any new impact.

8. **The proposed change will create a drainage problem;**

   "No"

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands.

9. **The proposed change will seriously reduce light or air to adjacent areas;**

   "No"

   There is no development being proposed currently. If new development is proposed, a Site Development Plan submittal would address any possible impacts to light or air and determine the method of mitigation.

10. **The proposed change will adversely affect property values in the adjacent area;**

    "No"

    The proposed Zoning Map Amendment should not affect property values in the adjacent area..

11. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;**

    "No"

    The proposed Zoning Map Amendment is not expected to be a deterrent to the improvement or development of adjacent properties. Instead, the proposed designation represents a continuation of the area's established development pattern.

12. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;**

    "No"

    The proposed Zoning Map Amendment does not grant special privilege to an individual owner, developer, or contrast with public welfare.

13. **There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning;**

    "No"

    With the approval of the adjacent "CCP" zoning districts to the east, west and south, this zoning amendment is necessary to allow the expansion of the established development pattern.

14. **Whether the change suggested is out of scale with the needs of the neighborhood of the city;**

    "No"

    The proposed "CCP" zoning district is consistent and compatible with the surrounding developments and the Community Center future land use.

15. **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."

    While there are other areas within the City in which a "CCP" zoning designation would be supported, approval of this request for a Zoning Map Amendment is not out of scope for the development in the area.

School Capacity Report

The Osceola County School District's School Capacity report indicated that this application has no impact on public school capacity.

Consistency With Strategic Plan Goals:

The proposed zoning map amendment 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 Zoning Map Amendment on or before July 09, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2025-63

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 – Motion to recommend Approval by Grigsby. 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 - Motion to approve the First Reading & Introduction by Urban. Seconded by Paul. Passed 5-0.

On September 11, 2025 - Motion by Urban to continue the item to the October 9th Council meeting. Seconded by Paul. Passed 5-0.

Attachments

- Ordinance No. 2025-63
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
DEPT OF COMMUNTIY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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 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, WEST OF BRADLEY DRIVE, FROM "CCP" COMMUNITY CENTER PERIMETER (COUNTY) TO "CCP" COMMUNITY CENTER PERIMETER (CITY) ZONING DESIGNATION PROVIDING FOR AMENDING THE OFFICIAL FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, FILING OF THE PLANNING COMMISSION RECOMMENDATION AND PROOF OF PUBLICATION, APPLICABILITY AND EFFECT, SEVERABILITY, COPIES ON FILE AND EFFECTIVE DATE

WHEREAS, zoning districts are required to be consistent with Comprehensive Plan of the City of St. Cloud; and,

WHEREAS, the proposed zoning is consistent with the existing Future Land Use designation of "Community Center"; 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 "CCP" Community Center Perimeter zoning district classification for the property described below and as shown on Exhibit "A":

1. Parcel ID 09-26-31-0000-0015-0000

Legal Description

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:

The property is rezoned to "CCP" Community Center Perimeter, 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 Department of Planning and Zoning.

SECTION 5:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 6:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 7:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 14th day of August, 2025.

Second Reading and Final Passage on the 9th day of October, 2025.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

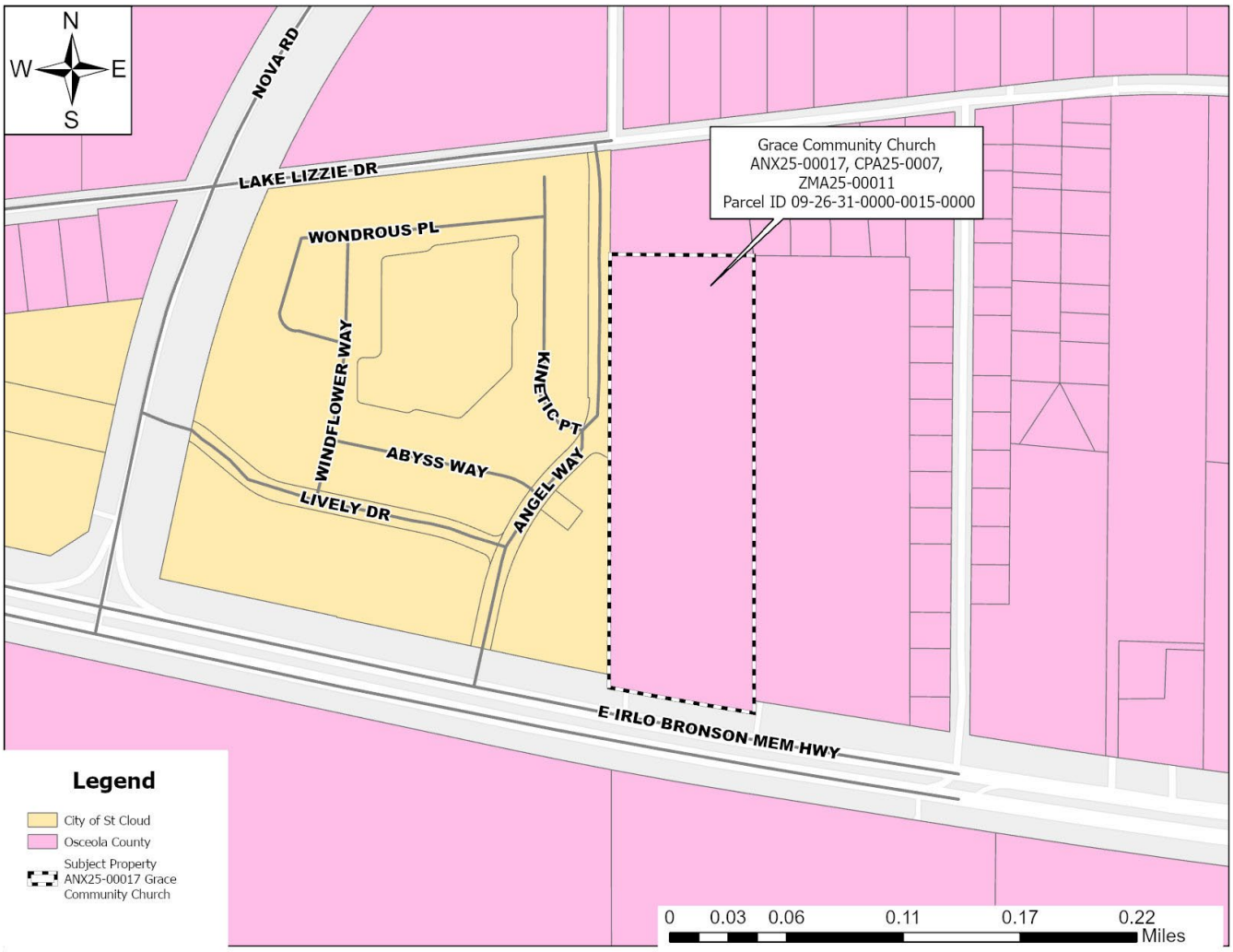
_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

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).
09-26-31-0000-0015-0000

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0083 DRC#: ZMA25-00011

Current FLU: CC
Requested FLU: N/A

PROJECT NAME: Grace Community Church

Current Zoning: CCP
Requested Zoning: N/A

PROJECT LOCATION: 5501 E. Irlo Bronson Mem. Hwy., St. Cloud, 34771

COMMENTS DUE DATE: 8.20.25

PID: 09-26-31-0000-0015-0000

This ZMA application has no impact on public school capacity.

Meeting: October 9, 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) **ACTION ON ORDINANCE NO. 2025-59** (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located at 1505 Orange Avenue and is approximately +/- 1.95 acres. This request is Phase 2 of DMI Business Park with Phase 1 located on the parcel directly north of the subject property. The applicant intends to combine the lots and build industrial warehouses compatible with what exists in Phase 1.

The current “R-1A” zoning designation is not compatible with the proposed use nor is it compatible with the proposed Future Land Use Map amendment that will designate this lot as Employment. As a result, the applicant has requested “I-1” Industrial, which is consistent with Phase 1 and the proposed Future Land Use Map amendment.

Concurrently, the City is proposing an update to the City’s Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of “Employment”, will facilitate the land use necessary to support the “I-1” Industrial Zoning District.

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.

On August 19, 2025, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Marshall. Passed 4-0

Staff reviewed this request for a Zoning Map Amendment on or before June 16, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2025-59

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion by Gilbert to continue to the October 9th Council meeting. Seconded by Paul. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 5-0.

Attachments:
1. 1 ZMA25-00005 DMI BUSINESS PARK STAFF REPORT 10.09.25 CC
2. 2 ZMA25-00005 DMI BUSINESS PARK ORDINANCE NO. 2025-59 10.09.25 CC
3. 3 ZMA25-00005 DMI BUSINESS PARK OC SCHOOLS COMMENTS

City Council Staff Report
Meeting Date: October 09, 2025

DRC Case No. /Ord. No.
ZMA25-00005/2025-59

Type of Application
Zoning Map Amendment

Case Name
DMI Business Park Phase 2

Applicant/Agent
Danny Martinez

Owner(s)

Danny Martinez

Address/Location
1505 Orange Avenue, St. Cloud, FL 34769

Parcel ID No.

12-26-30-4950-0001-0185

Total Land Area
+/- 1.95 acres

Project Planner
Ralph Keith Jr Associate Planner

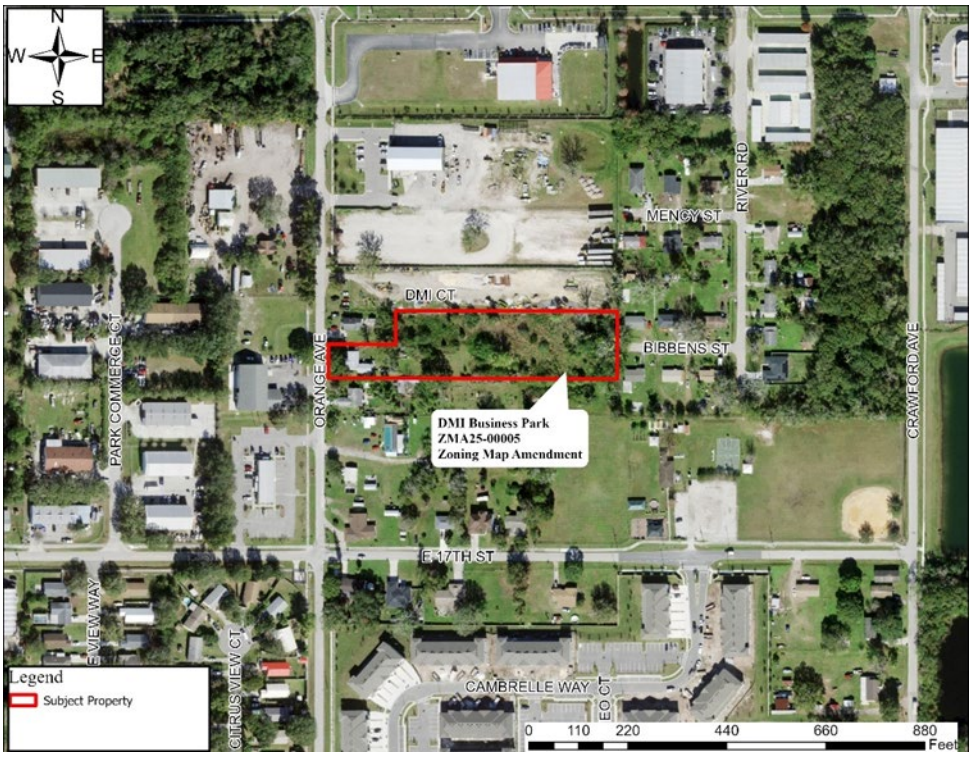


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "R-1A" Single-Family Dwelling to "I-1" Industrial for approximately +/- 1.95 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject property is located at 1505 Orange Avenue and is approximately +/- 1.95 acres. This request is Phase 2 of DMI Business Park with Phase 1 located on the parcel directly north of the subject property. The applicant intends to combine the lots and build industrial warehouses compatible with what exists in Phase 1.

The current "R-1A" zoning designation is not compatible with the proposed use nor is it compatible with the proposed Future Land Use Map amendment that will designate this lot as Employment. As a result, the applicant has requested "I-1" Industrial, which is consistent with Phase 1 and the proposed Future Land Use Map amendment.

Concurrently, the City is proposing an update to the City's Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of "Employment", will facilitate the land use necessary to support the "I-1" Industrial Zoning District.

Maximum density for development on the property is as follows:

FLU	*Max. Units*
LDR (Existing)	*1 (4 units/acre)*

**Calculated per gross acreage*

Maximum number of lots without exceeding density is as follows:

Zoning	*Total # Lots/Units*
R-1A (Existing)	*~1*
Industrial (Proposed)	*~1*

The following table summarizes the development regulations for the requested zoning district according to LDC Section 3.5.3.C & 3.7.1.C - Development/lot requirements.

District	**Use**	**Minimum Site Area (sq. ft.)**	**Minimum Lot Width (ft.)**	**Dwelling Size Minimum Gross Floor Area (sq. Ft.)**	**Maximum Lot Coverage**	**Maximum Impervious Coverage**	**Maximum Density (units per acre)**
R-1A	Single-Family	9,000	62.5	1,000	50%[2]	80%	4

Notes:
[2] In no case shall total maximum lot coverage exceed 50 percent for ALL primary AND accessory surfaces.

District	Use	Minimum Site Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot	Minimum Site Area (sq. ft.)	Minimum Lot Width (ft.)
I-1	Industrial	15,000	100	150	50%	80%	1.0

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	***Zoning***	***Future Land Use***	***Existing Land Use***
North	"I-1" Industrial	Industrial	Vacant Industrial
East	"R-1A" Single Family Dwelling	Low Density Residential	Single-Family – Improved
West	"I-2A" Industrial	Industrial	Warehouse General
South	"R-1A" Single Family Dwelling	Low Density Residential	Single Family-Improved

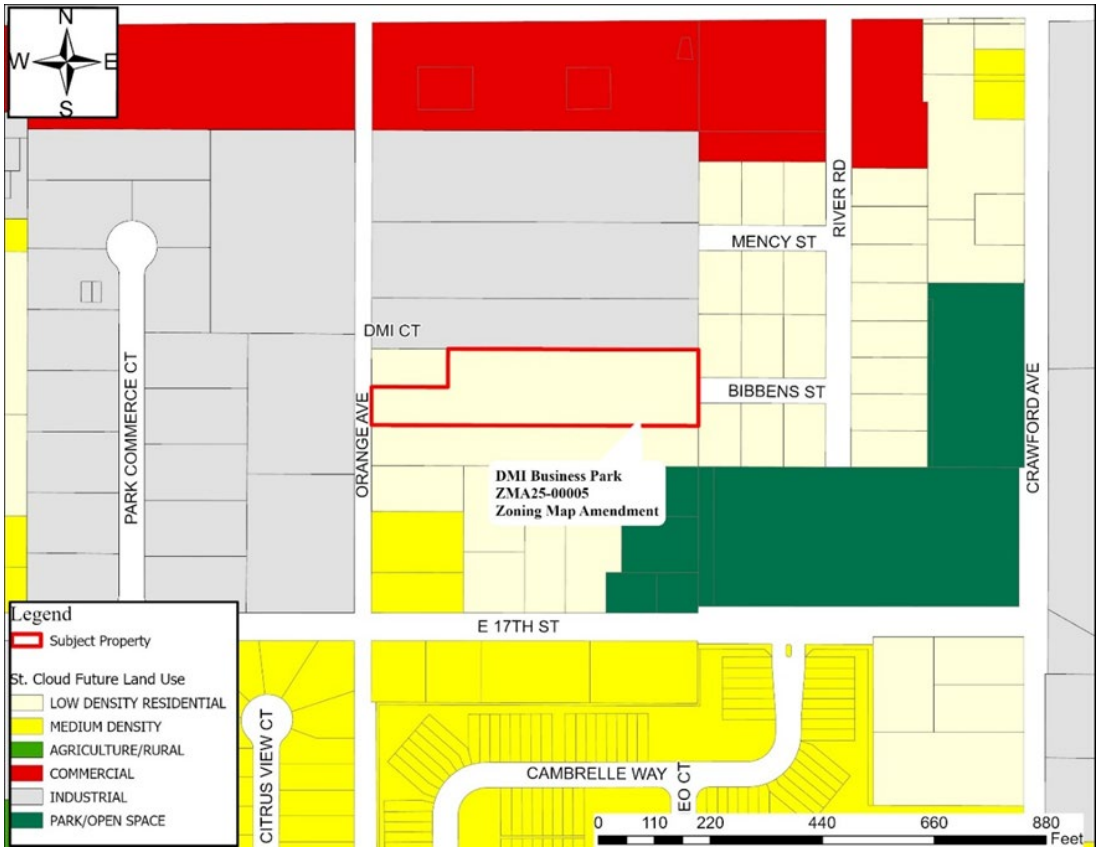


Figure 2 – Future Land Use Map

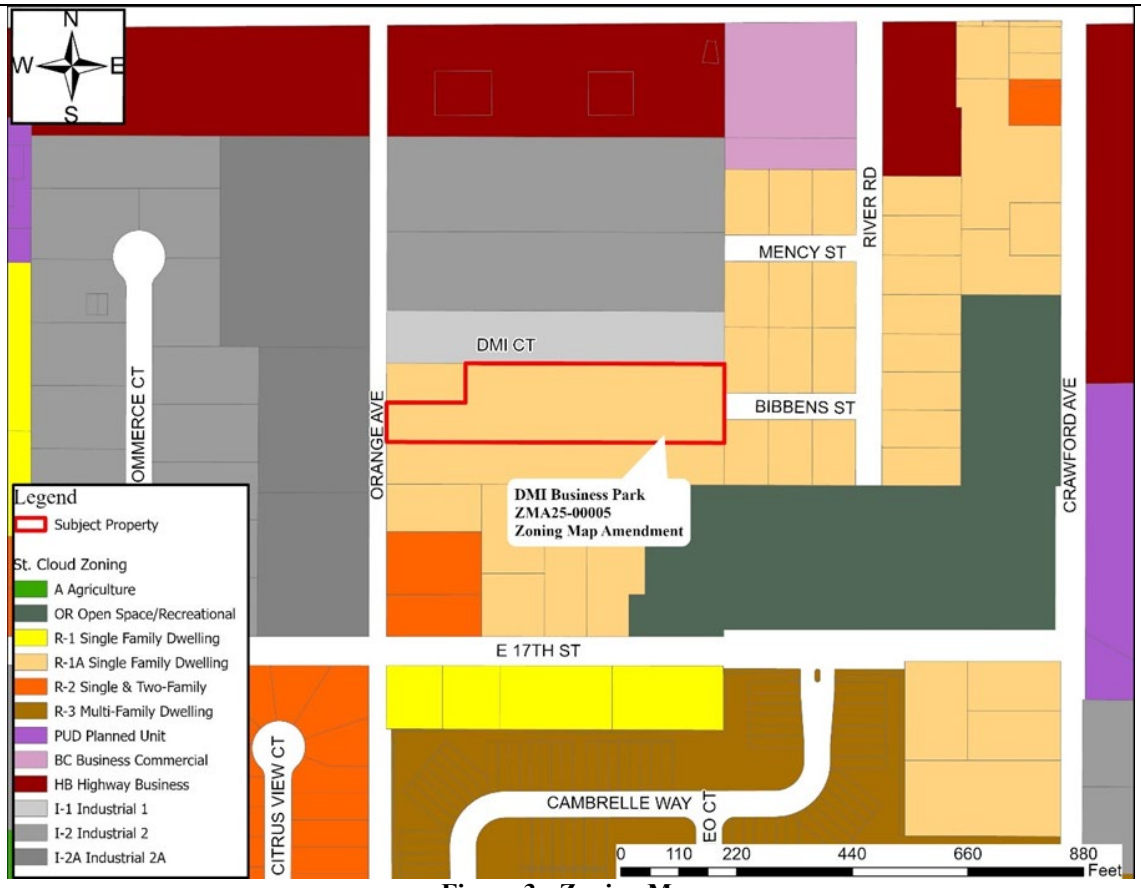


Figure 3 - Zoning Map

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 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;**

   "It's been historically residential but the area to the North is industrial, and the Future Land Use Map is in the process to change the area to the south to industrial."

   The proposed change is consistent with the surrounding land use pattern and development. Currently, the parcel abuts Industrial zoning designations to the north and west. The proposed "I-1" zoning will require a minimum lot width of 100 sq. ft. per unit and a maximum of 50% lot coverage.

2. **The proposed change would create an isolated district unrelated to the adjacent and**

nearby districts;

"No, adjacent properties to the north are already zoned Industrial."

The proposed change would not create an isolated district. Assigning a zoning designation of "I-1" Industrial is consistent with adjacent districts and the proposed Employment Future Land Use in the area. This request will be an expansion of the Industrial zone districts to the north and west.

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 development is for businesses with low traffic load."

   The Future Land Use Designation of Employment is compatible with the area and consistent with the requested "I-1" Zoning District. The school capacity report stated that the proposed change would not have any impact on public school capacity and is included in the attachments.

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "No, boundaries are straight lines and easily understandable."."

   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 to encourage compact development.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "No, it is in line with the upcoming Comprehensive Plan changes."

   The proposed Zoning Map Amendment is consistent with the proposed land use designation of Employment and will not adversely impact the Comprehensive Plan. This request aligns with the goals and objectives of the Comprehensive Plan, which promotes the placement of compatible adjacent land uses and the elimination of inconsistent uses within the City. Furthermore, it supports Section C of the Future Land Use Element by contributing to the City's goal of increasing the current one percent (1%) of industrial land uses.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "No."

   The approved "I-1" to the north and existing "I-2" zoning designation to the west have changed the development and characteristics of the area, creating a hub of Industrial districts ranging in intensity of use. The development and characteristics of the area are evolving pursuant to the needs of the City and the Comprehensive Plan, thus allowing for the consideration of this Zoning Map Amendment. Additionally, the Employment Future Land Use designation would require a zoning update as the existing "R-1A" zoning district is not compatible with such Future Land Use.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "No, we feel it will not adversely affect living conditions."

   The proposed change will not adversely influence living conditions in the neighborhood and are consistent with the development in the area.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "No, the planned development is geared towards businesses with low traffic load"

   The proposed Zoning Map Amendment is consistent with traffic patterns and should not excessively increase traffic congestion or negatively affect public safety. However, a more in-depth Traffic Impact Analysis will take place at the time of the Site Development Plan submittal, which may require additional improvements to the roads to accommodate any increase in traffic.

9. **The proposed change will create a drainage problem;**

   "No, it will have an on-site pond and it will help with drainage on Bibbens Street."

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the Site Development Plan process.

10. **The proposed change will seriously reduce light or air to adjacent areas;**

    "No."

    Design standards will be implemented during review of the Site Development Plan to mitigate any possible impacts.

11. **The proposed change will adversely affect property values in the adjacent area;**

    "No."

    The proposed Zoning Map Amendment should not affect property values in the adjacent area; however, an Economic Impact Analysis may be required at the time of submittal of a Site Development Plan.

12. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;**

    "No, we feel others will be more apt to bring more development to the area."

    The proposed Zoning Map Amendment is not expected to be a deterrent to the improvement or development of adjacent properties. Instead, the proposed designation represents a continuation of the area's established development pattern.

13. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;**

    "No."

    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;**

    "Yes, existing zoning is Residential."

    Phase 1 of DMI Business Park was previously approved as "I-1" and allows for industrial warehouses. Phase 2 intends to continue this use, which is not permitted within the "R-1A" zoning district. In order for the subject property to be consistent and compatible with what

exists for Phase 1, the Zoning Map Amendment is necessary. Additionally, with the proposed Future Land Use update to Employment, "R-1A" would no longer be compatible and would need to be reassigned.

15. **Whether the change suggested is out of scale with the needs of the neighborhood of the city;**

    "No, We need more space to bring a more diverse selection of businesses to the area."

    The proposed "I-1" zoning district does not have a maximum building height which is consistent and compatible with the surrounding developments and the proposed Employment future land use.

16. **It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.**

    "Yes, Industrial land is scarce in St Cloud."

    While there are other areas within the City in which an "I-1" zoning designation would be supported, approval of this request for a Zoning Map Amendment is not out of scope for the development in the area and is a continuation of Phase 1 to the north.

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 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 Zoning Map Amendment on or before June 16, 2025, with no objections. Therefore, staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2025-59

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 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 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 – Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 5-0.

On September 11, 2025- Motion by Gilbert to continue to the October 9th Council meeting. Seconded by Paul. Passed 5-0. .

Attachments

- Ordinance No. 2025-59
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNTIY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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.

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 "Employment"; 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 “I-1” Industrial zoning district classification for the property described below and as shown on Exhibit “A”:

PARCEL: 12-26-30-4950-0001-0185

Legal Description:
From the Northwest Corner of Lot 18, according to the Seminole Land and Investment Company's survey and plat of Section 12, Township 26 South, Range 30 East, Osceola County, Florida, run South along the West Line of said Lot 18, 175.0 feet to the point of beginning; continue South 75.0 feet; run thence East, parallel to the North Line of said Lot 18, 642.50 feet, to the East Line of said Lot 18, run thence North along said East Line 150.0 feet; run thence West parallel to said North Line, 492.50 feet; run thence South 75.0 feet; run thence West 150.0 feet; to the point of beginning.

Containing +/- 1.95 acres, more or less.

SECTION 2:

The property is rezoned to "I-1" Industrial, 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 9th day of October 2025

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

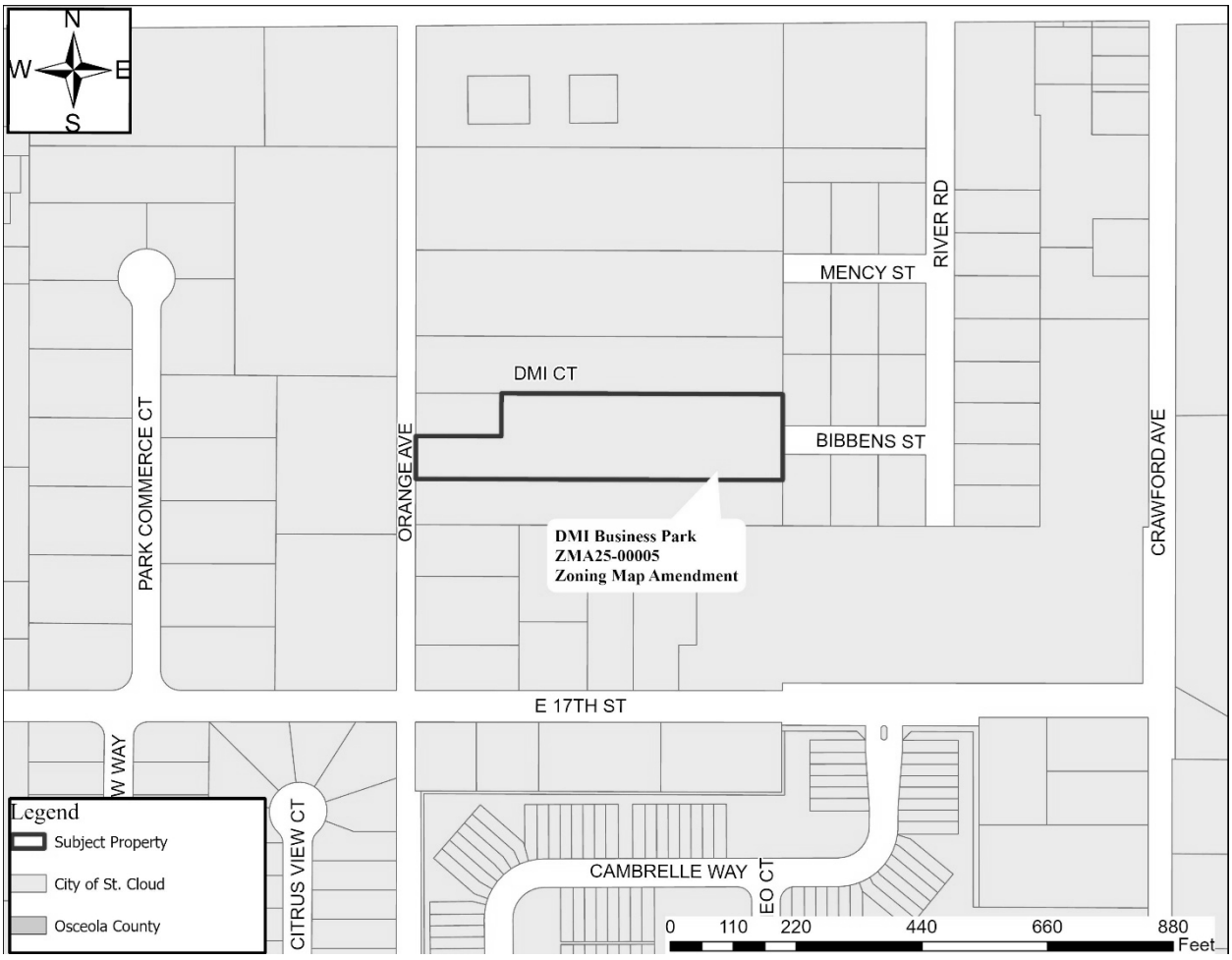
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

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).

12-26-30-4950-0001-0185

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2022/23-0177 DRC#: ZMA25-00005

Current FLU: LDR
Requested FLU: IND

PROJECT NAME: DMI Business Park Phase 2

Current Zoning: R-1A
Requested Zoning: I-1

PROJECT LOCATION: 1505 Orange Ave., St. Cloud, 34772

COMMENTS DUE DATE: 7.10.25

PID: 12-26-30-4950-0001-0185

This ZMA application has no impact on public school capacity.

Meeting: October 9, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-66 Elite Estates Rezoning

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR 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)
ACTION ON ORDINANCE NO. 2025-66 (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject properties are generally located on the northeast intersection of Clay Whaley Road and Wagon Court. The properties are comprised of four parcels totaling approximately +/- 30.94 acres within the City of St. Cloud. The applicant is proposing to construct 83 Single Family homes and 82 townhomes with existing entitlements approved by Osceola County.

The subject parcels were recently annexed into the City limits as part of ANX25-00003 (Encumbrance Annexations), consistent with the Joint Planning Agreement (JPA) with Osceola County.

Concurrently, the parcels are proposed to be updated to the Mixed-Use Future Land Use designation through the City's Comprehensive Plan Amendment CPA24-00007 (Ordinance 2024-50). The requested amendment would transition the parcels to a zoning designation of Mixed Use (City) to support the implementation of the "MIX" Mixed Use Future Land Use.

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.

On September 16, 2025, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Snyder. Passed 5-0.

Staff reviewed this request for a Zoning Map Amendment on or before August 25, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-66 for a Zoning Map Amendment from “MXD” Mixed Use (County) to “MIX” Mixed Use (City) for approximately +/- 30.94 acres of land.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion to approve the First Reading & Introduction by Fletcher. Seconded by Paul. Passed 4-0. Urban was not present.

Attachments:
1. 1 ZMA25-00001 ELITE ESTATES STAFF REPORT 10.09.25 CC
2. 2 ZMA25-00001 ELITE ESTATES ORDINANCE NO. 2025-66 10.09.25 CC
3. 3 ZMA25-00001 OC SCHOOLS COMMENTS

City Council Staff Report
Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
ZMA25-00001 /2025-66

Type of Application
Zoning Map Amendment

Case Name
Elite Estates

Applicant/Agent
Jeff Porter / Columnar Holdings II

Owner(s)
Jose Martinez / Elite Metro Corp

Address/Location
Northeast Intersection of Clay Whaley Road and Wagon Court

Parcel(s) ID No(s).
17-26-30-4950-0001-0990
17-26-30-4950-0001-1150
17-26-30-4950-0001-1265
17-26-30-4950-0001-1090

Total Land Area
+/-30.94 acres

Project Planner
Ralph Keith
Associate Planner

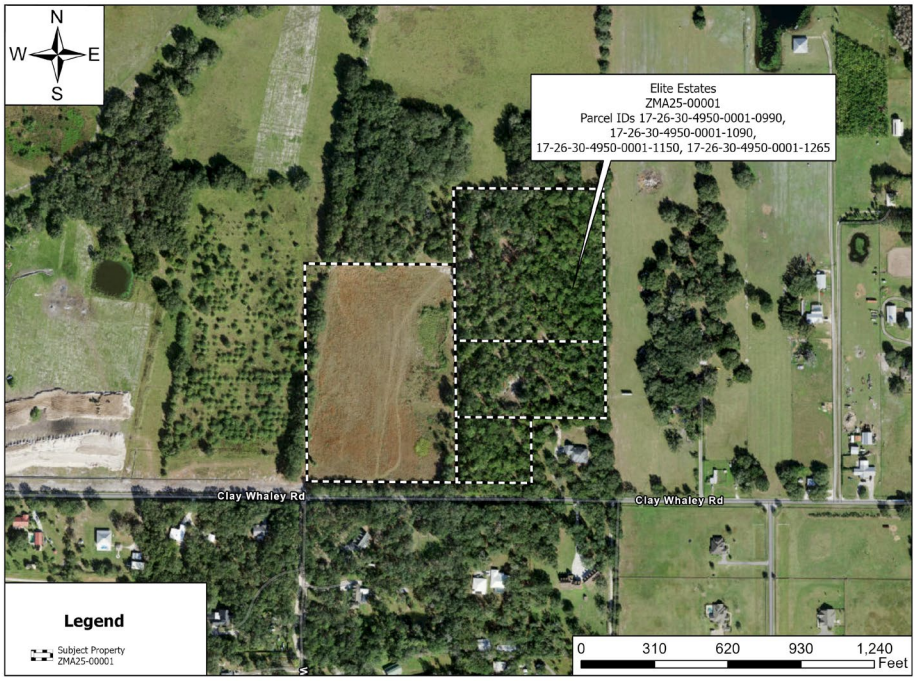


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) for approximately 30.94 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject properties are generally located on the Northeast Intersection of Clay Whaley Road and Wagon Court The properties are comprised of four parcels totaling approximately +/- 30.94 acres within the City of St. Cloud. The applicant is proposing to construct 83 Single Family homes and 82 Townhomes with existing entitlements approved through Osceola County.

The subject parcels were recently annexed into the City limits as part of ANX25-00003 (Encumbrance Annexations), consistent with the Joint Planning Agreement (JPA) with Osceola County.

Concurrently, the parcels are proposed to be updated to the Mixed-Use Future Land Use designation through the City's Comprehensive Plan Amendment CPA24-00007 (Ordinance 2024-50). The requested amendment would transition the parcels to a Zoning designation of Mixed Use (City) to support the implementation of the "MIX" Mixed Use Future Land Use.

The subject parcel is surrounded by Mixed Use land use in the city limits and in Unincorporated Osceola County. Table 2 below illustrates the land use and zoning designations of adjacent properties.

TABLE 2: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	**Zoning**	**Future Land Use**	**Existing Land Use**
North	***"MIX"*** *Mixed-Use (City)*	***"MXD"*** Mixed-Use (City)	Vacant Residential
East	***"MXD"*** Mixed-Use (County)	***"MXD"*** Mixed-Use (County)	Pastureland- Vacant
West	***"MIX"*** *Mixed-Use (City)*	**""MIX"** Mixed-Use (City)	Vacant Residential
South	***"MXD"*** Mixed-Use (County)	***"MXD"*** Mixed-Use (County)	Single Family-Improved

Figures 2 & 3 below depict the current Future Land Use and Zoning districts within the City.

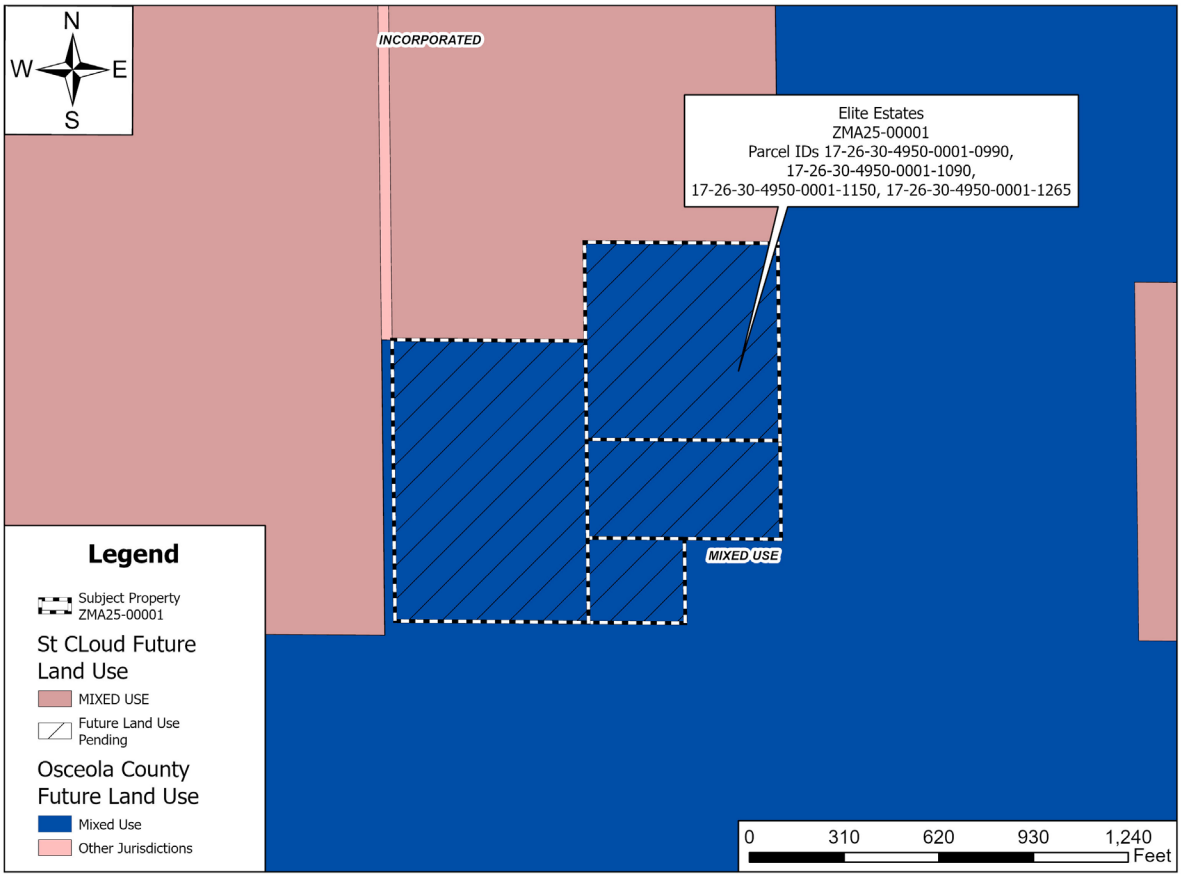


Figure 2 – Future Land Use Map

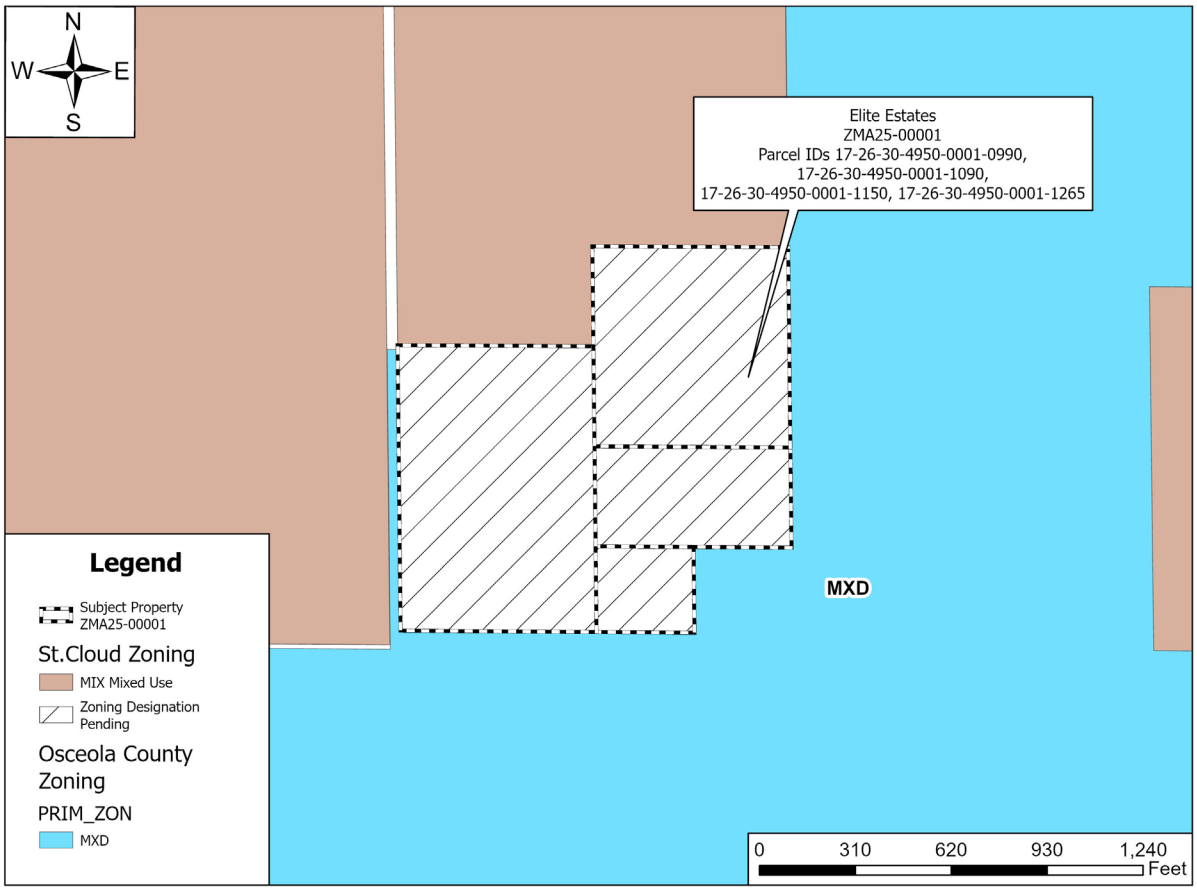


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by Florida Statutes. Oral comments were received from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

Findings

Staff 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 development is in agreement with established land pattern of residential subdivisions."

   The applicant's request for "MIX" zoning is consistent with the Future Land Use of Mixed-Use. Furthermore, the request for a rezoning aligns with the Joint Planning Agreement (JPA) and the established development pattern in the area.

2. **The proposed change would create an isolated district unrelated to the adjacent and**

nearby districts;

"No, the proposed change will not create an isolated district. Adjacent existing properties are consistent with proposed zoning change."

The proposed change would not create an isolated district, as the adjacent properties also have Mixed-Use zoning designations. The applicant is proposing to develop approximately 30.94 acres in accordance with the pre-approved entitlements granted by Osceola County.

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 change would not alter the population density pattern or public facilities. The school capacity report stated that a more accurate report can be generated at the time of site development where an actual number of dwelling units will be proposed. .

4. **Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;**

   "Existing district boundaries are consistent with existing conditions on the property proposed for change."

   The existing district boundary is not illogically drawn since the proposed zoning is consistent with the surrounding area. The subject property is surrounded by Mixed-Use zoning districts that support both commercial and residential uses. Based on the adjacent Mixed-Use zoning designations that are contiguous to the subject property, development is consistent with this area. The zoning pattern reflects a gradual transition from agricultural to residential development, which is typical of many suburban areas where agricultural lands are gradually developed for residential and commercial purposes as infrastructure expands. This proposed development is in harmony with the zoning and land use trends in the area and represents a logical continuation of the existing development pattern.

5. **The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan;**

   "The change is consistent with land use plan with no adverse effect on the comprehensive plan which is being approved at the 9/11/2025 board meeting to include the annexation of this property."

   The proposed annexation and development of the area is consistent with the land use plan and will not adversely affect the comprehensive plan.

6. **Change or changing conditions make the passage of the proposed amendment necessary;**

   "Annexation of this property was a requirement as part of the Osceola County/St. Cloud JPA. The City has already annexed the property and comp plan is being amended at the 9/11/2025 board meeting."

   This change is necessary because the subject property was recently annexed into the City limits and is currently zoned for Mixed-Use (County). The request for a Zoning Map Amendment to "MIX" Mixed-Use (City) is compatible with the adjacent districts to the north, east, south, and west. This change aligns with the Mixed-Use future land use designation and supports a diverse

mix of uses, which is consistent with the existing land use pattern in the area.

7. **The proposed change will adversely influence living conditions in the neighborhood;**

   "Proposed change will not adversely influence living conditions. Existing adjacent areas are consistent with the development of this project."

   The proposed development will not adversely influence living conditions in the area. The subject property is surrounded by existing residential and rural development, and the proposed zoning should not alter the quality of life for existing residents by improving the infrastructure and providing connections to commercial amenities. The subject property is subject to follow all land development regulations prior to approval of development permits.

8. **The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;**

   "The proposed change will not create traffic congestion or affect public safety. Project includes roadway improvements that will serve this development."

   The project will not adversely affect traffic or public safety. Subsequent County development approvals include future roadway improvements and Transportation Impact Analyses shall be required at Site Development Plan or Subdivision Construction Plan, to ensure traffic congestion is being adequately mitigated for.

9. **The proposed change will create a drainage problem;**

   "Proposed change will not cause a drainage problem. Approved project contains onsite stormwater ponds and is approved by required governmental agencies."

   Pursuant to Chapter 6 of the Land Development Code, stormwater management systems shall be provided for all areas of development and accommodate the runoff that flows into or across the development area without additional flooding of any other lands. Any proposed stormwater system will be reviewed during the Site Development Plan process.

10. **The proposed change will seriously reduce light or air to adjacent areas;**

    "The proposed change will not reduce light or air quality to adjacent areas."

    Design standards will be implemented during review of the Site Development Plan and any other approvals required by the Land Development Code to mitigate any possible impacts.

11. **The proposed change will adversely affect property values in the adjacent area;**

    "The proposed change will not adversely affect property values, if anything values will be improved through the improvements associated with the development."

    The proposed change should not adversely impact property values of the adjacent area as it is designed with surrounding properties in mind. It complements the existing Mixed-Use designations, reinforcing the increasing development pattern. Furthermore, it supports the goals and objectives of the East Lake Toho Element of the Comprehensive Plan by fostering neighborhoods with diverse densities, ultimately enhancing community vibrancy and sustainability.

12. **The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;**

    "The proposed change is a requirement due to the JPA and will not affect the current use of the adjacent property nor the future development of the adjacent property"

This proposed zoning change will not hinder the improvement of adjacent properties. The requested Zoning Map Amendment to "MIX" Mixed Use (City) will not prevent future development in neighboring areas.

13. **The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;**

    "The proposed change does not grant special privilege to the individual owner. It is consistent with adjacent properties in the area."

    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;**

    "This change in zoning a requirement of the annexation that has already been taken by the City based on the County/City JPA"

    The subject property was recently annexed into the City limits as part of the Encumbrance Annexations. The proposed Zoning Map Amendment will establish the necessary Zoning District to support the increased density range required for the Mixed-Use Future Land Use Designation.

15. **Whether the change suggested is out of scale with the needs of the neighborhood of the city;**

    "The change requested is consistent in scale with needs of the city."

    The proposed change is consistent with the scale of the existing development in the area. While the character of the area is shifting from agricultural to residential and commercial uses, the request aligns well with the scale and character of the neighborhood. Additionally, this area is recognized in the City's East Lake Toho Element of the Comprehensive Plan, and the City intends to adopt the County-approved Concept Plan.

16. **It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.**

    "The annexation of this property has already been executed by the City and as such the zoning has to be changed to match the annexation"

    The request for the "Mix" Zoning District supports the Mixed Use Future Land Use established for the subject parcels. Making the requested Zoning Map Amendment necessary for development approvals.

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 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 Zoning Map Amendment on or before August 25, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-66 for a Zoning Map Amendment from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) for approximately +/- 30.94 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 September 16, 2025, the Planning Commission – Motion to recommend approval by Grigsby. Seconded by Snyder. Passed 5-0.

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 September 11, 2025 – Motion to approve the First Reading & Introduction by Fletcher. Seconded by Paul. Passed 4-0. Urban was not present.

Attachments

- Ordinance No. 2025-66
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNTIY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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.

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 “Mixed Use”; and,

WHEREAS, the property described below is less than five percent (5%) of the total land area of the City of St. Cloud; and,

WHEREAS, the City Council has received the recommendation of the Planning Commission dated September 16, 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 "Mixed Use" zoning district classification for the property described below and as shown on Exhibit "A":

PARCELS:

17-26-30-4950-0001-0990
17-26-30-4950-0001-1150
17-26-30-4950-0001-1265
17-26-30-4950-0001-1090

Legal Description:

LOTS 99, 109, 110, 115, 116, 125 AND THE WEST 1/2 OF 126, OF TO THE SEMINOLE LAND AND INVESTMENT COMPANY'S SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 55, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF PLATTED RIGHT OF WAYS AND LESS AND EXCEPT THE SOUTH 47.00 FEET OF SAID LOTS 125 AND 126.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, SAID POINT BEING ON THE CENTERLINE OF A 35.00 FOOT WIDE PLATTED RIGHT OF WAY; THENCE RUN NORTH 00°38'08" WEST ALONG SAID CENTERLINE, A DISTANCE OF 67.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTH LINE OF A 47.00 FOOT WIDE RIGHT OF WAY DEDICATION, AS RECORDED IN OFFICIAL RECORDS BOOK 6442, PAGES 56-61 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°38'08" WEST ALONG SAID CENTERLINE, A DISTANCE OF 922.93 FEET; THENCE DEPARTING SAID CENTERLINE, RUN THENCE SOUTH 89°30'32" EAST, A DISTANCE OF 660.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 100; THENCE RUN NORTH 00°20'07" WEST ALONG THE EAST LINE OF LOT 100, A DISTANCE OF 329.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 94;THENCE RUN SOUTH 89°29'59" EAST ALONG THE SOUTH LINE OF LOT 94 AND THE EXTENSION THEREOF, A DISTANCE OF 659.82 FEET TO A POINT ON THE CENTERLINE OF A 35.00 FOOT WIDE PLATTED RIGHT OF WAY; THENCE RUN SOUTH 00°32'34" EAST ALONG SAID CENTERLINE, A DISTANCE OF 989.96 FEET; THENCE DEPARTING SAID CENTERLINE, RUN THENCE NORTH 89°29'17" WEST ALONG THE NORTH LINE OF SAID LOT 126 AND THE EXTENSION THEREOF, A DISTANCE OF 338.73 FEET; THENCE RUN SOUTH

00°33'38" EAST, A DISTANCE OF 263.03 FEET TO A POINT ON THE NORTH LINE OF AFORESAID RIGHT OF WAY DEDICATION;THENCE RUN NORTH 89°30'04" WEST ALONG SAID NORTH LINE, A DISTANCE OF 981.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.944 ACRES, MORE OR LESS.

Containing +/- 30.94 acres, more or less.

SECTION 2:

The property is rezoned to “MIX" Mixed Use, 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 11th day of September 2025.

Final Reading on the 9th day of October 2025

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

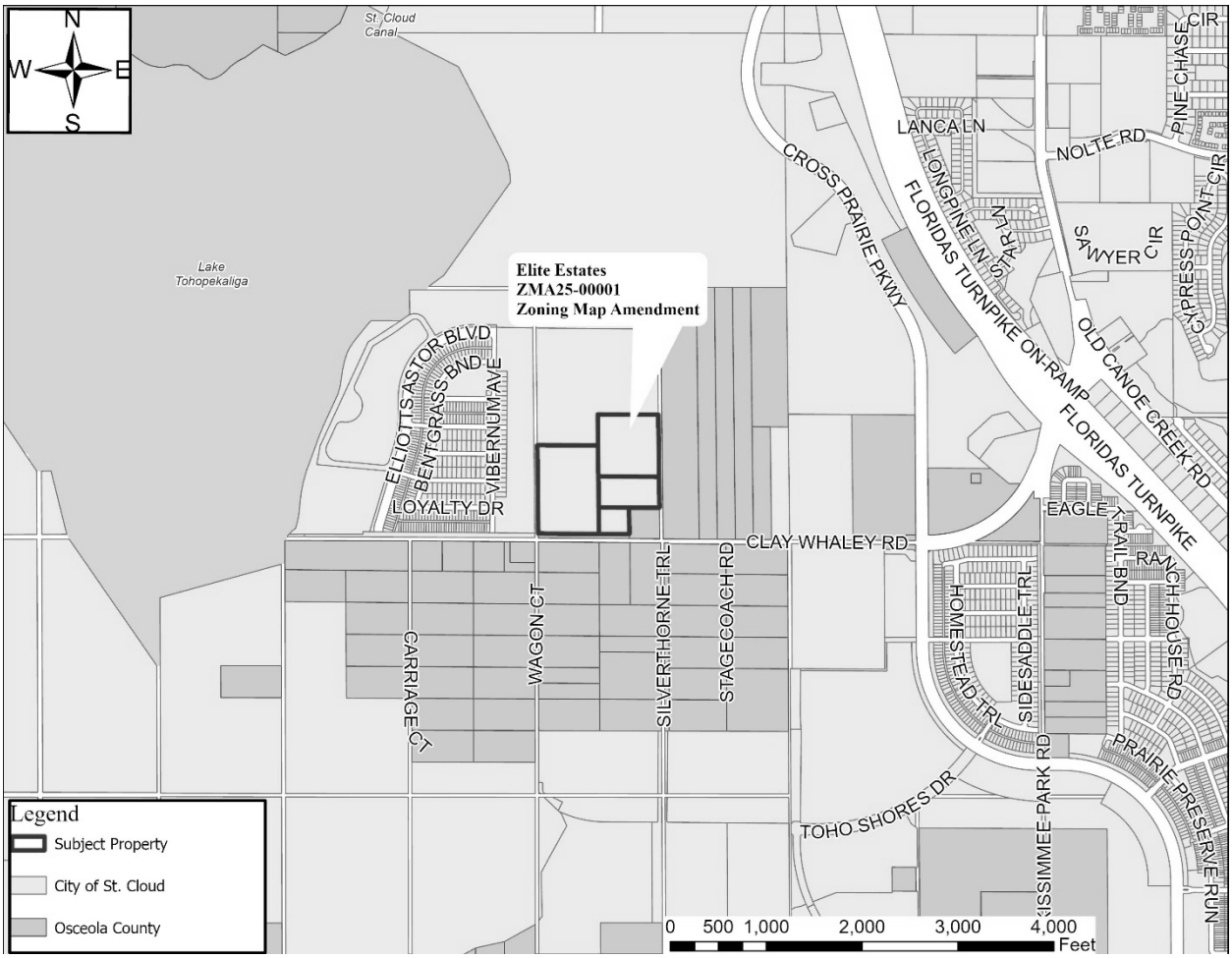
Ivy Llauro, City Clerk

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

Daniel F. Mantzaris, City Attorney

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).

17-26-30-4950-0001-0990

17-26-30-4950-0001-1150

17-26-30-4950-0001-1265

17-26-30-4950-0001-1090

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0107 DRC#: ZMA25-00001, ANX25-00001, CPA25-00002

Current FLU: MXD
Requested FLU: N/A

PROJECT NAME: Elite Estates

Current Zoning: MXD
Requested Zoning: N/A

PROJECT LOCATION: Clay Whaley Rd., St. Cloud, 34772

COMMENTS DUE DATE: 8.5.25

PID: 17-26-30-4950-0001-0990
17-26-30-4950-0001-1150
17-26-30-4950-0001-1090
17-26-30-4950-0001-1265

A more accurate report can be generated with the submittal of a detailed Site and Development Plan application which indicates the actual number of dwelling units proposed. The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Meeting: October 9, 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) **ACTION ON ORDINANCE NO. 2025-49**

Strategic Key Focus Areas:
Reliable Transportation Network

Background Information:
Ordinance No. 2025-49 adopts the proposed Transportation Element of the Comprehensive Plan. The City of St. Cloud strives to provide all citizens a safe and robust transportation network. The purpose of the Transportation Element is to plan for a multimodal transportation system that emphasizes accessibility through public transportation systems; encourages the development of compact, pedestrian-oriented urban areas; promotes energy efficient development patterns; and protects air quality. The proposed element will be consistent with the Transportation & Mobility Master Plan and Vision Zero Action Plan approved in September 2024. This proposed amendment includes some of the following provisions:

• Updated goals, objectives, and policies
• Updated data and analysis

1. Transmittal Comments and Feedback: The Transportation Element Transmittal Hearing was held on June 12, 2025, and the Transportation Element was transmitted to the State of Florida and applicable local agencies and organizations on June 25, 2025. On July 23, 2025, the City received an update on County projects from Osceola County. On July 25, 2025, the City received technical assistance comments from Florida Department of Commerce. None of the feedback received indicated any adverse impacts on the transportation system or provided grounds for a challenge. The comments were reviewed and addressed in the proposed element.

During the Transmittal Hearing, the City Council requested Orange Avenue to be extended to Deer Run Road in lieu of the Michigan Avenue extension. This request has been addressed in the revised Framework Streets Functional Classification Map (Map II-3).

2. Goals, Objectives and Policies Update
Goal 1: Provide a safe, efficient and convenient multimodal transportation system for all users of the St.Cloud transportation network.

The objectives and policies supporting Goal 1 cover the evaluation and coordination of

development and their impact on the transportation network as well as working collaboratively with Osceola County on development review, roadway maintenance, and improving the Level of Service on Framework Streets. They also emphasize roadway safety as a priority, enhancing non-motorized and public transportation networks, protecting existing right-of-way and acquiring future right-of-way, and aligning transportation efforts with land use and regional planning.

Goal 2: To develop a financially feasible transportation system that meets the accessibility needs of City residents, businesses, and visitors.

The objectives and policies supporting Goal 2 cover capital improvement planning and fiscal management efforts, including prioritized project lists and funding sources. They also explore alternative transportation funding options to ensure more efficient use of time and resources for roadway improvement projects.

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.

On May 20, 2025, the Planning Commission - Motion to recommend approval by Grisby. Seconded by Alexander. Passed 5-0.

Staff recommends **APPROVAL** of Ordinance No. 2025-49.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25- Final Action
9/11/25 - Motion by Urban to continue to the October 9th Council meeting. Seconded by Fletcher. Passed 5-0
6/12/25 - Motion to approve by Urban with changes at final adoption. Seconded by Fletcher. Passed 5-0

Attachments:

1. 1. CPA25-00006 Transportation Element Staff Memo 100925 CC
2. 2. CPA25-00006 Ord. No. 2025-49 Transportation Element 100925 CC
3. 3. CPA25-00006 - Exhibit A - City's Response to FloridaCommerce Technical Comment 100925 CC
4. 4. CPA25-00006 - Exhibit B - Updated Goals, Objectives, and Policies (GOPs) 100925 CC
5. 5. CPA25-00006 - Exhibit C - Transportation Element (Proposed) 100925 CC
6. 6. CPA25-00006 - Exhbit D - Transportation Element (Clean Version) 100925 CC

MEMORANDUM REPORT
FOR CITY COUNCIL - ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Tammy Reque, AICP, Mobility & Special Projects Manager

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: Comprehensive Plan Transportation Element Adoption
Case No. CPA25-00006 – Comprehensive Plan Amendment

Date: October 9, 2025

REQUEST: The request is to adopt the new Transportation Element in accordance with Florida Statute 163.3161(4) and 187.201(7).

BACKGROUND: Ordinance No. 2025-49 adopts the proposed Transportation Element of the Comprehensive Plan. The City of St. Cloud strives to provide all citizens a safe and robust transportation network. The purpose of the Transportation Element is to plan for a multimodal transportation system that emphasizes accessibility through public transportation systems; encourages the development of compact, pedestrian-oriented urban areas; promotes energy efficient development patterns; and protects air quality. The proposed element will be consistent with the Transportation & Mobility Master Plan and Vision Zero Action Plan approved in September 2024.

This proposed amendment includes some of the following provisions:

- Updated goals, objectives, and policies
- Updated data and analysis

1. Transmittal Comments and Feedback

The Transportation Element Transmittal Hearing was held on June 12, 2025, and the Transportation Element was transmitted to the State of Florida and applicable local agencies and organizations on June 25, 2025. On July 23, 2025, the City received an update on County projects from Osceola County. On July 25, 2025, the City received technical assistance comments from Florida Department of Commerce. None of the feedback received indicated any adverse impacts on the transportation system or provided grounds for a challenge. The comments were reviewed and addressed in the proposed element.

During the Transmittal Hearing, the City Council requested Orange Avenue to be extended to Deer Run Road in lieu of the Michigan Avenue extension. This request has been addressed in the revised Framework Streets Functional Classification Map (Map II-3).

2. Goals, Objectives and Policies Update

Goal 1: Provide a safe, efficient and convenient multimodal transportation system for all users of the St. Cloud transportation network.

The objectives and policies supporting Goal 1 cover the evaluation and coordination of development and their

impact on the transportation network as well as working collaboratively with Osceola County on development review, roadway maintenance, and improving the Level of Service on Framework Streets. They also emphasize roadway safety as a priority, enhancing non-motorized and public transportation networks, protecting existing right-of-way and acquiring future right-of-way, and aligning transportation efforts with land use and regional planning.

Goal 2: To develop a financially feasible transportation system that meets the accessibility needs of City residents, businesses, and visitors.

The objectives and policies supporting Goal 2 cover capital improvement planning and fiscal management efforts including prioritized project lists and funding sources. They also explore alternative transportation funding options to ensure more efficient use of time and resources for roadway improvement projects.

STRATEGIC PLAN GOALS:
The proposed amendment to the Comprehensive Plan 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 of Ordinance No. 2025-49.

PLANNING COMMISSION RECOMMENDATION:
On May 20, 2025, the Planning Commission - Motion to recommend approval by Grisby. Seconded by Alexander. Passed 5-0

CITY COUNCIL RECOMMENDATION:
On June 12, 2025, the City Council - Motion to approve by Urban with changes at final adoption. Seconded by Fletcher. Passed 5-0

On September 11, 2025, the City Council - Motion by Urban to continue to the October 9th Council meeting. Seconded by Fletcher. Passed 5-0

Attachments: Ordinance No. 2025-49

Exhibit A: City's Response to FloridaCommerce Technical Comment
Exhibit B: Updated Goals, Objectives, and Policies (GOPs)
Exhibit C: Transportation Element of the Comprehensive Plan (Proposed)
Exhibit D: Transportation Element of the Comprehensive Plan (Clean Version)

RETURN TO:
CITY OF ST. CLOUD
COMMUNITY DEVELOPMENT DEPT.
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 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.

WHEREAS, Chapter 166, Florida Statutes, and Article VII, of the Charter Laws of the City of St. Cloud, empowers the City Council of the City of St. Cloud to prepare and enforce comprehensive plans for the development of the City, and under such authority only lawful procedures and requirements have been followed and met, prerequisite to the action of this ordinance; and,

WHEREAS, in exercise of its authority to amend adopted Comprehensive Plans pursuant to Chapter 163.3177, Florida Statutes, the City Council of the City of St. Cloud has determined it necessary and desirable to adopt the Transportation Element of the City of St. Cloud, Florida, Comprehensive Plan to provide a robust transportation network to serve the needs of the current and future community; and,

WHEREAS, this Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended, confirming as those portions of the Act mandated to be accomplished by the City of St. Cloud but reserving to the City Council of the City of St. Cloud all discretionary authority permitted there under; and,

WHEREAS, the City Council has received the Planning Commission's recommendation to adopt the Comprehensive Plan amendment after the Board met on May 20, 2025; and,

WHEREAS, the City did transmit as required by State Statute its analysis of the proposed amendments to the Comprehensive Plan to the Community Planning, Development and Services Division of the Florida Department of Commerce, the East Central Florida Regional Planning Commission, Osceola County, the Florida Department of Transportation, the South Florida Water Management District, the Osceola County School Board, and any other interested party; and,

WHEREAS, the Community Planning, Development and Services Division of the Florida Department of Economic Opportunity did respond with formal review for consistency as outlined

in Chapter 163, Florida Statutes; and,

WHEREAS, the City Council has held at least one (2) public hearings on this matter consistent with the requirements of Section 163.3184 (8)(b), Florida Statutes, with said hearing being held on a week day at least 5 days after being advertised, and said advertisement being consistent with the requirements of Section 166.041 (3)(c) 2.b., Florida Statutes, and notice consistent with the requirements of Section 166.041(3)(c) 1., Florida Statutes; and,

WHEREAS, the required courtesy information as required in 163.3184(8)(b), F.S. was available for interested citizens, no one has completed the form to date; and,

WHEREAS, the City staff has prepared a staff report and will rely on the data within said report as findings of fact to support the adoption of the Transportation Element of the City of St. Cloud Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION 1.
The recitals set forth above are true and correct.

SECTION 2.
Upon approval of the first reading of this Ordinance, staff is authorized to transmit this amendment to the Community Planning, Development and Services Division of the Florida Department of Commerce, the East Central Florida Regional Planning Commission, Osceola County, the Florida Department of Transportation, the South Florida Water Management District, the Osceola County School Board, and any other interested party for comment.

SECTION 3.
The City of St. Cloud, Florida, Comprehensive Plan is hereby amended in the following respects to adopt the Transportation Element set forth in Exhibit “A” attached hereto.

SECTION 4.

The City Manager or his/her designee is authorized and directed to promptly enter changes on the City of St. Cloud Comprehensive Plan.

SECTION 5.

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Community Development Department.

SECTION 6.

The applicability and effect of the City of St. Cloud, Florida, Comprehensive Plan shall be as provided by Chapter 163.3177 through 163.3217, Florida Statutes, and this Ordinance, reserving to the City Council of the City of St. Cloud all permitted discretionary authority.

SECTION 7.

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 8.

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 9.

A. A certified copy of the enacting ordinance and any amendments shall be filed with the Clerk of the Circuit Court.
B. A certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud Comprehensive Plan and any amendments, shall be on file and made available to the public in the office of the City Clerk of the City of St. Cloud, Florida.
C. To make the City of St. Cloud, Florida, Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the City of St. Cloud, Florida, Comprehensive Plan and any amendments, shall be located in the Community Development Department of the City of St. Cloud. The Community Development Department shall also make copies available to the public for a reasonable publication charge.

SECTION 10: EFFECTIVE DATE

The Comprehensive Plan Amendment is not effective until the State Land Planning Agency issues a final order determining the adopted amendment to be in compliance in accordance with s. 163.3184(9), or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with s. 163.3184(10)

First Reading and Transmittal Hearing on the 12th day of June, 2025.

Final and Adoption Hearing on the 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:
deBeaubien, Simmons, Knight, Mantzaris & Neal

By: _____

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

COMMUNITY DEVELOPMENT

Melissa Dunklin, CPM
Community Development Director

Marcos Bastian
Community Development Deputy Director

Tisha Manning
Zoning Manager

Tammy Reque, AICP
Mobility & Special Projects Manager

August 27, 2025

Florida Department of Commerce
Attn: James D. Stansbury, Chief
Bureau of Community Planning and Growth
Caldwell Building
107 East Madison Street
Tallahassee, FL 32399-4120

RE: City of St. Cloud responses to the Technical Assistant Comment received from the Florida Department of Commerce dated July 25, 2025.

Dear Mr. Stansbury:

Below are the City of St. Cloud's responses, as well as modifications to the text of the Transportation Element based on the Florida Department of Commerce's Technical Assistant Comment dated July 25, 2025.

Technical Assistance Comment [1]: Meaningful and Predictable Standards
Amendment 25-02ESR of the City of St. Cloud Comprehensive Plan makes several revisions to the Transportation Element. Of these revisions, there are policies that are proposed for the completion of projects, implementation of programs, and/or intergovernmental coordination efforts. These policies include, but are not limited, to Policies 1.3.7, 1.4.4, 1.5.11, 1.5.14, 1.6.11, 1.7.7, etc. These policies align with section 163.3177 (6)(b), Florida Statutes, however they do not outline a potential completion date of attaining such projects or programs. FloridaCommerce recommend incorporating an attainable date of completion within the language of these, or similar, polices to make more meaningful and predictable.

Policy 1.1.1 proposes to use the Florida Department of Transportation (FDOT) Multimodal Quality/Level of Service Handbook as the basis for the City's level of service standards for arterial and collector roadways. Proposed Policy 1.1.4 proposes to use the FDOT Level of Traffic Stress as a basis for evaluating the level of service for bicycle and pedestrian facilities within the City. These policies make references to documents that does not align with the requirements in section 163.3177(1)(b), Florida Statutes, and therefore, are not meaningful and predictable pursuant section 163.3177(1), Florida Statutes. Prior to adoption, the amendment should be revised to include the identification of the title and author of the document and indicate clearly what provisions and edition of the document are being adopted.

Proposed Element	Explanation
Policy 1.1.1: The City shall use the most recent FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for the City's LOS standards for arterial and collector roadways.	*Updated reference for LOS standards and added publication year in compliance with F.S. 163.3177 (1)(b)*
Policy 1.1.4: The City shall use the most recent FDOT Level of Traffic Stress (LTS) published in the FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for evaluating the LOS for bicycle and pedestrian facilities within the City.	*Added guidance on how the City will evaluate LOS for bicycle and pedestrian facilities, reinforcing the principle that all users deserve a high-quality transportation system.* *Added publication year in compliance with F.S. 163.3177 (1)(b)*
Policy 1.1.6: The City shall identify all Framework Streets with FDOT's Context Classification Guide (2024) and use the assigned context classification for each roadway to determine appropriate design considerations.	*Added publication year in compliance with F.S. 163.3177 (1)(b) and provision to help ensure that all roadway projects are context-sensitive (location, users, and uses) and consider the needs of all users, regardless of age and ability.*
Policy 1.1.7: The City shall update its Land Development Code to include Complete Streets design guidelines that align with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook, 2023) Context-Based Design policy.	*Added publication year in compliance with F.S. 163.3177 (1)(b) and language referencing the Florida Greenbook. The manual provides criteria for public streets, roads, highways, bridges, sidewalks, curbs and curb ramps, crosswalks, bicycle facilities, underpasses, and overpasses used by the public for vehicular and pedestrian travel.*
Policy 1.3.7: The City shall continually coordinate with Osceola County during quarterly meetings for the implementation of cross-jurisdictional roadway safety efforts and pilot programs.	*Coordinating safety efforts with Osceola County is essential, as the High Injury Network includes roadways under County jurisdiction within City limits.* *Added meeting frequency in response to FloridaCommerce comments.*
Policy 1.4.4: The City shall investigate the creation of a local circulator route connecting key activity centers in the City by 2030.	*Micromobility options are well-suited to the City's scale and the proximity of its activity centers. Added year by in response to FloridaCommerce comments.*

Policy 1.5.11: The City shall continually coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to implement coordinated and adaptive signal technologies to improve travel time reliability along major corridors and intersections.	*The use of technology can help improve traffic conditions. This policy also specifically aligns with the City's strategic goals of being on the cutting-edge of technology and ease traffic congestion, reduce commute times, and improve safety.*
Policy 1.5.14: The City shall coordinate with Osceola County for the development and adoption of a joint TIA methodology by 2026 to be used for review of development occurring in the Joint Planning Area.	*Added policy to align with Transportation ILA approved in 2024 between Osceola County and the City. By adopting the same methodology, both jurisdictions are ensuring the same quality and standards throughout the JPA.* *Added year by in response to FloridaCommerce comments.*
Policy 1.6.11: The City shall continually coordinate with FDOT, CFX, Florida's Turnpike Enterprise (FTE), and Osceola County for the location of new Turnpike interchanges.	*Coordinating efforts with regional partners helps prioritize and advance key projects.*
Policy 1.7.7: The City shall develop standards for minimum and maximum number of parking spaces and shared use parking agreements to encourage walking, bicycling, ridesharing, transit use, and shared use parking	*Promotes reduced car dependency and allows for improved landscaping and overall urban design.*

Thank you for working with us on these amendments. We greatly appreciate your staff's input as we develop a multimodal strategy for the City. If you have any question, please contact me at 407-957-7292 or tammy.reque@stcloudfl.gov.

Sincerely,

Tammy Reque
Mobility & Special Projects Manager

July 25, 2025

The Honorable Chris Robertson
Mayor, City of St. Cloud
1300 9th Street
St. Cloud, Florida 34769

Dear Mayor Robertson,

FloridaCommerce has reviewed the City of St. Cloud (City) proposed comprehensive plan amendment (Amendment No. 25-02ESR), received on June 24, 2025, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.) FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment [1]: Meaningful and Predictable Standards

Amendment 25-02ESR of the City of St. Cloud Comprehensive Plan makes several revisions to the Transportation Element. Of these revisions, there are policies that are proposed for the completion of projects, implementation of programs, and/or intergovernmental coordination efforts. These policies include, but are not limited, to Policies 1.3.7, 1.4.4, 1.5.11, 1.5.14, 1.6.11, 1.7.7, etc. These policies align with section 163.3177 (6)(b), Florida Statutes, however they do not outline a potential completion date of attaining such projects or programs. FloridaCommerce recommend incorporating an attainable date of completion within the language of these, or similar, polices to make more meaningful and predictable.

Policy 1.1.1 proposes to use the Florida Department of Transportation (FDOT) Multimodal Quality/Level of Service Handbook as the basis for the City's level of service standards for arterial and collector roadways. Proposed Policy 1.1.4 proposes to use the FDOT Level of Traffic Stress as a basis for evaluating the level of service for bicycle and pedestrian facilities within the City. These policies make references to documents that does not align with the requirements in section 163.3177(1)(b), Florida Statutes, and therefore, are not meaningful and predictable pursuant section 163.3177(1), Florida Statutes. Prior to adoption, the amendment should be revised to include the identification of the title and author of the document and indicate clearly what provisions and edition of the document are being adopted.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of the City's receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within 10 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Avian Williams, Planning Analyst, by telephone at (850) 717-8504 or via email at Avian.Williams@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw
Enclosure(s): Procedures for Adoption

cc: Tammy Reque, Mobility & Special Projects Manager, City of St. Cloud
John Patterson, AICP, Planner III, East Central Florida Regional Planning Council

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

EXHIBIT B - Updated Goals, Objectives, and Policies (GOPs)

Existing Element	Proposed Element	Explanation
GOAL 1: Provide a safe, efficient and convenient ~~transportation system for motorized and non-motorized users~~ of the St. Cloud transportation network.	**GOAL 1:** Provide a safe, efficient and convenient multimodal transportation system for all users of the St. Cloud transportation Network.	*Use of inclusive language that reflects all modes of transportation and the diverse people who use them including pedestrians, cyclists, drivers, transit riders, and others.*
Objective 1.1: The City shall adopt and ~~adhere to level of service standards for arterial and collector streets, and also for roads included in the Florida Intrastate Highway System (FIHS).~~	**Objective 1.1:** The City shall adopt Complete Streets principles, roadway context classification, and Level of Service (LOS) standards to develop and maintain a multimodal transportation network that is accessible and safe for all users.	*Updated standards and principles that better support the development of an integrated multimodal transportation network.* *Removed Level of Service (LOS) language and adopted a more holistic approach to evaluating transportation quality, emphasizing safety, accessibility, and overall user experience.*
Policy 1.1.1: The City shall use the most recent ~~FDOT Generalized Peak Hour LOS criteria~~ as a basis for the City's level of service standards	**Policy 1.1.1**: The City shall use the most recent FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for the City's LOS standards for arterial and collector roadways.	*Updated reference for LOS standards and added publication year in compliance with F.S. 163.3177 (1)(b)*
Policy 1.1.2: The minimum Level of Service (LOS) Standard, to be adopted as part of this Element, shall be as follows: • Limited Access Roads: C, or otherwise prescribed by FDOT. • Arterials and Collectors: D.	**Policy 1.1.2:** The minimum Peak Hour LOS Standard, to be adopted as part of this Element, shall be as follows: • Limited Access Roads: C, or as otherwise prescribed by FDOT. • Arterials and Collectors: D.	*Specified the type of LOS Standard to be used.*
Policy 1.1.3: A lower LOS may be acceptable immediately before or after special events where the impacts of such events on the roadway are infrequent.	**Policy 1.1.3:** A lower LOS may be acceptable immediately before or after special events, or construction, where the impacts of such events on the roadway are infrequent. Where capacity expansion would adversely impact public safety, community character, or be inconsistent with the future right of way preservation assessment, the City shall evaluate other parallel facilities to redistribute volume.	*Added provision about how the City will address lower LOS.*

Policy 1.1.4: ~~All major roadways shall be designed as complete transportation corridors incorporating bicycle, pedestrian and transit features to achieve a true multi- modal system.~~	**Policy 1.1.4:** The City shall use the most recent FDOT Level of Traffic Stress (LTS) published in the FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for evaluating the LOS for bicycle and pedestrian facilities within the City.	*Moved language to Proposed Policy 1.1.5 and added guidance on how the City will evaluate LOS for bicycle and pedestrian facilities, reinforcing the principle that all users deserve a high-quality transportation system.*
Policy 1.1.5: ~~As part of the Concurrency Management System, the City shall, through the Development Review Committee, review proposed new developments for their impact on adopted LOS, interior circulation needs and vehicle parking~~	**Policy 1.1.5:** All Framework Streets shall be designed as complete transportation corridors incorporating bicycle, pedestrian and transit features to achieve a true multimodal system. Framework Streets shall be identified in the Transportation & Mobility Master Plan and included in this element as the Framework Streets Map Series.	*Moved language to Proposed Policy 1.1.8, incorporated and updated content from Existing Policy 1.1.4, and added a reference to Framework Streets, the city's primary thoroughfares for moving people and goods, highlighting their suitability for multimodal facilities.*
Policy 1.1.6: ~~By 2002, the City shall review and recommend alternative routes such as Fertic Road, New Nolte Road, and 17th Street to major through corridors, including 13th Street and 10th Street to ensure no further deterioration of LOS~~	**Policy 1.1.6:** The City shall identify all Framework Streets with FDOT's Context Classification Guide (2024) and use the assigned context classification for each roadway to determine appropriate design considerations.	*Moved language to Proposed Policy 1.1.9 and added provision to help ensure that all roadway projects are context-sensitive (location, users, and uses) and consider the needs of all users, regardless of age and ability.*
Policy 1.1.7: ~~The City shall continue working with the County to monitor the need for extending Fertic Road, West New Nolte and Pine Tree Drive~~	**Policy 1.1.7:** The City shall update its Land Development Code to include Complete Streets design guidelines that align with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook, 2023) Context-Based Design policy.	*Moved language to Proposed Policy 1.1.10 and added implementation language referencing the Florida Greenbook. The manual provides criteria for public streets, roads, highways, bridges, sidewalks, curbs and curb ramps, crosswalks, bicycle facilities, underpasses, and overpasses used by the public for vehicular and pedestrian travel.*
Policy 1.1.8: ~~The City shall execute FSUTMS model runs, or any other acceptable transportation engineering method, to assess traffic circulation impacts when land use amendments or developments would contribute 3,000 ADT to the City roadway network.~~	**Policy 1.1.8:** The City shall, through the Development Review Committee, evaluate development proposals and the relationship to the transportation network to determine impacts and necessary improvements regarding safety, access, LOS, and connectivity.	*Moved language to Proposed Policy 1.1.11 and added guidance on how the City will evaluate the impacts of new development during the project review process.*

Policy 1.1.8: ~~The City shall execute FSUTMS model runs, or any other acceptable transportation engineering method, to assess traffic circulation impacts when land use amendments or developments would contribute 3,000 ADT to the City roadway network.~~	**Policy 1.1.8:** The City shall, through the Development Review Committee, evaluate development proposals and the relationship to the transportation network to determine impacts and necessary improvements regarding safety, access, LOS, and connectivity.	*Moved language to Proposed Policy 1.1.11 and added guidance on how the City will evaluate the impacts of new development during the project review process.*
Policy 1.1.9: ~~For purposes of review of a development's impact on the City's roadway network, "affected" roadways shall mean those roads impacted greater than 5% of the development's projected, generated or attracted vehicle trips.~~	**Policy 1.1.9:** The City shall continue to pursue the preservation and acquisition of rights-of-way to complete necessary roadway connectivity projects.	*Deleted the Existing Policy, as its content is more broadly addressed in Proposed Policy 1.1.8* *Incorporated relevant language from Existing Policy 1.1.6*
Policy 1.1.10: ~~Traffic circulation vested rights for residential subdivisions and PUDs shall be for a period not to exceed two (2) years from the date of City approval of final development plans to the time of "substantial" development activity occurs.~~	**Policy 1.1.10:** City shall continue working with Osceola County to ensure roadways meet previously agreed criteria through an interlocal agreement before the transfer of maintenance responsibilities to the City. (Resolution No. 2024-127R)	*Moved language to Proposed Policy 1.1.12 and added new language covering the interlocal agreement requirements approved in 2024.*
Policy 1.1.11: ~~Traffic circulation vested rights for individual site specific commercial and industrial development shall be for a period not to exceed one (1) year from the date of City approval of final development plans to the time of "substantial" development activity occurs. The City may grant a one-year extension.~~	**Policy 1.1.11:** The City shall execute Florida Standard Urban Transportation Model Structure (FSUTMS) model runs, or other acceptable transportation engineering methods, to assess traffic circulation impacts when land use amendments or developments would contribute 5,000 annual average daily traffic (AADT) or more to the City roadway network.	*Moved language to Proposed Policy 1.1.12* *Incorporated relevant language from Existing Policy 1.1.8* *Added guidance on appropriate tools for measuring impact for better decision-making.*
Policy 1.1.12: ~~The City shall recommend phasing large projects and/or the use of developer's agreements when the time frame for substantial development activity exceeds the periods noted above~~	**Policy 1.1.12:** The Transportation Impact Analysis (TIA) submitted with approved development plans shall be for a period not to exceed one (1) year from the date of City approval of final development plans to the time "substantial" development activity occurs. The City may grant a one-year extension, upon receipt and approval of the application prior to the expiration of the TIA.	*Combined relevant language form Existing Policies 1.1.10, 1.1.11 and 1.1.12* *Added guidance on timing limitations of TIAs to ensure impacts are more accurately forecasted and effectively addressed.*

Policy 1.1.13: ~~The City shall maintain a record of traffic counts and traffic related accidents for all roadways in the City's network, and update those records on an annual basis.~~	**Policy 1.1.13:** The City shall recommend phasing of large projects and/or the use of developer's agreements when the time frame for substantial development activity exceeds the periods noted above.	*Moved relevant language to Proposed Policy 1.2.2* *Incorporated relevant language from Existing Policy 1.1.12* *Developer's agreements help ensure that necessary infrastructure is planned and in place at all phases of development.*
Policy 1.1.14 - 1.1.16	**Removed and/or Moved**	*Policies removed are no longer applicable and/or were moved to a more relevant section of the Proposed Element.*
Objective 1.2: The City shall undertake measures designed to ~~assist in the free flow of traffic along major roads~~ and strive to maintain and improve the LOS on those roadways if ~~at any time~~ they operate at a LOS less than the adopted standard.	**Objective 1.2:** The City shall undertake measures designed to maintain established LOS and travel time reliability for Framework Streets and strive to maintain and improve the LOS on those roadways if they consistently operate at a LOS less than the adopted standard.	*Updated text for clarity and broader context.*
Policy 1.2.1: ~~The City shall review and submit, from time to time and when necessary, application to FDOT citing 13th Street as a "backlogged facility", Special Transportation Area or constrained corridor, or shall strive to improve volume capacity through efficient signal operation and improved access control.~~	**Policy 1.2.1**: The Framework Streets Map series is adopted as the future transportation system for the City and identifies existing and planned Framework Streets.	*Moved relevant language to Proposed Policy 1.2.5* *Added language about the adoption of Framework Streets.*
Policy 1.2.2: ~~The City shall maintain and monitor the traffic flow management system (signal synchronization) along 13th Street.~~	**Policy 1.2.2:** The City shall keep a record of traffic counts for all Framework Streets in the City's network and update those records in the Transportation and Mobility Master Plan (T&MMP) and shall prioritize capital improvement projects to alleviate identified deficiencies. Traffic Counts may come from FDOT, Osceola County, approved TIA's, and City-commissioned traffic studies.	*Moved relevant language to Proposed Policy 1.2.5* *Incorporated relevant language from Existing Policy 1.1.13* *Added new language. Keeping records of traffic counts helps inform decision-making and prioritize projects that address system deficiencies.*
Policy 1.2.3: ~~The City shall continue evaluating the realignment of Lakeshore Boulevard with Rummel Road. By July 2002, the City shall make a specific recommendation~~	**Policy 1.2.3:** Any future development shall coordinate with applicable jurisdictions for all connections and access points of driveways and roads to collector,	*Incorporated relevant language from Existing Policy 1.2.5* *Added language for clarity and broader context.*

	arterial and limited access roadways within City limits.	
Policy 1.2.4: ~~By July 2002, the City shall evaluate the possibility of extending 17th Street from its current east terminus to Hickory Tree Road, and eventually to Narcoossee Road~~	**Policy 1.2.4:** The T&MMP shall contain a list of roadway corridor segments that have been identified as constrained and unable to be widened. Reduced LOS may be accepted on constrained corridors if development along such corridors provide multimodal transportation improvements as set forth in the Land Development Code.	*Expanding mode and route options is one of the most effective ways to reduce traffic congestion.*
Policy 1.2.5: ~~The City shall coordinate with FDOT all connections and access points of driveways and roads to state roadways~~	**Policy 1.2.5:** The City has identified 13th Street/US 192/E Irlo Bronson Memorial Highway to FDOT as a constrained corridor and shall strive to improve through coordination and partnership with the FDOT, volume capacity through updated context classification and roadway design including multimodal transportation improvements, access, and traffic control devices.	*Moved relevant language to Proposed Policy 1.2.3* *Incorporated relevant language from Existing Policies 1.2.1 and 1.2.2* *Added how City will coordinate with FDOT on addressing constraint challenges on US 192 corridor.*
Policy 1.2.6 - 1.2.7	**Removed**	*Policies were moved to more relevant sections of the Proposed Element.*
Objective 1.3: ~~By 2002, the City shall study the need, practicality and economic feasibility of alternative transportation systems to provide for a possible reduction of individual motor vehicle travel~~	**Objective 1.3:** The City shall seek to eliminate the occurrence of fatalities and serious injuries on roadways in St. Cloud.	*Added language aligning with Vision Zero Action Plan adopted in 2024.*
Policy 1.3.1: ~~The City shall continue to support mass transit service by encouraging compact development, requiring the provision of pedestrian connections, and requiring the provision of transit facilities and amenities where necessary~~	**Policy 1.3.1**: The City shall prioritize safety improvements on roadways identified on the High Injury Network.	*Moved relevant language to Proposed Policy 1.3.3* *The High Injury Network identifies areas where traffic crashes have resulted in death or serious injury and should be prioritized for safety improvements.*
Policy 1.3.2: ~~The City shall implement the proposed bicycle facility improvements listed on Table II- 4~~	**Policy 1.3.2:** The City shall monitor crashes within St. Cloud and provide an annual update of crash statistics, including total crashes and fatal and serious injury crashes, in the T&MMP.	*Moved relevant language to Proposed Policy 1.3.5* *Added language aligning with Vision Zero Action Plan adopted in 2024.*

		Updating the data annually helps staff assess whether the High Injury Network needs revisions and prioritize related projects.
Policy 1.3.3: ~~The City shall adopt a sidewalk improvement program.~~	**Policy 1.3.3:** The City shall include safety as the highest priority when adopting roadway design standards within the Land Development Code.	*Moved relevant language to Proposed Policy 1.3.7* *Prioritizing safety results in higher-quality design and encourages more multimodal transportation, ultimately reducing motor vehicle traffic.*
Policy 1.3.4: ~~The City shall work towards an integrated pedestrian system and should identify gaps in the current system.~~	**Policy 1.3.4:** The City shall seek to design roadways for safer speeds and utilize interventions that reduce speeds on unsafe roads, including high visibility speed enforcement, speed feedback signs, and speed cameras.	*Moved relevant language to Proposed Policy 1.4.11* *Added language with examples of safety measures.*
Policy 1.3.5: ~~The City shall discourage the use of single occupant vehicles (SOV).~~	**Policy 1.3.5:** The City shall coordinate with LYNX to audit bus stops and implement accessibility and safety improvements.	*Removed language to shift the focus toward multimodal facilities and promoting alternative modes of transportation throughout the Proposed Element.* *Added language emphasizing safety and accessibility in public transit facilities.*
Policy 1.3.6: ~~The City shall maintain its seat on the Lynx Regional Planning Workgroup.~~	**Policy 1.3.6**: The City shall adopt a comprehensive Safe Routes to School program, with a set curriculum and defined campaigns.	*Moved relevant language to Proposed Policy 1.4.12* *Added language aligning with Vision Zero Action Plan adopted in 2024.*
	(NEWLY ADDED) Policy 1.3.7: The City shall continually coordinate with Osceola County during quarterly meetings for the implementation of cross-jurisdictional roadway safety efforts and pilot programs.	*Coordinating safety efforts with Osceola County is essential, as the High Injury Network includes roadways under County jurisdiction within City limits.* *Added meeting frequency in response to FloridaCommerce comments.*
Objective 1.4: ~~The Traffic Circulation Element shall be coordinated with the Future Land Use Map series, Osceola County Comprehensive Plan, FDOT Five-Year Transportation Plan, MetroPlan Orlando and the ECFRPC~~	**Objective 1.4:** The City shall improve the safety, connectivity, and reliability of public transit, bicycle, pedestrian, and multiuse trails networks.	*Revised the objective to broaden its scope, as the previous version read more like a policy statement than an actionable objective. The policies replaced in this section were redistributed to more relevant*

		sections (See Objective 1.5 and its policies)
Policy 1.4.1: ~~The City shall review proposed roadway improvements, new construction and roadway extensions for consistency with the Future land Use Map series of the Comprehensive Plan~~	**Policy 1.4.1**: The City shall coordinate with LYNX as the regional public transit provider to enhance connectivity throughout the city and regionally.	*Partnerships with service providers are essential to align efforts aimed at improving the transportation network.*
Policy 1.4.2: ~~The City shall actively participate on a regular basis in the MetroPlan Transportation Technical Committee (TCC) and the Orlando Urban Area Transportation Study Citizens' Advisory Committee~~	**Policy 1.4.2:** The City shall support public transit service enhancements that connect city residents to major employment centers, intramodal travel facilities, and regional service routes.	*As the City continues to grow, the demand for a more robust public transit system increases. Identifying opportunities early will help support its expansion.*
Policy 1.4.3: ~~The City shall coordinate its future transportation needs by participating on a regular basis in the MPO's TCC and through standing, when necessary, at public hearings on the FDOT's Five-Year Transportation Plan~~	**Policy 1.4.3:** The City shall continue to support public transit service by encouraging transit supportive development in key nodes throughout the city, requiring the provision of pedestrian and bicycle connections, and transit facilities and amenities along Framework Streets.	*To ensure that new development includes the necessary facilities and amenities reduces future workload and costs for the City.*
Policy 1.4.4: ~~All comprehensive land use amendments will be reviewed by the City Development Review Committee as to the effect of the amendment on the LOS for all roadways directly and indirectly affected by the amendment.~~	**Policy 1.4.4**: The City shall investigate the creation of a local circulator route connecting key activity centers in the City by 2030.	*Micromobility options are well-suited to the City's scale and the proximity of its activity centers.* *Added year by in response to FloridaCommerce comments.*
Policy 1.4.5: ~~The City Planning and Public Works Departments shall review subsequent versions of the FDOT Five-Year Transportation Plan, in order to update or modify this element, as necessary.~~	**Policy 1.4.5:** The T&MMP shall include an inventory of pedestrian and bicycle facilities to identify gaps in each network. The City shall use the inventory to inform decisions regarding development of the Capital Improvement Plan (CIP) as well as to identify opportunities for improvements to the pedestrian and bicycle network in the development review process.	*The Transportation & Mobility Master Plan (T&MMP), updated every five years, is the most appropriate tool for updating this data.*
Policy 1.4.6: ~~A yearly assessment shall be made to evaluate the extent of the coordination efforts, based upon the number of agreements made and the points at which there is disagreement.~~	**Policy 1.4.6:** The City shall monitor the Level of Traffic Stress (LTS) of bicycle and pedestrian facilities within the City to inform decisions regarding development of the CIP as well as to identify	*The safer pedestrians and cyclists feel, the more likely they are to use the facilities.*

	opportunities for improvements to the pedestrian and bicycle network in the development review process.	
Policy 1.4.7: ~~The City will support the State and the County on the establishment of high speed and commuter rail line systems connecting Osceola County with other areas in Florida~~	**Policy 1.4.7:** Framework Streets shall be constructed to provide context-sensitive bicycle and pedestrian facilities.	*Framework Streets are best suited for multimodal facilities, as they connect neighborhoods to key points of interest.*
Policy 1.4.8: ~~The City shall support and where possible participate in the MPO's Congestion management System (CMS) and FDOT's Mobility Management Plan (MMP).~~	**Policy 1.4.8:** Site plan reviews will ensure efficient intermodal transfers and connectivity to existing pedestrian and bicycle facilities.	*The proposal of a new site is the ideal time to assess the needs of the surrounding area and determine how the development can enhance connectivity.*
Policy 1.4.9: ~~The City shall support and where possible, participate with FDOT, LYNX and MPO in the implementation of Park & Ride Plans~~	**Policy 1.4.9:** Major subdivision thoroughfares classified as Framework Streets shall have a minimum 10 ft. sidewalk in lieu of typical sidewalk on at least one side.	*A 10-foot width allows for comfortable two-way traffic for pedestrians and cyclists, and potentially accommodates a wider variety of users.*
Policy 1.4.10: ~~If needed, the City shall consider adopting and/or promoting Transportation System Management (TSM) or Transportation Demand Management (TDM) strategies to enhance traffic capacity, movement and safety~~	**Policy 1.4.10**: All new development and redevelopment, as defined in the Land Development Code, shall construct a continuous sidewalk along the full frontage of a property.	*To ensure access and connectivity to the existing transportation network wherever applicable.*
Policy 1.4.11: ~~The City shall coordinate with the MPO to update the population figures used in the model. The 2020 population and employment figures currently in use are extremely low for the City~~	**Policy 1.4.11:** The City shall continue to develop the multiuse trail network consistent with the Trails Master Plan and Parks & Recreation Master Plan and will prioritize connections between City, County, and state trail facilities.	*Users are more likely to use facilities that are continuous and well-connected, without gaps in the network.*
	(NEWLY ADDED) Policy 1.4.12: The City shall continue coordination with Osceola County, MetroPlan Orlando, LYNX and other regional agencies. The City shall actively pursue opportunities to improve its transportation network and explore innovative solutions to transportation issues with these agencies.	*Cultivating strong relationships and partnerships helps the City achieve its goals more efficiently in terms of both time and cost.*

Objective 1.5: ~~By 2002, the City shall provide for the protection of existing and future right-of-way (ROW) needs by implementing the following:~~ ~~• Require additional building setbacks for new construction on roadway corridors identified as needing additional ROW (see Table II–11).~~ ~~• Coordinating with Osceola County and FDOT for the reservation of ROW for collector and arterial roads.~~ ~~• Establishing standards for donation/dedication of ROW by developers.~~	**Objective 1.5:** The Transportation Element shall be coordinated with the City's Future Land Use Map series, City's Vision Zero Action Plan, Osceola County Comprehensive Plan, FDOT Five-Year Transportation Plan, MetroPlan Orlando adopted plans, and the East Central Florida Regional Planning Council (ECFRPC).	*Incorporated relevant language from Existing Objective 1.4* *Moved relevant language to Proposed Objective 1.6*
Policy 1.5.1: ~~The City Engineering Department shall work with Osceola County to compile and maintain a listing of existing and projected needs for ROW within the urban area~~	**Policy 1.5.1:** The City shall review proposed roadway improvements, new construction and roadway extensions for consistency with the Future Land Use Map series of the Comprehensive Plan, and T&MMP.	*Moved relevant language to Proposed Policy 1.6.4* *To ensure consistency across all planning documents.*
Policy 1.5.2: ~~The City shall develop a priority listing of needed ROW for the purpose of orderly and economical land acquisition~~	**Policy 1.5.2:** The City shall actively participate on a regular basis in the MetroPlan Orlando Technical Advisory Committee (TAC), MetroPlan Orlando Transportation Systems Management & Operations Committee (TSMO) and the MetroPlan Orlando Board.	*Moved relevant language to Proposed Policy 1.6.5* *Participating in these committees allows the City to engage in regional decision-making, vote on supported and funded projects, and advocate for inclusion of its own projects in regional plans.*
Policy 1.5.3: ~~Corridors with inadequate ROW shall be inventoried and the City shall coordinate with Osceola County for reservation of adequate ROW.~~	**Policy 1.5.3:** The City shall coordinate its future transportation needs by participating on a regular basis in the MetroPlan Orlando's TAC and TSMO committees and through standing, when necessary, at public hearings on the FDOT's Five-Year Transportation Plan, LYNX's Transportation Development Plan, and Osceola County CIP.	*To ensure that the City's growing needs are consistently considered and addressed through collaboration with all partner entities.*
Policy 1.5.4: ~~The City shall:~~ ~~• Require developers to provide for ROW.~~ ~~• Maintain listing of roadways requiring additional ROW.~~ ~~• Require dedication of necessary ROW at time of development.~~	**Policy 1.5.4:** All comprehensive land use amendments will be reviewed by the City Development Review Committee (DRC) as to the effect of the amendment on the LOS for all roadways affected by the amendment.	*Land use and transportation planning are interconnected and should be coordinated to ensure effective growth management.*

~~• Require setbacks as needed to protect future ROW.~~ ~~• Include ROW standards and procedures in LDRs.~~		
Policy 1.5.5: ~~The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways~~	**Policy 1.5.5:** The City's Community Development and Public Works Departments shall review subsequent versions of the FDOT Five-Year Transportation Plan, to update or modify this element, as necessary.	*Moved relevant language to Proposed Policy 1.6.6* *Incorporated language from Existing Policy 1.4.5*
Policy 1.5.6: ~~The City shall evaluate future subdivisions with 30 units or more for the need for at least two (2) points of access open to motor vehicle traffic~~	**Policy 1.5.6:** The City supports the State and the County on the establishment of SunRail and high-speed rail line systems connecting Osceola County with other areas in Florida. The City encourages the expansion of SunRail and future services with transit supportive land uses near intramodal hubs.	*Moved relevant language to Proposed Policy 1.6.7* *Incorporated language from Existing Policy 1.4.7* *Expanding travel options helps reduce traffic congestion and promotes a more sustainable transportation system.*
Policy 1.5.7: ~~New subdivisions shall be required to "stub-out" to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are "stubbed-out" at their boundaries~~	**Policy 1.5.7:** The City shall support and where possible, participate in MetroPlan Orlando's Congestion Management System (CMS) and FDOT's Mobility Measures Program (MMP).	*Moved relevant language to Proposed Policy 1.6.8* *Incorporated language from Existing Policy 1.4.8* *Both the CMS and MMP provide systematic approaches to identify congestion areas and their causes, develop strategies for relief, monitor outcomes, and make adjustments to optimize the transportation system's reliability.*
Policy 1.5.8: ~~The City shall establish access management standards in the Land Development Code to ensure appropriate access to the City's transportation system. Standards may include the requirement of joint-use driveways and/or cross-access easements to access sites~~	**Policy 1.5.8**: The City shall support and where possible, participate with FDOT, LYNX and MetroPlan Orlando in the implementation of Park & Ride Plans.	*Moved relevant language to Proposed Policy 1.6.9* *Incorporated language from Existing Policy 1.4.9* *Park & Ride facilities promote public transportation by providing commuters with a convenient place to park their vehicles and transfer to transit.*
Policy 1.5.9: ~~The City shall preserve the movement function of the major thoroughfare system by requiring~~	**Policy 1.5.9:** The City shall support and participate in ad hoc review	*Moved relevant language to Proposed Policy 1.6.10*

~~development of parallel roads or cross access easements to connect developments as they are permitted along major roads~~	committees for projects directly affecting the city.	*Ad hoc review committees are temporary groups formed to address a specific task. For example, currently the City is participating in the 2050 Metropolitan Transportation Plan Technical Group.*
Policy 1.5.10: ~~The City shall coordinate with FDOT the location of a new Turnpike interchange. The City's recommended locations are Kissimmee Park Road, U.S. 192 and Friar's Cove, with Kissimmee Park Road being the preferred location~~	**Policy 1.5.10:** The City shall use the most recent FDOT District 5 Central Florida Regional Planning Model (CFRPM) or shall commission an independent study to project city-wide future travel demand.	*Moved relevant language to Proposed Policy 1.6.11* *The Central Florida Regional Planning Model, Version 7 (CFRPM 7) is a system of processes and demand models designed to accurately reflect the transportation network and demand for 11 Florida counties: Brevard, Flagler, Indian River (northern half only), Lake, Marion, Osceola, Orange, Polk, Seminole, Sumter and Volusia.* *CFRPM 7 is the officially adopted model for all five of the MPOs located in District 5. It has been updated to a 2015 Base Year and 2045 Horizon Year, with interim year scenarios every 5 years.* *Source: cfrpm.org*
	(NEWLY ADDED) Policy 1.5.11: The City shall continually coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to implement coordinated and adaptive signal technologies to improve travel time reliability along major corridors and intersections.	*The use of technology can help improve traffic conditions. This policy also specifically aligns with the City's strategic goals of being o the cutting-edge of technology and ease traffic congestion, reduce commute times, and improve safety.*
	(NEWLY ADDED) Policy 1.5.12: The City shall coordinate with SunRail, LYNX, and FDOT regarding the implementation of transit signal priority technologies to improve on-time reliability of public transit services.	*Reliable public transit services lead to higher ridership.*

	(NEWLY ADDED) Policy 1.5.13: The City Shall coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to evaluate the deployment of emerging transportation technologies.	*This is a regional effort to fully leverage technology for creating a truly integrated and reliable transportation network.*
	(NEWLY ADDED) Policy 1.5.14: The City shall coordinate with Osceola County for the development and adoption of a joint TIA methodology by 2026 to be used for review of development occurring in the Joint Planning Area.	*Added policy to align with Transportation ILA approved in 2024 between Osceola County and the City. By adopting the same methodology, both jurisdictions are ensuring the same quality and standards throughout the JPA.* *Added year by in response to FloridaCommerce comments.*
Objective 1.6: ~~The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system. By 2002, the City shall develop standards in the Land Development Code for access to public transit, bicycle and pedestrian systems. Such standards shall apply to new developments, substantial improvements of existing developments, and to road improvements.~~	**Objective 1.6:** Establish and enforce standards for the protection of existing and future right-of-way (ROW) needs.	*Incorporated relevant language from Existing Objective 1.5* *Moved relevant language to Proposed Objective 1.4* *Proactively protecting and planning for future right-of-way needs helps reduce costs for the City and enables improvements to be completed sooner.*
Policy 1.6.1: ~~The City should provide adequate ROW and construct bicycle ways along designated corridors~~	**Policy 1.6.1:** The City shall maintain a ROW acquisition program for the dedication, acquisition, preservation, and protection of ROW for all modes of transportation.	*Updated language to be inclusive of all transportation modes. Adequate multimodal right-of-way should be dedicated, acquired, preserved, and protected for streets identified as essential for multimodal connectivity.*
Policy 1.6.2: ~~Review land development code to address provision of bus stops, bike parking and circulation, pedestrian walkways, and handicap accessible facilities within new developments and existing developments undergoing substantial improvements~~	**Policy 1.6.2:** The City's Land Development Code shall provide development regulations that preserve projected ROW needs for all roadway users.	*Regulations are implemented through the Land Development Code.*
Policy 1.6.3: ~~Site plan reviews will ensure that intermodal transfers are efficiently implemented.~~	**Policy 1.6.3:** The City shall require dedication of ROW for transportation improvements in new development, if required.	*New development is the optimal opportunity to protect future right-of-way needs, which helps reduce costs for the City in the future and*

		enables improvements to be completed sooner.
Policy 1.6.4: ~~Major subdivision thoroughfares classified as a collector or greater shall have an 8 ft. sidewalk in lieu of typical sidewalk on at least one side~~	**Policy 1.6.4:** The City's Public Works Department shall coordinate with Osceola County to compile and maintain a listing of existing and projected needs for ROW that considers the needs of all roadway users within the City and Joint Planning Area.	*This systemic approach will allow for a smoother transition when roadways are transferred to the City's jurisdiction.*
Policy 1.6.5: ~~The City shall adopt by reference the LYNX Central Florida Mobility Design manual guidelines into the Land Development Code~~	**Policy 1.6.5:** The City shall develop and maintain a priority listing of needed ROW for the purpose of orderly and economical land acquisition.	*Incorporated relevant language from Existing Policy 1.5.4* *Establishing a priority listing supports the identification of CIP projects that are most imminent and require earlier action.*
Policy 1.6.6: ~~Bikepaths shall be established on one side of every arterial and collector street with sidewalks established on the opposite side of all arterial streets.~~	**Policy 1.6.6:** The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.	*Incorporated relevant language from Existing Policy 1.5.4*
Policy 1.6.7: ~~The City's Future Bikeway System Map shall be reviewed and updated with LOS for Recreation/Open Space following procedures in that Element.~~	**Policy 1.6.7:** The City shall evaluate new developments proposing 30 units or more for additional access requirements to meet the City's connectivity needs.	*Additional access points improve connectivity and provide more route options for all users, ultimately helping to reduce congestion.*
Policy 1.6.8: ~~Sidewalks shall be mandatory on all new roadway construction. New residential developments with densities of one or more dwelling units per acre shall be evaluated for the need to provide sidewalks on both sides of every street~~	**Policy 1.6.8:** New development shall be required to "stub-out" to adjoining undeveloped lands to promote future road connectivity, and to connect to existing roadways that are "stubbed-out" at their boundaries.	*Incorporated relevant language from Existing Policy 1.5.6* *Planning for future connections saves the City money and resources.*
Policy 1.6.9: ~~The City shall develop standards for maximum number of parking spaces to encourage walking, bicycling, ridesharing, transit use, and shared parking~~	**Policy 1.6.9:** The Land Development Code shall address access management to ensure safe access to and between developments.	*The implementation of these policies and standards will be detailed in the Land Development Code.*
Policy 1.6.10: ~~The City shall encourage reasonable increased land use densities and mixed uses, consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes~~	**Policy 1.6.10:** The City shall preserve the LOS of the major thoroughfare system by requiring the development of parallel roads or cross access easements to connect developments as they are permitted along major roads.	*Incorporated relevant language from Existing Policy 1.5.9* *More ways to increase connectivity and reduce congestion.*

Policy 1.6.11: ~~The City shall require that new development be compatible and further the achievement of the Transportation Element. Requirements for compatibility may include but are not limited to:~~ ~~• Orienting pedestrian access to transit centers and existing and planned routes.~~ ~~• Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separating the building from the street by parking.~~ ~~• Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation~~	**Policy 1.6.11:** The City shall continually coordinate with FDOT, CFX, Florida's Turnpike Enterprise (FTE), and Osceola County for the location of new Turnpike interchanges.	*Moved relevant language to various Proposed Policies under Objective 1.7* *Coordinating efforts with regional partners helps prioritize and advance key projects.*
Policy 1.6.12 - 1.6.23	**Removed**	*Moved relevant language to Proposed Policies 1.5.9, 1.5.10, 1.5.11, 1.5.12, 1.5.13, 1.5.14, 1.515 and 1.7.3*
Objective 1.7: The City shall ~~implement mechanisms to inform the transportation system users, particularly tourists.~~	**Objective 1.7:** The City shall promote alternative modes of transportation to provide a safe and efficient multimodal system.	*Multimodal systems help reduce congestion, promote sustainability, and support healthier communities.*
Policy 1.7.1: ~~By 2001 the City shall review the directional signs in the City and shall erect any necessary signs to direct travelers to the most direct routes~~	**Policy 1.7.1:** The City shall require adequate ROW and the construction of bicycle lanes along Framework Streets. Where feasible, these should be protected bike lanes or off-street facilities.	*Adequate bicycle infrastructure encourages more people to bike, while protected bike lanes and off-street facilities make biking more accessible and appealing especially for younger riders.*
Policy 1.7.2: ~~The City shall coordinate signs and tourist information to reflect popular names of streets. This involves working with the Tourist Bureau, Chamber of Commerce, etc., to provide the most effective directions and identification of opportunities for alternative forms of transportation.~~	**Policy 1.7.2:** The Land Development Code shall address the provision and design of bus stops, bike parking and circulation, pedestrian walkways, and handicapped accessible facilities within new developments and existing developments undergoing substantial improvements.	*As the City continues to grow, incorporating provisions for these areas ensures higher quality development and services.*
	(NEWLY ADDED) Policy 1.7.3: Safe, practical, and efficient intermodal transfers shall be incorporated in the site design of new development and existing developments undergoing substantial improvements.	*Partnering with developers to build necessary roadway improvements saves the City money and resources in the long run.*

	(NEWLY ADDED) Policy 1.7.4: Framework Streets shall have a minimum of 10 ft. sidewalk in lieu of typical sidewalk on at least one side.	*A 10-foot width allows for comfortable two-way traffic for pedestrians and cyclists, and potentially accommodates a wider variety of users.*
	(NEWLY ADDED) Policy 1.7.5: Sidewalks shall be mandatory on all new roadway construction. New residential subdivisions shall provide sidewalks on both sides of every street.	*Promotes connectivity and safety for pedestrians.*
	(NEWLY ADDED) Policy 1.7.6: The City shall require all infill development to provide connections to adjacent sidewalks, trails, and bike lanes.	*Promotes connectivity and safety for pedestrians.*
	(NEWLY ADDED) Policy 1.7.7: The City shall develop standards for minimum and maximum number of parking spaces and shared use parking agreements to encourage walking, bicycling, ridesharing, transit use, and shared use parking	*Promotes reduced car dependency and allows for improved landscaping and overall urban design.*
	(NEWLY ADDED) Policy 1.7.8: The City shall encourage reasonable increased land use densities and mixed uses, consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.	*Incorporated relevant language from Existing Policy 1.6.10* *The Future Land Use Element identifies areas of higher density and corresponding transportation needs.*
	(NEWLY ADDED) Policy 1.7.9: The City shall require that new development be compatible with and further the achievement of the Transportation Element and T&MMP. Requirements for compatibility may include but are not limited to: • Orienting pedestrian access to transit facilities and existing and planned routes. • Block sizes that encourage pedestrian activity. • Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separating the	*Incorporated relevant language from Existing Policy 1.6.11* *Promotes safety and accessibility for all users.*

	building from the street by parking. • Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.	
	(NEWLY ADDED) Policy 1.7.10: Adequate pedestrian circulation and safety shall be considered as a required component of roadway system management, with implementation and required construction.	*Incorporated relevant language from Existing Policy 1.6.14* *Prioritizing safety lays the foundation for improved design.*
	(NEWLY ADDED) Policy 1.7.11: All required sidewalks will be constructed concurrently with new development by the developer.	*Ensures continuity of infrastructure and prevents gaps once the subdivision is developed.*
	(NEWLY ADDED) Policy 1.7.12: Intersections shall be made pedestrian-friendly through the use of adequate pedestrian-level lighting; adequate timing for traffic signals; and the provision of facilities for persons with disability. Where feasible, the crossing width shall not exceed 48 feet.	*Prioritizing safety lays the foundation for improved design.*
	(NEWLY ADDED) Policy 1.7.13: The City shall require land uses and developments that promote public transit within roadways that function as Premium Transportation Corridors per the T&MMP.	*Framework Streets have been identified in the T&MMP as optimal for multimodal network.*
	(NEWLY ADDED) Policy 1.7.14: Residential developments greater than 200 units or commercial developments over 50,000 square feet along Framework Street and/or existing multimodal facility shall incorporate space for bus stops. Transit ridership to and from such developments can be further improved by including elements such as: • Transit stops meeting ADA requirements. • Parking lots and intersections designed with minimum corner turning radii for buses.	*Improves access and circulation.*

	• Clearly delineated walkways from the building to the transit stop. • Buildings and transit stops placed closer to the street. • Bike parking infrastructure.	
	(NEWLY ADDED) Policy 1.7.15: The City shall coordinate with Osceola County and FDOT on roads serviced by public transit routes to function at a LOS sufficient to support the bus service including considering the creation of dedicated transit and emergency vehicle lanes.	*Helps ensure reliable and efficient public transit service.*
	(NEWLY ADDED) Policy 1.7.16: The City shall coordinate with LYNX to improve existing bus stops, and to incorporate benches, signage, lights, and protection from the elements for stops within the city	*Improving comfort and amenities encourages greater public transit use.*
	(NEWLY ADDED) Objective 1.8: The City shall incorporate wayfinding and landscaping standards that effectively enhance streetscapes and support efficient connectivity for transportation system users.	*A more navigable, attractive, and user-friendly transportation network enhances connectivity and overall travel experience*
	(NEWLY ADDED) Policy 1.8.1: The Land Development Code shall include landscaping and streetscaping as roadway design components to enhance the function and safety of the road for all users.	*The implementation of these policies and standards will be detailed in the Land Development Code.*
	(NEWLY ADDED) Policy 1.8.2: The City shall pursue unified wayfinding designs for major activity centers within the City and shall erect signs to direct travelers to the most direct routes.	*A more navigable, attractive, and user-friendly transportation network enhances connectivity and overall travel experience*
	(NEWLY ADDED) Policy 1.8.3: City shall pursue grant opportunities for streetscaping improvements, including landscaping, crosswalk	*In the event these improvements fall under the City's responsibilities and to improve safety, aesthetics, and walkability within the transportation network.*

	enhancements, traffic calming, and median landscaping.	
	(NEWLY ADDED) Policy 1.8.4: The City shall encourage signs and wayfinding elements to identify popular destinations. The City may coordinate with the Recreation Advisory Committee, Chamber of Commerce, etc., to provide the most effective directions and identification of opportunities for alternative forms of transportation.	*To improve how people navigate within the City and help them easily find their destinations.*
GOAL 2: To develop a financially feasible transportation system that meets the accessibility needs of the City residents.	**GOAL 2:** To develop a financially feasible transportation system that meets the accessibility needs of City residents, businesses, and visitors.	*Revised language to better encompass a wider range of users, modes, or scenarios.*
Objective 2.1: Implement a capital improvement plan, methods of funding, and fiscal controls for all ~~major~~ traffic and roadway projects.	**Objective 2.1**: Implement a Capital Improvement Plan (CIP), methods of funding, and fiscal controls for all traffic and roadway projects.	*To ensure efficient allocation of resources, timely project delivery, and financial accountability for roadway improvements.*
Policy 2.1.1: ~~Adopt the Road Improvement Project list shown in Table II-10 for major roadway projects for fiscal years ending 2001-2006~~	**Policy 2.1.1:** The T&MMP shall identify and prioritize roadway network needs and be updated every five (5) to seven (7) years for consideration of new roadway construction in the development of the CIP.	*Periodic data updates every few years are essential to stay current with ongoing changes.*
Policy 2.1.2: ~~Adopt the St. Cloud contribution in Funding Distribution for Road Improvement Projects in the Capital Improvements Element, and provide funding reserves for contribution~~	**Policy 2.1.2:** The City shall maintain a prioritized project list of major repair and maintenance for existing roadways to be included in its CIP.	*The list helps inform priorities, and including it in plans makes pursuing applicable funding opportunities easier.*
Policy 2.1.3: ~~By 2002, compile and prioritize a project list of major repair and maintenance for existing roadways and include in capital improvement program.~~	**Policy 2.1.3:** The City shall administer mobility fees and use them as the primary means of funding future roadway improvements	*Mobility fees collected from new developments help offset their impact on the transportation network. The City can use these fees for roadway improvements or allocate them as credits to developers who build the improvements themselves, saving money and resources over time.*

	(NEWLY ADDED) Policy 2.1.4: The City shall review and update the mobility fees every four (4) years as necessary	
Objective 2.2: The City shall investigate new financing alternatives to overcome shortfalls of transportation funding	**Objective 2.2:** The City shall investigate new financing alternatives to overcome shortfalls of transportation funding.	*No text changes.*
Policy 2.2.1: ~~Investigate the continued feasibility of maintaining a transportation impact fee as a viable means for funding roadway improvements.~~	**Policy 2.2.1:** The City shall identify opportunities to efficiently coordinate roadway projects with agencies and developers to minimize projects costs and network disruption.	*Improvements made by developers save the City money, time, and resources.*
Policy 2.2.2: ~~At least every five years, starting in 2001, the City will review the road impact fee ordinance to ensure a fair share continues to be applied.~~	**Policy 2.2.2:** The City shall continually coordinate with Osceola County to ensure construction in the Joint Planning Area is appropriately funded and meets the needs of the roadway network.	*Coordinating with Osceola County on improvements is essential to maintaining a collaborative effort toward enhancing the City's transportation network.*
Policy 2.2.3: ~~Investigate and, if appropriate, implement new financing alternatives such as transportation impact fees, which can be used for transit improvements.~~	**Policy 2.2.3:** The City shall continuously seek out financing alternatives for improvements to the transportation system, such as public-private partnerships (P3s), federal and state grant opportunities, and developer contributions.	*To ensure the City can fund critical transportation improvements without over-reliance on local revenues.*

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City of St. Cloud

Comprehensive Plan

TRANSPORTATION ELEMENT

~~September 2002~~ October 2025

PREPARED FOR:

CITY OF ST. CLOUD

DEPARTMENT OF

PLANNING AND ZONING

1300 9TH STREET

ST. CLOUD, FLORIDA 34769

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D. GOALS, OBJECTIVES AND POLICIES

GOAL 1:

Provide a safe, efficient~~,~~ and convenient multimodal transportation system for ~~motorized and non-motorized~~all users of the St. Cloud transportation network.

Objective 1.1: The City shall adopt ~~use~~ Complete Streets principles, roadway context classification, and Level of Service (LOS) standards to develop and maintain a multimodal transportation network that is accessible and safe for all users.~~and adhere to level of service standards for arterial and collector streets, and also for roads included in the Florida Intrastate Highway System (FIHS)~~.

Policy 1.1.1: The City shall use the most recent FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for the City's LOS standards for arterial and collector roadways.~~Generalized Peak Hour LOS criteria as a basis for the City's level of service standards~~

Policy 1.1.2: The minimum Peak Hour Level of Service (LOS) Standard, to be adopted as part of this ~~Element~~element, shall be as follows:

- Limited Access Roads: C, or as otherwise prescribed by FDOT.
- Arterials and Collectors: D.

Policy 1.1.3: A lower LOS may be acceptable immediately before or after special events, or construction, where the impacts of such events on the roadway are infrequent. Where capacity expansion would adversely impact public safety, community character, or be inconsistent with the future right of way preservation assessment, the City shall evaluate other parallel facilities to redistribute volume.

~~**Policy 1.1.3:**~~**Policy 1.1.4:** The City shall use the most recent FDOT Level of Traffic Stress (LTS) published in the FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for evaluating the LOS for bicycle and pedestrian facilities within the City.

Policy 1.1.5: All Framework ~~major~~ Streets ~~roadways~~ shall be designed as complete transportation corridors incorporating bicycle, pedestrian and transit features to achieve a true multimodal~~multi-modal~~ system. Framework Streets shall be identified in the Transportation & Mobility Master Plan and included in this element as the Framework Streets Map Series.

Policy 1.1.6: The City shall identify all Framework Streets with FDOT's Context Classification Guide (2024) and use the assigned context classification for each roadway to determine appropriate design considerations.

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~~Policy 1.1.4:~~**Policy 1.1.7:** The City shall update its Land Development Code to include Complete Streets design guidelines that align with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook, 2023) Context-Based Design policy.

~~Policy 1.1.5:~~**Policy 1.1.8:** ~~As part of the Concurrency Management System, the~~ The City shall, through the Development Review Committee, evaluate development proposals and the relationship to the transportation network to determine impacts and necessary improvements regarding safety, access, LOS, and connectivity~~review proposed new developments for their impact on adopted LOS, interior circulation needs and vehicle parking~~.

~~Policy 1.1.6:~~**Policy 1.1.9:** The City shall continue to pursue the preservation and acquisition of rights-of-way to complete necessary roadway connectivity projects~~By 2002, the City shall review and recommend alternative routes such as Fertic Road, New Nolte Road, and 17th Street to major through corridors, including 13th Street and 10th Street to ensure no further deterioration of LOS~~.

~~Policy 1.1.7:~~**Policy 1.1.10:** The City shall continue working with ~~the~~ Osceola County to ensure roadways meet previously agreed upon criteria through an interlocal agreement before the transfer of maintenance responsibilities to the City.
(Resolution No. 2024-127R)~~to monitor the need for extending Fertic Road, West New Nolte and Pine Tree Drive~~.

~~Policy 1.1.8:~~**Policy 1.1.11:** The City shall execute Florida Standard Urban Transportation Model Structure (FSUTMS) model runs, or ~~any~~ other acceptable transportation engineering methods, to assess traffic circulation impacts when land use amendments or developments ~~would~~ contribute an additional ~~3~~5,000 annual average daily traffic (AADT) or more to the City roadway network.

~~**Policy 1.1.9:** For purposes of review of a development's impact on the City's roadway network, "affected" roadways shall mean those roads impacted greater than 5% of the development's projected, generated or attracted vehicle trips.~~

~~Policy 1.1.10:~~**Policy 1.1.12:** The Transportation Impact Analysis (TIA) submitted with~~Traffic circulation vested rights for~~ approved development plans

~~residential subdivisions and PUDs~~ shall be for a period not to exceed ~~two~~ one (~~2~~1) year~~s~~ from the date of City approval of final development plans to the time ~~of~~ "substantial" development activity occurs. The City may grant a one-year extension, upon receipt and approval of the application prior to the expiration of the TIA.

~~**Policy 1.1.11:** Traffic circulation vested rights for individual site specific commercial and industrial development shall be for a period not to exceed one (1) year from the date of City approval of final development plans to the time of "substantial" development activity occurs. The City may grant a one-year extension.~~

~~**Policy 1.1.12:**~~ The City shall recommend phasing of large projects and/or the use of developer's agreements when the time frame for substantial development activity exceeds the periods noted above.

~~**Policy 1.1.13:** The City shall maintain a record of traffic counts and traffic related accidents for all roadways in the City's network, and update those records on an annual basis.~~

~~**Policy 1.1.14:** The City shall continue to monitor all collector and arterial roadway access deficiencies, and shall devise methods and budget monies to aide the County in alleviating those deficiencies.~~

~~**Policy 1.1.15:** To ensure adequate level of service on Neptune Road, all new development accessing Neptune Road west of Kissimmee Park Road shall be required to install left turn bays at access points.~~

~~**Policy 1.1.16:**~~**Policy 1.1.13:** ~~By December 2001, the City shall prepare a Disaster Preparedness Plan to address evacuation procedures, the need for signage, and the availability and need of shelters.~~

Objective 1.2: The City shall undertake measures designed to maintain established ~~Levels of Service~~LOS and travel time reliability for ~~assist in the free flow of traffic along major roads~~ Framework Streets and strive to maintain and improve the LOS on those roadways if ~~at any time~~ they consistently operate at a LOS less than the adopted standard.

Policy 1.2.1: The Framework Streets Map series is adopted as the future transportation system for the City and identifies existing and planned Framework Streets.

Policy 1.2.2: The City shall keep a record of traffic counts for all Framework Streets in the City's network, and update those records in the Transportation and Mobility Master Plan (T&MMP), and shall prioritize capital improvement

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projects to alleviate identified deficiencies. Traffic Counts may come from FDOT, Osceola County, approved TIA's, and City-commissioned traffic studies.

~~**Policy 1.2.1:** The City shall review and submit, from time to time and when necessary, application to FDOT citing 13th Street as a "backlogged facility", Special Transportation Area or constrained corridor, or shall strive to improve volume capacity through efficient signal operation and improved access control.~~

~~**Policy 1.2.2:** The City shall maintain and monitor the traffic flow management system (signal synchronization) along 13th Street.~~

~~**Policy 1.2.3:** The City shall continue evaluating the realignment of Lakeshore Boulevard with Rummel Road. By July 2002, the City shall make a specific recommendation.~~

~~**Policy 1.2.4:** By July 2002, the City shall evaluate the possibility of extending 17th Street from its current east terminus to Hickory Tree Road, and eventually to Narcoossee Road.~~

~~**Policy 1.2.5:**~~**Policy 1.2.3:** Any future development ~~The City~~ shall coordinate with applicable jurisdictions for ~~FDOT~~ all connections and access points of driveways and roads to collector, arterial and limited access ~~state~~ roadways within City limits.

~~**Policy 1.2.6:** The City shall monitor and maintain a minimum cumulative green/cycle ratio of 0.5 for through traffic movement at signalized intersections on U.S. 192/441 (13th Street).~~

Policy 1.2.4: The ~~Transportation and Mobility Master Plan~~T&MMP ~~(T&MMP)~~ shall contain a list of roadway corridor segments that have been identified as constrained and unable to be widened. Reduced LOS may be accepted on constrained corridors if development along such corridors provide multimodal transportation improvements as set forth in the Land Development Code.~~The City shall, in cooperation with FDOT, the ECFRPC, and MetroPlan Orlando, designate 13th Street from Columbia Avenue to Mississippi Avenue, and Michigan Avenue from 13th Street to the school sites, as constrained roadways. The City shall work with the County to maintain the level of service on these facilities.~~

Policy 1.2.5: The City has identified to FDOT 13th Street/US 192/E Irlo Bronson Memorial Highway as a constrained corridor, and shall strive to improve

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through coordination and partnership with the FDOT, volume capacity through updated context classification and roadway design including multimodal transportation improvements, access, and traffic control devices.

Objective 1.3: The City shall seek to eliminate the occurrence of fatalities and serious injuries on roadways in St. Cloud.

Policy 1.3.1: The City shall prioritize safety improvements on roadways identified on the High Injury Network.

Policy 1.3.2: The City shall monitor crashes within St. Cloud and provide an annual update of crash statistics, including total crashes and fatal and serious injury crashes, in the T&MMP.

Policy 1.3.3: The City shall include safety as the highest priority when adopting roadway design standards within the Land Development Code.

Policy 1.3.4: The City shall seek to design roadways for safer speeds and utilize interventions that reduce speeds on unsafe roads, including high visibility speed enforcement, speed feedback signs, and speed cameras.

Policy 1.3.5: The City shall coordinate with LYNX to audit bus stops and implement accessibility and safety improvements.

Policy 1.3.6: The City shall adopt a comprehensive Safe Routes To School program, with a set curriculum and defined campaigns.

Policy 1.3.7: The City shall continually coordinate with Osceola County for the implementation of cross-jurisdictional roadway safety efforts and pilot programs.

~~**Objective 1.3:**~~**Objective 1.4:** ~~By 2002, the~~The City shall improve the safety, connectivity, and reliability of public transit, bicycle, pedestrian, and multiuse trails networks~~City shall study the need, practicality and economic feasibility of alternative transportation systems to provide for a possible reduction of individual motor vehicle travel~~.

Policy 1.4.1: The City shall coordinate with LYNX as the regional public transit provider to enhance connectivity throughout the city and regionally.

Policy 1.4.2: The City shall support public transit service enhancements that connect city residents to major employment centers, intramodal travel facilities, and regional service routes.

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~~**Policy 1.3.1:**~~**Policy 1.4.3:** The City shall continue to support ~~mass~~ public transit service by encouraging ~~compact development~~transit supportive development in key nodes throughout the city, requiring the provision of pedestrian and bicycle connections, and ~~requiring the provision of~~ transit facilities and amenities along Framework Streets.~~where necessary~~.

Policy 1.4.4: The City shall investigate the creation of a local circulator route connecting key activity centers in the City by 2030.

Policy 1.4.5: The T&MMP shall include an inventory of pedestrian and bicycle facilities to identify gaps in each network. The City shall use the inventory to inform decisions regarding development of the Capital Improvement Plan (CIP) as well as to identify opportunities for improvements to the pedestrian and bicycle network in the development review process.~~The City shall implement the proposed bicycle facility improvements listed on Table II-4.~~

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~~**Policy 1.3.2:**~~**Policy 1.4.6:** The City shall monitor the Level of Traffic Stress (LTS) of bicycle and pedestrian facilities within the City to inform decisions regarding development of the CIP as well as to identify opportunities for improvements to the pedestrian and bicycle network in the development review process.

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Policy 1.4.7: Framework Streets shall be constructed to provide context-sensitive bicycle and pedestrian facilities~~The City shall adopt a sidewalk improvement program~~.

Policy 1.4.8: Site plan reviews will ensure efficient intermodal transfers and connectivity to existing pedestrian and bicycle facilities.

Policy 1.4.9: Major subdivision thoroughfares classified as Framework Streets shall have a minimum 10 ft. sidewalk in lieu of typical sidewalk on at least one side.

~~**Policy 1.3.3:**~~**Policy 1.4.10:** All new development and redevelopment, as defined in the Land Development Code, shall construct a continuous sidewalk along the full frontage of a property.

~~**Policy 1.3.4:**~~**Policy 1.4.11:** The City shall continue to develop the multiuse trail network consistent with the Trails Master Plan and Parks & Recreation Master Plan and will prioritize connections between City, County, and state trail facilities~~work towards an integrated pedestrian system and should identify gaps in the current system~~.

~~**Policy 1.3.5:** The City shall discourage the use of single occupant vehicles (SOV).~~

~~**Policy 1.3.6:**~~**Policy 1.4.12:** The City shall continue coordination with Osceola County, MetroPlan Orlando, LYNX and other regional agencies. The City shall actively pursue opportunities to improve its transportation network and explore innovative solutions to transportation issues with these agencies~~maintain its seat on the Lynx Regional Planning Workgroup~~.

~~**Objective 1.4:**~~**Objective 1.5:** The ~~Traffic Circulation~~Transportation Element shall be coordinated with the City's Future Land Use Map series, City's Vision Zero Action Plan, Osceola County Comprehensive Plan, FDOT Five-Year Transportation Plan, MetroPlan Orlando ~~Metropolitan Planning Organization (MPO)~~ adopted plans, and the East Central Florida Regional Planning Council (ECFRPC).

~~**Policy 1.4.1:**~~**Policy 1.5.1:** The City shall review proposed roadway improvements, new construction and roadway extensions for consistency with the Future ~~land~~ Land Use Map series of the Comprehensive Plan, and T&MMP.

~~**Policy 1.4.2:**~~**Policy 1.5.2:** The City shall actively participate on a regular basis in the MetroPlan Orlando ~~Transportation~~ Technical Advisory Committee (~~TCC~~TAC), MetroPlan Orlando Transportation Systems Management & Operations Committee (TSMO) and the MetroPlan Orlando Board~~Orlando Urban Area Transportation Study Citizens' Advisory Committee~~.

~~**Policy 1.4.3:**~~**Policy 1.5.3:** The City shall coordinate its future transportation needs by participating on a regular basis in the MetroPlan Orlando's~~MPO's~~ TAC and TSMO committees ~~TCC~~ and through standing, when necessary, at public hearings on the FDOT's Five-Year Transportation Plan, LYNX's Transportation Development Plan, and Osceola County CIP.

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~~**Policy 1.4.4:**~~**Policy 1.5.4:** All comprehensive land use amendments will be reviewed by the City Development Review Committee (DRC) as to the effect of the amendment on the LOS for all roadways ~~directly and indirectly~~ affected by the amendment.

~~**Policy 1.4.5:**~~**Policy 1.5.5:** The City Planning and Public Works Departments shall review subsequent versions of the FDOT Five-Year Transportation Plan, ~~in order~~ to update or modify this element, as necessary.

~~**Policy 1.4.6:** A yearly assessment shall be made to evaluate the extent of the coordination efforts, based upon the number of agreements made and the points at which there is disagreement~~.

~~Policy 1.4.7:~~**Policy 1.5.6:** The City ~~will~~ supports the State and the County on the establishment of SunRail and high speed ~~and commuter~~ rail line systems connecting Osceola County with other areas in Florida. The City encourages the expansion of SunRail and future services with transit supportive land uses near intramodal hubs.

~~Policy 1.4.8:~~**Policy 1.5.7:** The City shall support and where possible, participate in ~~the~~ MetroPlan Orlando's~~MPO's~~ Congestion ~~management~~ Management System (CMS) and FDOT's Mobility Measures ~~Management Plan~~ Program (MMP).

Policy 1.5.8: The City shall support and where possible, participate with FDOT, LYNX and MetroPlan Orlando ~~the MPO~~ in the implementation of Park & Ride Plans.

~~Policy 1.4.9:~~**Policy 1.5.9:** The City shall support and participate in ad hoc review committees for projects directly affecting the city.

~~Policy 1.4.10: If needed, the City shall consider adopting and/or promoting Transportation System Management (TSM) or Transportation Demand Management (TDM) strategies to enhance traffic capacity, movement and safety.~~

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Policy 1.5.10: The City use the most recent FDOT District 5 Central Florida Regional Planning Model or shall commission an independent study to project city-wide future travel demand.~~shall coordinate with the MPO to update the population figures used in the model. The 2020 population and employment figures currently in use are extremely low for the City~~.

Policy 1.5.11: The City shall continually coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to implement coordinated and adaptive signal technologies to improve travel time reliability along major corridors and intersections.

Policy 1.5.12: The City shall coordinate with SunRail, LYNX, and FDOT regarding the implementation of transit signal priority technologies improve on-time reliability of public transit services.

Policy 1.5.13: The City Shall coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to evaluate the deployment of emerging transportation technologies.

~~Policy 1.4.11:~~**Policy 1.5.14:** The City shall coordinate with Osceola County for the development and adoption of a joint TIA methodology by 2026 to be used for review of development occurring in the Joint Planning Area.

~~Objective 1.5:~~Objective 1.6: ~~By 2002, the City shall provide~~ Establish and enforce standards for the protection of existing and future right-of-way (ROW) needs~~ by implementing the following~~:

- ~~Require additional building setbacks for new construction on roadway corridors identified as needing additional ROW (see Table II-11).~~
- ~~Coordinating with Osceola County and FDOT for the reservation of ROW for collector and arterial roads~~.
- ~~Establishing standards for donation/dedication of ROW by developers~~.

Policy 1.6.1: The City shall maintain a ROW acquisition program for the dedication, acquisition, preservation, and protection of ROW for all modes of transportation.

Policy 1.6.2: The City's Land Development Code shall provide development regulations that preserve projected ROW needs for all roadway users.

Policy 1.6.3: The City shall require dedication of ROW for transportation improvements in new development, if required.

~~**Policy 1.5.1:**~~**Policy 1.6.4:** The City Public Works ~~Engineering~~ Department shall coordinate ~~work~~ with Osceola County to compile and maintain a listing of existing and projected needs for ROW that considers the needs of all roadway users within the City and ~~urban area~~Joint Planning Area.

~~**Policy 1.5.2:**~~ The City shall develop and maintain a priority listing of needed ROW for the purpose of orderly and economical land acquisition.

~~**Policy 1.5.3:** Corridors with inadequate ROW shall be inventoried and the City shall coordinate with Osceola County for reservation of adequate ROW~~.

~~**Policy 1.5.4:** The City shall:~~

- ~~Require developers to provide for ROW~~.
- ~~Maintain listing of roadways requiring additional ROW~~.
- ~~Require dedication of necessary ROW at time of development~~.
- ~~Require setbacks as needed to protect future ROW.~~
- **Policy 1.6.5:** ~~Include ROW standards and procedures in LDRs~~.

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~~Policy 1.5.5:~~Policy 1.6.6: The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.

~~Policy 1.5.6:~~Policy 1.6.7: The City shall evaluate new development ~~future subdivisions with~~ proposing 30 units or more for additional access requirements to meet the City's connectivity needs~~the need for at least two (2) points of access open to motor vehicle traffic~~.

~~Policy 1.5.7:~~Policy 1.6.8: New development ~~subdivisions~~ shall be required to "stub-out" to adjoining undeveloped lands to promote future road connectivity, and to connect to existing roadways that are "stubbed-out" at their boundaries.

~~Policy 1.5.8:~~Policy 1.6.9: The ~~City shall establish access management standards in the~~ Land Development Code shall address access management to ensure safe access to and between developments~~ensure appropriate access to the City's transportation system. Standards may include the requirement of joint-use driveways and/or cross access easements to access sites~~.

~~Policy 1.5.9:~~Policy 1.6.10: The City shall preserve the ~~movement function~~LOS of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads.

~~Policy 1.5.10:~~Policy 1.6.11: The City shall continually coordinate with FDOT , CFX, Florida's Turnpike Enterprise (FTE), and Osceola County for the location ~~of a~~ new Turnpike interchanges. ~~The City's recommended locations are Kissimmee Park Road, U.S. 192 and Friar's Cove, with Kissimmee Park Road being the preferred location.~~

~~Objective 1.6:~~Objective 1.7: The City shall promote alternative modes of transportation to provide a safe and efficient multimodal ~~multi-modal~~ system. ~~By 2002, the City shall develop standards in the Land Development Code for access to public transit, bicycle and pedestrian systems. Such standards shall apply to new developments, substantial improvements of existing developments, and to road improvements~~.

~~Policy 1.6.1:~~Policy 1.7.1: The City shall require ~~should provide~~ adequate ROW and the construction of~~construct~~ bicycle ~~ways~~ lanes along ~~designated~~ Framework Streets~~corridors~~. Where feasible, these should be protected bike lanes or off-street facilities.

~~**Policy 1.6.2:**~~**Policy 1.7.2:** ~~Review land development code~~The Land Development Code shall ~~to~~ address the provision and design of bus stops, bike parking and circulation, pedestrian walkways, and handicap accessible facilities within new developments and existing developments undergoing substantial improvements.

~~**Policy 1.6.3:**~~**Policy 1.7.3:** Safe, practical, and efficient ~~Site plan reviews will ensure that~~ intermodal transfers ~~are~~ shall be incorporated in the site design of new development and existing developments undergoing substantial improvements.~~efficiently implemented~~.

~~**Policy 1.6.4:**~~**Policy 1.7.4:** ~~Major subdivision thoroughfares classified as a collector or greater~~ Framework Streets shall have ~~an~~ a minimum ~~8~~ 10 ft. sidewalk in lieu of typical sidewalk on at least one side.

~~**Policy 1.6.5:** The City shall adopt by reference the LYNX Central Florida Mobility Design manual guidelines into the Land Development Code.~~

~~**Policy 1.6.6:** Bikepaths shall be established on one side of every arterial and collector street with sidewalks established on the opposite side of all arterial streets.~~

~~**Policy 1.6.7:** The City's Future Bikeway System Map shall be reviewed and updated with LOS for Recreation/Open Space following procedures in that Element.~~

Policy 1.7.5: Sidewalks shall be mandatory on all new roadway construction. New residential subdivisions ~~developments with densities of one or more dwelling units per acre~~ shall ~~be evaluated for the need to~~ provide sidewalks on both sides of every street.

~~**Policy 1.6.8:**~~**Policy 1.7.6:** The City shall require all infill development to provide connections to adjacent sidewalks, trails, and bike lanes.

~~**Policy 1.6.9:**~~**Policy 1.7.7:** The City shall develop standards for minimum and maximum number of parking spaces and shared use parking agreements to encourage walking, bicycling, ridesharing, transit use, and shared use parking.

~~**Policy 1.6.10:**~~**Policy 1.7.8:** The City shall encourage reasonable increased land use densities and mixed uses, consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.

~~Policy 1.6.11:~~Policy 1.7.9: The City shall require that new development be compatible with, and further the achievement of, the Transportation Element and T&MMP. Requirements for compatibility may include but are not limited to:

- Orienting pedestrian access to transit ~~centers~~ facilities and existing and planned routes.
- Block sizes that encourage pedestrian activity.
- Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separating the building from the street by parking.
- Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.

~~Policy 1.6.12: The City shall include landscaping and streetscaping as roadway design components in order to enhance the function of the road for all users.~~

~~Policy 1.6.13: A Pedestrian Circulation Master Plan shall be prepared, adopted and implemented by 2002. Priority will be given to those walkways for which heavy recreational usage is projected, as well as those along roadways between residential areas and schools, which can be implemented concurrently with other roadway improvements.~~

~~Policy 1.6.14:~~Policy 1.7.10: Adequate pedestrian circulation and safety shall be considered as a required component of roadway system management, with implementation and required construction.

~~Policy 1.6.15:~~Policy 1.7.11: All required sidewalks ~~Sidewalks~~ will be constructed, concurrently with new development by the developer. ~~Additional sidewalks will be permitted in existing developed areas when requested and funded by the abutting property owners.~~

~~Policy 1.6.16:~~Policy 1.7.12: Intersections shall be made pedestrian-friendly through the ~~by limiting the crossing width to 48 feet,~~ use of adequate pedestrian-level lighting; adequate timing for traffic signals; and the provision of facilities for persons with disability. Where feasible, the crossing width shall not exceed 48 feet.~~the handicapped~~.

~~Policy 1.6.17: The City shall pursue grant opportunities for median landscaping and road beautification.~~

~~Policy 1.6.18:~~Policy 1.7.13: The City shall ~~encourage~~ require land uses and ~~site~~ developments that promote public transit within roadways that function

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as ~~designated public transportation corridors, with priority given to those projects that will bring the greatest increase in transit ridership~~Premium Transportation Corridors per the T&MMP.

~~**Policy 1.6.19:**~~**Policy 1.7.14:** Residential Development greater than 200 units or commercial developments over 50,000 square feet along Framework Street and/or existing multimodal facility shall incorporate space for bus stops. Transit ridership to and from such developments can be further improved by including elements such as:

- Transit stops meeting ADA requirements.
- Parking lots and intersections designed with minimum corner turning radii for buses.
- Clearly delineated walkways from the building to the transit stop.
- Buildings and transit stops placed closer to the street.
- Bike p~~P~~arking Infrastructure.

~~**Policy 1.6.20:**~~**Policy 1.7.15:** The City shall coordinate with Osceola County and FDOT ~~ensure~~ on roads ~~that all roads under its jurisdiction~~ serviced by public transit routes function at a ~~level of service~~LOS sufficient to support the bus service including considering the creation of dedicated transit and emergency vehicle lanes.

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~~**Policy 1.6.21:** The City shall notify LYNX of any proposed traffic generators/attractors submitted to the City for review.~~

~~**Policy 1.6.22:**~~**Policy 1.7.16:** The City shall coordinate ~~work~~ with LYNX to improve existing bus stops, and to incorporate ~~design new ones to include~~ benches, signage, lights, and protection from the elements for stops within the city. ~~They shall also be convenient for the handicapped.~~

~~**Policy 1.6.23:** The State shall pay for all LYNX costs.~~

~~**Objective 1.7:**~~**Objective 1.8:** The City shall ~~implement~~ incorporate wayfinding and landscaping standards that effectively enhance streetscapes and support efficient connectivity for ~~mechanisms to inform the~~ transportation system users~~, particularly tourists~~.

Policy 1.8.1: The Land Development Code shall include landscaping and streetscaping as roadway design components to enhance the function and safety of the road for all users.

Policy 1.8.2: ~~By 2001 the~~The City shall pursue unified wayfinding designs for major activity centers within the ~~review the directional signs in the~~ City and shall erect ~~any necessary~~ signs to direct travelers to the most direct routes.

~~**Policy 1.7.1:**~~**Policy 1.8.3:** City shall pursue grant opportunities for streetscaping improvements, including landscaping, crosswalk enhancements, traffic calming, and median landscaping

~~**Policy 1.7.2:**~~**Policy 1.8.4:** The City shall encourage signs and wayfinding elements to identify popular destinations. The City may coordinate with the Recreation Advisory Committee~~The City shall coordinate signs and tourist information to reflect popular names of streets. This involves working with the Tourist Bureau~~, Chamber of Commerce, etc., to provide the most effective directions and identification of opportunities for alternative forms of transportation.

GOAL 2: To develop a financially feasible transportation system that meets the accessibility needs of ~~the~~ City residents, businesses, and visitors.

Objective 2.1: Implement a capital improvement plan, methods of funding, and fiscal controls for all ~~major~~ traffic and roadway projects.

Policy 2.1.1: The T&MMP shall identify and prioritize roadway network needs and be updated every five (5) to seven (7) years for consideration of new roadway construction in the development of the CIP~~Plan (CIP). Adopt the Road Improvement Project list shown in Table II-10 for major roadway projects for fiscal years ending 2001-2006~~.

~~**Policy 2.1.1:**~~**Policy 2.1.2:** The City shall maintain a prioritized project list of major repair and maintenance for existing roadways to be included in its ~~Capital Improvement Plan~~CIP.

~~**Policy 2.1.2:**~~**Policy 2.1.3:** The City shall administer mobility fees and use them as the primary means of funding future roadway improvements.~~Adopt the St. Cloud contribution in Funding Distribution for Road Improvement Projects in the Capital Improvements Element, and provide funding reserves for contribution~~.

~~**Policy 2.1.3:**~~**Policy 2.1.4:** The City shall review and update the mobility fees every four (4) years as necessary to ensure the continued economic viability of roadway construction.~~By 2002, compile and prioritize a project list of~~

~~major repair and maintenance for existing roadways and include in capital improvement program~~.

Objective 2.2: The City shall investigate new financing alternatives to overcome shortfalls of transportation funding.

Policy 2.2.1: The City shall identify opportunities to efficiently coordinate roadway projects with agencies and developers to minimize projects costs and network disruption.~~Investigate the continued feasibility of maintaining a transportation impact fee as a viable means for funding roadway improvements~~.

~~**Policy 2.2.2:** At least every five years, starting in 2001, the City will review the road impact fee ordinance to ensure a fair share continues to be applied~~.

Policy 2.2.2: The City shall continually coordinate with Osceola County to ensure construction in the Joint Planning Area is appropriately funded and meets the needs of the roadway network~~Investigate and, if appropriate, implement new financing alternatives such as transportation impact fees, which can be used for *transit* improvements~~.

Policy 2.2.3: The City shall continuously seek out financing alternatives for improvements to the transportation system, such as public-private partnerships (P3s), federal and state grant opportunities, and developer contributions

~~A.~~B. DATA & ANALYSIS INTRODUCTION

The City of St. Cloud is located within an urbanized portion of a Metropolitan Planning Organization - MetroPplan Orlando. ~~Therefore, pursuant to Section 339.175, F. S., the~~The City is required by the State to ~~do~~ adopt a Transportation Element within its citywide Comprehensive Plan, ~~as opposed to a Traffic Circulation Element, and to coordinate the element with the long-range transportation plan of the MPO~~.

The purpose of the Transportation Element is to plan for a ~~multi-modal~~multimodal transportation system that emphasizes accessibility through public transportation systems; encourages the development of compact, pedestrian-oriented urban areas; promotes energy efficient development patterns; and protects air quality.

An essential base for planning a transportation system is the Future Land Use Element. The Future Land Use Map will determine where new or improved transportation facilities may be needed. The Transportation Element ~~will~~ assesses the condition and capacity of the existing transportation facilities, projects future needs, sets Level of Service Standards for roads, and determines future system improvements.

Roadway level of service standards ~~will be~~are established to ensure the efficient provision and operation ~~that adequate facility capacity for future development is concurrently~~ of the transportation network sufficient with the issuance of ongoing and future development ~~orders and development permits~~. These standards will be established for each roadway link consistent with the facility type, and current Florida Department of Transportation (FDOT) LOS guidelines.

The transportation planning process in Osceola County is a joint effort among various federal, state, regional, county and municipal agencies working together with Metroplan Orlando. This agency ensures that highways, public transit, bicycle, pedestrian, and other transportation facilities are coordinated and planned in consistence~~t~~ with planned development in the urbanized area.

Metroplan Orlando prepares the Metropolitan Transportation Plan (MTP) establishinges ~~the vision~~ of Central Florida's entire transportation system for Orange, Osceola and Seminole Counties. The plan identifies current and future transportation needs. The plan is monitored and updated every five years to reflect the changing dynamics of the region.~~the Orlando Urban Area Transportation Study (OUATS) Year 2020 Transportation Plan Update, a 20-year multi-modal plan for guiding transportation improvements in the Orlando urban area (Orange, Osceola and Seminole Counties). The plan is based on regional needs identified through the process of forecasting future travel demand, evaluating system alternatives, and selecting those options which best meet the mobility needs of the region.~~ The plan recommends road, highway, beltway, rail, and transit system improvements to be implemented by ~~2020~~2045. The plan represents the best combination of financial resources and improvements to meet the goals and objectives of the study.

~~B.C.~~ INVENTORY

An efficient transportation system should provide access to various land uses through alternative transportation modes. The overview of the existing ~~multi modal~~multimodal transportation system within the City of St. Cloud provides the basis for analyzing existing transportation deficiencies and needs within the City.

This section will identify existing roadway and transit facilities, availability of public parking facilities, airport and rail line systems, availability of bicycle and pedestrian facilities and other ancillary services and programs.

1. Road System

This section describes the ~~major roadway facilities~~Framework Streets within the City and their relative function in the City's circulation system.~~.~~ The ~~majority of~~ roads within the City~~,~~ ~~especially the older neighborhoods~~ north of 13th Street~~,~~ were developed based on a grid pattern, which provides good opportunities for connectivity, outside the Downtown Grid the City has developed in a more traditionally suburban ~~patern~~pattern. ~~T~~The areas of the city ~~to~~

~~the south of 13th street~~outside of the Downtown Grid has a number of roads that are not interconnected. ~~-~~This occurs when ~~developers~~ developments ~~start incorporating~~incorporate cul-de-sacs or when roads are built to serve a development without addressing the overall inter-connectivity needs of the City. The Framework Roads in the City are described below and displayed in Table II – 1 and Map II – 1. This network is comprised of City, County, and State roads and includes both existing and planned corridors.~~All the major roads in the City are listed on Table II- 1 and displayed on Map II- 1. The following is a description of the major roadways in the City of St. Cloud.~~

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- ***Florida Turnpike***: The Florida Turnpike is a limited-access facility that runs primarily north-south and extends from Dade County to Sumter County. In Osceola County, it is currently a four-lane divided facility that serves traffic coming into and out of the County. The Florida Turnpike through St. Cloud is a four-lane, tolled, limited access highway, running north-south on the western side of the City, east of Lake Tohopekaliga. There is an interchange in the City at Clay Whaley Road. The City is pursuing a new interchange that would align with Nolte Road and another, limited interchange, south of the City at Friars Cove Road.~~The closest interchange to the City of St. Cloud is #244, at Shady Lane. The City is currently pursuing another interchange; there are three potential locations: Kissimmee Park Road, U.S. 192 and Friar's Cove. Kissimmee Park Road is considered the preferred location due to the potential to provide the best service to the City.~~
- ***U.S. 192/U.S. 441 (13th Street)***: U.S. 192 provides an east-west arterial that runs through Osceola County from the four corners of Orange, Polk, Lake, and Osceola Counties to the Brevard County line near the City of Melbourne in Brevard County~~U.S. 192 serves Osceola County as an east-west arterial that runs east to I-95 near the City of Melbourne in Brevard County, and west to U.S. 27 in Polk County~~. U.S. 441 runs in a general north-south direction from Orange County to U.S. 192 in Osceola County where it runs with U.S. 192 in a southeast direction through the City of St. Cloud. At Holopaw, U.S. 192 continues in an easterly direction and U.S. 441 runs in a southerly direction into Okeechobee County. Within the City of St. Cloud U.S. 192/U.S. 441 is currently a six-lane divided ~~facility, and~~facility and is known as 13th Street.
- ***C.R. 523 (Canoe Creek Road):*** Canoe Creek Road is a ~~North~~north-south facility that extends from 13th Street to Kenansville approximately 28 miles south of St. Cloud~~Southport Road, outside the City limits~~. The portion of this road that extends from Lakeshore Boulevard to 13th Street is called Vermont Avenue. ~~C~~ It is a two-lane roadway with nearly continuous center turning lane within the City boundary. South of Pine Tree Drive the roadway is supplemented with dedicated right-turn

lanes. ~~R. 523 is currently being widened to two-lanes with a continuous center turning lane from 13th Street to Fertic Road, and it is currently two-lanes from Fertic Road to the south~~.

- ***C.R. 15 (Narcoossee Road):*** Narcoossee Road is a four-lane divided roadway that runs north-south and connects U.S. 192 to Orange County, south of U.S. 192 this corridor is continued by Hickory Tree Rd ~~This County Arterial currently runs north-south from Orange County to U.S.192, and will be extended in the near future to Hickory Tree Road. It is currently a two-lane undivided facility~~.
- **Brown Chapel Road**

  Brown Chapel Road is a two-lane roadway with an unprotected median that provides a north--south access from U.S. 192 to Lakeshore Blvd. Maintenance will transfer to the City upon completion of Turnpike Interchange at Nolte Rd.
- **Old Canoe Creek Road**

  Old Canoe Creek Road runs north-south from U.S. 192 to Canoe Creek Road where it transitions to Pine Tree Drive. It is primarily a two-lane roadway with turn lanes.
- **Neptune Road**

  Neptune Road runs northwest-southeast in parallel with U.S. 192 from the northwestern boundary of the Joint Planning Area (JPA) in Unincorporated Osceola County to U.S. 192 where it transitions to Brown Chapel Rd. It is a two-lane roadway that provides access to the Tohoqua mixed-use development.
- **Cross Prairie Park way**

  Cross Prairie Parkway is a four-lane divided arterial that runs primarily north-south through the East Lake Tohopekaliga Mixed-Use area, west of the Florida Turnpike. This roadway is not currently fully developed and has several large gaps, the final corridor is planned to terminate at the southwestern limits of the JPA, south of Lake Tohopekaliga.
- **Nolte Road**

  Nolte Road runs east-west from the Old Canoe Creek Road to Hickory Tree Road. Nolte Road is a four-lane divided roadway with bicycle lanes and wide sidewalks.
- **Lakeshore Blvd**

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Lakeshore Boulevard is an east-west two-lane roadway that borders the southern edge of East Lake Tohopekaliga and runs along the northern border of the historic grid of the City.

- **Rummel Rd**

Rummel Road is a two-lane roadway that connects Lakeshore Boulevard to Narcoossee Road. A portion of this roadway is in the unincorporated area and provides access to the Lake Runnymede Conservation Area and the McCormick Research Institute, an equestrian facility.

- **Michigan Ave**

Michigan Avenue is a two-lane roadway running north-south from Lakeshore Boulevard to the Royal St. Cloud Golf Links. This roadway connects the historic grid of the City with newer subdivisions directly south of Nolte Road.

- **Florida Ave**

Florida Avenue is a two-lane divided roadway in the heart of the historic grid. It runs north-south from Lakeshore Boulevard to 17th St. This roadway has more available right-of-way than most roadways in the historic area and is the focus of transition in the City's land use planning efforts. To complement these land use changes an 8-foot multi-use trail with canopy trees is provided in the median.

- **Columbia Ave/ Budinger Ave**

Columbia Avenue provides the western boundary for the City's historic grid. South of US 192 it transitions to Budinger Avenue. This two-lane roadway provides a north-south connection from Lakeshore Boulevard to Nolte Road.

- **10th St**

10th Street is a two-lane roadway the runs through the historic area, connecting U.S. 192 and Narcoossee Road. The north side of 10th Street is the upper boundary of Central and Downtown CRA districts.

- **17th St**

17th Street is the southern boundary of the historic grid, it's a two-lane roadway running east-west from Pine Lake Drive to Crawford Avenue.

- **Eastern Ave**

Eastern Avenue runs north/south from Rummell Road and U.S. 192. This is currently a single-lane roadway and is the eastern boundary of the downtown grid.

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- **Orange Ave**

Orange Avenue is a two-lane roadway running from Rummel Road to East 19th Street. There are opportunities for this roadway to have more right-of-way access south of U.S.192. This area is a focus of transition in the City's land use planning efforts to provide more employment opportunities.

- **Vermont Ave**

Vermont Avenue is a two-lane north-south roadway in the historic downtown area, it connectsU.S.192 to Lakeshore Boulevard. This roadway terminates at U.S. 192 and continues south as Canoe Creek Road, an Osceola County facility that provides access to southern JPA neighborhoods as well as important east-west connections.

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a. Jurisdiction and Maintenance Responsibility

Map II-1 and Table II-1 show the functional classification of ~~major~~ Framework Streets ~~roads~~ in the City of St. Cloud. The functional classification of public roads in this element is based on FDOT criteria the Urban Area Boundary and Functional Classification Handbook (2020), which considers quantitative and qualitative factors such as jurisdiction, land access, route length, and trip lengths. ~~The~~ The purpose of reviewing a roadway's functional classification is to determine its ~~A road hierarchy is used to identify~~ relative importance of ~~roads~~ within the ~~system~~overall hierarchy of roadways~~,~~ to provide guidance for level of service and design standards, ~~aid in establishing~~ improvement priorities, identify maintenance responsibility, and assist in determining funding and financing policies. ~~The~~ The hierarchy used in this element includes:

- **Limited Access Facilities/Freeways:** Designed to provide regional mobility via uninterrupted flow at high travel speeds for regional trips with no direct land access. Access spacing is generally on the order of one mile or more, and average travel speeds are above 40 miles per hour. There is no direct land access, and urban freeways are multilane, divided facilities. Lane access is always via ramps to major arterials or frontage roads. The Florida Turnpike is the only limited access facility within the City of St. Cloud. An additional east/west regional facility, the Southport Regional Connector, is proposed on the southern boundary of the City's JPA.
- **Arterials:** Provide regional mobility via both uninterrupted flow and interrupted flow segments. Arterials provide mobility around and through urban and community cores~~,~~ and accommodate relatively long trip lengths as

opposed to providing access to adjacent properties. Arterials are further classified for performance as Principal or Minor Arterials, based on the evaluation of traffic generators as described in the Urban Area Boundary and Functional Classification Handbook. Principal and minor arterial roads within the City include 13th Street (U.S. 192), Canoe Creek Road (C.R. 523), Cross Prairie Parkway, Hickory Tree Road, Neptune Road, Nolte Road, Nova Road, Narcoossee Road, and Old Canoe Creek Road~~as Class I, II, and III based on the number of signals per mile, access controls, geometric cross sections, and speed limits. Arterial roads within the City include Canoe Creek Road (C.R. 523), Deer Run Road, Narcoossee Road, Neptune Road, and 13th Street~~.

- **Collectors:** Provide for movement between local streets and the arterial network. Collectors are further classified for performance as Major or Minor Collectors. ~~-~~Collectors serve residential, commercial and industrial areas. There are fifty-two (52) ~~twenty-two (22)~~ collectors in the City.

- **Local Roads:** Provide direct access to abutting properties. Local roads accommodate traffic originating in or traveling to properties within a neighborhood, commercial or industrial development, and connect to facilities with higher classifications. Local roads are not considered part of the major thoroughfare system. However, the ***major*** local roads have been identified in the maps and tables of this element.

Context Classification

FDOT employs a context classification system as a strategic tool in the planning and design of roadways, ensuring these projects align harmoniously with the surrounding land use and intended roadway functions. Each classification provides a framework to inform design decisions and ensure that roadway projects are safe, accessible, and supportive of surrounding land uses. FDOT's context classification system consists of eight distinct classifications that outline the varying environments in which ~~r~~oads are situated:

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- C1 – Natural: Areas that are predominantly natural and undeveloped.
- C2 – Rural: Areas of low density with agricultural or undeveloped land.
- C2T – Rural Town: Small towns with a higher density than rural but lower than suburban areas.
- C3R – Suburban Residential: Predominantly residential areas with low to moderate densities.
- C3C – Suburban Commercial: Areas with a mix of commercial and residential uses, typically with a higher density than residential suburbs.
- C4 – General Urban: Mixed-use areas including residential, commercial, and institutional uses with moderate to high density.
- C5 – Urban Center: High-density mixed-use areas that serve as the focal point for commerce and activity.
- C6 – Urban Core: The highest density areas, typically central business districts with the greatest mix of uses and most intense development.

Osceola County is presently engaged in defining the context classification for county roadways, St. Cloud will need to be aware of these classifications and should look to adopt similar nomenclature within the next five years.

b. Constrained Facilities

Section 163.3177, Florida Statutes, requires the identification of constrained roadways in a Transportation Element to ensure maintenance of operational levels of service. ~~Section 339.155, Florida Statutes, makes governmental police powers available to preserve and protect property necessary for transportation corridors and recommends that needed right of way be acquired as far in advance of construction as possible. FDOT requests that local governments identify constrained roadways in their comprehensive plans to ensure maintenance of the operating conditions, so that significant degradation in the level of service does not occur.~~ A constrained roadway is one in which adding two or more through lanes to meet current or future needs is not possible due to physical, environmental or policy barriers. An assessment of short-term (2030) and planning horizon conditions of the transportation network identified the following roadways (see Map II – 4) within the City and JPA that are constrained:

- Lakeshore Boulevard from Fortune Road to Mississippi Avenue (constrained to two lanes)
- Narcoossee Road (CR 15) from Orange County Line to Jones Road (constrained to six lanes)

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- Neptune Road from Kings Highway to U.S. 192-441 (constrained to four lanes)
- Old Canoe Creek Road from U.S. 192-441 to Neptune Road (constrained to four lanes)
- US 192-441 from Fortune Road to Old Melbourne Highway (constrained to six lanes)
- Florida's Turnpike from Osceola Parkway to Indian River County Line (constrained to eight lanes)

~~The City of St. Cloud does not have any roads currently designated as constrained. However, the City needs to work with the County and the State to designate 13th Street from Columbia Avenue to Mississippi Avenue as a constrained facility. This segment of the road has already been widened to six (6) lanes. Additional lanes will not be feasible due to development along the roadway. Other roads that are constrained due to existing development are Michigan Avenue from 13th Street to the school sites, Vermont Avenue from 13th to 17th Street, and Eastern Avenue From 13th to 17th Street. Vermont and Michigan Avenues are included in the thoroughfare network. Eastern Avenue is a minor local road under Osceola County jurisdiction. The County has recently widened Vermont Avenue to three lanes between 13th and 17th Streets. Map II- 4 shows the location of constrained roads.~~

c. Accident Locations

In 2024 the City adopted the Vision Zero Action Plan, a comprehensive roadways safety plan that analyzed 5 years of roadway crashes (2018- 2022), identified crash trends, dangerous roadway segments, and recommended safety improvements. In the reported years, more than 4,200 traffic crashes occurred on roadways in St. Cloud, 93 of which resulted in people being killed or seriously injured. The following key statistics were identified in the plan.~~Accident analysis is critical because it provides a tool for City and state officials to recommend appropriate safety measures. Accident frequency along with roadway performance can be used to prioritize future roadway needs. Table II- 2 and Map II- 4 show accident data compiled by the City of St. Cloud Police Department from September 1998 to June 1999. The table shows intersections in the City that had ten (10) or more accidents during that period.~~

- Pedestrian crashes have the highest likelihood of fatality/serious injury.
- Left-turn crashes make up the highest proportion of crashes resulting in fatality or serious injury.
- Angle crashes and off-road crashes make up more than a quarter of the total fatal and serious injury crashes within the City.

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- Aggressive driving and driver age (aging drivers or teenage drivers) is more prevalent in crashes at the City level than all of Osceola County.

The Action Plan identified a number of roadway segments that represent the most dangerous corridors for motorists as well as other road users. The City's crashes and High Injury Network roadways are identified in Table II – 2 and Map II – 5

d. Signalized Intersections

The location of signalized intersections is shown on . Most of the intersections in the City use stop signs rather than traffic signals. Traffic lights are located mainly along 13th Street, Canoe Creek Road, Old Canoe Creek Road, Michigan Avenue, and Narcoossee Road. An additional signalization project is included in the Osceola County Capital Improvement Plan (2024) as part of the Cross Prairie Parkway extension project, currently in the design phase through 2026 and is not yet funded for construction. ~~The following are the signalized intersections along 13th Street: Commerce Center Drive, Kissimmee Park Road, Neptune Road/Brown Chapel, 10th Street, Columbia Avenue/Budinger Avenue, Tennessee Avenue, Vermont Avenue, New York Avenue, Michigan Avenue, Delaware Avenue, Hickory Tree Road, and C.R. 15 (Narcoossee Road). There is also a signal at the intersection of Neptune Road and Kissimmee Park Road, and a flashing signal at the intersection of Canoe Creek and Deer Run Road. The County's CIP shows that this signal will be replaced with a regular signal during fiscal year 2000-1001, and that a new signal will be installed at the intersection of Canoe Creek Road and Old Canoe Creek Road/Pine Tree Drive, also during FY 2000-2001.~~

e. Evacuation Routes

The Osceola County Local Mitigation Strategy (LMS) was updated in 2020. ~~Osceola County adopted a Local Mitigation Strategy on December 1999~~. The ~~local Mitigation Strategy (LMS)~~LMS is a multi-jurisdictional hazard mitigation document created through a collaborative effort between public and private sectors, incorporating public input. The Plan outlines and prioritizes mitigation goals and objectives, addressing community hazards and vulnerabilities countywide. It emphasizes initiatives that are cost-effective, technically feasible, and environmentally sound. The report addresses the availability and maintenance of shelters, emergency response and mitigation in detail. However, it does not address evacuation routes. St. Cloud has adopted Osceola County's Comprehensive Emergency Management Plan (CEMP). This plan guides the activation and operation of the County's Emergency Operations Center (EOC) during disasters~~is intended to be a partnership between the state, individual counties and their municipalities. The LMS process requires that hazards be identified and vulnerability assessed, that local goals and objectives be developed, and that programs be designated to reduce vulnerability. The report addresses the availability and maintenance of~~

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~~shelters, emergency response and mitigation in detail. However, it does not address evacuation routes.~~

~~The City of St. Cloud also has a Disaster Procedures Manual intended to be a guide for major disasters and emergencies. It describes the responsibilities of each City Department in case of an emergency.~~

~~The City does not currently have a disaster preparedness plan that officially designates evacuation routes or shelter areas. The City will need to examine the need for such document, which could be an update of the existing Disaster Procedures Manual and, if deemed necessary, will officially adopt it by July 2002. Such document will address procedures for evacuation~~.

2. Public Transit System

Public transit in St. Cloud is provided by LYNX, which operates as a regional transit organization servicing Seminole, Orange, and Osceola Counties; an area of approximately 2,500 square miles with a resident population of more than 2.3 million people. Small portions of Polk and Lake counties are served as well. ~~The existing public transit service provider in St. Cloud is the Central Florida Regional Transportation Authority, known as LYNX. LYNX is responsible for providing public transportation in Osceola, Orange and Seminole Counties.~~ ~~Lynx~~LYNX operates with a fleet of more than 290 air-conditioned coaches with 68 local routes, "Links", serv~~e~~ing the tri-county area. Peak frequency is every 15 minutes on heavily used links and average frequency in urban areas is every 30 minutes. ~~Lynx~~LYNX operates ~~a F~~fixed route service seven days a week and on holidays. The following additional services are also available in St. Cloud:

- Vanpool - Commuter services for which LYNX provides the vans.
- ACCESS LYNX - Door-to-door paratransit van service for qualified individuals who cannot access other modes of transportation.

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~~The LYNX fleet consists of over 205 buses and 63 vans. There are 54 routes or "links" that comprise the fixed route bus service.~~ Currently, there is only one fixed route service ~~route~~ in St. Cloud, Link 10, with provides service from downtown St. Cloud to Kissimmee. ~~Link 10, which serves St. Cloud, circulates through downtown St. Cloud via 10th Street and 17th Street and connects to the Osceola Square Mall in Kissimmee via U. S. 192~~ (see). Existing characteristics for Link 10, including frequency and hours of operation are displayed in .

~~St. Cloud residents can gain access to other LYNX routes that serve Osceola County at the Osceola Square Mall, which serves as a sub-regional hub for all four LYNX routes serving Osceola County. Additionally, access to all LYNX fixed routes that serve the tri-county area is possible through Link 4 or Link 18, which provide service between the Osceola Square Mall and the Downtown Station in the City of Orlando.~~

~~In addition to fixed route services, LYNX offers non-fixed route mobility services, which are available to the residents of St. Cloud. These services include:~~

- ***A+Link:*** Door to door transportation services for those who cannot access regular bus service because of age, income, or disability, as defined by federal and state programs.
- ***AutoMates*** Ride Sharing: Free carpool matching service. The program provides registered commuters with a computerized match list of other individuals with similar commuting patterns.
- ***VanPlan:*** Provides vans to groups of 6 to 15 people living and working in close proximity. The cost of the VanPlan is shared by the participants, and includes all maintenance and insurance on the van. In addition, participants pay for gasoline and tolls. The route, schedule, and pick up/drop off locations are determined by the primary driver in cooperation with the vanpool members.
- ***School Pool Program:*** Free carpool matching program exclusively for students. The program matches interested parents with other neighboring parents.

Map II- 5 shows the bus transit route, major transit generators and attractors, and transit service area (estimated at 1/4 mile distance from transit route).

The major transit generators/attractors in and around the City of St. Cloud include the 13th Street commercial corridor, Lakefront Park and marina, the municipal/recreation center on 17th Street, Main Street (New York Ave.), City Hall, the hospital, and the Osceola County Health Unit.

3. Parking System

At this time, the City of St. Cloud does not have any significant public parking facilities. Parking throughout the City is typically provided by surface parking lots. The City is investigating the feasibility of public structured parking being introduced within the downtown CRA.Public parking areas are being pursued in the downtown area.

4. Bicycle System

Bicycle paths are present in the City along a number of major roads, including Lakeshore Boulevard, Dakota Avenue, 17th Street, Michigan Avenue, Kissimmee Park Road, 5th Street and Columbia Avenue. Much of the multimodal facilities within city limits are provided by off-roadway, wide-sidewalks and multi-use paths. The City adopted a Transportation and Mobility Master Plan (T&MMP) in 2024 that inventoried the existing and planned bicycle facilities. New multimodal facilities are planned as part of the Canoe Creek reconstruction project. Table II- 4 and Map II- 7 show the existing bicycle facilities in the City.The City adopted a Bicycle Master Plan in 1995, and has been constructing bicycle paths along major roads, including Lakeshore Boulevard, Dakota Avenue, 17th Street, Michigan Avenue, Kissimmee Park Road, 5th Street and Columbia Avenue. Table II- 4 and Map II- 6 show the existing bicycle facilities in the City.

5. Pedestrian System

In 2014 the City adopted a citywide sidewalk plan that has sought to eliminate gaps in the network. Sidewalk infrastructure in St. Cloud is particularly extensive in the city's more recently developed areas. In newer subdivisions, sidewalks are present on both sides of the street, though they are predominantly internal to the subdivision itself. The historic grid area is limited by narrow rights-of-way -. W~~w~~here sidewalks exist, they are typically located on only one side of the street. Additionally, several major roadways connecting newer subdivisions in the southern part of the city lack sidewalks on both sides of the street. Map II – 8 shows the existing sidewalk network within the City, Map II – 9 shows the existing and proposed multi-use trails within the City.~~The City has been working on an inventory of pedestrian facilities. Existing sidewalks are generally found along 13th Street, along New York Avenue (main street area) and within new residential subdivisions. Also, as part of construction or reconstruction of roadways, sidewalks have been incorporated into the network.~~

6. Intermodal Facilities

Intermodal facilities connect different transportation modes for the movement of people and goods, including ports, airports, bus stations, and train terminals.~~Intermodal facilities are those transportation elements that accommodate and interconnect different modes of transportation and serve interstate, intrastate and international movement of people and goods. Some facilities considered intermodal include ports, airports, bus stations and train terminals. The Intermodal Surface Transportation Efficiency Act (ISTEA) legislation encourages the provision of efficient access to these intermodal facilities~~.

The City has no public airports, nearby public airports include Kissimmee Municipal Airport to the west and Orlando International Airport to the north, in addition to these is a small privately operated airfield to the southeast of the city boundary~~There are no public airports within the City limits. There is a small inactive private airfield between Missouri Avenue and Michigan Avenue, south of 17th Street. The closest public airports are the Kissimmee Municipal Airport and the Orlando International Airport~~.

SunRail, the regional commuter rail system, connects 17 stations through Volusia, Seminole, Orange, and Osceola counties. Three SunRail stations are provided in Osceola at Poinciana (5025 S. Rail Avenue), Kissimmee (320 Pleasant Street), and Tupperware (3205 Orange Avenue).

Additional intermodal facilities are provided in Kissimmee. Greyhound buses service the County with a terminal in Kissimmee at 1979 E. Osceola Parkway. A CSX freight line and Amtrak provide service to Kissimmee.

Additional intermodal facilities are provided in Kissimmee. Greyhound buses service the County with a terminal in Kissimmee at 1979 E. Osceola Parkway. A CSX freight line and Amtrak provide service to Kissimmee. The County is serviced by Greyhound Transportation Services with bus terminals at various locations. The Greyhound terminal in St. Cloud is on 10th Street and Massachusetts Avenue, at the corner store.

There are no passenger or freight rail services within the City. However, a CSX freight line serves Kissimmee. Amtrak service to Kissimmee is also provided on this line.

~~C.D.~~ TRANSPORTATION ANALYSIS

Transportation can have a major role shaping the spatial and functional organization of a community. It can determine the size, scale, status and identity of a community. However, there are other contributing factors that need to be considered, such as the personal, social, physical, environmental, economic and cultural attributes of the community. This section will analyze existing conditions of the transportation system to provide a comprehensive assessment of the various transportation facilities and services, and their relationship with existing land uses.

This section will also address growth trends, travel patterns, and interactions between land use and transportation, including the compatibility between future land uses and transportation systems. The transportation analysis was conducted utilizing the Central Florida Regional Planning Model (CFRPM) version 7.0 supplemented by the 2045 Southeast Area Transportation Study (SEATS) Model. The SEATS model included the build-out of the mixed-use district on the west side of the Turnpike and along the future Southport Connector Expressway. In addition to the SEATS roadway network, the model was supplemented with the inclusion of identified Framework Streets. ~~was conducted using the adopted Florida Standard Urban Transportation Modeling Structure (FSUTMS). Consistency with the Metroplan Orlando model (OUATS) data and traffic zone structure was maintained throughout the forecasting process. The adopted FSUTMS model has traffic forecasting integrated with future transit services simulation. The Florida Department of Transportation (FDOT) has established FSUTMS as the standardized travel model for the State.~~

Future travel demand estimates are based on a land use inventory for ~~1990~~2023, and projection of land uses for the year ~~2020~~2045. The data is available at the Transportation Analysis Zone (TAZ) level and contains variables such as trip production (housing types and occupancy, and auto availability per dwelling unit); trip attraction (employment and school enrollment); special generators; and internal/external trips.

1. Socio-Economic Growth Trends

2. The 2020 U. S. Census reported a City population of 58,964. The Bureau of Economic and Business Research (BEBR) estimated the 2023 population at 61,997. Table II- 5 shows the socio-economic data by ~~Transportation Analysis Zone (~~TAZ)~~-~~and includes projections of population as well as employment. The figures presented on Table II - 5 include portions of unincorporated areas in some TAZs (see Map II- 10). The TAZs within the existing City boundary project that the City's population will increase by approximately 100,000 persons by 2045, and employment in the City would increase by approximately 35,000. Population projections prepared by Metro Forecasting

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Models, LLC. (Metro), for the City of St. Cloud indicate that the City population will grow to approximately 98,311 residents by the year 2050, and the JPA will grow to approximately 118,039 residents, totaling 216,350 residents by 2050. A robust multimodal network will be required to facilitate movement both within and throughout the City to meet the demands of such growth. ~~The 1990 U. S. Census reported a City population of 12,684. The Bureau of Economic and Business Research (BEBR) estimated the 1998 population at 17,198. The City estimates that the current population is at 19,158 (year 2000). Population projections prepared by Land Design Innovations, Inc. (LDI), for the City of St. Cloud indicate that the City population will grow to approximately 38,121 residents by the year 2020.~~

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~~Table II- 5 shows the socio-economic data by TAZ. The figures provided by MetroPlan Orlando were extremely low. They showed that the City would only grow by 1,723 residents from 1990 to 2020. Therefore, the figures have been adjusted to reflect a more accurate scenario, based on the population projections prepared by LDI. The figures presented on Table II- 5 include portions of unincorporated areas in some TAZs (see Map II- 7). The TAZ data includes projections of population as well as employment.~~

2. Roadway Safety

The Vision Zero Action Plan identified roadway segments that represent the most dangerous corridors for motorists as other road users, forming the basis for project recommendations and policy guidelines. The following 6 segments were highlighted for prioritized safety interventions: Sergeant Graham Drive, Old Canoe Creek Road, 12th Street., Commerce Center Drive, 6th Street, and Illinois Ave. The recommended interventions are targeted to address the widest breadth of crashes recorded on these segments. In addition to the recommended roadway projects a number of priority regulatory actions were suggested as part of this plan.

- Develop a targeted education strategy, including a safety campaign, at drivers 65 years of age or older.

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- Establish a citywide Safe Routes to School (SRTS) program.
- Adopt a Complete Streets policy and incorporate Complete Streets design guidelines and pro-safety policies throughout City code.
- Dedicate a portion of Capital Improvement Plan (CIP) funding to safety-focused efforts, with particular attention to the JPA and Integrate safety improvements and countermeasures into existing and planned CIP projects.

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~~3.~~ • Develop a toolbox of quick-build or interim capital improvements that can be installed during road maintenance or resurfacing.

4. 3. ~~Roadway~~ Current Roadway Performance

Florida Statute 163.3177 requires local governments to address the existing transportation system levels of service (LOS) and system needs and the availability of transportation facilities and services. The projected transportation system levels of service and system needs are based upon the future land use map and the projected transportation system. The roadway LOS concept is defined in the FDOT Multimodal Quality/Level of Service Handbook as a quantitative classification of the road user's perception of the quality of flow and is measured by a scale of roadway capacities based on roadway characteristics. The scale ranges from "A" to "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.~~The 1985 Growth Management Act established two important responsibilities for local governments. The first was to set level of service (LOS) standards for public facilities within the jurisdiction as part of the comprehensive plan. The second was to ensure that the public facilities and services proposed in the Capital Improvements Element of the local comprehensive plan were available concurrent with the development. The Department of Community Affairs (DCA) requires that adopted level of service standards be achievable and financially feasible. The standards set a minimum service level that the City must maintain for each of the public facilities, including roadways.~~

~~The roadway LOS concept is defined in the Florida Department of Transportation (FDOT) 1998 Level of Service Handbook as a qualitative assessment of the road user's perception of the quality of flow, and is measured by a scale of driver satisfaction. The scale ranges from "A" to "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable.~~

~~FDOT adopted statewide minimum level of service standards for the State highway system. The minimum level of service standards are used for planning applications, including the review of local government plans. The generalized maximum volume tables provided by FDOT are guidelines recommended for broad planning applications. They are to be used as a general guide to determine highway level of service and through lane requirements.~~

For the purpose of LOS maintenance, the County has been divided into ~~Traffic Analysis Zones (~~TAZs~~)~~, seventy-one (71) of which are either wholly or partially within St. Cloud. 111 TAZs are within the City's JPA with Osceola County. ~~seventeen (17) of which are in St. Cloud.~~ TAZs are small, internally homogeneous aggregations of the entire urban area. They range from a City block to areas encompassing several square miles. Demographic data, such as population, housing, employment and traffic, is maintained at the TAZ level to measure existing roadway LOS. Map II- 10 and Table II- 5 show the TAZs within the City of St. Cloud~~. Map II- 7 and Table II- 5 show the TAZs within the City of St. Cloud~~.

FDOT adopted statewide minimum level of service standards for the State highway system. The minimum level of service standards are used for planning applications, including the review of local government plans. The generalized maximum volume tables provided by FDOT are guidelines recommended for broad planning applications. They are to be used as

a general guide to determine highway level of service and through-lane requirements. Minimum level-of-service standards recommended for the state system are shown on . The standardized descriptions of service levels used in transportation planning are as follows:

- LOS A - A condition of road performance where traffic density is very low, with little or no restrictions in maneuverability. Drivers can maintain their desired speed with little or no delay.
- LOS B - A condition of road performance where traffic density is low and vehicles travel with operating speeds somewhat restricted by other vehicles. Drivers still have reasonable freedom to select their speeds.
- LOS C - A performance condition where operating speeds are determined by other vehicles, permitting a stable traffic flow. Drivers might have limitations to maneuver and to increase speeds.
- LOS D - A condition of road performance where traffic density is high but tolerable. Fluctuations in traffic volumes may cause reductions in operating speeds. Drivers have little freedom to maneuver. In some instances, traffic flows approach unstable conditions.
- LOS E - Represents traffic operation near the roadway capacity or maximum service volume. Vehicles flow at unstable conditions. Stop-and-go situations may happen. In freeways or limited access roads, speeds are near thirty (30) miles per hour and traffic density is high.
- LOS F - This condition usually results from long lines of vehicles backing up because the traffic volume exceeds the roadway capacity. The vehicles are forced to operate at very low speeds. Stop-and-go situations are frequent and in extreme cases, vehicles stop for long periods of time.

The 2020 FDOT Generalized Service Volumes tables were used to evaluate roadway performance in the City of St. Cloud. The 2023 Generalized Service Volumes utilize FDOT's Context Classification Guide to determine LOS capacities for State arterials and highways. St. Clouds roadways have not been identified by context classification, consequently the performance of the City's framework streets are based on the 2020 Generalized Service Volume Tables. The tables are expressed in terms of peak hour directional volumes, peak hour two-way volumes, and annual average daily traffic (AADT) for a given LOS organized by roadway type and land use or context classification. ~~The revised 1998 FDOT Generalized Peak Hour Maximum Volumes tables were used to evaluate roadway performance in the City of St. Cloud. The tables are expressed in terms of peak hour directional volumes and account for peaking characteristics within the hour.~~ Peak hour directional tables are provided because traffic-engineering analyses are conducted on an hourly or sub hourly basis. The travel

demand model results are expressed in average daily traffic (ADT) but can be converted to peak hour directional traffic via the K and D factors.

The K factor reduces the average daily traffic to peak hour. For planning purposes, the 100th highest demand volume hour of the year is obtained applying a K factor. The D factor further reduces the peak hour to the highest directional traffic (north, south, east or westbound). For planning purposes, the D factor represents the proportion of an hour's total volume occurring in the higher volume direction.

The FDOT tables cover four area types: core urbanized areas (areas with a population of 1,000,000 or more); urbanized areas (urbanized areas with a population of 50,000 or more); areas transitioning into urbanized areas or cities over 5,000 population not in urbanized areas; and, rural undeveloped areas and cities or developed areas less than 5,000 population. The urban boundary, as approved by the Federal Highway Administration (FHWA) and adopted by MetroPlan Orlando, encompasses the entirety of St. Cloud and the JPA~~The FDOT tables cover three area types: ***urbanized*** areas; areas ***transitioning*** into urbanized areas or cities over 5,000 population not in urbanized areas; and, ***rural*** undeveloped areas and cities or developed areas less than 5,000 population. The urban boundary, as approved by the Federal Highway Administration (FHWA) and adopted by MetroPlan Orlando, generally follows St. Cloud's city boundaries~~.

Osceola County Engineering keeps a detailed assessment of peak and directional factors for the existing roadway network within the County ~~(see Table II-8)~~. For those roads not included on the County tables, K and D factors were determined consistent with the FDOT Generalized Tables.

General factors commonly used to determine roadway capacity include: the presence of medians, exclusive left or right turn lanes, posted speed, and whether the roadway is part of the State Highway System.~~convert average daily traffic to peak hour directional traffic are:~~

~~Peak (K) Factor Directional (D) Factor~~

~~For Urbanized Areas~~

~~State Two-Way Arterials Class I 0.093 0.568~~

~~Non-State Roadways 0.091 0.568~~

~~For Transitioning Areas~~

~~Freeways 0.097 0.568~~

~~State Two-Way Arterials Class I 0.094 0.568~~

~~Non-State Roadways 0.093 0.568~~

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shows the existing levels of service for each Framework Street in St. Cloud~~each major thoroughfare in St. Cloud~~. A level-of-service analysis was performed to determine existing deficiencies. The capacity analysis was based on the FDOT Generalized Peak Hour Directional Maximum Service Volumes for different roadway types (see).

The analysis of the existing traffic circulation conditions in St. Cloud involved reviewing the physical and operational characteristics of the major thoroughfares serving the City. Current road performance was derived from the Osceola County "Year ~~2000~~ 2024 ~~Existing Roadway Network Capacity~~Traffic County Program" ~~preliminary~~ report, ~~further updated using the 1998 FDOT Generalized Tables K and D factors by facility and area type.~~ Current traffic for roads not included in the Osceola County Major Transportation Network inventory was estimated based on ~~previous~~ the most recently submitted Traffic Impact Analysis to St. Cloud's Public Works Department~~studies (1990 Comprehensive Plan and EAR)~~.

and show the ~~2000~~ 2024 traffic conditions in the City of St. Cloud. All roadway segments tested, except~~,~~ segments of Neptune Road and Old Canoe Creek Road, comply with the FDOT level of service standards as described above~~for a segment of Kissimmee Park Road, comply with the FDOT level of service standards as described above. Kissimmee Park Road, currently at LOS F from Neptune Road to Old Canoe Creek Road, is scheduled to be widened to a four-lane divided road in the near future, with a completion date of FY 2005/06.~~

~~5.4.~~ Future Roadway Performance

The projected roadways performance was assessed utilizing both historical growth rates, the 2045 SEATS model and the Central Florida Regional Planning Model (CFRPM) version 7.0. The SEATS model included the build-out of the mixed-use district on the west side of the Turnpike and along the future Southport Connector Expressway. In addition to the SEATS roadway network, the model was supplemented with the inclusion of identified Framework Streets. Table II- 9 and Map II- 12 show the 2045 projected traffic conditions for Framework Streets within the JPA~~The Florida Standard Urban Transportation Model Structure (FSUTMS) was used for all of the City's travel demand forecasting. Consistency with the Orlando Urban Area model (OUATS) data and traffic zone structure was maintained through the process in forecasting the city's travel demand. Table II- 9 and Map II- 9 show the 2020 projected traffic conditions~~.

Most Framework Street segments tested comply with the FDOT level of service standards as described above. The following roadway segments are projected at LOS E by 2045.

- Lakeshore Boulevard, from Brown Chapel Road to Mississippi Avenue;
- Canoe Creek Road, from Nolte Road to Deer Run Road;
- Old Canoe Creek Road, from Clay Whaley Road to Canoe Creek Road;
- Friars Cove Road, from Canoe Creek Road to the Florida Turnpike.

- Narcoossee Road, from U.S. 192 to 10th Street and from Rummel Road to Jones Road;
- Nova Road, from U.S. 192 to Eden Drive;
- Cross Prairie Parkway, from Neptune Road to Partin Settlement Road;
- Neptune Road, from Partin Settlement Road to Old Canoe Creek Road; and,
- the Florida Turnpike within the City limits and JPA.

The City does not have financial responsibility for majority of the identified deficiencies; therefore, it will be the County's responsibility to improve these roads to meet adopted level of service standards. Neptune Road and the Florida Turnpike currently have planned capacity enhancements in MetroPlan Orlando's~~the MPO's~~ Transportation Improvement Program (TIP). The City will have to coordinate with Osceola County to ensure Friars Cove Road meets the adopted LOS standards prior to the City taking over financial and maintenance responsibilities. Lakeshore Boulevard is the City's responsibility, but is a constrained facility with limited solutions for capacity enhancement. ~~Except for Lakeshore Boulevard, from Fortune Road to Brown Chapel Road, and Kissimmee Park Road, from Neptune Road to Old Canoe Creek Road, all roadway segments tested comply with the FDOT level of service standards as described above. The Lakeshore Boulevard segment, which is just outside the City limits, and the Kissimmee Park Road segment are projected at LOS E. There are no planned/programmed improvements for the segment of Lakeshore Boulevard in the MPO's TIP. The City does not have financial responsibility for this road; therefore, it will be the County's responsibility to improve the road to meet adopted level of service standards. The County does, however, have plans to widen Kissimmee Park Road to a four lane divided road in the near future. Turning traffic to and from this road will be the heavy movement during peak periods. Turn lanes on Kissimmee Park Road should properly accommodate future traffic volumes during peak periods. Table II-10 shows the applicable road projects contained in the TIP.~~

The traffic simulation process was accomplished in these steps:

a. Transportation Network Development

Network development is the process of simulating alternative roadway and transit systems through computer modeling The network was provided by the Central Florida Regional Planning Model 7.0 and was supplemented by the 2045 Southeast Area Transportation study. ~~Metroplan Orlando provided the base year and future model data for simulation~~.

b. Trip Generation

Trip Generation is performed by converting socioeconomic variables to person trips through a series of multiple regression equations. The outputs from this process are trip productions and attractions by traffic zone and by trip purpose. The seven basic

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trip purposes are: Home-Based Work, Home-Based Social-Recreation, Home-Based Shopping, Home-Based Other, Non-Home Based, Truck and Taxi, and Internal to External~~The six basic trip purposes are: Home Based Work, Home Based Personal Business, Home Based Social Recreational, Home Based Shopping, Home Based School, and Non-Home Based~~.

~~Special generators are land uses with unusual trip production and attraction features such as airports, colleges or universities. The special generators around the City that were included in the OUATS MetroPlan Orlando travel demand model include the Walt Disney World parks.~~ The socio-economic summary information for the traffic zones within the City of St. Cloud is shown in .

c. Trip Distribution

The Trip Distribution process is based on a "Gravity" simulation and trips are directly distributed depending on land use attractiveness and inversely distributed depending on travel time and distances. If the concentration of land uses is intense, more trips get distributed. Inversely, if the travel time and distances are longer, fewer trips get distributed. ~~The trip distribution module from the OUATS model was used to assess the future transportation conditions.~~

d. Mode Split

Mode Split is used to determine the proportion of person trips by transportation mode. ~~The OUATS model provided included the LYNX transit lines for the base and future conditions~~.

e. Trip Assignment

The Trip Assignment process simulates how many automobiles and buses are traveling on the transportation system. In this process, trips produced in one traffic zone are "added" according to the distribution patterns, into different roadways leading to all other traffic zones. This process is repeated until all traffic zones are assigned and equilibrium is reached.

~~An Equilibrium Assignment process was used in the OUATS model to estimate the future traffic conditions. Several collector roads included in this element are not included in the OUATS 2020 travel demand model. Therefore, traffic forecasts for these roads were obtained from the previous comprehensive plan and EAR, and were updated to reflect 2020 conditions based on projected population and employment growth. Road segments not included in the OUATS 2020 plan or in the previous comprehensive plan were coded and tested in the travel demand model.~~

~~6.~~5. Public Transit Performance

Enhancements to public transit have the potential to significantly augment the capacity of the transportation network. Key factors in promoting transit utilization include mixed land uses and an urban design that ensures street connectivity and access to pedestrian, transit, and bikeway systems. The City's goal of balancing density residential density increases with local employment opportunities would be enhanced with a robust public transportation network connecting key nodes within the city. While there are limited intermodal facilities within the city such mobility hubs that make it easy and pleasant for residents to transfer between travel modes also help to bolster the local network and provide economic incentive for nearby property owners and local businesses. ~~Public transit improvements offer the potential to significantly increase the capacity of the transportation network. One average size bus at capacity can carry as many passengers (approximately 40 persons) as 10 or more private automobiles. Successful transit systems emphasize the land use and travel demand relationship necessary to address congestion problems. The most important factors in encouraging transit use are mixed land uses and an urban form that provides street connectivity and access to the pedestrian, transit and bikeway systems.~~

~~Transit facilities and multi-modal terminals also are important for the success of the transit system. These facilities allow for transfers among the various modes within the transportation system.~~

Public transit level of service characteristics are monitored by the Central Florida Regional Transit Authority, LYNX, but the City should also be monitoring levels of service for transit performance based on headway standards, emphasizing reducing headways to encourage public transit ridership. Additionally, the City should be monitoring developing areas and routes connecting high traffic generators to identify and coordinate the implementation of new transit routes in the city~~criteria is based on the operational and service characteristics of the transit system. Operational characteristics include the number of vehicles operated in maximum service, the amount of service supplied, the average speed, and the number of days the service is provided. Service characteristics include geographic location and service area population. These characteristics are monitored by the local transit provider, but the City could be monitoring levels of service for transit performance based on headway standards. Headway is the time that separates vehicles moving in the same direction on the same route or track. The emphasis should be on reducing headways to encourage public transit ridership.~~

In analyzing access to transit service, the City considers one-quarter mile on either side of the route an adequate maximum distance that people would be willing to walk to use transit-, the available transit routes for St. Cloud are found on Map II- 6.~~(see Map II- 5).~~

~~7.~~6. Other Transportation Systems

The City's current transportation network is based primarily on a road network serving vehicular traffic, with limited alternative means of transportation. As the City has grown it has taken advantage of some opportunities to expand the use of alternative transportation

systemsAs the City continues to grow and urbanize, it will encourage the use of alternative transportation systems.

Pedestrian mobility is greatly influenced by the mix and proximity of land uses as well as the availability of adequate sidewalks and other pedestrian facilities. Adequate land uses and appropriate urban design would encourage walking for short trips and for accessing transit facilities and services. The City's Land Development Code requires the provision of sidewalks by private developers, and gaps in the City's sidewalk network are identified in the T&MMP.

Bicycling is a viable mobility alternative. Bicycle networks provide a commuting alternative as well as a recreational asset. The City's bicycle network shows existing lanes and shared paths (see Map II- 7 and Table II- 4). The City will seek to include bicycle facilities and shared paths for all Framework Streets.

Parking is crucial for transportation network. Commuters' choice between driving alone or using alternatives like ride-sharing or public transit depends on parking cost, accessibility, and availability. As the City grows, adequate parking opportunities will need to be balanced with development potential, particularly in the historic downtown.*Parking* is an essential component of the overall transportation system. The decision of a commuter to drive alone or to use alternative transportation modes such as ride-sharing or public transit depends to a large extent on the cost, accessibility and availability of parking. As the City grows the need for these types of facilities will increase.

Bicycling is a viable mobility alternative. Bicycle networks provide a commuting alternative as well as a recreational asset. The City's bicycle plan shows proposed paths to be constructed in the future (see Map II- 12 and Table II- 4).

According to the MPO 2020 plan, it is the policy of FDOT to consider adding bicycle facilities to arterials, and wide curb lanes to collectors when the roads are improved within urbanized areas. MetroPlan Orlando plans to develop 5 miles of sidewalk bikeway along Neptune Road from downtown Kissimmee to west of St. Cloud. It will connect downtown Kissimmee and Osceola County neighborhoods to schools and parks and will provide an improved crossing of the Florida Turnpike.

Pedestrian mobility is greatly influenced by the mix and proximity of land uses as well as the availability of adequate sidewalks and other pedestrian facilities. Adequate land uses and appropriate urban design would encourage walking for short trips and for accessing transit facilities and services. The City's Land Development Code requires the provision of sidewalks by private developers.

8.7. Future Transportation Plan

This section provides recommendations for creating a safe, convenient, and energy efficient multi-modalmultimodal transportation system, aligned with the City's Future Land Use plans as well as the plans, and programs of Osceola County, MetroPlan Orlando, and FDOT. coordinated with future land uses, plans and programs of the MPO and FDOT.

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The City's transportation network has been designed primarily for private automobiles. In recent years more attention has been given to accommodating other modes of transportation such as bicycles, pedestrians, and transit, but non-automobile facilities are currently fragmented. This Transportation Element approaches the City's Framework Street network as primarily multimodal to facilitate transportation throughout the city safely and efficiently. The Goals, Objectives, and Policies of this plan utilize a Complete Streets framework in order to guide the continued development of the transportation network~~Since World War II, roadways have been designed primarily for automobiles. Very little attention has been given to accommodating other modes of transportation such as bicycles, pedestrians, and transit. The goal of this Transportation Element is to look at roads as multi modal transportation corridors, and design them accordingly~~.

Intergovernmental coordination is essential for the most cost-effective provision of transportation system improvements. ~~Clearly, the~~The City of St. Cloud does not possess the resources nor is it fiscally responsible for the entire transportation system within the City. For example, both Osceola County and FDOT have financial responsibility for county roads and state highway system roads, respectively. It is necessary for the City to review the transportation improvement plans and programs prepared by the County and FDOT to ensure that new roadways and reconstructions within the City or in the JPA meet the City's future transportation needs. In 2024 an updated interlocal agreement between Osceola County and St. Cloud was adopted which streamlines the collection and distribution of mobility fees for transportation projects, which should help facilitate this coordination~~Therefore, it is necessary for the City to review the transportation improvement plans and programs prepared by the County and FDOT. In this way, the effort and dollars expended by the City to improve its traffic circulation system may be complemented and perhaps enhanced by the activities of the County and FDOT~~.

A primary area of coordination is ~~One area of coordination should~~ include the preservation and protection of rights-of-way for identified future roadway improvements and construction. The rising value of land and the associated costs of right-of-way acquisition, it is imperative that the City safeguard roadway corridors in advance to prevent costly acquisition negotiations. Increased right-of-way costs diminish the funds available for improvements. The City shall utilize official transportation maps in this element as well as the T&MMP to identify and protect existing and future rights-of-way, as well as employ appropriate techniques within the Land Development Code to ensure the preservation of necessary corridors~~With the escalating value of land and costs entailed in right-of way acquisition it is essential that the City protect roadway corridors in advance from building encroachment. Increased right-of-way costs reduce the funds available for actual construction. The City needs to utilize such techniques as setback requirements, zoning restrictions, right-of way protection regulations and official transportation maps to preserve and protect existing and future rights-of way. Other measures are discussed in the policy section~~.

a. ~~Future~~ Transportation Map Series

The roadways identified in Map II-1 constitute the City's primary roadway network and are designated as Framework Streets. Designation as a Framework Street reinforces the importance of these streets to the overall network while providing guidance for transportation project planning, right-of-way acquisition, and future land use planning decisions. Each Framework Street would have minimum right-of-way standards that are able to accommodate sidewalks, bicycle lanes, and multi-use paths, along with necessary space to accommodate traffic needs. The purpose of a Transportation Map Series is to graphically depict the location of existing and proposed transportation facilities including Framework Streets and any limited access facilities, intermodal facilities, and active transportation infrastructure~~The purpose of a Transportation Map is to graphically depict the location of all proposed collector and arterial roadways and any limited access facilities, airports, rail lines, and other related facilities. Map II- 10 presents the proposed Future Transportation Map for the City of St. Cloud. This map shows the proposed roadway functional classifications and number of lanes for each roadway segment. Roadway capacity is based on the functional classification and number of lanes. The level of service standard selected for each roadway was based either on its present or forecasted performance~~.

Map II- 1 presents the proposed Future Transportation Map for the City of St. Cloud. This map shows the proposed roadway functional classifications. Roadway capacity is calculated based on the functional classification and number of lanes. Maps II-11 and II-12 depict the level of service for each roadway based either on its present or forecasted performance, respectively.

A number of roads are projected to have deficient LOS by 2045, the City will need to coordinate with Osceola County to address future deficiencies. Table II- 10 shows a list of road projects that are included in the County's CIP~~apital Improvement Program (C)~~ and ~~the~~ MetroPlan Orlando's 2040 TIP for future development. Several other roads are proposed to be added to the City's Framework Streets. They are listed in Table II- 11 and shown on Map II- 1. The list includes roadways that are not currently on any plan or program. Their financial feasibility will be evaluated in the future on a case-by-case basis. Some of those roads are outside the City limits, and some may not be needed within the current planning period (2025-2045). However, they represent future transportation corridors to be preserved, and it is the City's intent to recommend and coordinate with the County so that those roads are also included in both the City and County's future comprehensive plans updates~~A number of roads are projected to have a LOS D by 2020, which is an acceptable standard. However, the City needs to start planning a network that will address future deficiencies and will provide connectivity and continuity. Table II- 10 shows a list of road projects that are included in the~~

~~County's CIP and the MPO's 2020 Plan for future development. Several other roads are proposed to be added to the City's major thoroughfare system. They are listed in Table II- 11 and shown on Map II- 11. The list includes roadways that are not currently on any plan or program. Their financial feasibility will be evaluated in the future on a case-by-case basis. Some of those roads are outside the City limits, and some will not even be needed within the current planning period (2000-2020). However, they represent future transportation corridors to be preserved, and it is the City's intent to recommend and coordinate with the County so that those roads are also included in both the City and County's future comprehensive plans updates~~.

~~Osceola County, in a joint effort with the City of St. Cloud, recently evaluated nineteen County maintained roads within the City area, and determined that the County's Capital Improvements Program addresses the area's current and future transportation needs. The report prepared by the County *"Osceola County/St. Cloud Area Traffic Study"*, dated September 2000, states that the County has already agreed to monitor the possible extension of West New Nolte from Kissimmee Park Road to Canoe Creek Road, Michigan Avenue, and ultimately Hickory Tree Road. Two other road extensions that will be monitored by County staff are Fertic Road and Pine Tree Dr~~

The design of Framework Streets will need to incorporate active transportation and transit features to achieve a true multimodal system in pursuit of a Complete Streets network that services all users. The adoption of Complete Streets designs are an opportunity for the City to implement standardized roadway designs for the framework street network. Additionally, safety should be the primary focus of when reviewing roadway designs to reduce the incidence of crashes resulting in death or serious injury in St. Cloud~~Future roadway design will need to incorporate bicycle, pedestrian and transit features to achieve a true multi modal system. In addition to incorporating roadway design standards, the City will start requiring that new developments be interconnected to enhance the transportation network. Development design must provide connectivity and access between adjacent residential developments and nearby land uses. Traffic calming techniques can be used to protect neighborhoods~~.

b. ~~Transportation Concurrency Exemption Areas/LOS Degradation~~

~~Chapter 163, F. S., allows the option of exempting certain developments from the transportation concurrency requirements if the project is consistent with the comprehensive plan, promotes public transportation or is within an area designated for infill development, redevelopment or downtown revitalization area.~~

~~The City has not designated a Concurrency Exemption Area, and does not anticipate additional significant degradation on the constrained facilities in the City (13th Street from Columbia Avenue to Mississippi Avenue, Michigan Avenue from 13th Street to school sites, Vermont Avenue from 13th to 17th Street, and Eastern Avenue from 13th to 17th Street). Traffic projections show that in the year 2020, the roads within the City are estimated to remain at an acceptable level of service. Therefore, no additional policies regarding LOS degradation for constrained facilities will be necessary.~~

c. b. Future Public Transit Plan

A transportation system that offers ~~multi-modal~~multimodal opportunities has the potential to absorb a significantly higher number of person trips than a system that focuses solely on accommodating vehicle trips. ~~The~~ The ~~Transportation and Mobility Master Plan~~T&MMP encourages continuing to work with LYNX to establish a new transit route or circulator connecting the Downtown Grid and NeoCity, in Kissimmee, as well as the pursuit of local circulator pilot studies. The City will contribute to increased ridership by encouraging compact development, requiring the provision of pedestrian connections, and requiring the provision of transit facilities and amenities where necessary Transit in St. Cloud operated by LYNX, but there is currently only one route that services the City.~~Improved transit service frequencies and new routes offer a viable transportation alternative and promote transit use. The City will request the MPO and LYNX to expand routes when deemed necessary due to the development of new traffic generators/attractors. The City will contribute to achieve increased ridership by encouraging compact development, requiring the provision of pedestrian connections, and requiring the provision of transit facilities and amenities where necessary~~.

d. c. The Future Pedestrian Plan

The analysis of existing pedestrian conditions found that in order to develop a pedestrian improvement/construction program, ~~the citywide inventory of sidewalks, crosswalks and other pedestrian facilities must~~ the citywide inventory of pedestrian facilities must continue to be maintained ~~be updated~~. By identifying missing links in the pedestrian system, the inventory will allow prioritization of improvements, providing enhanced connectivity throughout the network. ~~Implementation of these improvements will provide pedestrian connectivity to the overall transportation system.~~

Major planned trails facilities include the continuation of the Florida Scenic Trail along Old Canoe Creek Road and extending the SUN Trail connections along Rummel Road and Lakeshore Boulevard. In addition to these State networks the Trails Master Plan has proposed additional facilities at Canoe Creek Road, Canal 31~~-~~, Pine Tree Drive, Hickory Tree Road, Old Hickory Tree Road, Nova Road, and Deer Run Road. The

City has proposed several extensions of trail and multi-use paths at Peghorn Park, Stevens Plantation, Sky Lakes, and St. Cloud Royal Links.

In addition to the City's plans, Osceola County has planned facilities within the mixed-use areas east of Lake Tohopekaliga and Narcoossee Road, much of which have been annexed into the City of St. Cloud at the time of this report. These projects include those that involve substantial infrastructure requirements or enhanced active transportation elements that would require construction.

The 2017 Trails Master Plan describes the general condition of these trails and provides recommendations for future trails network projects. The extent of the existing and planned trails projects is shown in Map II-9. The proposed trails from Osceola County or other organizations are based on the planning documents from those organizations as retrieved in December, 2024.

e. d. The Future Bicycle Plan

Overall, the bicycle network in the City is disjointed and only provides access to popular destinations within the catchment area of said destinations, such as the downtown grid, but does not provide access to those areas from other sections of the City. The city bike system will need to continue being expanded, filling gaps and providing new segments where deemed necessary. The designation of framework roadways should work to eventually complete some of these networks within the City, though special care should be given to ensure those roadways are both safe and comfortable for non-automobile users. Bicycle facilities in St. Cloud are limited. Shared facilities are available on roadways with existing multi-use pathways, like Neptune Road, Old Canoe Creek Road, Lakeshore Boulevard, and Dakota Avenue. Dedicated facilities are present on segments of U.S. 192, Nolte Road, Canoe Creek Road, and Gramercy Farms Road in the form of unbuffered bike lanes. The extent of existing bicycle facilities is shown in Map II-7. There are approximately 19.9 miles of dedicated bike lanes and 24.1 miles of shared use paths in the City, though some of these facilities extend beyond the municipal boundary, additional wide sidewalks or multi-use trails within the City boundary may not be included in these calculations due to the width of those facilities~~The Osceola County Transportation Element describes a proposed bikeway system totaling 39.1 miles in length linking Kissimmee and St. Cloud, and other population centers (Narcoossee, Campbell City, and Intercession City) in the Urban Development Area. In addition to these links, there are two bikeways that are described as "beltways" because they partially encircle Kissimmee and St. Cloud.~~

~~The Neptune Road Bikeway, which is listed in the MetroPlan Orlando TIP, will connect downtown Kissimmee and St. Cloud, will provide access to schools and parks, and will provide an improved crossing of the Florida Turnpike.~~

~~The East Lake Toho Bikeway is designed to complete the Neptune Road Bikeway and serve as an additional link between Kissimmee and St. Cloud. In St. Cloud it will parallel East Lake Tohopekaliga and will be an extension of the existing path along the lake before turning west on Fortune Road.~~

~~The St. Cloud Beltway would run along an extension of Runnymede road and would connect with the Neptune Bikeway to the west and the Narcoossee Bikeway to the east.~~

~~The city bike system will need to continue being expanded, filling gaps and providing new segments where deemed necessary. As shown on Map II- 12 and Table II- 4, the City plans to add several new segments in the coming years~~.

e. Roadway Safety

As part of the City's ongoing commitment to traffic safety, recommendations from the 2024 Vision Zero Action Plan are included in this element, ~~and~~ should continue to be a focus for future transportation projects. Recommendations from the Action Plan include expanding transit services, through work with MetroPlan Orlando ~~the MPO~~ and LYNX to expand routes and contribute increased ridership by encouraging compact development and improved pedestrian connections. The City should monitor crash data and make that data available through a dashboard or annual report system. Effort should be made to reduce the negative effect of vehicles in residential neighborhoods, discourage unsafe speeds, and encourage opportunities for alternative modes throughout the network

f. ~~TSM/TDM Strategies~~

~~Transportation System Management (TSM) and Transportation Demand Management (TDM) are options for communities trying to add roadway capacity without having to construct costly new facilities. The ultimate goal of the TDM program is to influence people to shift to more efficient modes of transportation and to travel during off peak hours. TSM strategies, on the other hand, aim to affect the actual supply of transportation services. The most effective policies integrate supply and demand strategies to create a transportation network that promotes efficient choices~~.

Table II-1: Framework Streets

SEGMENT	FROM	TO	Jurisdiction	Functional Classification	# of Lanes
10th St	U.S. 192	Narcoossee Rd	City	Minor Collector	2
17th St	W Communications Rd	Crawford Ave	City	Minor Collector	2
5th St	Old Canoe Creek Rd	Orange Ave	City	Minor Collector	2
Brown Chapel Rd	5th St	U.S. 192	County	Major Collector	2
Budinger Ave	U.S. 192	Nolte Rd	City	Minor Collector	2
Canoe Creek Rd	17th St	Pine Tree Dr	County	Principal Arterial	2
Columbia Ave	Lakeshore Blvd	U.S. 192	City	Minor Collector	2
Creek Woods Dr	Canoe Creek Rd	Michigan Ave	City	Major Collector	2
Cross Prairie Pkwy	Macy Island Rd	Canal 31	County	Principal Arterial	4
Cross Prairie Pkwy	Clay Whaley Rd	Grassfield Ln	County	Principal Arterial	4
Florida Ave	Lakeshore Blvd	17th St	City	Minor Collector	2
Florida Turnpike	Partin Settlement Rd	Friars Cove Rd	State	Limited Access	4
Friars Cove Rd	Florida Turnpike	Canoe Creek Rd	City	Major Collector	2
Hickory Tree Rd	U.S. 192	Nolte Rd	County	Minor Arterial	2
Kissimmee Park Rd	Lake Tohopekaliga Rd	Cross Prairie Pkwy	City	Major Collector	2
Lakeshore Blvd	Partin Settlement Rd	Rummel Rd	City	Minor Collector	2
Lillian Lee Rd	Narcoossee Rd	Nora Tyson Rd	City	Minor Collector	2
Michigan Ave	Lakeshore Blvd	S Indiana Ave	City	Minor Collector	2
Narcoossee Rd	Boggy Creek Rd	U.S. 192	County	Principal Arterial	4
Neptune Rd	Cross Prairie Pkwy	U.S. 192	County	Minor Arterial	2
Nolte Rd	Old Canoe Creek Rd	Hickory Tree Rd	County	Minor Arterial	4

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SEGMENT	FROM	TO	Jurisdiction	Functional Classification	# of Lanes
Nova Rd	U.S. 192	Barrywood Ln	County	Minor Arterial	2
Old Canoe Creek Rd	Commerce Center D	5th St	City	Minor Collector	2
Old Canoe Creek Rd	5th St	Friars Cove Rd	County	Minor Arterial	2
Old Hickory Tree Rd	U.S. 192	Nolte Rd	City	Major Collector	4
Orange Ave	Lakeshore Blvd	19th St	City	Major Collector	2
Rummel Rd	Lakeshore Blvd	Narcoossee Rd	City	Major Collector	2
Tilestone Rd	U.S. 192	Hamlin Ave	City	Minor Collector	2
Tohoqua Blvd	Neptune Rd	Southbury Dr	City	Minor Collector	2
U.S. 192	Partin Settlement Rd	Five Oaks Dr	State	Major Arterial	6
Vermont Ave	Lakeshore Blvd	U.S. 192	City	Minor Collector	2
Vermont Ave	U.S. 192	17th St	County	Principal Arterial	2

Source: City of St. Cloud Public Works Department, MetroPlan Orlando, VHB Inc.

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Table II-2: Crashes and High Injury Network Roads

SEGMENT	FROM	TO	Year	Number of Crashes	Fatal + Serious Injury Crashes
Sergeant Graham Ave	Neptune Rd	US 192	2018	854	18
Old Canoe Creek Rd	Neptune Rd	US 192	2019	923	20
12th St	Columbia Ave	California Ave	2020	703	20
Commerce Center Dr	US 192	Pemberly Pines Cir	2021	883	19
6th St	Illinois Ave	Wyoming Ave	2022	905	16

Source: St. Cloud Vizion Zero Action Plan (2024)

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Table II-3: Public Transit Characteristics

Route		Weekday Service			Ridership			
Link #	Service Area	Frequency	From	To	Annual Ridership (FY2023)	Weekday Average Boardings (FY 2022)	Weekday Average Alightings (FY 2022)	Weekday Average Total Ridership (FY 2022)
10	East U.S. 192 / St. Cloud	30/60[1]	4:00 AM	10:42 PM	243,585	205	224	429

Source: LYNX

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Table II-4: Existing Bicycle Facilities

SEGMENT	FROM	TO
Bike Lanes		
U.S. 192	Aeronautical Dr	Budinger Ave
U.S. 192	Eastern Ave	Way Point Blvd
Cross Prairie Pkwy	Rd Canyon Dr	Canal 31
Old Canoe Creek Road	Neptune Rd	Clay Whaley Rd
Old Canoe Creek Road	Christy Ln	Pine Creek Dr
Canoe Creek Rd	U.S. 192	Fertic Rd
Canoe Creek Rd	Drema Ln	Nolte Rd
Rummel Rd	Mississippi Ave	Orange Ave
Narcoossee Rd	Orange County Line	U.S. 192
Source: City of St. Cloud Public Works Department, MetroPlan Orlando, VHB Inc.		

SEGMENT	FROM	TO
Bur Oak Blvd	U.S. 192	Northern Flicker Dr
Pine Tree Dr	Bayview Ln	Cord Ave
Shelburn Way	Harlow Ave	Hickory Tree Rd
Nolte Rd	Old Canoe Creek Rd	Twin Lakes Blvd
Shared Paths		
Lakeshore Blvd	Louisiana Ave	Eastern Ave
Dakota Ave	Lakeshore Blvd	6th St
5th St	Brown Chappel Rd	Dakota Ave
Neptune Rd	Kings Hwy	Old Canoe Creek Road
Old Canoe Creek Road	Neptune Rd	Nolte Rd

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Table II-5: Socio Economic Data

TAZ	2015		2020		2045	
	Population	Employment	Population	Employment	Population	Employment
5037	310	170	889	594	10394	8222
5043	881	82	911	82	951	94
5044	2	0	20	0	24893	11272
5047	1862	99	1930	99	2002	99
5051	441	14	1740	29	1740	29
5052	447	26	712	26	2997	26
5053	618	28	749	28	749	28
5054	4432	196	5153	795	5153	795
5055	1078	143	1094	143	1094	143
5059	321	162	519	279	519	279
5060	25	0	33	0	8988	380
5061	28	0	54	7	54	7
5062	2614	206	2896	208	2896	208
5066	340	315	2636	315	2636	315
5074	55	108	430	108	528	108
5077	3059	51	3061	51	3061	51
5078	1939	37	1942	37	1942	37
5079	184	64	208	222	493	2999
5080	237	6	246	6	246	6
5081	109	29	142	31	11568	409
5083	43	0	51	0	4417	3031
5085	408	360	420	657	420	657
5087	475	47	491	49	491	49

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5089	1014	267	1303	506	1303	506
5090	1550	483	1612	642	1612	642
5092	2040	257	2866	340	2866	340
5094	513	267	1707	423	1707	423
5095	286	189	292	233	292	233
5097	554	2	554	2	554	2
5099	882	116	1210	223	4192	2136
5100	329	15	364	15	475	15
5101	435	293	438	317	438	317
5102	73	36	87	51	87	51
5104	110	61	127	66	8820	3092
5106	454	12	1390	12	1390	12
5108	475	168	478	202	478	202
5109	0	309	0	565	0	565
5110	953	292	958	307	958	307
5111	1770	11	2166	11	2166	11
5112	261	387	264	387	264	387
5114	866	28	872	28	872	28
5115	456	9	478	9	478	9
5116	0	0	52	5	909	102
5117	398	249	403	281	403	281
5118	401	261	404	278	404	278
5119	207	6	215	6	240	6
5120	613	66	618	66	618	66
5122	187	6	219	8	4731	538
5124	516	9	1174	9	1174	9
5125	276	317	276	325	276	325

5127	888	721	899	723	899	723
5128	243	1166	243	1241	243	1241
5132	1534	181	1546	200	1546	200
5133	1758	304	1942	387	5280	1170
5135	17	296	19	298	19	298
5136	780	13	799	13	799	13
5137	0	0	5	0	5	0
5141	276	160	281	196	281	196
5143	5	0	75	5	1288	101
5144	0	381	0	381	0	381
5145	0	346	0	364	0	364
5146	0	1	11	1	11	1
5147	2	37	2	45	2273	346
5149	0	566	0	591	0	591
5150	613	959	615	1021	615	1021
5153	1311	26	1328	26	1328	26
5154	556	5	558	5	558	5
5155	702	129	769	156	769	156
5156	867	37	878	37	878	37
5160	517	385	525	1354	525	1354
5162	12	0	238	5	3294	64
5163	1063	20	1072	20	1072	20
5164	541	12	831	13	5481	26
5167	9	56	9	70	9	92
5170	733	48	755	100	755	100
5171	10	0	25	0	6246	3031
5172	623	65	636	68	636	68

5180	1007	179	1104	1368	1104	1368
5184	825	38	902	38	2198	38
Source: CFRPM 7.0						

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Table II-6: Generalized Tables – Peak Hour Directional Volumes

2020 QLOS General Service Volumes

Annual Average Daily Volumes

Urbanized

Interrupted

40 mph or higher speed limit

Lanes	Median	B	C	D	E
2	Undivided	-	16800	17700	-
4	Divided	-	37900	39800	-
6	Divided	-	58400	59900	-
8	Divided	-	78800	80100	-

35 mph or lower speed limit

Lanes	Median	B	C	D	E
2	Undivided	-	7300	14800	15600
4	Divided	-	14500	32400	33800
6	Divided	-	23300	50000	50900
8	Divided	-	32000	67300	68100

Adjustments

Median & Turn Lanes

Lanes	Median	Exc. Left	Exc. Right	Adjust
2	Divided	Yes	No	5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	5%
Non-State Roadway				-10%

Source: FDOT 2020 Q/LOS General Service Handbook

Freeway

Core Urbanized

Lanes	Median	B	C	D	E
4	Divided	47600	66400	83200	87300
6	Divided	70100	97800	123600	131200
8	Divided	92200	128900	164200	174700
10	Divided	115300	158900	203600	218600
12	Divided	136500	192400	246200	272900

Urbanized

Lanes	Median	B	C	D	E
4	Divided	45900	62700	75600	85400
6	Divided	68900	93900	113600	128100
8	Divided	91900	125200	151300	170900
10	Divided	115000	156800	189300	213600

Adjustments

Auxiliary Lanes Present in Both Directions	20000
Ramp Metering	5%

Uninterrupted

Lanes	Median	B	C	D	E
2	Undivided	11700	18000	24200	32600
4	Divided	36300	52600	66200	75300
6	Divided	54600	78800	99400	113100

Adjustments

Median & Turn Lanes

Lanes	Median	Exc. Left	Adjust
2	Divided	Yes	5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

Table II-7: Existing Framework Streets Level of Service

Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
10th St	US 192-441 (13th St)	Michigan Ave	490	0.104	0.56	310	C
10th St	Michigan Ave	Narcoossee Rd (CR 15)	600	0.098	0.58	336	B
17th St	Old Canoe Creek Rd	Vermont Ave	600	0.090	0.65	188	B
5th St	Old Canoe Creek Rd	Vermont Ave	600	0.090	0.65	188	B
Brown Chapel Rd	US 192-441	Lakeshore Blvd	870	0.090	0.53	360	B
Budinger Ave	17th St	Nolte Rd	870	0.090	0.53	360	C
Canoe Creek Rd	US 441/SR 15/Holopaw Rd	Sullivan Dr	1480	0.080	0.55	116	B
Canoe Creek Rd	Sullivan Dr	Deer Run Rd	1420	0.088	0.53	298	B
Canoe Creek Rd	Deer Run Rd	Old Canoe Creek Rd	870	0.094	0.51	1049	F
Canoe Creek Rd	Old Canoe Creek Rd	Nolte Rd	870	0.081	0.54	703	C
Canoe Creek Rd	Nolte Rd	US 192-441	870	0.080	0.56	697	C
Canoe Creek Rd	Mildred Bass Rd	Florida's Turnpike	630	0.090	0.63	256	B
Clay-Whaley Rd	Cross Prairie Pkwy	Turnpike	1420	0.084	0.66	219	B
Columbia Ave	Lakeshore Blvd	17th St	870	0.090	0.53	360	C
Commerce Center Dr	Neptune Rd	Brown Chapel Rd	870	0.090	0.53	360	C
Creek Woods Dr	Canoe Creek Rd	Michigan Ave	830	0.090	0.55	174	B
Cross Prairie Pkwy	Neptune Rd	Partin Settlement Rd	1600	0.077	0.61	613	C
Cross Prairie Pkwy	Neptune Rd	Partin Terrace Rd	1850	0.077	0.65	627	B
Cross Prairie Pkwy	US 192	Turnpike Ramps	1770	0.068	0.52	1082	C

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Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
Deer Run Rd	Canoe Creek Rd (CR 523)	Hickory Tree Rd	1440	0.085	0.62	283	B
Florida's Turnpike	Osceola Pkwy	US 192-441	4020				N/A
Florida's Turnpike	US 192/441	Kissimmee Park Rd	4020				N/A
Florida's Turnpike	Kissimmee Park Rd	Indian River County	3600				N/A
Friars Cove Rd	Florida's Turnpike	Canoe Creek Rd (CR 523)	490	0.087	0.59	218	B
Hickory Tree Rd	US 192 (West)	Nolte Rd	870	0.084	0.62	841	D
Hickory Tree Rd	Nolte Rd	Deer Run Rd	1440	0.079	0.5	591	C
Hickory Tree Rd	Deer Run Rd	US 192 (East)	1420	0.094	0.55	203	B
Jones Rd	Narcoossee Rd	Gerry Ct	570	0.076	0.59	474	C
Kissimmee Park Rd	Cross Prairie Pkwy	Lake Tohopekaliga	1420	0.094	0.56	126	B
Lakeshore Blvd	Fortune Rd	Partin Settlement Rd	1440	0.077	0.58	662	C
Lakeshore Blvd	Partin Settlement Rd	Brown Chapel Rd	1440	0.105	0.54	954	D
Lakeshore Blvd	Brown Chapel Rd	Mississippi Ave	1440	0.091	0.52	561	C
Michigan Ave	Lakeshore Blvd	US 192-441	460	0.102	0.59	134	B
Michigan Ave	US 192	Nolte Rd	1440	0.092	0.61	349	B
Michigan Ave	Nolte Rd	Creek Woods Dr	1440	0.090	0.55	179	B
Narcoossee Rd	Jones Rd	Rummel Rd	3760	0.084	0.55	1730	B
Narcoossee Rd	Rummel Rd	10th St	1850	0.081	0.54	1464	B
Narcoossee Rd	10th St	US 192-441	1850	0.085	0.54	1690	C
Neptune Rd	Partin Settlement Rd	Old Canoe Creek Rd	830	0.069	0.58	887	F
Neptune Rd	Old Canoe Creek Rd	US 192-441	810	0.079	0.52	461	C

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Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
Nolte Rd	Old Canoe Creek Rd	Canoe Creek Road (CR 523)	1850	0.083	0.62	953	B
Nolte Rd	Canoe Creek Road (CR 523)	Michigan Ave	1850	0.079	0.53	799	B
Nolte Rd	Michigan Ave	Hickory Tree Rd	1850	0.081	0.52	736	B
Nova Rd	US 192	Lake Lizzie Dr	1440	0.084	0.53	410	C
Nova Rd	Lake Lizzie Dr	Eden Dr	1440	0.089	0.59	293	B
Nova Rd	Eden Dr	Orange County Line	1480	0.102	0.65	244	C
Old Canoe Creek Rd	US 192-441	Neptune Rd	1850	0.082	0.51	827	B
Old Canoe Creek Rd	Neptune Rd	Clay Whaley Rd	1770	0.081	0.54	1179	C
Old Canoe Creek Rd	Clay Whaley Rd	Canoe Creek Road (CR 523)	830	0.084	0.62	1104	F
Old Hickory Tree Rd	Nolte Rd	US 192-441	830	0.102	0.63	463	B
Orange Ave	US 192-441 (13th St)	Rummell Rd	460	0.095	0.53	103	B
Partin Settlement Rd	Cross Prairie Pkwy	US 192-441	830				C
Partin Settlement Rd	US 192-441	Lakeshore Blvd	1440				D
Pine Tree Dr	Canoe Creek Rd	Hickory Tree Rd	1440	0.092	0.5	277	B
Rummell Rd	Mississippi Ave	Narcoossee Rd (CR 15)	830	0.102	0.53	395	B
US 192-441	Partin Settlement Rd	Commerce Center Dr	3090				B
US 192-441	Commerce Center Dr	Columbia Ave/Budinger Ave	2830				C
US 192-441	Columbia Ave/Budinger Ave	Mississippi Ave	2830				C
US 192-441	Mississippi Ave	Narcoossee Rd (CR 15)/Hickory Tree Rd	2970				C
US 192-441	Narcoossee Rd (CR 15)/Hickory Tree Rd	Nova Rd (CR 532)	5650				B
US 192-441	Nova Rd (CR 532)	Old Melbourne Hwy	3760				B

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Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
Vermont Ave	Lakeshore Blvd	US 192	630	0.101	0.63	128	B

Notes: K and D factors from Osceola County. Similar parallel street segments (i.e. Columbia Ave, Florida Ave) assumed to have similar K and D factors.
State Roadways K and D factors omitted because they are monitored and controlled by FDOT.
Partin Settlement Road was under construction at the time of data collection.
Sources: City of St. Cloud, Osceola County, FDOT, and VHB Inc. 2023

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Table II-9: Existing Framework Streets Projected Level of Service

Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
10th St	US 192-441 (13th St)	Michigan Ave	11,232	4104	C
10th St	Michigan Ave	Narcoossee Rd (CR 15)	12,636	3134	C
17th St	Old Canoe Creek Rd	Vermont Ave	15,444	1777	B
5th St	Old Canoe Creek Rd	Orange Ave	16,727	7291	C
Brown Chapel Rd	US 192-441	Lakeshore Blvd	15,444	7744	D
Budinger Ave	17th St	Nolte Rd	15,444	5488	C
Canoe Creek Rd	Sullivan Dr	Deer Run Rd	22,815	20875	D
Canoe Creek Rd	Deer Run Rd	Old Canoe Creek Rd	34,358	33972	E
Canoe Creek Rd	Old Canoe Creek Rd	Nolte Rd	22,815	27451	F
Canoe Creek Rd	Nolte Rd	US 192-441	24,336	17973	D
Clay-Whaley Rd	Ave P	Ave M	17,523	1286	C
Clay-Whaley Rd	Ave M	Ave G	17,523	667	C
Clay-Whaley Rd	Ave G	Cross Prairie Pkwy	17,523	6171	C
Clay-Whaley Rd	Cross Prairie Pkwy	Kissimmee Park Rd	17,523	6305	C
Columbia Ave	Lakeshore Blvd	17th St	15,444	5488	C
Creek Woods Dr	Canoe Creek Rd	Michigan Ave	11,232	6475	D
Cross Prairie Pkwy	Neptune Rd	Partin Settlement Rd	72,090	47453	E
Cross Prairie Pkwy	Clay-Whaley Rd	Kissimmee Park Rd	35,820	27947	C
Deer Run Rd	Hunting Lodge Blvd	Canoe Creek Rd	17,523	13137	C
Deer Run Rd	Canoe Creek Rd	Henry J Ave	37,611	7356	C

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Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
Deer Run Rd	Henry J Ave	Packard Ave	17,523	7356	C
Deer Run Rd	Packard Ave	Hickory Tree Rd	37,611	5648	C
Florida's Turnpike	Osceola Pkwy	US 192-441	72,090	177062	E
Florida's Turnpike	US 192/441	Kissimmee Park Rd	72,090	128598	E
Florida's Turnpike	Kissimmee Park Rd	Indian River County	56,606	81930	E
Friars Cove Rd	Blvd B	Florida's Turnpike	15,930	12926	C
Friars Cove Rd	Florida's Turnpike	Canoe Creek Rd (CR 523)	17,523	21772	C
Hickory Tree Rd	US 192 (West)	Nolte Rd	37,611	13616	C
Hickory Tree Rd	Nolte Rd	Deer Run Rd	37,611	18339	C
Hickory Tree Rd	Deer Run Rd	Mildred Bass Blvd	37,611	9819	C
Hickory Tree Rd	Mildred Bass Blvd	Ave AA	15,930	6765	C
Hickory Tree Rd	Ave AA	US 192	15,930	8413	C
Jones Rd	Narcoossee Rd	Gerry Ct	12,636	6357	D
Kissimmee Park Rd	End Point	Ave O	22,815	9467	C
Kissimmee Park Rd	Ave O	Ave Q	22,815	14224	D
Kissimmee Park Rd	Ave Q	Ave D	22,815	13412	D
Kissimmee Park Rd	Ave D	Cross Prairie Pkwy	22,815	20319	D
Kissimmee Park Rd	Cross Prairie Pkwy	Old Canoe Creek Rd	11,232	16448	E
Lakeshore Blvd	Fortune Rd	Partin Settlement Rd	12,636	10091	D
Lakeshore Blvd	Partin Settlement Rd	Brown Chapel Rd	11,934	11830	E
Lakeshore Blvd	Brown Chapel Rd	Mississippi Ave	11,934	6698	D

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Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
Michigan Ave	Lakeshore Blvd	US 192-441	11,232	1717	C
Michigan Ave	US 192	Nolte Rd	12,636	1393	C
Michigan Ave	Nolte Rd	Creek Woods Dr	12,636	4536	C
Narcoossee Rd	Jones Rd	Rummel Rd	37,611	37954	E
Narcoossee Rd	Rummel Rd	10th St	37,611	31351	C
Narcoossee Rd	10th St	US 192-441	37,611	38624	E
Neptune Rd	Partin Settlement Rd	Old Canoe Creek Rd	30,447	32338	E
Neptune Rd	Old Canoe Creek Rd	US 192-441	25,857	20881	D
Nolte Rd	Cross Prairie Pkwy	Old Canoe Creek Rd	15,930	39799	E
Nolte Rd	Old Canoe Creek Rd	Canoe Creek Rd	37,611	22591	C
Nolte Rd	Canoe Creek Rd	Michigan Ave	37,611	18437	C
Nova Rd	Michigan Ave	Hickory Tree Rd	37,611	22249	C
Old Canoe Creek Rd	US 192-441	Neptune Rd	31,941	21947	D
Old Canoe Creek Rd	Neptune Rd	Clay Whaley Rd	37,611	36827	D
Old Canoe Creek Rd	Clay Whaley Rd	Canoe Creek Road (CR 523)	37,611	46632	E
Old Hickory Tree Rd	Nolte Rd	US 192-441	14,337	10799	C
Orange Ave	US 192-441 (13th St)	Rummell Rd	11,232	2263	C
Partin Settlement Rd	Cross Prairie Pkwy	US 192-441	30,447	10750	C
Partin Settlement Rd	US 192-441	Lakeshore Blvd	30,447	20789	C
Pine Tree Dr	Canoe Creek Rd	Hickory Tree Rd	14,337	9974	C
Rummell Rd	Mississippi Ave	Narcoossee Rd (CR 15)	25,857	6290	C

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Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
US 192-441	Partin Settlement Rd	Commerce Center Dr	56,606	69022	E
US 192-441	Commerce Center Dr	Columbia Ave/Budinger Ave	56,606	59857	E
US 192-441	Columbia Ave/Budinger Ave	Mississippi Ave	53,910	52351	C
US 192-441	Mississippi Ave	Narcoossee Rd (CR 15)/Hickory Tree Rd	56,606	68486	E
US 192-441	Narcoossee Rd (CR 15)/Hickory Tree Rd	Nova Rd (CR 532)	56,606	50290	C
US 192-441	Nova Rd (CR 532)	Old Melbourne Hwy	37,611	36825	D
Vermont Ave	Lakeshore Blvd	US 192	11,232	2825	C
Alligator Lake Rd	Orange Ave	Nolte Rd	15,444	7760	D
Cord Ave	Pine Tree Rd	Canoe Creek Rd	15,444	2253	C
Cypress Drive	Cord Ave	Hickory Tree Rd	15,444	3222	C
Eden Dr	Absher Rd	Nova Rd	15,444	10021	D
Florida Ave	Lakeshore Blvd	US 192	15,444	5488	C
Florida Ave	US 192	17th St	15,444	436	C
Lillian Lee Rd	Narcoossee Rd	Zuni Rd	15,444	9472	D
Tilestone Rd	Hickory Tree	US 192	15,444	1968	C
Ave E	Pine Tree Dr	Deer Run Rd	15,444	5531	C
Ave E	Deer Run Rd	Hunting Lodge Rd	15,444	2572	C
Ave E	Hunting Lodge Rd	Quail Roost Rd	15,444	4161	C
Ave E	Quail Roost Rd	Mildred Bass Blvd	15,444	4161	C
Ave E	Mildred Bass Blvd	Packard Blvd	15,444	674	C
Ave R	Neptune Rd	Cross Prairie Pkwy	15,444	14573	D

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Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
Ave R	Cross Prairie Pkwy	Ave M	15,444	6259	C
Ave T	Cross Prairie Pkwy	Ave M	15,444	11246	D

Notes:
The 2045 analysis calculated traffic volume based on 10% historical trend volumes and 90% model volumes. The 75% of mixed-use district development and supporting roadways were included in the 2045 model.
Sources: City of St. Cloud, Osceola County, CFRPM 7.0, and VHB Inc. 2024

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~~Table II-1: Major Thoroughfares~~

~~SEGMENT~~	~~FROM~~	~~TO~~	~~Jurisdiction~~	~~Functional Classification/ Arterial Group~~	~~# of Lanes~~
~~Brown Chapel Rd.~~	~~U.S. 192/441 (13th St.)~~	~~Lakeshore Blvd.~~	~~County~~	~~Collector~~	~~3U~~
~~Canoe Creek Rd. (CR 523)~~	~~Sullivan Rd.~~	~~Deer Run Rd.~~	~~County~~	~~Arterial/Rural Dev.~~	~~2U~~
	~~Deer Run Rd.~~	~~Old Canoe Creek Rd.~~	~~County~~	~~Arterial/Rural Dev.~~	~~2U~~
	~~Old Canoe Creek Rd.~~	~~Fertic Rd.~~	~~County~~	~~Arterial/Unsig.~~	~~2U~~
	~~Fertic Rd.~~	~~U.S. 192/441 (13th St.)~~	~~County~~	~~Arterial/Major~~	~~3U~~
~~Columbia/Budinger Av.~~	~~17th Street~~	~~Lakeshore Blvd.~~	~~City~~	~~Collector~~	~~2U~~
~~Commerce Center Dr.~~	~~Neptune Rd.~~	~~U.S. 192/441 (13th St.)~~	~~City~~	~~Collector~~	~~2U~~
	~~U.S. 192/441 (13th St.)~~	~~Brown Chapel Rd.~~	~~City~~	~~Collector~~	~~2U~~
~~Cord Ave.~~	~~Deer Run Rd.~~	~~Pine Tree Dr.~~	~~County~~	~~Collector~~	~~2U~~
~~Creek Woods Drive~~	~~Canoe Creek Rd.~~	~~Michigan Ave.~~	~~County~~	~~Collector~~	~~2U~~

SEGMENT	FROM	TO	Jurisdiction	Functional Classification/ Arterial Group	# of Lanes
Deer Run Rd.	Canoe Creek Rd.	Hickory Tree Rd.	County	Arterial/Rural Dev.	2U
Fertic Rd.	Canoe Creek Rd.	Missouri Ave.	County	Collector	2U
Fifth Street	Kissimmee Park Road	Vermont Ave.	County	Collector	2U
Florida's Turnpike	Osceola County line	Exit 242	State	Freeway/Gr. 3	4D
Hickory Tree Rd. (CR 534)	U.S. 192/441 (13th Street)	Deer Run Rd.	County	Collector	2U
Kissimmee Park Rd.	Commerce Center Drive	U.S. 192/441 (13th Street)	County	Collector	2U
	U.S. 192/441 (13th Street)	Neptune Rd.	County	Collector	4D
	Neptune Rd.	Old Canoe Creek	County	Collector	2U
	Old Canoe Creek	Lake Tohopekaliga	County	Collector	2U
Lakeshore Blvd.	Fortune Rd.	Brown Chapel Rd.	County	Collector	2U
	Brown Chapel Rd.	Mississippi Ave.	County	Collector	2U
Michigan Ave.	Creek Woods Drive	New Nolte Rd.	County	Collector	2U
	New Nolte Rd.	U.S. 192/441 (13th Street)	County	Collector	2U
	U.S. 192/441 (13th Street)	Lakeshore Blvd.	City	Collector	2U
Narcoossee Rd.	U.S. 192/441 (13th Street)	Rummel Rd.	County	Arterial/Rural Dev.	2U

SEGMENT	FROM	TO	Jurisdiction	Functional Classification/ Arterial Group	# of Lanes
	Rummel Rd.	Orange County Line	County	Arterial/Rural	2U
Neptune Rd.	Partin Settlement Rd.	Kissimmee Park Rd.	County	Arterial/I .60	2U
	Kissimmee Park Rd.	U.S. 192/441 (13th Street)	County	Arterial/Major	2U
New York Ave.	17th Street	Lakeshore Blvd.	City	Collector	2U
Nova Rd. (CR 532)	U.S. 192/441 (13th Street)	Pine Grove Rd.	County	Collector	2U
Old Canoe Creek Rd.	Kissimmee Park Rd.	Canoe Creek Rd.	County	Collector	2U
Pine Tree Dr.	Canoe Creek Rd.	West of Cord Ave.	County	Collector	2U
	Cord Ave.	Hickory Tree Rd.	County	Collector	2U
Rummel Rd.	Mississippi Ave.	Narcoossee Rd. (CR 15)	County	Collector	2U
Vermont Ave.	U.S. 192/441 (13th Street)	Lakeshore Blvd.	County	Collector	2U
17th Street	Columbia Ave.	Crawford Ave.	City	Collector	2U
10th Street	U.S. 192/441 (13th Street)	Michigan Ave.	County	Collector	2U
	Michigan Ave.	Narcoossee Rd. (CR 15)	County	Collector	2U
U.S. 192/441 (13th Street)	Partin Settlement	Kissimmee Park Rd.	State	Arterial/I .55	4D
	Kissimmee Park Rd.	Columbia/Budinger Ave	State	Arterial/II .55	4D
	Columbia/Budinger Ave.	Mississippi Ave.	State	Arterial/II .55	6D

SEGMENT	FROM	TO	Jurisdiction	Functional Classification/ Arterial Group	# of Lanes
	Mississippi Ave.	Narcoossee Rd.	State	Arterial/I -55	4D
	Narcoossee Ave.	Nova Rd. (CR 532)	State	Arterial/Rural	4D

NOTES: Functional Classification as defined by Chapter 335, Florida Statutes. Arterial Group as classified by Osceola County. # of Lanes: D - Divided (physical median), U - no median or continuous left turn lane.

Sources: City of St. Cloud, MetroPlan Orlando OUATS 2020, Osceola County and Land Design Innovations, Inc., 2000.

~~Table II-2: Accident Locations~~

~~Intersections with 10+ accidents~~	~~# Accidents~~
~~Kissimmee Park Rd. and Neptune Rd.~~	~~16~~
~~13th Street and 10th Street~~	~~15~~
~~Neptune Rd. and 13th Street~~	~~10~~
~~Vermont Ave. and 13th Street~~	~~10~~
~~Kissimmee Park Rd. and U.S. 192*~~	~~19~~

~~Source: St. Cloud Police Department, 9/98 to 6/99~~

~~* Osceola County 1999~~

~~Table II-3: Public Transit Characteristics~~

~~Link #~~	~~Service Area~~	~~Frequency~~	~~Days~~	~~Hours~~
~~10~~	~~Downtown St. Cloud to Osceola Square Mall~~	~~60 min.~~	~~Mon. – Sat.~~	~~5:40 AM to 8:10 PM~~

~~**Ridership (1996)**~~

~~Month~~	~~Avg. Weekday~~	~~Avg. Saturday~~	~~Total Monthly~~

~~January~~	~~265~~	~~211~~	~~6,672~~
~~February~~	~~270~~	~~182~~	~~6,395~~
~~March~~	~~256~~	~~161~~	~~6,178~~
~~April~~	~~271~~	~~175~~	~~6,652~~
~~May~~	~~285~~	~~175~~	~~6,976~~
~~June~~	~~266~~	~~168~~	~~6,149~~
~~July~~	~~271~~	~~161~~	~~6,610~~
~~August~~	~~274~~	~~190~~	~~6,980~~
~~September~~	~~308~~	~~194~~	~~6,930~~
~~October~~	~~277~~	~~182~~	~~7,103~~
~~November~~	~~292~~	~~186~~	~~6,776~~
~~December~~	~~274~~	~~209~~	~~6,592~~

~~Source: LYNX, Osceola County EAR~~

Table II- 4: Bicycle Facilities

SEGMENT	FROM	TO
EXISTING		
17th Street	13th Street	Budinger Ave.
	Michigan Ave.	Crawford Ave.
5th Street	Kissimmee Park Rd.	Dakota Ave.
Brown Chapel Rd.	5th Street	13th Street
Canoe Creek Rd.	13th Street	Fertic Rd.
Columbia Ave.	Lakeshore Blvd.	8th Street
Commerce Center Dr.	Brown Chapel Road	Neptune Rd.
Dakota Ave.	Lakeshore Blvd.	10th Street
Kissimmee Park Rd.	Commerce Center Dr.	Neptune Rd.
Michigan Ave.	10th Street	Creek Woods Drive
PROPOSED 2001-2010		
5th Street	Dakota Ave.	Delaware Ave.
11th Street	Dakota Ave.	Vermont Ave.
17th Street	Budinger Ave.	Michigan Ave.
	Crawford Ave.	Hickory Tree Rd.
Dakota Ave.	10th Street	13th Street
Delaware Ave.	Lakeshore Blvd.	17th Street
Neptune Rd.	C-31 Canal	13th Street
Vermont Ave.	11th Street	13th Street

Vermont Ave.	Lakeshore Blvd.	13th Street
PROPOSED 2010-2020		
Canoe Creek Rd.	Fertic Rd.	Deer Run Rd.
Columbia/Budinger Ave. (prop. Ext.)	8th Street	Creek Woods Dr.
Creek Woods Dr.	Budinger Ave. Prop. Ext.	Michigan Ave.

Source: City of St. Cloud Public Works Department, Land Design Innovations, Inc.

Table II-5: Socio-Economic Data

TAZ	1990		2020	
	Population	Employment	Population	Employment
1076	520	45	742	21
1078	3,012	479	8,595	1,917
1079	1,129	31	2,093	1715
1080	2,446	75	15,038	3520
1081	3,469	1,088	12,567	1540
1082	2,337	4	3,306	1,246
1083	854	5	854	13
1084	513	799	513	799
1085	513	457	513	498
1086	684	1,148	684	1250
1087	427	385	427	420
1088	854	461	854	470
1089	427	150	427	158
1090	854	5	854	15
1091	976	16	4,058	871
1092	494	24	5,340	1089
1116	644	149	600	160
TOTAL	20,153	5,321	57,465	15,702

Source: MetroPlan Orlando, City of St. Cloud, LDI

~~**NOTE:** 1990 population figures for the grid area were adjusted to reflect actual conditions. The 2020 population and employment projections provided by the MPO were extremely low. The figures have been revised to reflect more accurate projections.~~

Table II-6: Generalized Tables – Peak Hour Directional Volumes

		FDOT Class	Lanes	Maximum Service Volume for Level of Service				
				A	B	C	D	E
Urbanized Areas								
Interrupted Flow	State Two-Way Arterials	Class I	2	n/a	570	820	880	880
			4	n/a	1,240	1,750	1,850	1,850
			6	n/a	1,890	2,640	2,780	2,780
Interrupted Flow	Non-State Roadways	NS	2	n/a	n/a	440	760	830
			4	n/a	n/a	1,030	1,640	1,750
Transitioning Areas								
Limited Access	Freeways	LA	4	1,100	1,790	2,580	3,230	3,800
Interrupted Flow	State Two-Way Arterials	Class I	2	n/a	540	770	830	830
			4	n/a	1,170	1,630	1,750	1,750
Interrupted Flow	Non-State Roadways	NS	2	n/a	n/a	420	710	780

n/a = Not achieved
Source: FDOT 1998 Level of Service Handbook

~~Table II-7: FDOT Minimum Level of Service Standards~~

	~~Transitioning Urbanized Areas, Urban Areas, or Communities~~	~~Urbanized Areas Under 500,000~~	~~Urbanized Areas Over 500,000~~	~~Roadways Parallel to Exclusive Transit Facilities~~	~~Inside Transportation Concurrency Management Areas~~	~~Constrained and Backlogged Roadways~~
~~INTRASTATE~~						
~~Limited Access Highway (Freeway)~~	~~C~~	~~C(D)~~	~~D(E)~~	~~D(E)~~	~~D(E)~~	~~Maintain~~
~~Controlled Access Highways~~	~~C~~	~~C~~	~~D~~	~~E~~	~~E~~	~~Maintain~~
~~OTHER STATE ROADS~~						
~~Two-Lane~~	~~C~~	~~D~~	~~D~~	~~E~~	~~*~~	~~Maintain~~
~~Multilanes~~	~~C~~	~~D~~	~~D~~	~~E~~	~~*~~	~~Maintain~~

~~**Note:** Level of service standards inside of parentheses apply to general use lanes only when exclusive through lanes exists.~~

~~* Means the level of service standard will be set in a transportation mobility element that meets the requirements of Rule 9J-5.0057.~~

~~**SOURCE**: FDOT 1998 Level of Service Handbook.~~

Table II-8: Existing Levels of Service (2000)

SEGMENT	FROM	TO	Area Type	Peak Hour Factor		LOS D Max.	Peak Dir.	LOS
				K	D			
Brown Chapel Rd.	U.S. 192/441 (13th Street)	Lakeshore Blvd.	Urban	0.102	0.530	560	170	C
Canoe Creek Rd.	Sullivan Rd.	Deer Run Rd.	Transit.	0.086	0.550	800	290	B
	Deer Run Rd.	Old Canoe Creek Rd.	Transit.	0.100	0.650	1,000	720	C
	Old Canoe Creek Rd.	Fertic Rd.	Urban	0.088	0.560	1,280	460	A
	Fertic Rd.	U.S. 192/441 (13th Street)	Urban	0.088	0.560	760	460	C
Columbia/Budinger Ave.	17th Street	Lakeshore Blvd.	Urban	0.120	0.560	760	156	A
Commerce Center Drive	Neptune Rd.	U.S. 192/441 (13th Street)	Urban	0.120	0.560	760	325	C
	U.S. 192/441 (13th Street)	Brown Chapel Rd.	Urban	0.120	0.560	760	198	B
Cord Ave.	Deer Run Rd.	Pine Tree Dr.	Transit.	0.095	0.650	720	90	C
Creek Woods Drive	Canoe Creek Rd.	Michigan Ave.	Urban	0.117	0.610	560	190	C
Deer Run Rd.	Canoe Creek Rd. (CR 523)	Hickory Tree Rd.	Transit.	0.092	0.680	720	420	C
Fertic Rd.	Canoe Creek Rd.	Missouri Av.	Urban	0.120	0.560	760	70	B
Fifth Street	Kissimmee Park Rd.	Vermont Ave.	Urban	0.104	0.520	560	250	C

SEGMENT	FROM	TO	Area Type	Peak Hour Factor		LOS D Max.	Peak Dir.	LOS
				K	D			
Florida's Turnpike	Osceola County line	Exit 242	Transit.	0.092	0.568	3,220	2,110	C
Hickory Tree Rd. (CR 534)	U.S. 192/441 (13th Street)	Deer Run Rd.	Transit.	0.107	0.530	560	330	D
Kissimmee Park Rd.	Commerce Center Dr.	U.S. 192/441 (13th Street)	Urban	0.120	0.560	760	100	B
	U.S. 192/441 (13th Street)	Neptune Rd.	Urban	0.083	0.580	1,230	780	D
	Neptune Rd.	Old Canoe Creek	Urban	0.085	0.610	1,100	1,250	F
	Old Canoe Creek	Lake Tohopekaliga	Transit.	0.089	0.580	740	110	A
Lakeshore Blvd.	Fortune Rd.	Brown Chapel Rd.	Urban	0.110	0.600	760	530	D
	Brown Chapel Rd.	Mississippi Ave.	Urban	0.091	0.610	450	350	D
Michigan Ave.	Creek Woods Drive	New Nolte Rd.	Urban	0.120	0.550	560	90	C
	New Nolte Rd.	U.S. 192/441 (13th Street)	Urban	0.120	0.560	560	420	D
	U.S. 192/441 (13th Street)	Lakeshore Blvd.	Urban	0.120	0.560	560	250	C
Narcoossee Rd. (CR 15)	U.S. 192/441 (13th Street)	Rummel Rd.	Transit.	0.086	0.520	1,000	460	B
	Rummel Rd.	Orange County Line	Transit.	0.089	0.610	1,000	650	C
Neptune Rd.	Partin Settlement Rd.	Kissimmee Park Rd.	Urban	0.105	0.620	1,200	1,000	D
	Kissimmee Park Rd.	U.S. 192/441 (13th Street)	Urban	0.105	0.620	560	450	D
New York Ave.	17th Street	Lakeshore Blvd.	Urban	0.120	0.560	760	186	B
Nova Rd. (CR 532)	U.S. 192/441 (13th Street)	Pine Grove Rd.	Transit.	0.091	0.590	740	250	B

SEGMENT	FROM	TO	Area Type	Peak Hour Factor		LOS D Max.	Peak Dir.	LOS
				K	D			
Old Canoe Creek Rd.	Kissimmee Park Rd.	Canoe Creek Rd.	Transit.	0.098	0.670	1,280	660	B
Pine Tree Dr.	Canoe Creek Rd.	West of Cord Ave.	Transit.	0.096	0.510	720	40	B
	Cord Ave.	Hickory Tree Road	Transit.	0.096	0.510	720	60	B
Rummel Rd.	Mississippi Ave.	Narcoossee Rd.	Transit.	0.098	0.600	760	200	C
Vermont Ave.	U.S. 192/441 (13th Street)	Lakeshore Blvd.	Urban	0.120	0.560	450	100	C
17th Street	Columbia Ave.	Crawford Ave.	Urban	0.120	0.560	760	184	B
10th Street	U.S. 192/441 (13th Street)	Michigan Ave.	Urban	0.091	0.540	760	200	C
	Michigan Ave.	Narcoossee Rd.	Urban	0.104	0.680	760	160	C
13th Street (U.S. 192-441)	Partin Settlement	Kissimmee Park Rd.	Urban	0.080	0.600	2,300	2,100	D
	Kissimmee Park Rd.	Columbia/Budinger Ave	Urban	0.080	0.600	2,140	1,700	D
	Columbia/ Budinger Ave.	Mississippi Ave.	Urban	0.080	0.600	3,020	2,000	D
	Mississippi Ave.	Narcoossee Rd.	Urban	0.078	0.550	2,300	1,140	B
	Narcoossee Ave.	Nova Rd. (CR 532)	Transit.	0.094	0.568	2,900	760	A

NOTES:

K and D factors from Osceola County. Similar parallel street segments (i.e. Michigan Avenue, Mississippi Avenue between Lakeshore & US 192) assumed to have similar K and D factors.

~~Transitioning state arterials' K and D factors from FDOT 1998 LOS Manual generalized tables.~~

~~If road segment within urban area boundaries, then Area Type=Urban. Otherwise, Area Type=Transitioning.~~

~~If Arterial Group is 'Rural', then Area Type=Transitioning (because traffic zones adjacent to St. Cloud have more than 5,000 population)~~

~~LOS D Max. = Maximum Service Volume for Level of Service "D" from either existing conditions or FDOT Generalized Tables.~~

~~**Sources**: City of St. Cloud, MetroPlan Orlando OUATS 2020, Osceola County and Land Design Innovations, Inc., 2000.~~

Table II- 9: Projected Levels of Service (2020)

SEGMENT	FROM	TO	# of Lanes	LOS D Max.	Peak Dir.	2020 LOS
Brown Chapel Rd.	U.S. 192/441 (13th Street)	Lakeshore Blvd.	4	1,640	693	C
Canoe Creek Rd.	Sullivan Rd.	Deer Run Rd.	2	800	383	C
	Deer Run Rd.	Old Canoe Creek Rd.	2	1,000	878	D
	Old Canoe Creek Rd.	Fertic Rd.	2	1,280	659	C
	Fertic Rd.	U.S. 192/441 (13th Street)	2	760	659	C
Columbia/Budinger Ave.	17th Street	Lakeshore Blvd.	2	760	290	C
Commerce Center Drive	Neptune Rd.	U.S. 192/441 (13th Street)	2	760	655	C
	U.S. 192/441 (13th Street)	Brown Chapel Rd.	2	760	240	B
Cord Ave.	Deer Run Rd.	Pine Tree Dr.	2	720	180	C
Creek Woods Drive	Canoe Creek Rd.	Michigan Ave.	2	560	250	C
Deer Run Rd.	Canoe Creek Rd. (CR 523)	Hickory Tree Rd.	2	720	633	D
Fertic Rd.	Canoe Creek Rd.	Missouri Av.	2	760	99	B
Fifth Street	Kissimmee Park Rd.	Vermont Ave.	2	560	382	C

SEGMENT	FROM	TO	# of Lanes	LOS D Max.	Peak Dir.	2020 LOS
Florida's Turnpike	Osceola County line	Exit 242	4	3,220	2,268	C
Hickory Tree Rd.	U.S. 192/441 (13th Street)	Deer Run Rd.	2	560	429	C
Kissimmee Park Rd.	Commerce Center Drive	U.S. 192/441 (13th Street)	2	760	250	C
	U.S. 192/441 (13th Street)	Neptune Rd.	4	1,230	984	C
	Neptune Rd.	Old Canoe Creek	4	1,640	1,664	E
	Old Canoe Creek	Lake Tohopekaliga	2	740	220	C
Lakeshore Blvd.	Fortune Rd.	Brown Chapel Rd.	2	760	828	E
	Brown Chapel Rd.	Mississippi Ave.	2	450	500	D
Michigan Ave.	Creek Woods Drive	New Nolte Rd.	2	560	161	C
	New Nolte Rd.	U.S. 192/441 (13th Street)	2	560	506	D
	U.S. 192/441 (13th Street)	Lakeshore Blvd.	2	560	497	D
Narcoossee Rd. (CR 15)	Hickory Tree Road	U.S. 192/441 (13th Street)	2	760	335	C
	U.S. 192/441 (13th Street)	Rummel Rd.	4	1,750	690	C
	Rummel Rd.	Orange County Line	4	1,750	934	C
Neptune Rd.	Partin Settlement Rd.	Kissimmee Park Rd.	4	1,640	1,287	D
	Kissimmee Park Rd.	U.S. 192/441 (13th Street)	4	1,640	808	C
New York Ave.	17th Street	Lakeshore Blvd.	2	760	330	C

SEGMENT	FROM	TO	# of Lanes	LOS D Max.	Peak Dir.	2020 LOS
Nova Rd. (CR 532)	U.S. 192/441 (13th Street)	Pine Grove Rd.	2	740	704	D
Old Canoe Creek Rd.	Kissimmee Park Rd.	Canoe Creek Rd.	2	1,280	873	C
Pine Tree Dr.	Canoe Creek Rd.	Cord Ave.	2	720	49	B
	Cord Ave.	Hickory Tree Road	2	720	100	C
Rummel Rd.	Mississippi Ave.	Narcoossee Rd.	2	760	745	D
Vermont Ave.	U.S. 192/441 (13th Street)	Lakeshore Blvd.	2	450	346	C
17th Street	Pine Lake Drive	Crawford Ave.	2	760	430	C
10th Street	U.S. 192/441 (13th Street)	Michigan Ave.	2	760	621	D
	Michigan Ave.	Narcoossee Rd.	2	760	312	C
13th Street (U.S. 192-441)	Partin Settlement Rd.	Kissimmee Park Rd.	6	3,020	3,007	D
	Kissimmee Park Rd.	Columbia/Budinger Ave	6	3,020	2,406	C
	Columbia/ Budinger Ave.	Mississippi Ave.	6	3,020	2,265	C
	Mississippi Ave.	Narcoossee Rd.	6	3,020	1,310	B
	Narcoossee Ave.	Nova Rd. (CR 532)	4	2,900	1,282	C

NOTES:

~~If road segment not included in OUATS 2020 major road network, traffic growth assumed consistent with total 1990-2020 population and employment increase: 1% annual.~~

~~LOS_D_Max. = Maximum Service Volume for Level of Service "D" from either existing conditions or FDOT Generalized Tables.~~

~~**Sources**: City of St. Cloud, MetroPlan Orlando OUATS 2020, Osceola County and Land Design Innovations, Inc., 2000.~~

Table II-10: Roadway Projects

Road	From	To	Improvement	Agency	Completion
Kissimmee Park Rd.	Neptune Rd.	Old Canoe Creek	Widen to 5 lanes	County[1]	2002-2003
Michigan Avenue	17th Street	0.5 miles south of 17th Street	Widen to 3 lanes	County	2005-2006
Narcoossee Rd.	U.S. 192	Hickory Tree Rd.	New 2 lane road	County	2001-2002
	Orange County Line	U.S. 192	Widen to 4 lane div.	County	2005-2006[2]
Neptune Road	Kissimmee Park Road	U.S. 192	Widen to 4 lane div.	County	2005-2006 (Design)
	Partin Settlement	Kissimmee Park Road	Widen to 4 lanes	County	2005-2006 (Design)
U.S.192	Nova Road	S.R. 15/U.S. 441	Widen to 4 lane		
Pine Tree Drive	West section	Cord Avenue	New 2 lane road	County[3]	2005-2010
U.S. 192/441[4]	Partin Settlement Road	Columbia/Budinger Ave.	Widen to 6 lanes	FDOT	[2020 MPO Plan]

1. City contribution to be determined by City
2. Tentative date for completion of first phase (north).

~~3. Not in County's CIP. City contributing Impact Fee revenues.~~

~~4. Also included in MPO's 2020 Plan~~

~~**Source:** Osceola County Capital Improvements Program, September 2000; OUATS 2020 Transportation Plan; LDI.~~

Table II-11: Transportation Corridors To Be Preserved

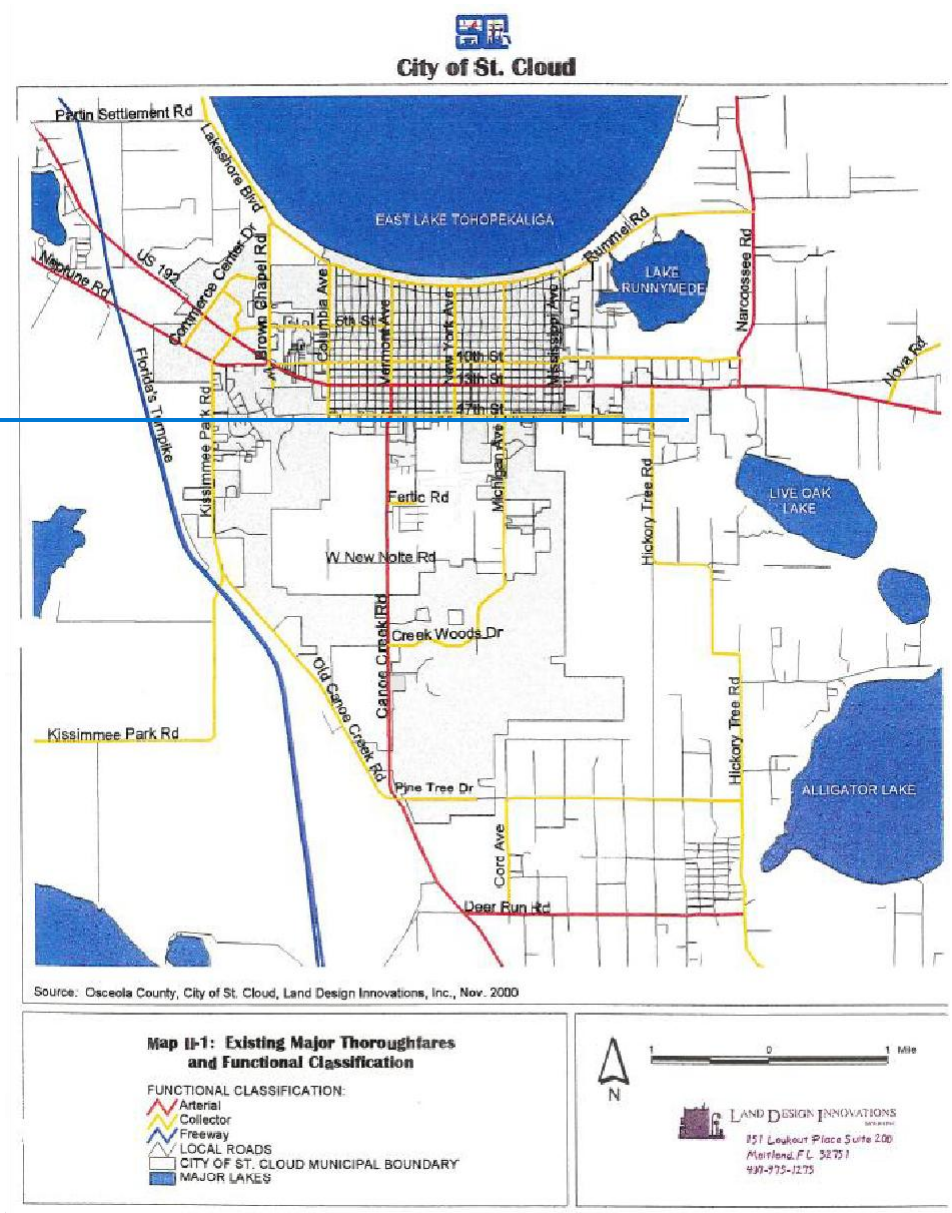
Road	**From**	**To**
Brown Chapel Road	13th Street	Old Canoe Creek Road
Budinger Avenue	17th Street	Creek Woods Drive
Creek Woods Drive	Old Canoe Creek Road	Canoe Creek Road
	Michigan Avenue	Narcoossee Road
Fertic Road	Kissimmee Park Road	Canoe Creek Road
	Missouri Avenue	Michigan Avenue
	Michigan Avenue	Narcoossee Road
Hickory Tree Road (realign)	West New Nolte Road	Deer Run Rd.
West New Nolte Road	Kissimmee Park Road	Canoe Creek Road
	Canoe Creek Road	Michigan Avenue
	Michigan Avenue	Narcoossee Road
17th Street*	Crawford Avenue	Narcoossee Road

NOTE: The projects listed on this table are not funded but are recommended to complete a roadway network and increase accessibility to the area.

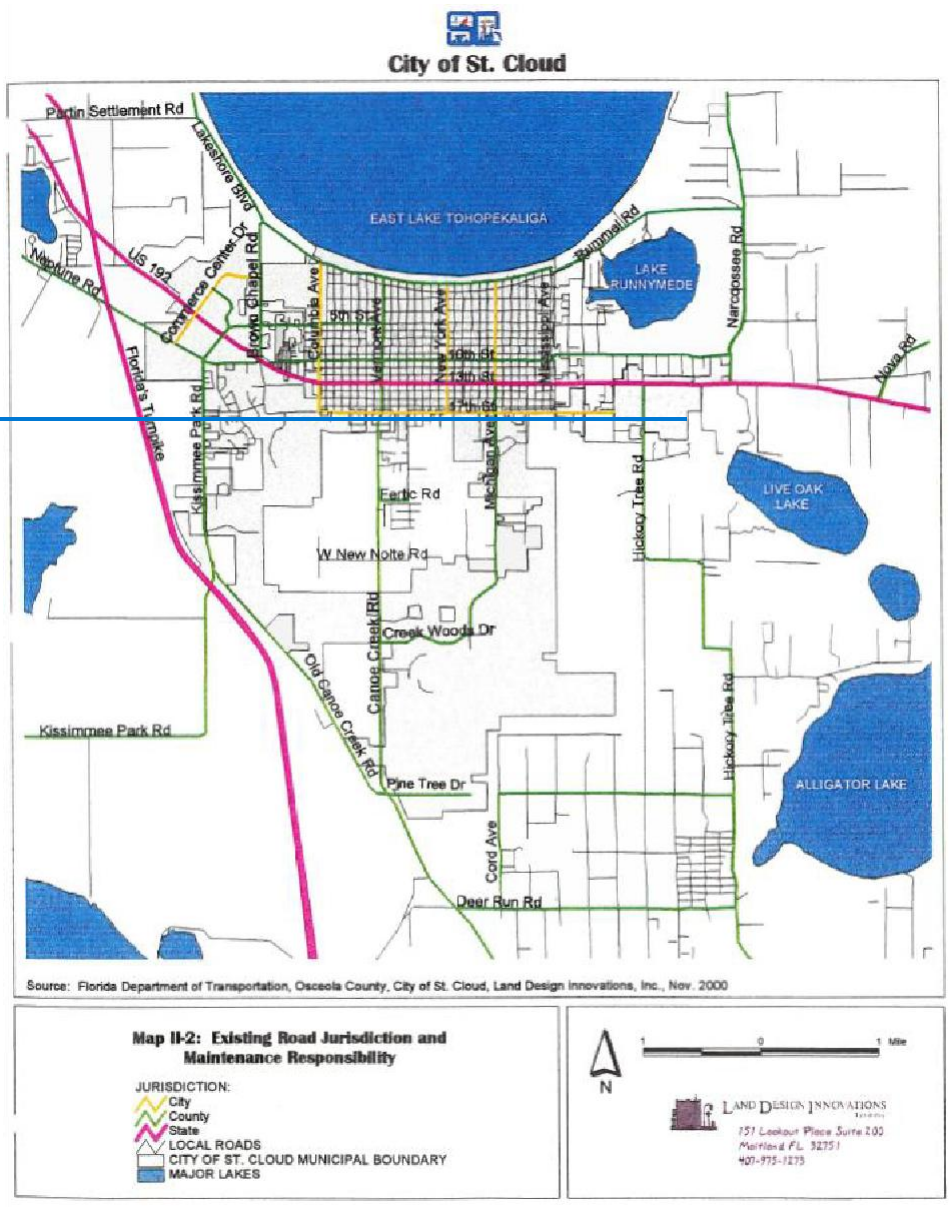
* The extension of 17th Street from Crawford to Hickory Tree Road and eventually to Narcoossee Road is currently not feasible due to existing development.

Sources: City of St. Cloud and Land Design Innovations, Inc., December 2000.

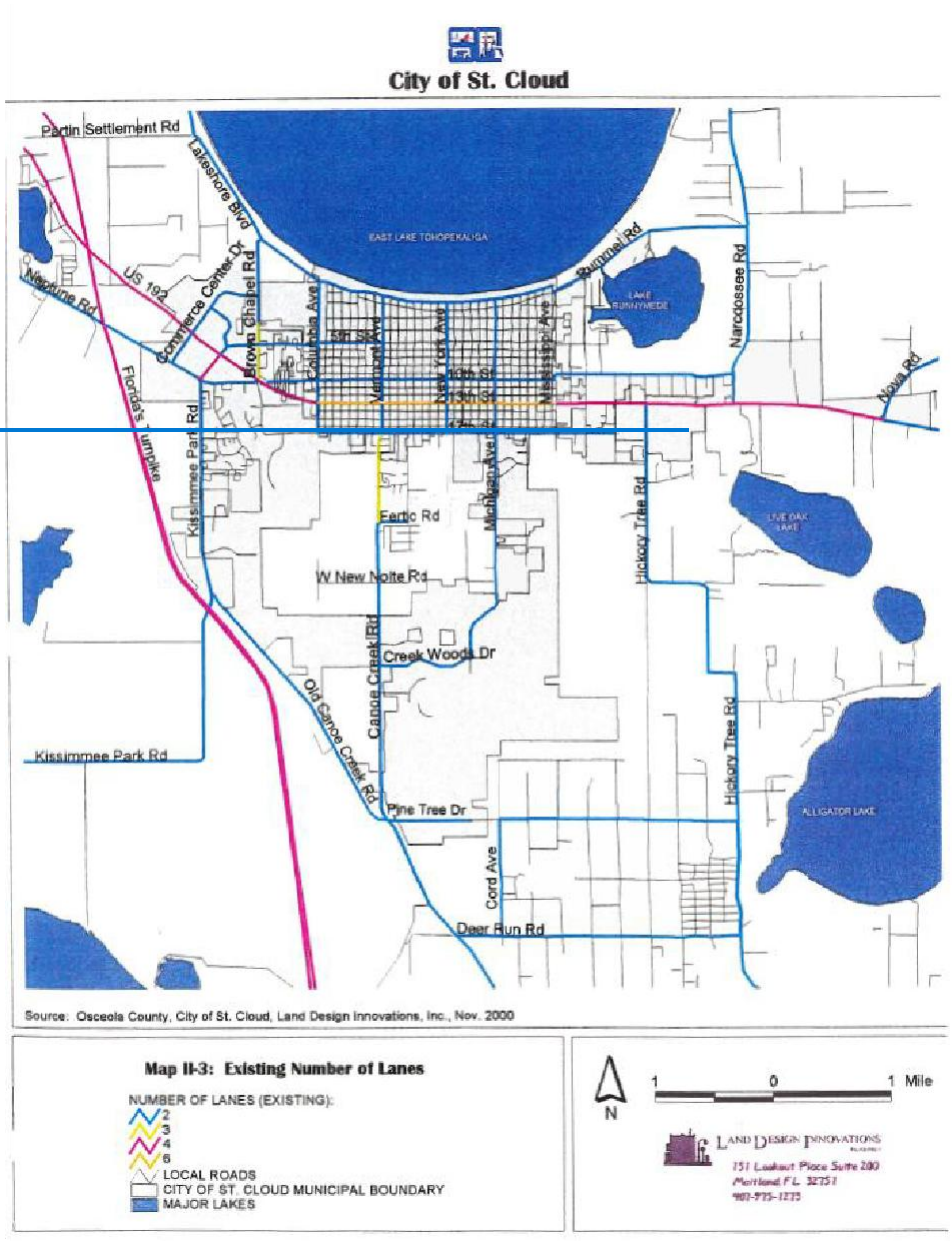
~~Map II-1: Existing Major Thoroughfare and Functional Classification~~


City of St. Cloud
Partin Settlement Rd
Lakeshore Blvd
EAST LAKE TOHOPEKALIGA
Narcoossee Rd
US 192
Neptune Rd
Commerce Center Dr
Brown Chapel Rd
Columbia Ave
5th St
Vermont Ave
New York Ave
10th St
Mississippi Ave
Rummel Rd
LAKE RUNNYMEDE
Nova Rd
Florida's Turnpike
Kissimmee Park Rd
Michigan Ave
Fortic Rd
Hickory Tree Rd
LIVE OAK LAKE
W New Nolte Rd
Creek Woods Dr
Canoe Creek Rd
Old Canoe Creek Rd
Pine Tree Dr
Core Ave
Deer Run Rd
ALLIGATOR LAKE
Source: Osceola County, City of St. Cloud, Land Design Innovations, Inc., Nov. 2000
Map II-1: Existing Major Thoroughfares and Functional Classification
FUNCTIONAL CLASSIFICATION:
Arterial
Collector
Freeway
LOCAL ROADS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
851 Lookout Place Suite 200
Maitland, FL 32751
407-875-1275

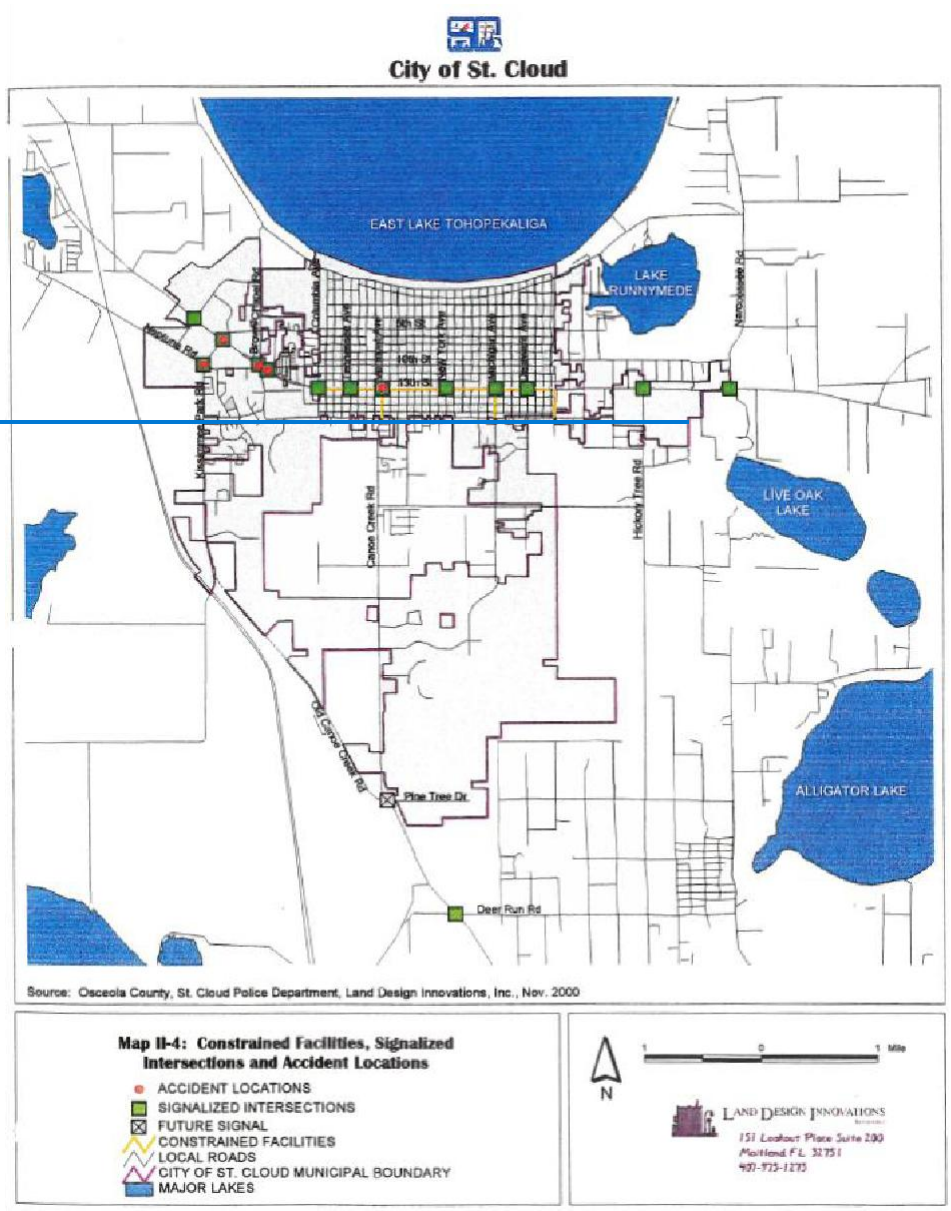
~~Map II- 2: Existing Road Jurisdiction and Maintenance Responsibility~~


City of St. Cloud
Partin Settlement Rd
Lakeshore Blvd
EAST LAKE TOHOPEKALIGA
Neptune Rd
US 192
Conference Center Dr
Bill Beck Chapel Rd
Columbia Ave
Vermont Ave
New York Ave
Mississippi Ave
Palmetto Rd
LAKE RUNNYMEDE
Narcoossee Rd
Nova Rd
9th St
10th Dr
13th St
Florida Turnpike
Kissimmee Park Rd
Ferric Rd
Michigan Ave
Hickory Tree Rd
LIVE OAK LAKE
W New Nolte Rd
Creek Woods Dr
Canoe Creek Rd
Old Canoe Creek Rd
Pine Tree Dr
Cord Ave
Deer Run Rd
ALLIGATOR LAKE
Source: Florida Department of Transportation, Osceola County, City of St. Cloud, Land Design Innovations, Inc., Nov. 2000
Map II-2: Existing Road Jurisdiction and Maintenance Responsibility
JURISDICTION:
City
County
State
LOCAL ROADS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland FL 32751
407-975-1275

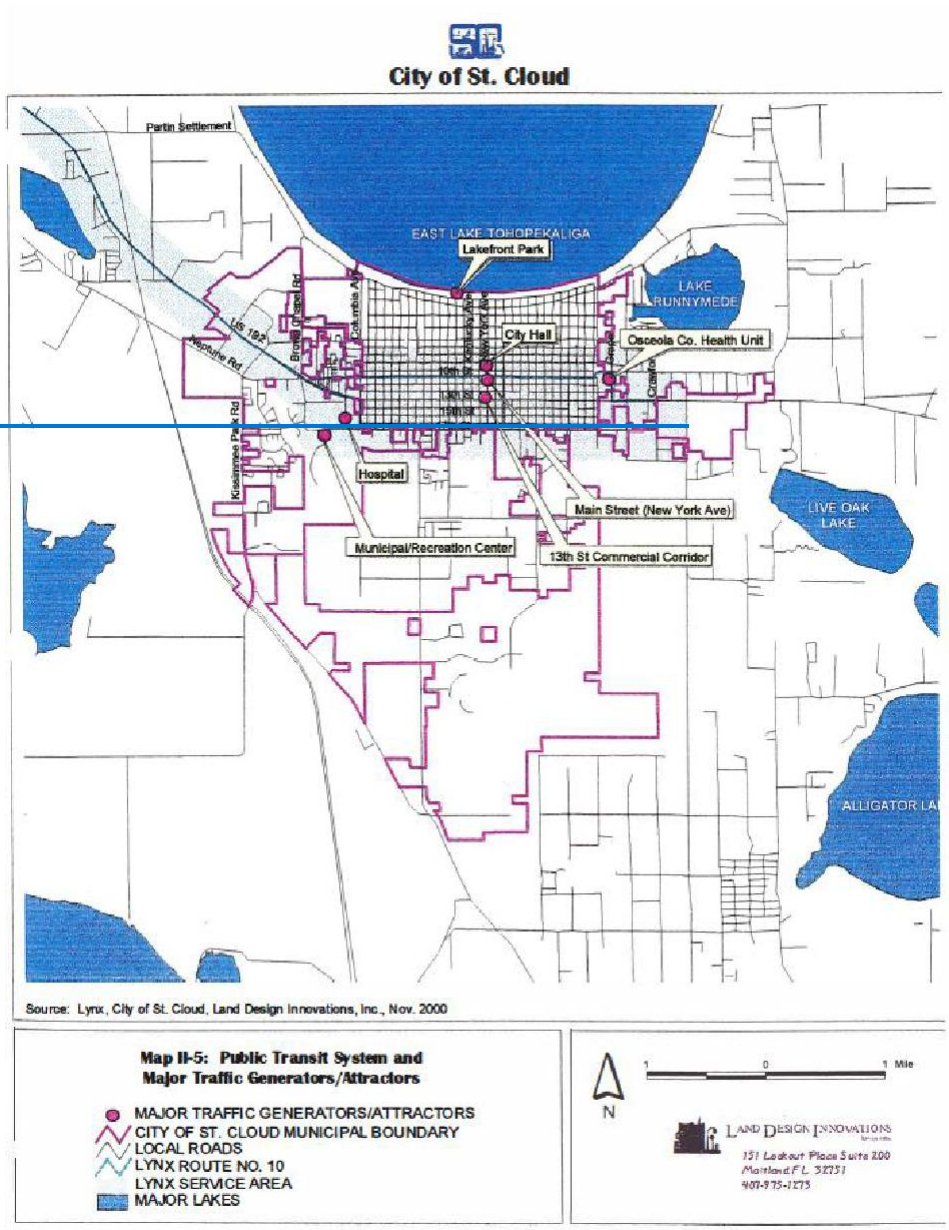
~~Map II-3: Existing Number of Lanes~~


City of St. Cloud
Partin Settlement Rd
Lakeshore Blvd
EAST LAKE TOHOPEKALIGA
Neptune Rd
US 192
Commerce Center Dr
Brown Chapel Rd
Columbia Ave
Vermont Ave
New York Ave
Mississippi Ave
Rummel Rd
LAKE RUNNYMEDE
Narcoossee Rd
Nova Rd
Florida's Turnpike
Kissimmee Park Rd
Michigan Ave
Hickory Tree Rd
LIVE OAK LAKE
Ferric Rd
W New Nolte Rd
Creek Woods Dr
Canoe Creek Rd
Old Canoe Creek Rd
Pine Tree Dr
Cord Ave
Deer Run Rd
ALLIGATOR LAKE
Source: Osceola County, City of St. Cloud, Land Design Innovations, Inc., Nov. 2000
Map II-3: Existing Number of Lanes
NUMBER OF LANES (EXISTING):
2
3
4
6
LOCAL ROADS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS

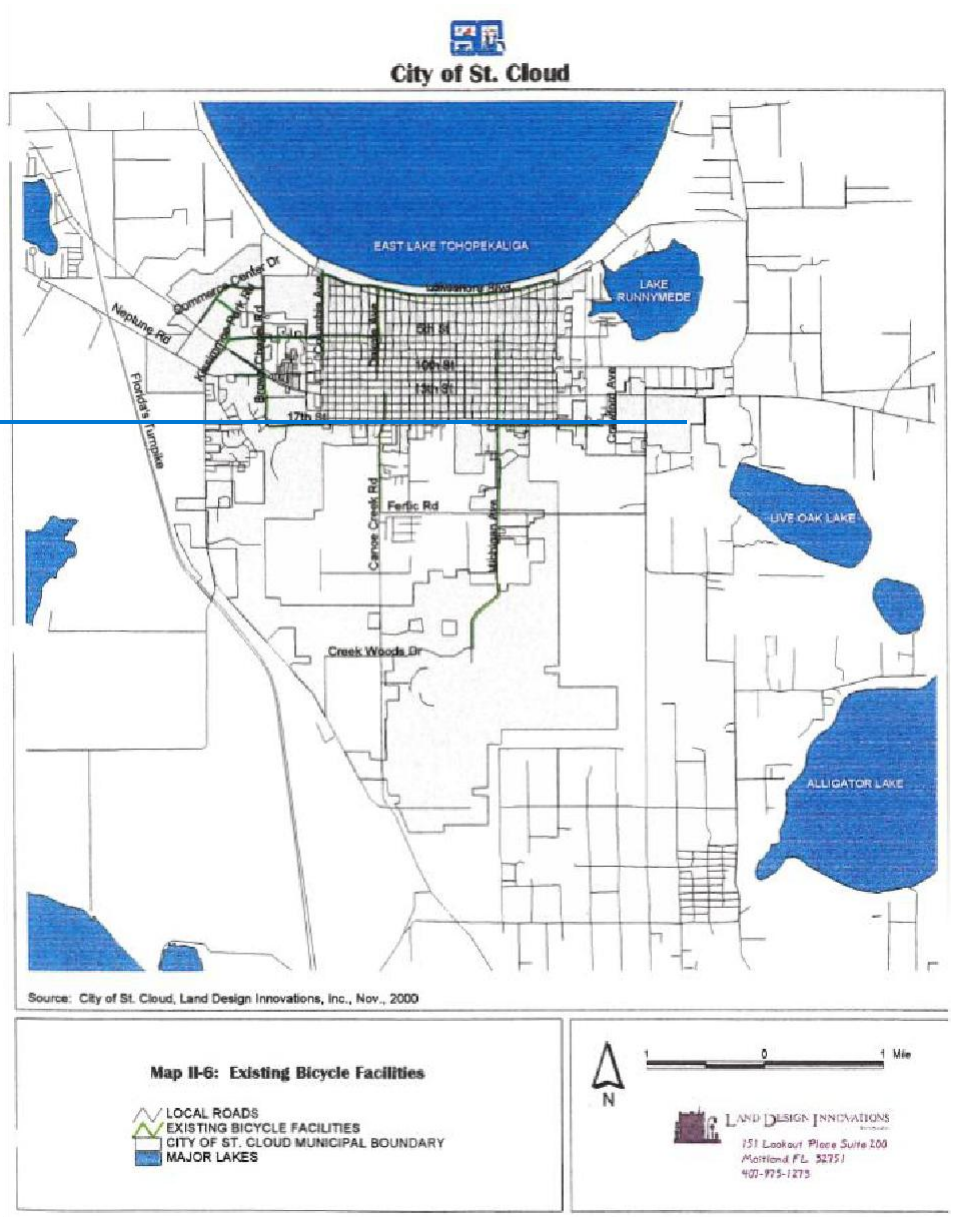
~~Map II- 4: Constrained Facilities, Signalized Intersections and Accident Locations~~


City of St. Cloud
EAST LAKE TOHOPEKALIGA
LAKE RUNNYMEDE
LIVE OAK LAKE
ALLIGATOR LAKE
Canoe Creek Rd
Hickory Tree Rd
Old Canoe Creek Rd
Pine Tree Dr.
Deer Run Rd
Source: Osceola County, St. Cloud Police Department, Land Design Innovations, Inc., Nov. 2000
Map II-4: Constrained Facilities, Signalized Intersections and Accident Locations
ACCIDENT LOCATIONS
SIGNALIZED INTERSECTIONS
FUTURE SIGNAL
CONSTRAINED FACILITIES
LOCAL ROADS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS

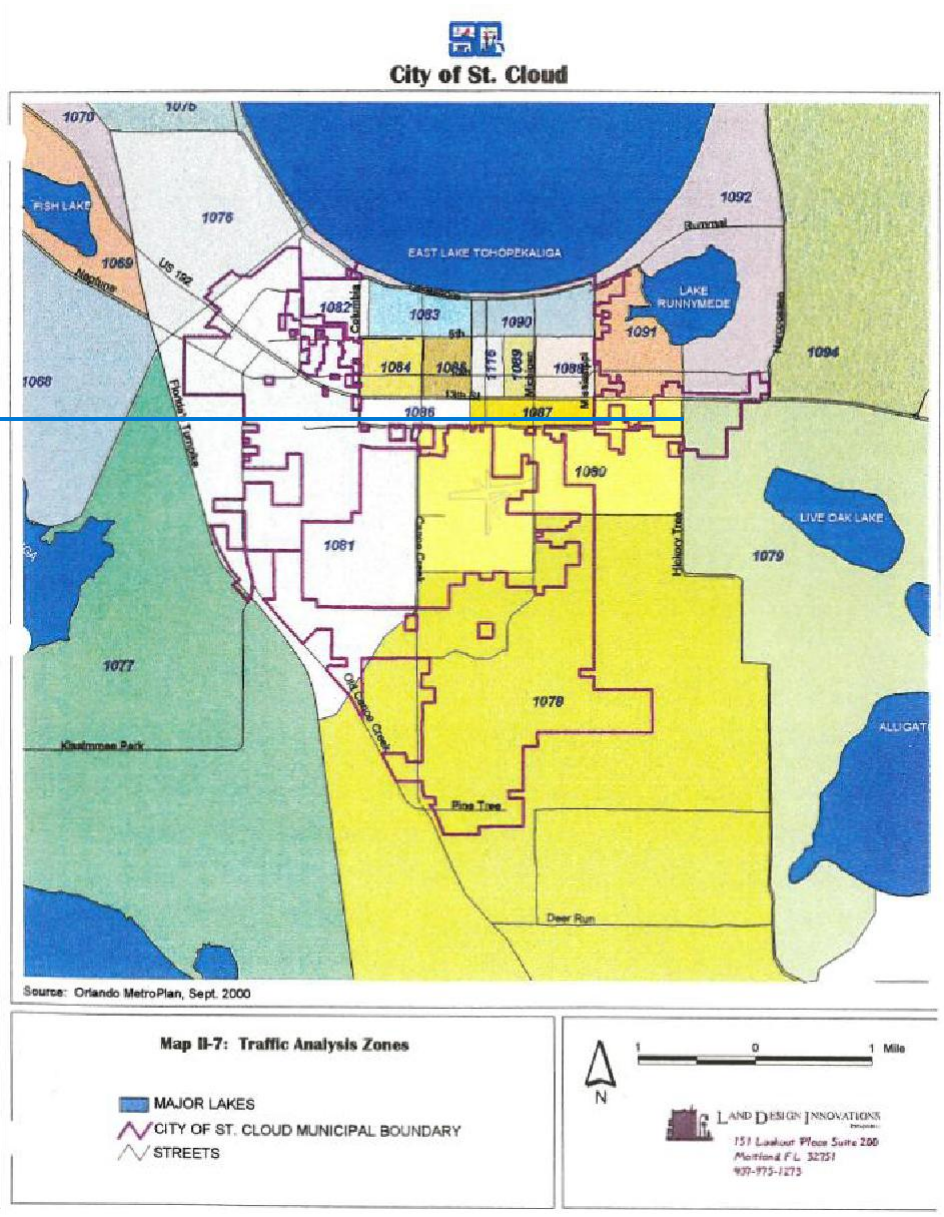
~~Map II- 5: Public Transit System and Major Traffic Generators/Attractors~~


City of St. Cloud
Partin Settlement
EAST LAKE TOHOPEKALIGA
Lakefront Park
LAKE RUNNYMEDE
City Hall
Osceola Co. Health Unit
US 192
Nolte Rd
Kissimmee Park Rd
Hospital
Municipal/Recreation Center
Main Street (New York Ave)
13th St Commercial Corridor
LIVE OAK LAKE
ALLIGATOR LA
Source: Lynx, City of St. Cloud, Land Design Innovations, Inc., Nov. 2000
Map II-5: Public Transit System and Major Traffic Generators/Attractors
MAJOR TRAFFIC GENERATORS/ATTRACTORS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
LOCAL ROADS
LYNX ROUTE NO. 10
LYNX SERVICE AREA
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS

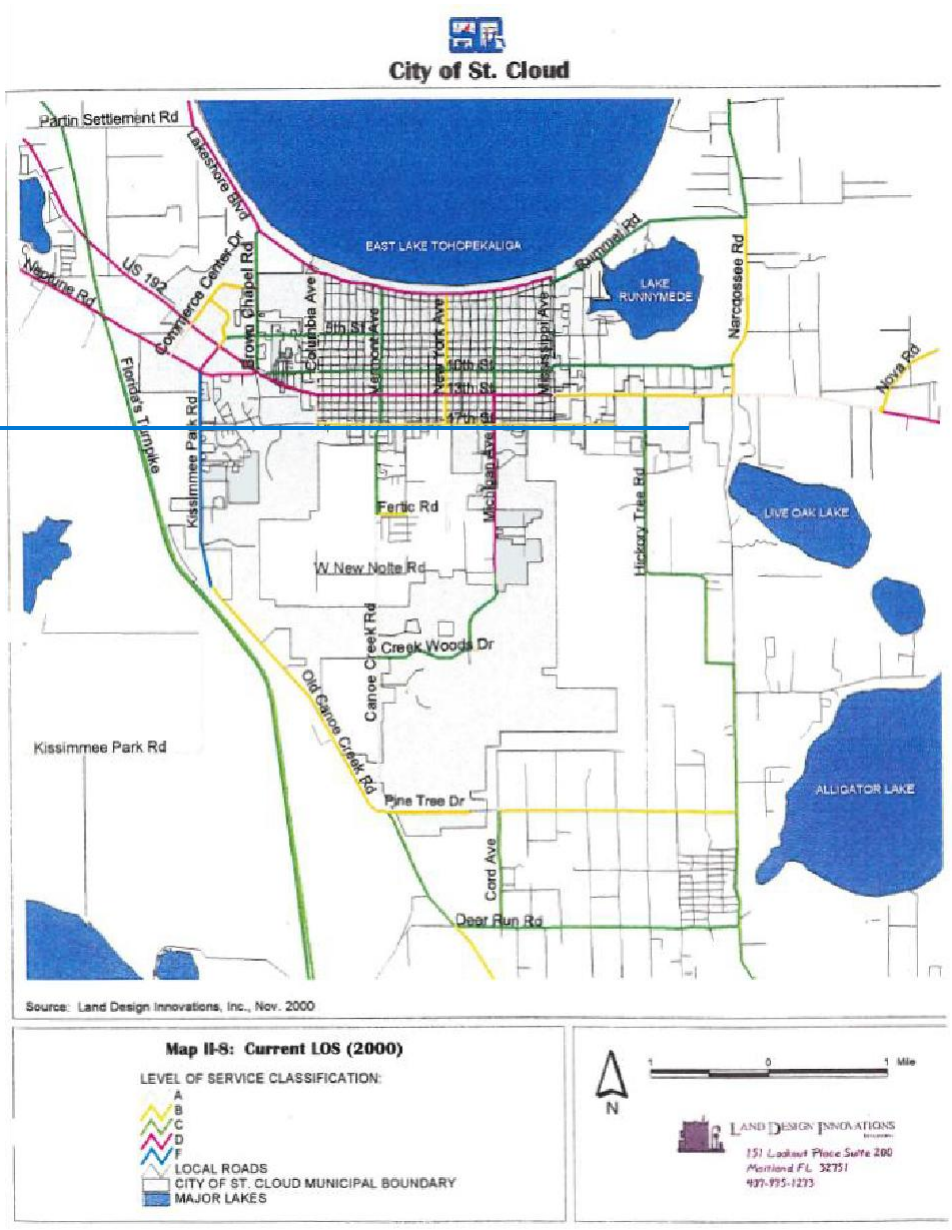
~~Map II- 6: Existing Bicycle Facilities~~


City of St. Cloud
EAST LAKE TOHOPEKALIGA
LAKE RUNNYMEDE
LIVE OAK LAKE
ALLIGATOR LAKE
Florida's Turnpike
Aleppuno Rd
Commerce Center Dr
Boggy Creek Rd
Canoe Creek Rd
Ferdic Rd
Michigan Ave
Creek Woods Dr
Clyde Morris Blvd
17th St
Source: City of St. Cloud, Land Design Innovations, Inc., Nov., 2000
Map II-6: Existing Bicycle Facilities
LOCAL ROADS
EXISTING BICYCLE FACILITIES
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland FL 32751
407-875-1275

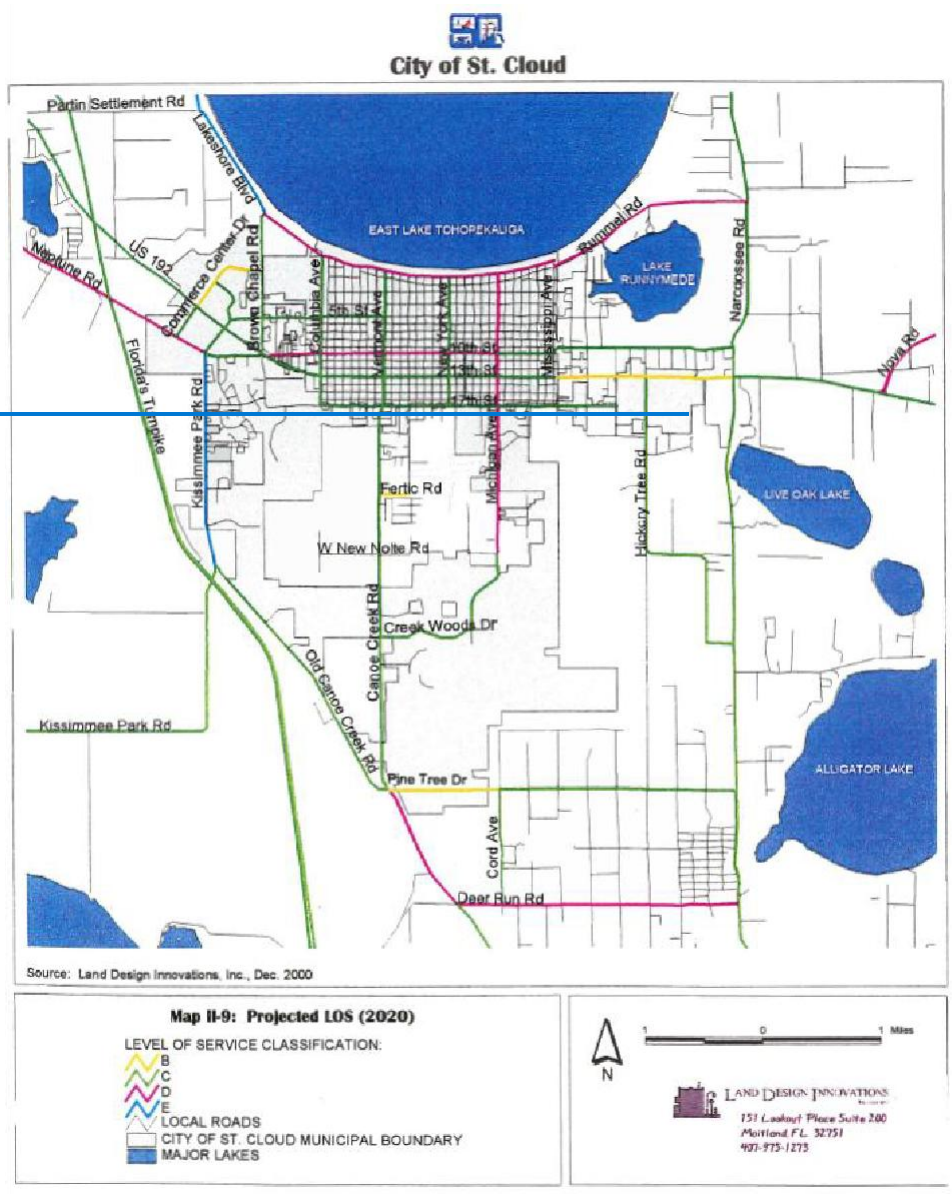
~~Map II- 7: Traffic Analysis Zones~~


City of St. Cloud
1070
1076
FISH LAKE
1069
US 192
Neptune
EAST LAKE TOHOPEKALIGA
1092
Bunnell
LAKE RUNNYMEDE
1091
1094
1082
Columbia
1083
1090
5th
1084
1088
1176
1089
Madison
1098
13th St
1086
1087
1068
Florida Turnpike
1080
LIVE OAK LAKE
1079
1081
Cross Creek
Hickory Tree
1077
Old Canoe Creek
1078
ALLIGAT
Kissimmee Park
Pine Tree
Deer Run
Source: Orlando MetroPlan, Sept. 2000
Map II-7: Traffic Analysis Zones
MAJOR LAKES
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
STREETS
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland FL 32751
407-975-1275

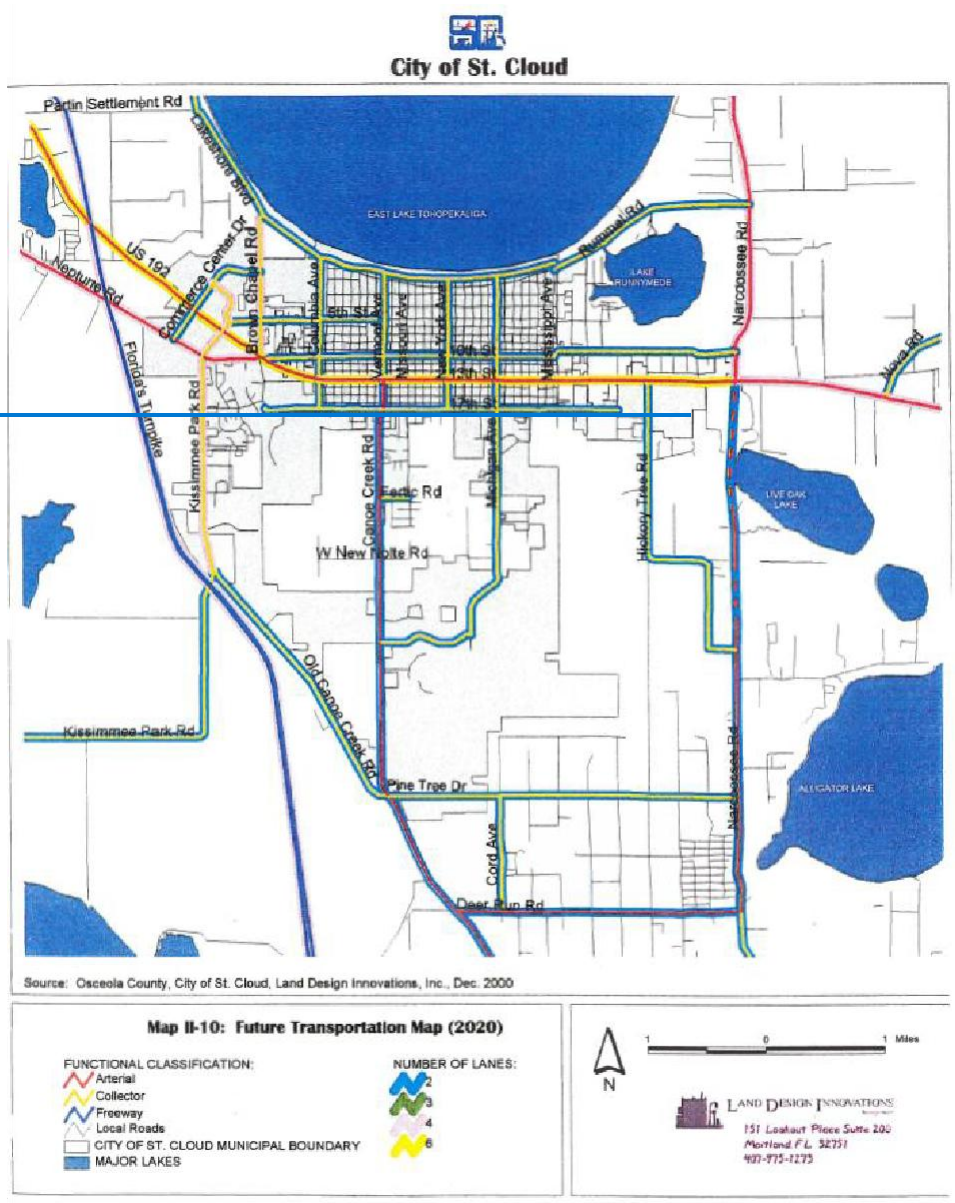
~~Map II- 8: Current Level of Service~~


City of St. Cloud
Pardin Settlement Rd
Lakeshore Blvd
EAST LAKE TOHOPEKALIGA
Neptune Rd
US 192
Commerce Center Dr
Brown Chapel Rd
Columbia Ave
5th St
Vermont Ave
New York Ave
10th St
13th St
17th St
Mississippi Ave
Rummel Rd
LAKE RUNNYMEDE
Narcoossee Rd
Nova Rd
Florida's Turnpike
Kissimmee Park Rd
Fortic Rd
Michigan Ave
Hickory Tree Rd
LIVE OAK LAKE
W New Nolte Rd
Creek Woods Dr
Canoe Creek Rd
Old Canoe Creek Rd
Kissimmee Park Rd
Pine Tree Dr
Cord Ave
Deer Run Rd
ALLIGATOR LAKE
Source: Land Design Innovations, Inc., Nov. 2000
Map II-8: Current LOS (2000)
LEVEL OF SERVICE CLASSIFICATION:
A
B
C
D
F
LOCAL ROADS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland FL 32751
407-935-1273

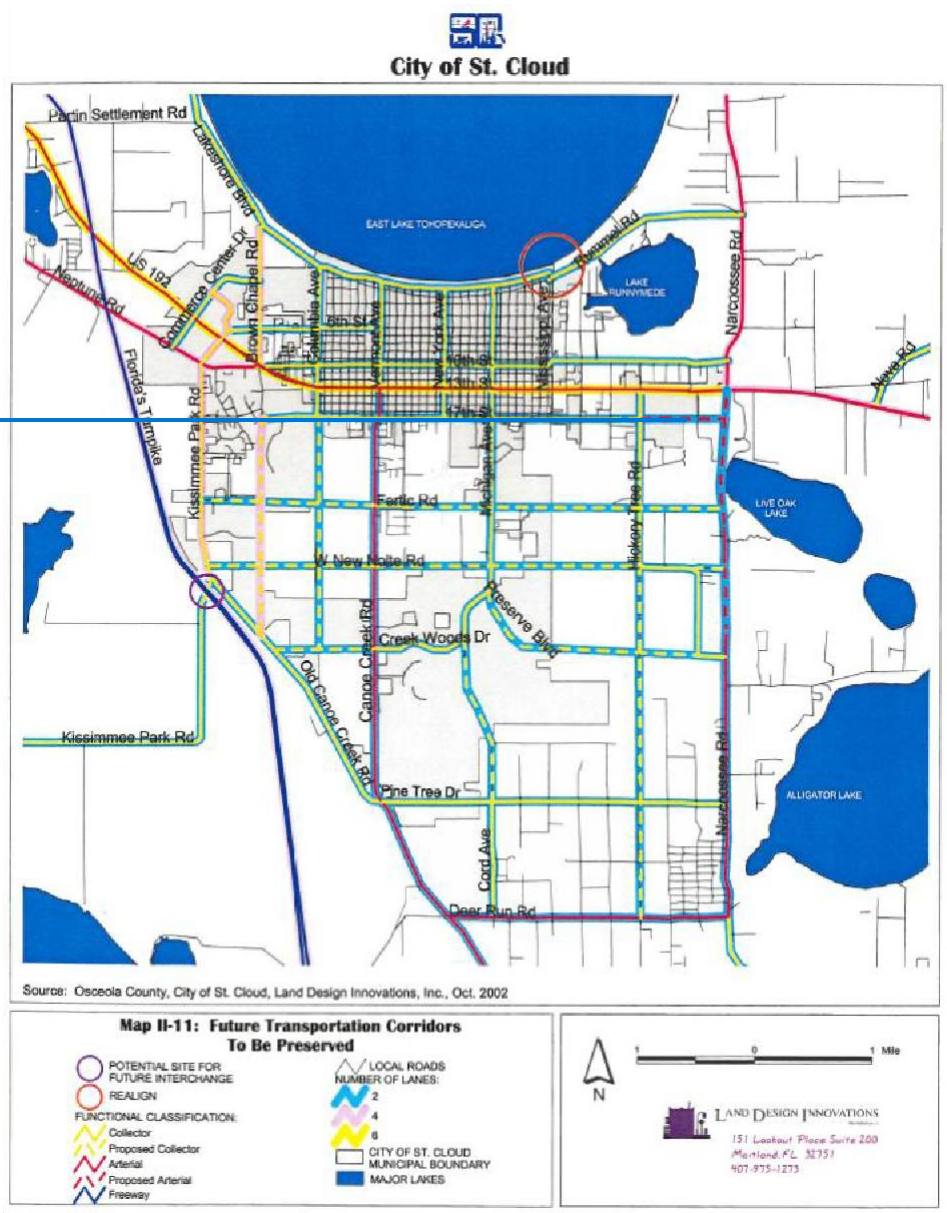
~~Map II-9: Projected Level of Service~~


City of St. Cloud
Partin Settlement Rd
Lakeshore Blvd
EAST LAKE TOHOPEKALIGA
Nolte Rd
US 192
Conference Center Dr
Brown Chapel Rd
Columbia Ave
Vermont Ave
New York Ave
Mississippi Ave
Rummel Rd
LAKE RUNNYMEDE
Narcoossee Rd
Nova Rd
Florida's Turnpike
Kissimmee Park Rd
Michigan Ave
Hickory Tree Rd
Fortic Rd
W New Nolte Rd
LIVE OAK LAKE
Creek Woods Dr
Canoe Creek Rd
Old Canoe Creek Rd
Kissimmee Park Rd
Pine Tree Dr
Cord Ave
Deer Run Rd
ALLIGATOR LAKE
Source: Land Design Innovations, Inc., Dec. 2000
Map II-9: Projected LOS (2020)
LEVEL OF SERVICE CLASSIFICATION:
B
C
D
E
LOCAL ROADS
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Miles
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland FL. 32751
407-875-1275

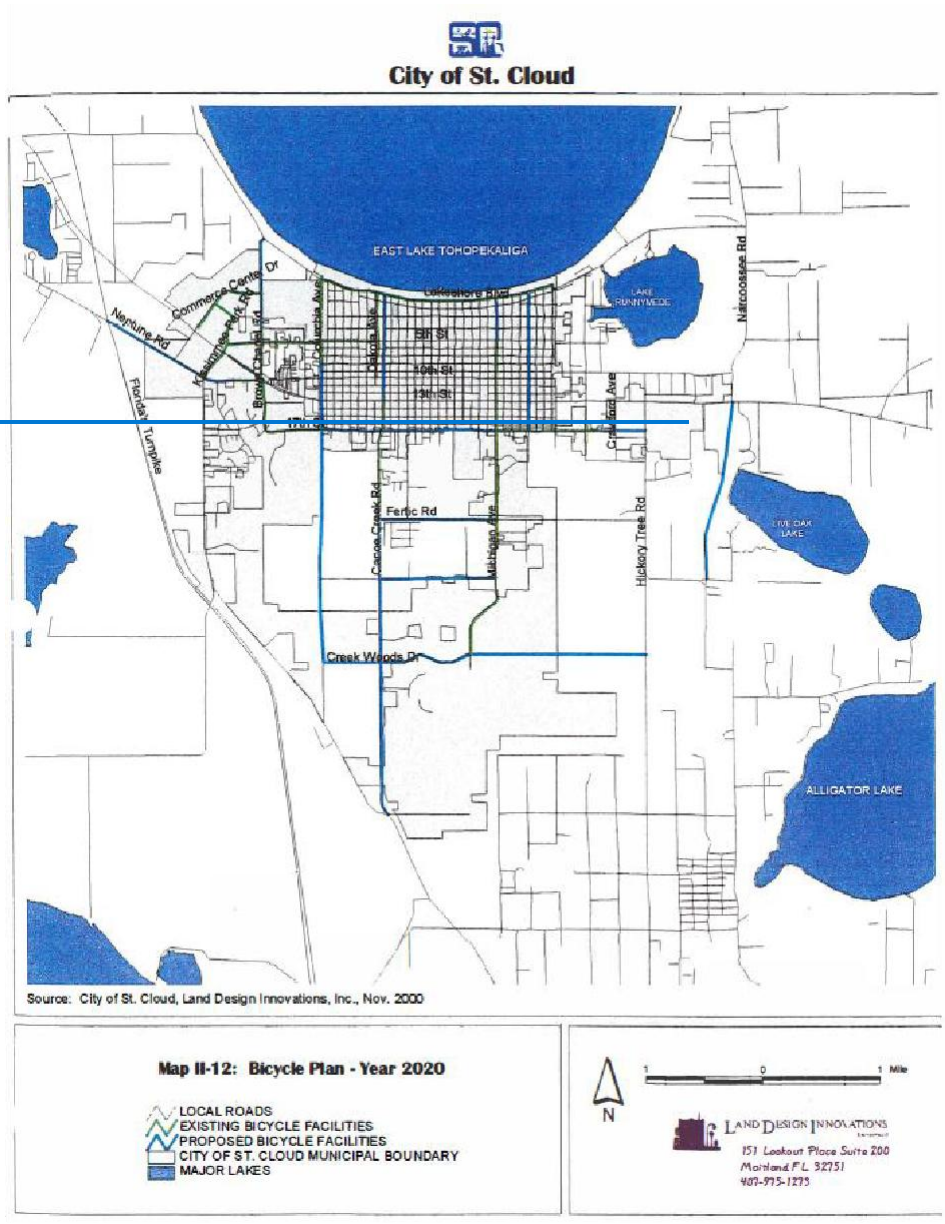
~~Map II- 10: Future Transportation Map~~


City of St. Cloud
Partin Settlement Rd
Canoe Creek Rd
EAST LAKE TOHOPEKALIGA
Commerce Center Dr
Brown Chapel Rd
US 192
Neptune Rd
Florida's Turnpike
Kissimmee Park Rd
Old Canoe Creek Rd
Pine Tree Dr
Deer Run Rd
Gord Ave
Hickory Tree Rd
Narcoossee Rd
LAKE RUNNYMEDE
LIVE OAK LAKE
ALLIGATOR LAKE
Source: Osceola County, City of St. Cloud, Land Design Innovations, Inc., Dec. 2000
Map II-10: Future Transportation Map (2020)
FUNCTIONAL CLASSIFICATION:
Arterial
Collector
Freeway
Local Roads
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
NUMBER OF LANES:
2
3
4
6
N
Miles
LAND DESIGN INNOVATIONS

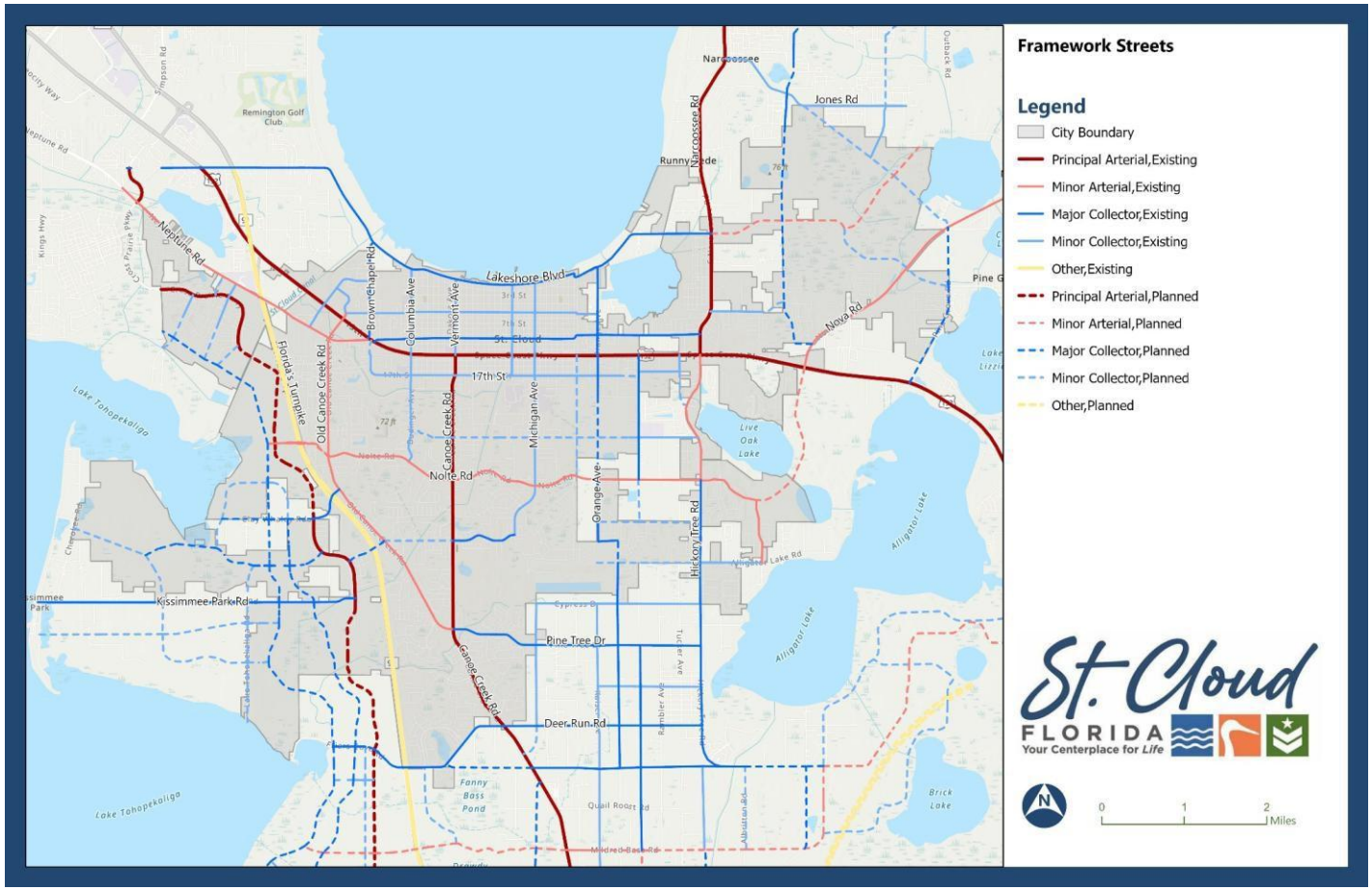
~~Map II- 11: Future Transportation Corridors To Be Preserved~~


City of St. Cloud
Partin Settlement Rd
Lakeshore Blvd
EAST LAKE TOHOPEKALIGA
Thermal Rd
Narcoossee Rd
US 192
Nocturne Rd
Commerce Center Dr
Brown Chapel Rd
Columbia Ave
25th St
Jamaica Rd
New York Ave
Mississippi Ave
LAKE RUNNYMEDE
News Rd
Florida's Turnpike
Kissimmee Park Rd
Michigan Ave
Ferric Rd
Hickory Tree Rd
LIVE OAK LAKE
W New Nolte Rd
Preserve Blvd
Creek Woods Dr
Canoe Creek Rd
Old Canoe Creek Rd
Kissimmee Park Rd
Pine Tree Dr
ALLIGATOR LAKE
Cord Ave
Deer Run Rd
Source: Osceola County, City of St. Cloud, Land Design Innovations, Inc., Oct. 2002
Map II-11: Future Transportation Corridors To Be Preserved
POTENTIAL SITE FOR FUTURE INTERCHANGE
REALIGN
FUNCTIONAL CLASSIFICATION:
Collector
Proposed Collector
Arterial
Proposed Arterial
Freeway
LOCAL ROADS
NUMBER OF LANES:
2
4
6
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland, FL 32751
407-975-1273

~~Map II- 12: Bicycle Plan~~


City of St. Cloud
EAST LAKE TOHOPEKALIGA
LAKE RUNNYMEDE
Neptune Rd
Commerce Centre Dr
Florida Turnpike
Narcoossee Rd
Ferric Rd
Creek Woods Dr
Hickory Tree Rd
ALLIGATOR LAKE
Source: City of St. Cloud, Land Design Innovations, Inc., Nov. 2000
Map II-12: Bicycle Plan - Year 2020
LOCAL ROADS
EXISTING BICYCLE FACILITIES
PROPOSED BICYCLE FACILITIES
CITY OF ST. CLOUD MUNICIPAL BOUNDARY
MAJOR LAKES
N
1 0 1 Mile
LAND DESIGN INNOVATIONS
151 Lookout Place Suite 200
Maitland FL 32751
407-975-1275

Map II-1: Framework Streets



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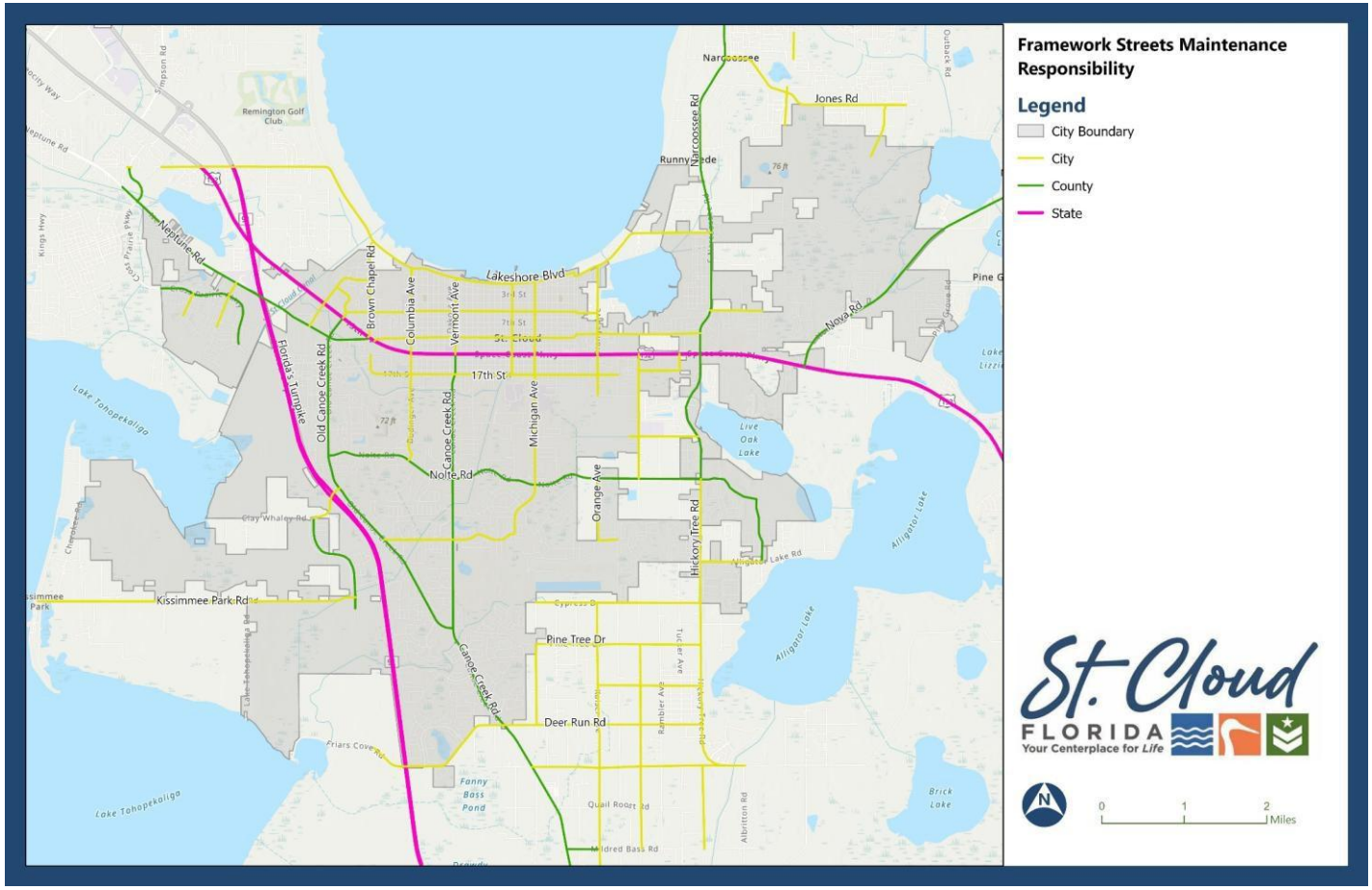
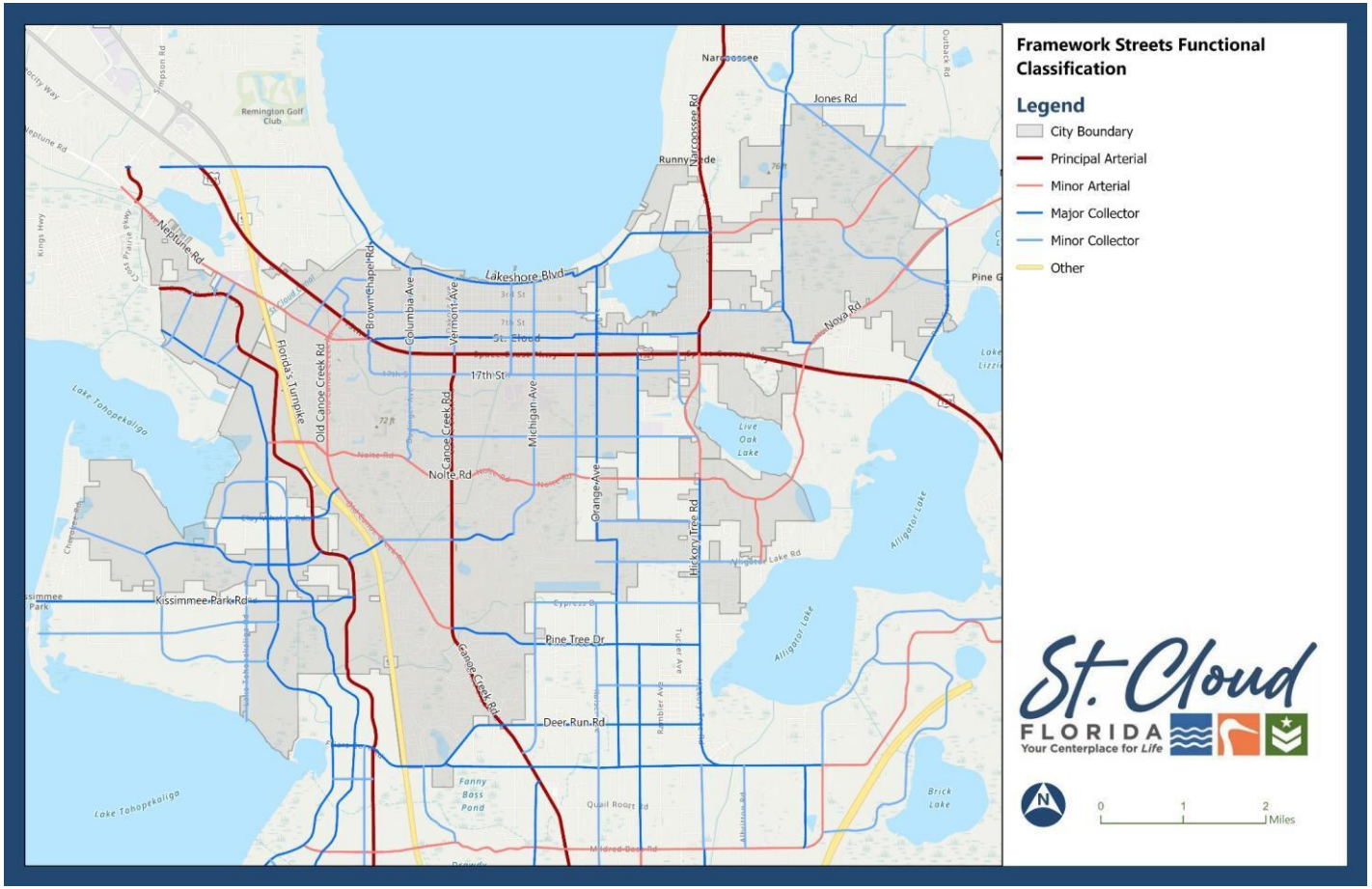
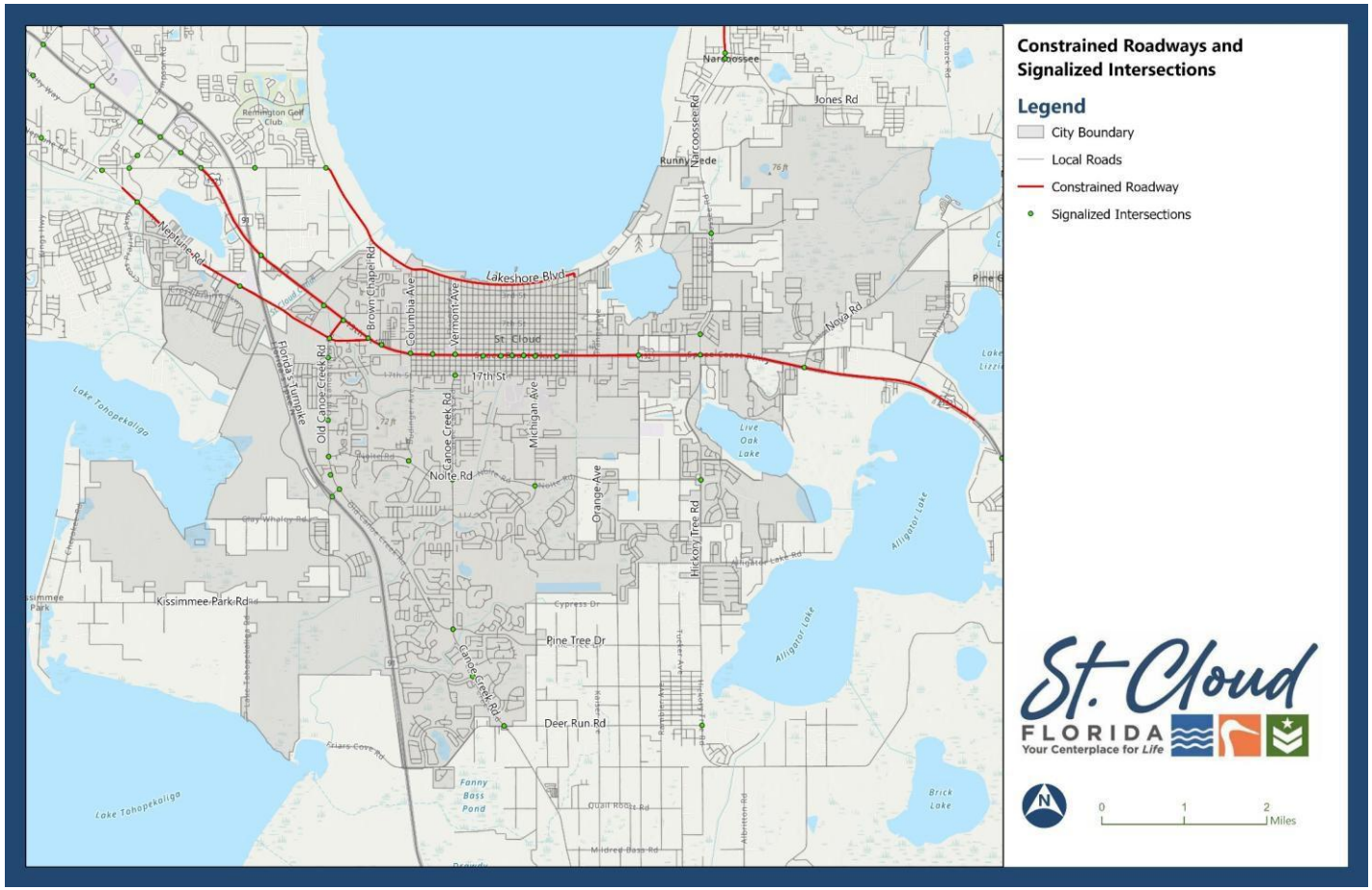
Map II-2: Maintenance Responsibility



Map II-3: Functional Classification



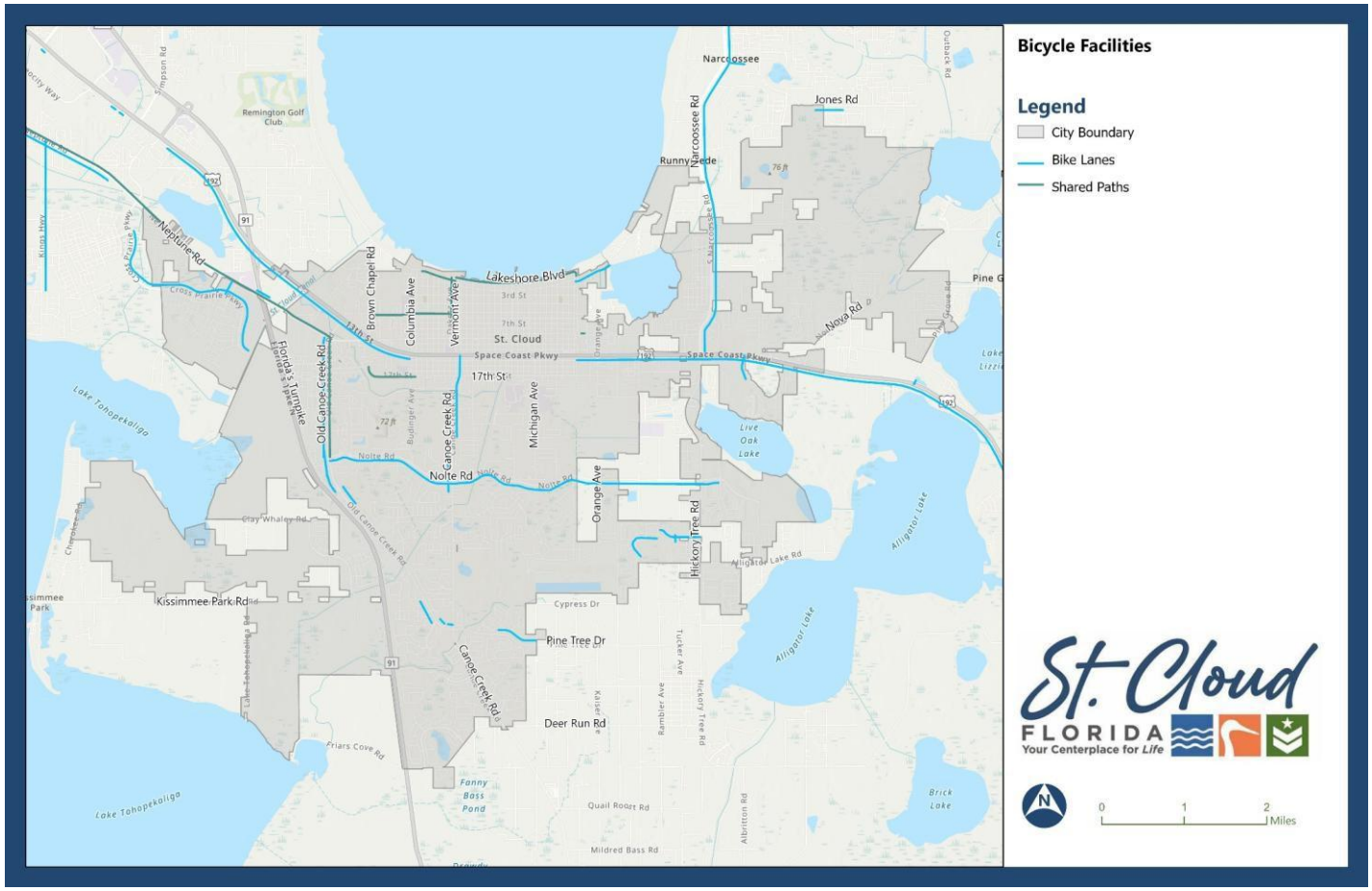
Map II-4: Constrained Roadways and Signalized Intersections



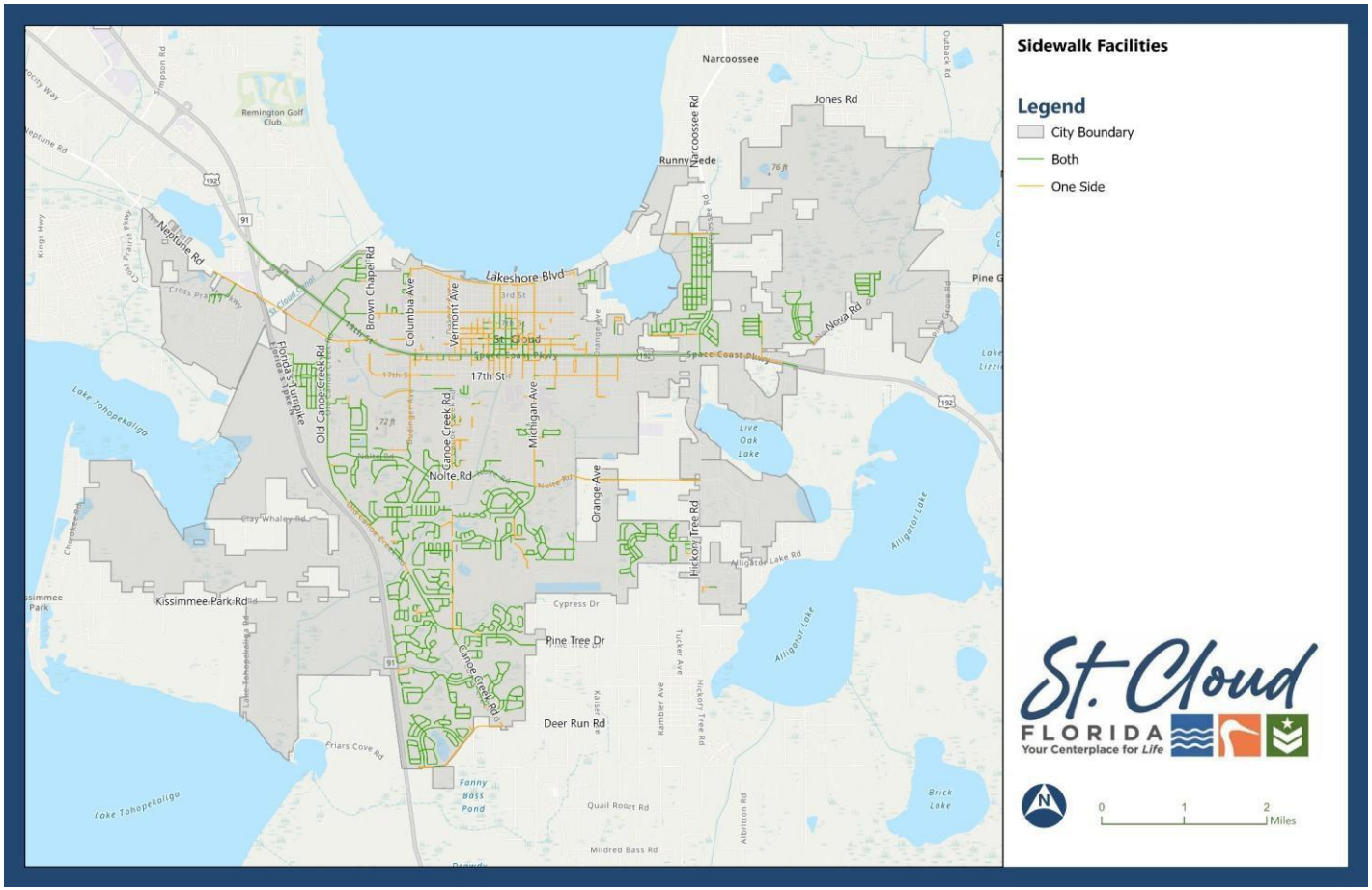
Map II-5: High Injury Network, Crash Density, Fatal and Serious Injury Crashes

Map II-6: Public Transit Routes

Map II-7: Bicycle Facilities

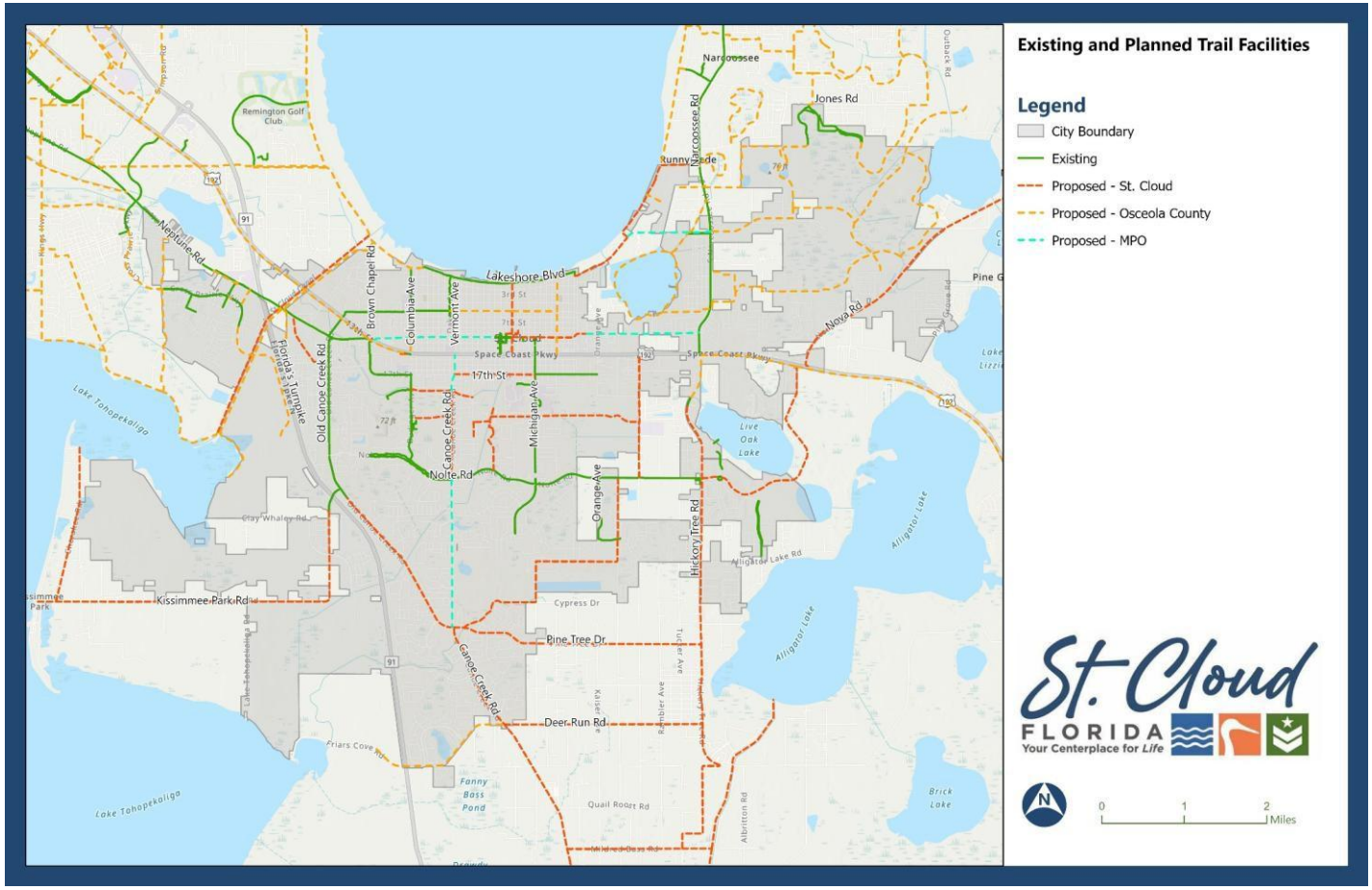


Map II-8: Sidewalk Facilities

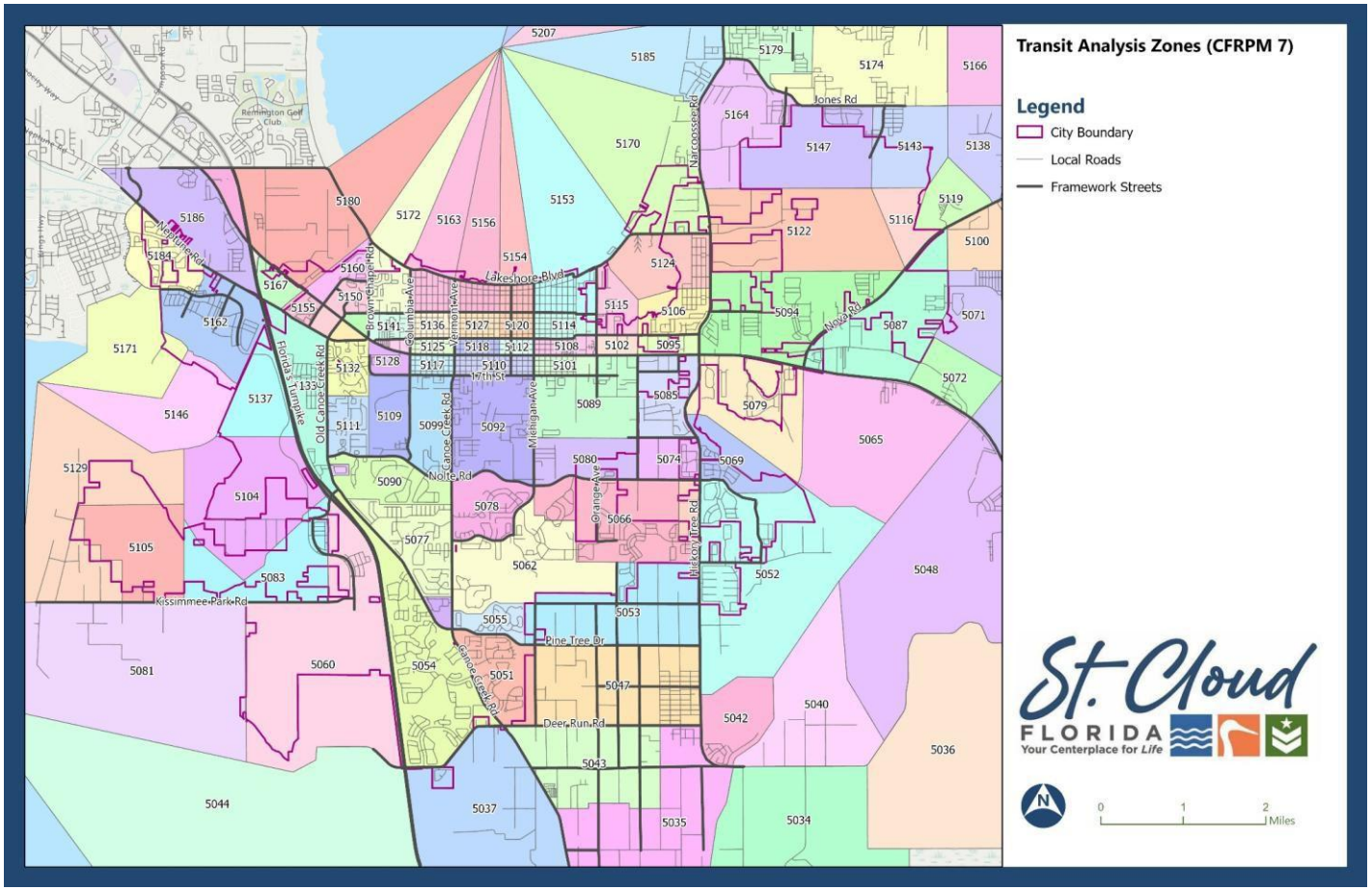


Disclaimer: Sidewalk data is current to 2022 and is being retroactively updated from As-Builts to bring information up to date. This document is intended to be used for reference only. The accuracy, completeness or suitability for a particular use is not represented (implied or otherwise). In no event shall the City of St. Cloud or any of its staff be liable in any way (direct, indirect, incidental, or consequential) for damages or losses as a result of using, modifying, contributing or distributing this document

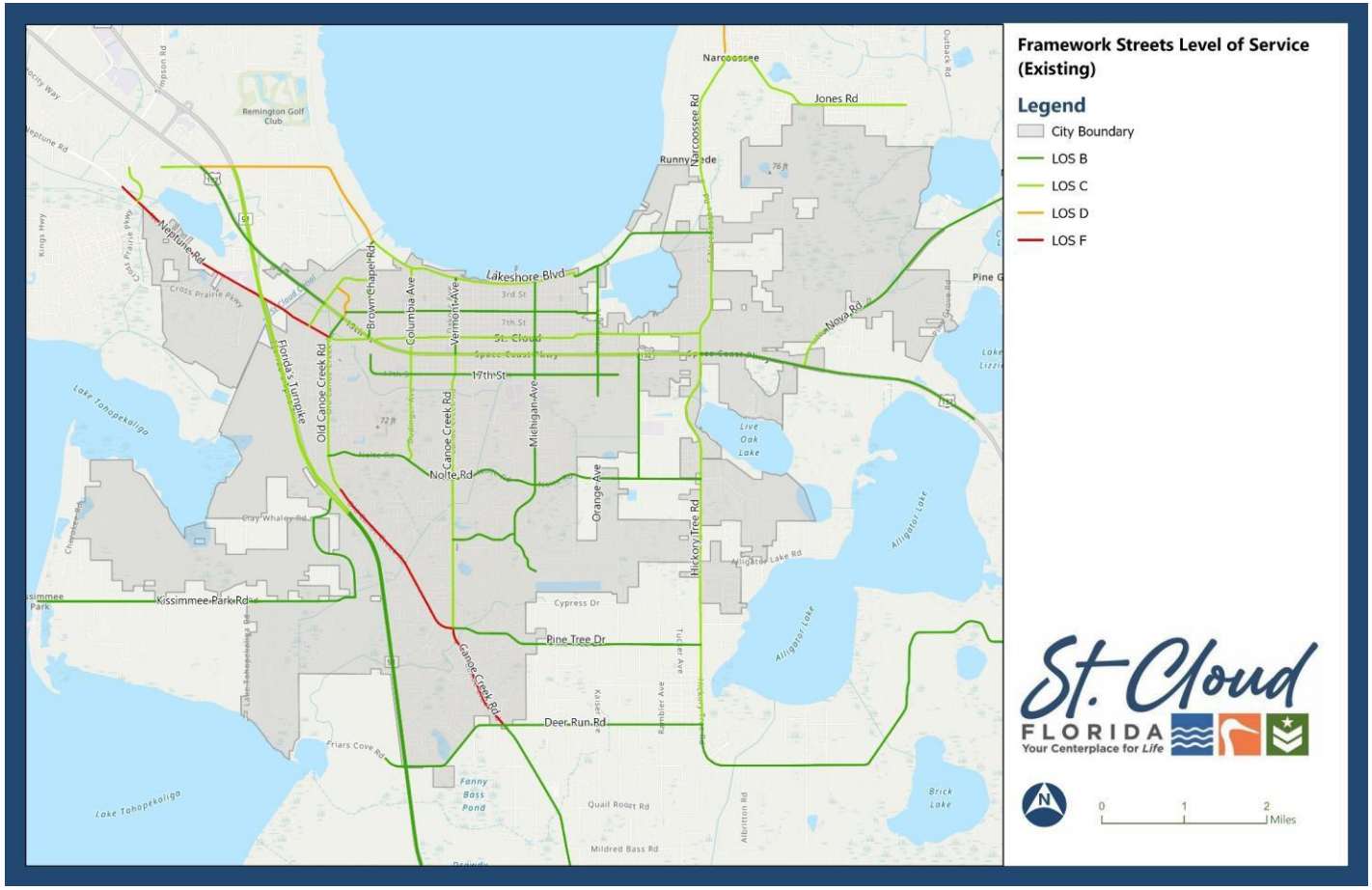
Map II-9: Existing and Planned Trail Facilities



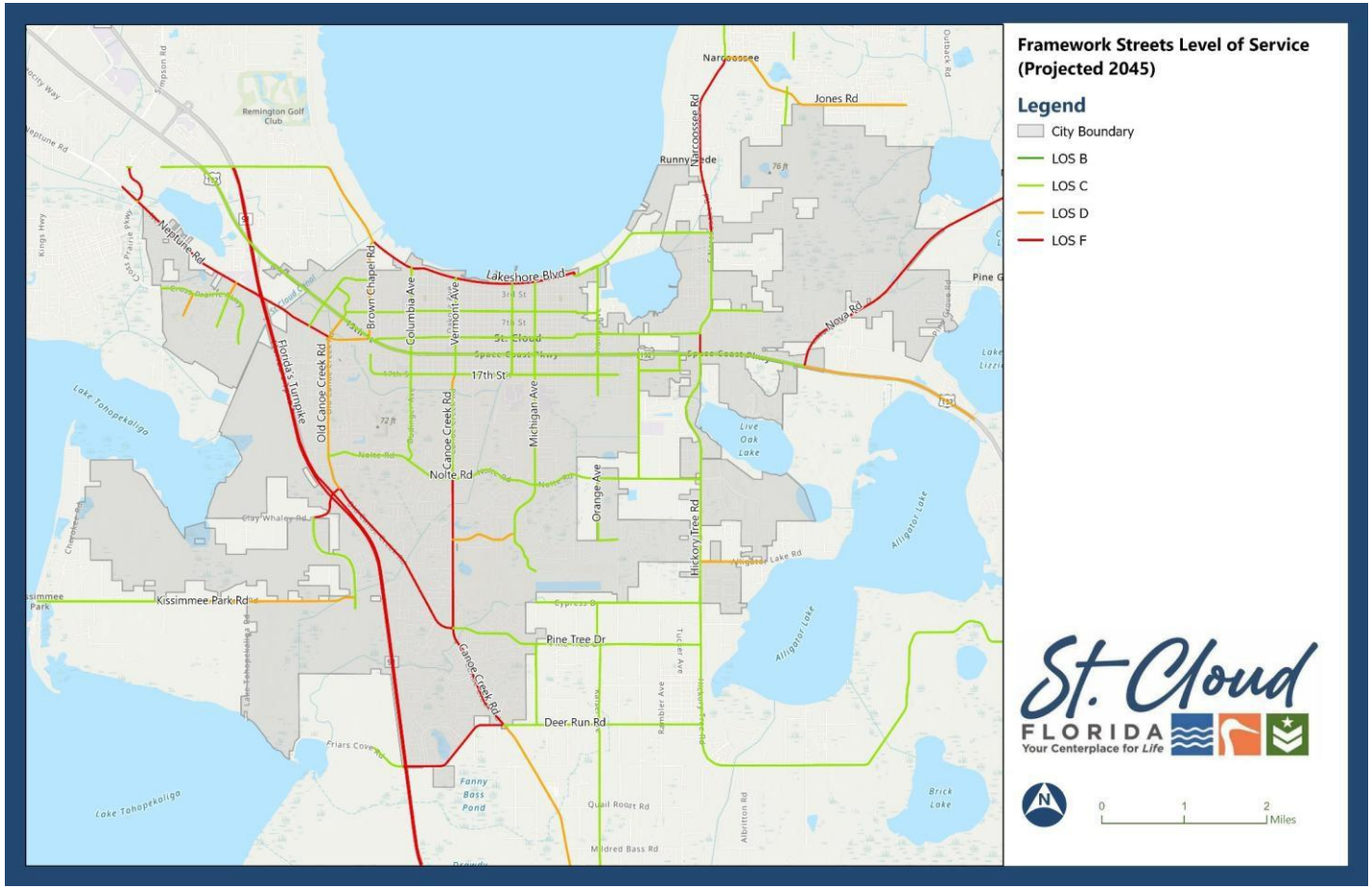
Map II-10: Socio Economic Data – Transportation Analysis Zones



Map II-11: Existing Framework Streets Level of Service



Map II-12: Projected Framework Streets Level of Service



~~Map II-1: Existing Major Thoroughfare and Functional Classification~~

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~~Map II- 2: Existing Road Jurisdiction and Maintenance Responsibility~~

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~~Map II-3: Existing Number of Lanes~~

~~Map II- 4: Constrained Facilities, Signalized Intersections and Accident Locations~~

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~~Map II- 5: Public Transit System and Major Traffic Generators/Attractors~~

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~~Map II- 6: Existing Bicycle Facilities~~

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~~Map II- 7: Traffic Analysis Zones~~

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~~Map II- 8: Current Level of Service~~

~~Map II- 9: Projected Level of Service~~

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~~Map II- 10: Future Transportation Map~~

~~Map II- 11: Future Transportation Corridors To Be Preserved~~

~~Map II- 12: Bicycle Plan~~

~~D. GOALS, OBJECTIVES AND POLICIES~~

~~Goal 1:~~

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~~PROVIDE A SAFE, EFFICIENT, AND CONVENIENT MULTIMODAL TRANSPORTATION SYSTEM FOR MOTORIZED AND NON-MOTORIZEDALL USERS OF THE ST. CLOUD TRANSPORTATION NETWORK.~~

~~Objective 1.1: THE CITY SHALL ADOPT USE COMPLETE STREETS PRINCIPLES, ROADWAY CONTEXT CLASSIFICATION, AND LEVEL OF SERVICE (LOS) STANDARDS TO DEVELOP AND MAINTAIN A MULTIMODAL TRANSPORTATION NETWORK THAT IS ACCESSIBLE AND SAFE FOR ALL USERS.AND ADHERE TO LEVEL OF SERVICE STANDARDS FOR ARTERIAL AND COLLECTOR STREETS, AND ALSO FOR ROADS INCLUDED IN THE FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS).~~

~~Policy 1.1.1: THE CITY SHALL USE THE MOST RECENT FDOT MULTIMODAL QUALITY/LEVEL OF SERVICE HANDBOOK AS A BASIS FOR THE CITY'S LOS STANDARDS FOR ARTERIAL AND COLLECTOR ROADWAYS.GENERALIZED PEAK HOUR LOS CRITERIA AS A BASIS FOR THE CITY'S LEVEL OF SERVICE STANDARDS~~

~~Policy 1.1.2: THE MINIMUM PEAK HOUR LEVEL OF SERVICE (LOS) STANDARD, TO BE ADOPTED AS PART OF THIS ELEMENTELEMENT, SHALL BE AS FOLLOWS:~~

- ~~LIMITED ACCESS ROADS: C, OR AS OTHERWISE PRESCRIBED BY FDOT.~~

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- ~~ARTERIALS AND COLLECTORS: D.~~

~~A LOWER LOS MAY BE ACCEPTABLE IMMEDIATELY BEFORE OR AFTER SPECIAL EVENTS, OR CONSTRUCTION, WHERE THE IMPACTS OF SUCH EVENTS ON THE ROADWAY ARE INFREQUENT. WHERE CAPACITY EXPANSION WOULD ADVERSELY IMPACT PUBLIC SAFETY, COMMUNITY CHARACTER, OR BE INCONSISTENT WITH THE FUTURE RIGHT OF WAY~~

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~~PRESERVATION ASSESSMENT, THE CITY SHALL EVALUATE OTHER PARALLEL FACILITIES TO REDISTRIBUTE VOLUME.~~

~~Policy 1.1.3: THE CITY SHALL USE THE MOST RECENT FDOT LEVEL OF TRAFFIC STRESS (LTS) AS A BASIS FOR EVALUATING THE LOS FOR BICYCLE AND PEDESTRIAN FACILITIES WITHIN THE CITY.~~

~~ALL FRAMEWORK MAJOR STREETS ROADWAYS SHALL BE DESIGNED AS COMPLETE TRANSPORTATION CORRIDORS INCORPORATING BICYCLE, PEDESTRIAN AND TRANSIT FEATURES TO ACHIEVE A TRUE MULTIMODALMULTI-MODAL SYSTEM. FRAMEWORK STREETS SHALL BE IDENTIFIED IN THE TRANSPORTATION & MOBILITY MASTER PLAN AND INCLUDED IN THIS ELEMENT AS THE FRAMEWORK STREETS MAP SERIES.~~

~~THE CITY SHALL IDENTIFY ALL FRAMEWORK STREETS WITH FDOT'S CONTEXT CLASSIFICATION GUIDE AND USE THE ASSIGNED CONTEXT CLASSIFICATION FOR EACH ROADWAY TO DETERMINE APPROPRIATE DESIGN CONSIDERATIONS.~~

~~Policy 1.1.4: THE CITY SHALL UPDATE ITS LAND DEVELOPMENT CODE TO INCLUDE COMPLETE STREETS DESIGN GUIDELINES THAT ALIGN WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE (FLORIDA GREENBOOK) CONTEXT-BASED DESIGN POLICY.~~

~~Policy 1.1.5: AS PART OF THE CONCURRENCY MANAGEMENT SYSTEM, THE THE CITY SHALL, THROUGH THE DEVELOPMENT REVIEW COMMITTEE, EVALUATE DEVELOPMENT PROPOSALS AND THE RELATIONSHIP TO THE TRANSPORTATION NETWORK TO DETERMINE IMPACTS AND NECESSARY IMPROVEMENTS REGARDING SAFETY, ACCESS, LOS, AND CONNECTIVITYREVIEW PROPOSED NEW DEVELOPMENTS FOR THEIR IMPACT ON ADOPTED LOS, INTERIOR CIRCULATION NEEDS AND VEHICLE PARKING.~~

~~Policy 1.1.6: THE CITY SHALL CONTINUE TO PURSUE THE PRESERVATION AND ACQUISITION OF RIGHTS-OF-WAY TO COMPLETE NECESSARY ROADWAY CONNECTIVITY PROJECTSBY 2002, THE CITY SHALL REVIEW AND RECOMMEND ALTERNATIVE ROUTES SUCH AS FERTIC ROAD, NEW NOLTE ROAD, AND 17TH STREET TO MAJOR THROUGH~~

~~CORRIDORS, INCLUDING 13TH STREET AND 10TH STREET TO ENSURE NO FURTHER DETERIORATION OF LOS.~~

~~Policy 1.1.7: THE CITY SHALL CONTINUE WORKING WITH THE OSCEOLA COUNTY TO ENSURE ROADWAYS MEET PREVIOUSLY AGREED UPON CRITERIA THROUGH AN INTERLOCAL AGREEMENT BEFORE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES TO THE CITY. (RESOLUTION NO. 2024-127R)TO MONITOR THE NEED FOR EXTENDING FERTIC ROAD, WEST NEW NOLTE AND PINE TREE DRIVE.~~

~~Policy 1.1.8: THE CITY SHALL EXECUTE FLORIDA STANDARD URBAN TRANSPORTATION MODEL STRUCTURE (FSUTMS) MODEL RUNS, OR ANY OTHER ACCEPTABLE TRANSPORTATION ENGINEERING METHODS, TO ASSESS TRAFFIC CIRCULATION IMPACTS WHEN LAND USE AMENDMENTS OR DEVELOPMENTS WOULD CONTRIBUTE AN ADDITIONAL 35,000 ANNUAL AVERAGE DAILY TRAFFIC (AADT) OR MORE TO THE CITY ROADWAY NETWORK.~~

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~~Policy 1.1.9: FOR PURPOSES OF REVIEW OF A DEVELOPMENT'S IMPACT ON THE CITY'S ROADWAY NETWORK, "AFFECTED" ROADWAYS SHALL MEAN THOSE ROADS IMPACTED GREATER THAN 5% OF THE DEVELOPMENT'S PROJECTED, GENERATED OR ATTRACTED VEHICLE TRIPS.~~

~~Policy 1.1.10: THE TRANSPORTATION IMPACT ANALYSIS (TIA) SUBMITTED WITHTRAFFIC CIRCULATION VESTED RIGHTS FOR APPROVED DEVELOPMENT PLANS RESIDENTIAL SUBDIVISIONS AND PUDS SHALL BE FOR A PERIOD NOT TO EXCEED TWO ONE (21) YEARS FROM THE DATE OF CITY APPROVAL OF FINAL DEVELOPMENT PLANS TO THE TIME OF "SUBSTANTIAL" DEVELOPMENT ACTIVITY OCCURS. THE CITY MAY GRANT A ONE-YEAR EXTENSION, UPON RECEIPT AND APPROVAL OF THE APPLICATION PRIOR TO THE EXPIRATION OF THE TIA.~~

~~Policy 1.1.11: TRAFFIC CIRCULATION VESTED RIGHTS FOR INDIVIDUAL SITE SPECIFIC COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHALL BE FOR A PERIOD NOT TO EXCEED ONE (1) YEAR FROM THE DATE OF CITY APPROVAL OF FINAL DEVELOPMENT PLANS TO THE TIME OF~~

~~"SUBSTANTIAL" DEVELOPMENT ACTIVITY OCCURS. THE CITY MAY GRANT A ONE-YEAR EXTENSION.~~

~~Policy 1.1.12: THE CITY SHALL RECOMMEND PHASING OF LARGE PROJECTS AND/OR THE USE OF DEVELOPER'S AGREEMENTS WHEN THE TIME FRAME FOR SUBSTANTIAL DEVELOPMENT ACTIVITY EXCEEDS THE PERIODS NOTED ABOVE.~~

~~Policy 1.1.13: THE CITY SHALL MAINTAIN A RECORD OF TRAFFIC COUNTS AND TRAFFIC RELATED ACCIDENTS FOR ALL ROADWAYS IN THE CITY'S NETWORK, AND UPDATE THOSE RECORDS ON AN ANNUAL BASIS.~~

~~Policy 1.1.14: THE CITY SHALL CONTINUE TO MONITOR ALL COLLECTOR AND ARTERIAL ROADWAY ACCESS DEFICIENCIES, AND SHALL DEVISE METHODS AND BUDGET MONIES TO AIDE THE COUNTY IN ALLEVIATING THOSE DEFICIENCIES.~~

~~Policy 1.1.15: TO ENSURE ADEQUATE LEVEL OF SERVICE ON NEPTUNE ROAD, ALL NEW DEVELOPMENT ACCESSING NEPTUNE ROAD WEST OF KISSIMMEE PARK ROAD SHALL BE REQUIRED TO INSTALL LEFT TURN BAYS AT ACCESS POINTS.~~

~~Policy 1.1.16: BY DECEMBER 2001, THE CITY SHALL PREPARE A DISASTER PREPAREDNESS PLAN TO ADDRESS EVACUATION PROCEDURES, THE NEED FOR SIGNAGE, AND THE AVAILABILITY AND NEED OF SHELTERS.~~

~~Objective 1.2: THE CITY SHALL UNDERTAKE MEASURES DESIGNED TO MAINTAIN ESTABLISHED LEVELS OF SERVICE~~LOS AND TRAVEL TIME RELIABILITY FOR ~~ASSIST IN THE FREE FLOW OF TRAFFIC ALONG MAJOR ROADS~~ FRAMEWORK STREETS ~~AND STRIVE TO MAINTAIN AND IMPROVE THE LOS ON THOSE ROADWAYS IF AT ANY TIME THEY CONSISTENTLY OPERATE AT A LOS LESS THAN THE ADOPTED STANDARD.~~

~~THE FRAMEWORK STREETS MAP SERIES IS ADOPTED AS THE FUTURE TRANSPORTATION SYSTEM FOR THE CITY AND IDENTIFIES EXISTING AND PLANNED FRAMEWORK STREETS.~~

~~THE CITY SHALL KEEP A RECORD OF TRAFFIC COUNTS FOR ALL FRAMEWORK STREETS IN THE CITY'S NETWORK, AND UPDATE THOSE RECORDS IN THE TRANSPORTATION AND MOBILITY MASTER PLAN (T&MMP), AND SHALL PRIORITIZE CAPITAL IMPROVEMENT PROJECTS~~

TO ALLEVIATE IDENTIFIED DEFICIENCIES. TRAFFIC COUNTS MAY COME FROM FDOT, OSCEOLA COUNTY, APPROVED TIA'S, AND CITY-COMMISSIONED TRAFFIC STUDIES.

Policy 1.2.1: THE CITY SHALL REVIEW AND SUBMIT, FROM TIME TO TIME AND WHEN NECESSARY, APPLICATION TO FDOT CITING 13TH STREET AS A "BACKLOGGED FACILITY", SPECIAL TRANSPORTATION AREA OR CONSTRAINED CORRIDOR, OR SHALL STRIVE TO IMPROVE VOLUME-CAPACITY THROUGH EFFICIENT SIGNAL OPERATION AND IMPROVED ACCESS CONTROL.

Policy 1.2.2: THE CITY SHALL MAINTAIN AND MONITOR THE TRAFFIC FLOW MANAGEMENT SYSTEM (SIGNAL SYNCHRONIZATION) ALONG 13TH STREET.

Policy 1.2.3: THE CITY SHALL CONTINUE EVALUATING THE REALIGNMENT OF LAKESHORE BOULEVARD WITH RUMMEL ROAD. BY JULY 2002, THE CITY SHALL MAKE A SPECIFIC RECOMMENDATION.

Policy 1.2.4: BY JULY 2002, THE CITY SHALL EVALUATE THE POSSIBILITY OF EXTENDING 17TH STREET FROM ITS CURRENT EAST TERMINUS TO HICKORY TREE ROAD, AND EVENTUALLY TO NARCOOSSEE ROAD.

Policy 1.2.5: ANY FUTURE DEVELOPMENT THE CITY SHALL COORDINATE WITH APPLICABLE JURISDICTIONS FOR FDOT ALL CONNECTIONS AND ACCESS POINTS OF DRIVEWAYS AND ROADS TO COLLECTOR, ARTERIAL AND LIMITED ACCESS STATE ROADWAYS WITHIN CITY LIMITS.

Policy 1.2.6: THE CITY SHALL MONITOR AND MAINTAIN A MINIMUM CUMULATIVE GREEN/CYCLE RATIO OF 0.5 FOR THROUGH TRAFFIC MOVEMENT AT SIGNALIZED INTERSECTIONS ON U.S. 192/441 (13TH STREET).

THE TRANSPORTATION AND MOBILITY MASTER PLANT&MMP (T&MMP) SHALL CONTAIN A LIST OF ROADWAY CORRIDOR SEGMENTS THAT HAVE BEEN IDENTIFIED AS CONSTRAINED AND UNABLE TO BE WIDENED. REDUCED LOS MAY BE ACCEPTED ON CONSTRAINED CORRIDORS IF DEVELOPMENT ALONG SUCH CORRIDORS PROVIDE MULTIMODAL TRANSPORTATION IMPROVEMENTS AS SET FORTH IN THE LAND DEVELOPMENT CODE.THE CITY SHALL, IN COOPERATION WITH FDOT, THE ECFRPC, AND METROPLAN ORLANDO, DESIGNATE 13TH STREET FROM COLUMBIA AVENUE TO MISSISSIPPI AVENUE, AND MICHIGAN AVENUE FROM 13TH STREET TO THE SCHOOL SITES, AS

~~CONSTRAINED ROADWAYS. THE CITY SHALL WORK WITH THE COUNTY TO MAINTAIN THE LEVEL OF SERVICE ON THESE FACILITIES.~~

~~THE CITY HAS IDENTIFIED TO FDOT 13TH STREET/US 192/E IRLO BRONSON MEMORIAL HIGHWAY AS A CONSTRAINED CORRIDOR, AND SHALL STRIVE TO IMPROVE THROUGH COORDINATION AND PARTNERSHIP WITH THE FDOT, VOLUME CAPACITY THROUGH UPDATED CONTEXT CLASSIFICATION AND ROADWAY DESIGN INCLUDING MULTIMODAL TRANSPORTATION IMPROVEMENTS, ACCESS, AND TRAFFIC CONTROL DEVICES.~~

~~THE CITY SHALL SEEK TO ELIMINATE THE OCCURRENCE OF FATALITIES AND SERIOUS INJURIES ON ROADWAYS IN ST. CLOUD.~~

~~THE CITY SHALL PRIORITIZE SAFETY IMPROVEMENTS ON ROADWAYS IDENTIFIED ON THE HIGH INJURY NETWORK.~~

~~THE CITY SHALL MONITOR CRASHES WITHIN ST. CLOUD AND PROVIDE AN ANNUAL UPDATE OF CRASH STATISTICS, INCLUDING TOTAL CRASHES AND FATAL AND SERIOUS INJURY CRASHES, IN THE T&MMP.~~

~~THE CITY SHALL INCLUDE SAFETY AS THE HIGHEST PRIORITY WHEN ADOPTING ROADWAY DESIGN STANDARDS WITHIN THE LAND DEVELOPMENT CODE.~~

~~THE CITY SHALL SEEK TO DESIGN ROADWAYS FOR SAFER SPEEDS AND UTILIZE INTERVENTIONS THAT REDUCE SPEEDS ON UNSAFE ROADS, INCLUDING HIGH VISIBILITY SPEED ENFORCEMENT, SPEED FEEDBACK SIGNS, AND SPEED CAMERAS.~~

~~THE CITY SHALL COORDINATE WITH LYNX TO AUDIT BUS STOPS AND IMPLEMENT ACCESSIBILITY AND SAFETY IMPROVEMENTS.~~

~~THE CITY SHALL ADOPT A COMPREHENSIVE SAFE ROUTES TO SCHOOL PROGRAM, WITH A SET CURRICULUM AND DEFINED CAMPAIGNS.~~

~~THE CITY SHALL COORDINATE WITH OSCEOLA COUNTY FOR THE IMPLEMENTATION OF CROSS-JURISDICTIONAL ROADWAY SAFETY EFFORTS AND PILOT PROGRAMS.~~

~~Objective 1.3: BY 2002, THE~~~~THE CITY SHALL IMPROVE THE SAFETY, CONNECTIVITY, AND RELIABILITY OF PUBLIC TRANSIT, BICYCLE, PEDESTRIAN, AND MULTIUSE TRAILS NETWORKS~~~~CITY SHALL STUDY~~

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~~THE NEED, PRACTICALITY AND ECONOMIC FEASIBILITY OF ALTERNATIVE TRANSPORTATION SYSTEMS TO PROVIDE FOR A POSSIBLE REDUCTION OF INDIVIDUAL MOTOR VEHICLE TRAVEL.~~

~~THE CITY SHALL COORDINATE WITH LYNX AS THE REGIONAL PUBLIC TRANSIT PROVIDER TO ENHANCE CONNECTIVITY THROUGHOUT THE CITY AND REGIONALLY.~~

~~THE CITY SHALL SUPPORT PUBLIC TRANSIT SERVICE ENHANCEMENTS THAT CONNECT CITY RESIDENTS TO MAJOR EMPLOYMENT CENTERS, INTRAMODAL TRAVEL FACILITIES, AND REGIONAL SERVICE ROUTES.~~

~~Policy 1.3.1: THE CITY SHALL CONTINUE TO SUPPORT MASS~~ PUBLIC ~~TRANSIT SERVICE BY ENCOURAGING COMPACT DEVELOPMENT~~TRANSIT ~~SUPPORTIVE DEVELOPMENT IN KEY NODES THROUGHOUT THE CITY, REQUIRING THE PROVISION OF PEDESTRIAN~~ AND BICYCLE ~~CONNECTIONS, AND REQUIRING THE PROVISION OF TRANSIT FACILITIES AND AMENITIES~~ ALONG FRAMEWORK STREETS.~~WHERE NECESSARY.~~

~~THE CITY SHALL INVESTIGATE THE CREATION OF A LOCAL CIRCULATOR ROUTE CONNECTING KEY ACTIVITY CENTERS IN THE CITY.~~

~~THE T&MMP SHALL INCLUDE AN INVENTORY OF PEDESTRIAN AND BICYCLE FACILITIES TO IDENTIFY GAPS IN EACH NETWORK. THE CITY SHALL USE THE INVENTORY TO INFORM DECISIONS REGARDING DEVELOPMENT OF THE CAPITAL IMPROVEMENT PLAN (CIP) AS WELL AS TO IDENTIFY OPPORTUNITIES FOR IMPROVEMENTS TO THE PEDESTRIAN AND BICYCLE NETWORK IN THE DEVELOPMENT REVIEW PROCESS.~~THE CITY SHALL IMPLEMENT THE PROPOSED ~~BICYCLE FACILITY IMPROVEMENTS LISTED ON TABLE II- 4.~~

~~Policy 1.3.2: THE CITY SHALL MONITOR THE LEVEL OF TRAFFIC STRESS (LTS) OF BICYCLE AND PEDESTRIAN FACILITIES WITHIN THE CITY TO INFORM DECISIONS REGARDING DEVELOPMENT OF THE CIP AS WELL AS TO IDENTIFY OPPORTUNITIES FOR IMPROVEMENTS TO THE~~

PEDESTRIAN AND BICYCLE NETWORK IN THE DEVELOPMENT REVIEW PROCESS.

FRAMEWORK STREETS SHALL BE CONSTRUCTED TO PROVIDE CONTEXT SENSITIVE BICYCLE AND PEDESTRIAN FACILITIESTHE CITY SHALL ADOPT A SIDEWALK IMPROVEMENT PROGRAM.

SITE PLAN REVIEWS WILL ENSURE EFFICIENT INTERMODAL TRANSFERS AND CONNECTIVITY TO EXISTING PEDESTRIAN AND BICYCLE FACILITIES.

MAJOR SUBDIVISION THOROUGHFARES CLASSIFIED AS FRAMEWORK STREETS SHALL HAVE A MINIMUM 10 FT. SIDEWALK IN LIEU OF TYPICAL SIDEWALK ON AT LEAST ONE SIDE.

Policy 1.3.3: ALL NEW DEVELOPMENT AND REDEVELOPMENT, AS DEFINED IN THE LAND DEVELOPMENT CODE, SHALL CONSTRUCT A CONTINUOUS SIDEWALK ALONG THE FULL FRONTAGE OF A PROPERTY.

Policy 1.3.4: THE CITY SHALL CONTINUE TO DEVELOP THE MULTIUSE TRAIL NETWORK CONSISTENT WITH THE TRAILS MASTER PLAN AND PARKS & RECREATION MASTER PLAN AND WILL PRIORITIZE CONNECTIONS BETWEEN CITY, COUNTY, AND STATE TRAIL FACILITIESWORK TOWARDS AN INTEGRATED PEDESTRIAN SYSTEM AND SHOULD IDENTIFY GAPS IN THE CURRENT SYSTEM.

Policy 1.3.5: THE CITY SHALL DISCOURAGE THE USE OF SINGLE OCCUPANT VEHICLES (SOV).

Policy 1.3.6: THE CITY SHALL CONTINUE COORDINATION WITH OSCEOLA COUNTY, METROPLAN ORLANDO, LYNX AND OTHER REGIONAL AGENCIES. THE CITY SHALL ACTIVELY PURSUE OPPORTUNITIES TO IMPROVE ITS TRANSPORTATION NETWORK AND EXPLORE INNOVATIVE SOLUTIONS TO TRANSPORTATION ISSUES WITH THESE AGENCIESMAINTAIN ITS SEAT ON THE LYNX REGIONAL PLANNING WORKGROUP.

Objective 1.4: THE TRAFFIC CIRCULATIONTRANSPORTATION ELEMENT SHALL BE COORDINATED WITH THE CITY'S FUTURE LAND USE MAP SERIES, CITY'S VISION ZERO ACTION PLAN, OSCEOLA COUNTY COMPREHENSIVE PLAN, FDOT FIVE-YEAR TRANSPORTATION PLAN, METROPLAN ORLANDO METROPOLITAN PLANNING ORGANIZATION

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(MPO) ADOPTED PLANS, AND THE EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL (ECFRPC).

Policy 1.4.1: THE CITY SHALL REVIEW PROPOSED ROADWAY IMPROVEMENTS, NEW CONSTRUCTION AND ROADWAY EXTENSIONS FOR CONSISTENCY WITH THE FUTURE LAND LAND USE MAP SERIES OF THE COMPREHENSIVE PLAN, AND T&MMP.

Policy 1.4.2: THE CITY SHALL ACTIVELY PARTICIPATE ON A REGULAR BASIS IN THE METROPLAN ORLANDO TRANSPORTATION TECHNICAL ADVISORY COMMITTEE (TCCTAC), METROPLAN ORLANDO TRANSPORTATION SYSTEMS MANAGEMENT & OPERATIONS COMMITTEE (TSMO) AND THE METROPLAN ORLANDO BOARDORLANDO URBAN AREA TRANSPORTATION STUDY CITIZENS' ADVISORY COMMITTEE.

Policy 1.4.3: THE CITY SHALL COORDINATE ITS FUTURE TRANSPORTATION NEEDS BY PARTICIPATING ON A REGULAR BASIS IN THE METROPLAN ORLANDO'SMPO'S TAC AND TSMO COMMITTEES TCC AND THROUGH STANDING, WHEN NECESSARY, AT PUBLIC HEARINGS ON THE FDOT'S FIVE-YEAR TRANSPORTATION PLAN, LYNX'S TRANSPORTATION DEVELOPMENT PLAN, AND OSCEOLA COUNTY CIP.

Policy 1.4.4: ALL COMPREHENSIVE LAND USE AMENDMENTS WILL BE REVIEWED BY THE CITY DEVELOPMENT REVIEW COMMITTEE (DRC) AS TO THE EFFECT OF THE AMENDMENT ON THE LOS FOR ALL ROADWAYS DIRECTLY AND INDIRECTLY AFFECTED BY THE AMENDMENT.

Policy 1.4.5: THE CITY PLANNING AND PUBLIC WORKS DEPARTMENTS SHALL REVIEW SUBSEQUENT VERSIONS OF THE FDOT FIVE-YEAR TRANSPORTATION PLAN, IN ORDER TO UPDATE OR MODIFY THIS ELEMENT, AS NECESSARY.

Policy 1.4.6: A YEARLY ASSESSMENT SHALL BE MADE TO EVALUATE THE EXTENT OF THE COORDINATION EFFORTS, BASED UPON THE NUMBER OF AGREEMENTS MADE AND THE POINTS AT WHICH THERE IS DISAGREEMENT.

Policy 1.4.7: THE CITY WILL SUPPORTS THE STATE AND THE COUNTY ON THE ESTABLISHMENT OF SUNRAIL AND HIGH SPEED AND COMMUTER RAIL LINE SYSTEMS CONNECTING OSCEOLA COUNTY WITH OTHER AREAS IN FLORIDA. THE CITY ENCOURAGES THE EXPANSION OF

~~SUNRAIL AND FUTURE SERVICES WITH TRANSIT SUPPORTIVE LAND USES NEAR INTRAMODAL HUBS.~~

~~Policy 1.4.8: THE CITY SHALL SUPPORT AND WHERE POSSIBLE, PARTICIPATE IN THE METROPLAN ORLANDO'SMPO'S CONGESTION MANAGEMENT MANAGEMENT SYSTEM (CMS) AND FDOT'S MOBILITY MEASURES MANAGEMENT PLAN PROGRAM (MMP).~~

~~THE CITY SHALL SUPPORT AND WHERE POSSIBLE, PARTICIPATE WITH FDOT, LYNX AND METROPLAN ORLANDO THE MPO IN THE IMPLEMENTATION OF PARK & RIDE PLANS.~~

~~Policy 1.4.9: THE CITY SHALL SUPPORT AND PARTICIPATE IN AD HOC REVIEW COMMITTEES FOR PROJECTS DIRECTLY AFFECTING THE CITY.~~

~~Policy 1.4.10: IF NEEDED, THE CITY SHALL CONSIDER ADOPTING AND/OR PROMOTING TRANSPORTATION SYSTEM MANAGEMENT (TSM) OR TRANSPORTATION DEMAND MANAGEMENT (TDM) STRATEGIES TO ENHANCE TRAFFIC CAPACITY, MOVEMENT AND SAFETY.~~

~~THE CITY USE THE MOST RECENT FDOT DISTRICT 5 CENTRAL FLORIDA REGIONAL PLANNING MODEL OR SHALL COMMISSION AN INDEPENDENT STUDY TO PROJECT CITY-WIDE FUTURE TRAVEL DEMAND.SHALL COORDINATE WITH THE MPO TO UPDATE THE POPULATION FIGURES USED IN THE MODEL. THE 2020 POPULATION AND EMPLOYMENT FIGURES CURRENTLY IN USE ARE EXTREMELY LOW FOR THE CITY.~~

~~THE CITY SHALL COORDINATE WITH FDOT, METROPLAN ORLANDO, AND NEIGHBORING JURISDICTIONS TO IMPLEMENT COORDINATED AND ADAPTIVE SIGNAL TECHNOLOGIES TO IMPROVE TRAVEL TIME RELIABILITY ALONG MAJOR CORRIDORS AND INTERSECTIONS.~~

~~THE CITY SHALL COORDINATE WITH SUNRAIL, LYNX, AND FDOT REGARDING THE IMPLEMENTATION OF TRANSIT SIGNAL PRIORITY~~

~~TECHNOLOGIES IMPROVE ON-TIME RELIABILITY OF PUBLIC TRANSIT SERVICES.~~

~~THE CITY SHALL COORDINATE WITH FDOT, METROPLAN ORLANDO, AND NEIGHBORING JURISDICTIONS TO EVALUATE THE DEPLOYMENT OF EMERGING TRANSPORTATION TECHNOLOGIES.~~

~~Policy 1.4.11: THE CITY SHALL COORDINATE WITH OSCEOLA COUNTY FOR THE DEVELOPMENT AND ADOPTION OF A JOINT TIA METHODOLOGY TO BE USED FOR REVIEW OF DEVELOPMENT OCCURRING IN THE JOINT PLANNING AREA.~~

~~Objective 1.5: BY 2002, THE CITY SHALL PROVIDE ESTABLISH AND ENFORCE STANDARDS FOR THE PROTECTION OF EXISTING AND FUTURE RIGHT-OF-WAY (ROW) NEEDS. BY IMPLEMENTING THE FOLLOWING:~~

- ~~REQUIRE ADDITIONAL BUILDING SETBACKS FOR NEW CONSTRUCTION ON ROADWAY CORRIDORS IDENTIFIED AS NEEDING ADDITIONAL ROW (SEE TABLE II-11).~~
- ~~COORDINATING WITH OSCEOLA COUNTY AND FDOT FOR THE RESERVATION OF ROW FOR COLLECTOR AND ARTERIAL ROADS.~~
- ~~ESTABLISHING STANDARDS FOR DONATION/DEDICATION OF ROW BY DEVELOPERS.~~

~~THE CITY SHALL MAINTAIN A ROW ACQUISITION PROGRAM FOR THE DEDICATION, ACQUISITION, PRESERVATION, AND PROTECTION OF ROW FOR ALL MODES OF TRANSPORTATION.~~

~~THE CITY'S LAND DEVELOPMENT CODE SHALL PROVIDE DEVELOPMENT REGULATIONS THAT PRESERVE PROJECTED ROW NEEDS FOR ALL ROADWAY USERS.~~

~~THE CITY SHALL REQUIRE DEDICATION OF ROW FOR TRANSPORTATION IMPROVEMENTS IN NEW DEVELOPMENT, IF REQUIRED.~~

~~Policy 1.5.1: THE CITY PUBLIC WORKS ENGINEERING DEPARTMENT SHALL COORDINATE WORK WITH OSCEOLA COUNTY TO COMPILE AND MAINTAIN A LISTING OF EXISTING AND PROJECTED NEEDS FOR ROW~~

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~~THAT CONSIDERS THE NEEDS OF ALL ROADWAY USERS WITHIN THE CITY AND URBAN AREAJOINT PLANNING AREA.~~

~~Policy 1.5.2: THE CITY SHALL DEVELOP AND MAINTAIN A PRIORITY LISTING OF NEEDED ROW FOR THE PURPOSE OF ORDERLY AND ECONOMICAL LAND ACQUISITION.~~

~~Policy 1.5.3: CORRIDORS WITH INADEQUATE ROW SHALL BE INVENTORIED AND THE CITY SHALL COORDINATE WITH OSCEOLA COUNTY FOR RESERVATION OF ADEQUATE ROW.~~

~~Policy 1.5.4: THE CITY SHALL:~~

- ~~REQUIRE DEVELOPERS TO PROVIDE FOR ROW.~~
- ~~MAINTAIN LISTING OF ROADWAYS REQUIRING ADDITIONAL ROW.~~
- ~~REQUIRE DEDICATION OF NECESSARY ROW AT TIME OF DEVELOPMENT.~~
- ~~REQUIRE SETBACKS AS NEEDED TO PROTECT FUTURE ROW.~~
- ~~INCLUDE ROW STANDARDS AND PROCEDURES IN LDRS.~~

~~Policy 1.5.5: THE CITY SHALL REQUIRE THAT ROADWAYS BE DEDICATED TO THE PUBLIC WHEN THERE IS A COMPELLING PUBLIC INTEREST FOR THE ROADWAYS TO CONNECT WITH EXISTING PUBLIC ROADWAYS.~~

~~Policy 1.5.6: THE CITY SHALL EVALUATE NEW DEVELOPMENT FUTURE SUBDIVISIONS WITH PROPOSING 30 UNITS OR MORE FOR ADDITIONAL ACCESS REQUIREMENTS TO MEET THE CITY'S CONNECTIVITY NEEDSTHE NEED FOR AT LEAST TWO (2) POINTS OF ACCESS OPEN TO MOTOR VEHICLE TRAFFIC.~~

~~Policy 1.5.7: NEW DEVELOPMENT SUBDIVISIONS SHALL BE REQUIRED TO "STUB-OUT" TO ADJOINING UNDEVELOPED LANDS TO PROMOTE FUTURE ROAD CONNECTIVITY, AND TO CONNECT TO EXISTING ROADWAYS THAT ARE "STUBBED-OUT" AT THEIR BOUNDARIES.~~

~~Policy 1.5.8: THE CITY SHALL ESTABLISH ACCESS MANAGEMENT STANDARDS IN THE LAND DEVELOPMENT CODE SHALL ADDRESS ACCESS MANAGEMENT TO ENSURE SAFE ACCESS TO AND BETWEEN DEVELOPMENTSENSURE APPROPRIATE ACCESS TO THE CITY'S TRANSPORTATION SYSTEM. STANDARDS MAY INCLUDE THE~~

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~~REQUIREMENT OF JOINT USE DRIVEWAYS AND/OR CROSS ACCESS EASEMENTS TO ACCESS SITES.~~

~~Policy 1.5.9: THE CITY SHALL PRESERVE THE MOVEMENT FUNCTION~~LOS ~~OF THE MAJOR THOROUGHFARE SYSTEM BY REQUIRING DEVELOPMENT OF PARALLEL ROADS OR CROSS ACCESS EASEMENTS TO CONNECT DEVELOPMENTS AS THEY ARE PERMITTED ALONG MAJOR ROADS.~~

~~Policy 1.5.10: THE CITY SHALL COORDINATE WITH FDOT , CFX, FLORIDA'S TURNPIKE ENTERPRISE (FTE), AND OSCEOLA COUNTY FOR THE LOCATION OF A NEW TURNPIKE INTERCHANGES. THE CITY'S RECOMMENDED LOCATIONS ARE KISSIMMEE PARK ROAD, U.S. 192 AND FRIAR'S COVE, WITH KISSIMMEE PARK ROAD BEING THE PREFERRED LOCATION.~~

~~Objective 1.6: THE CITY SHALL PROMOTE ALTERNATIVE MODES OF TRANSPORTATION TO PROVIDE A SAFE AND EFFICIENT MULTIMODAL MULTI-MODAL SYSTEM. BY 2002, THE CITY SHALL DEVELOP STANDARDS IN THE LAND DEVELOPMENT CODE FOR ACCESS TO PUBLIC TRANSIT, BICYCLE AND PEDESTRIAN SYSTEMS. SUCH STANDARDS SHALL APPLY TO NEW DEVELOPMENTS, SUBSTANTIAL IMPROVEMENTS OF EXISTING DEVELOPMENTS, AND TO ROAD IMPROVEMENTS.~~

~~Policy 1.6.1: THE CITY SHALL REQUIRE SHOULD PROVIDE ADEQUATE ROW AND THE CONSTRUCTION OF~~CONSTRUCT BICYCLE WAYS ~~LANES ALONG DESIGNATED FRAMEWORK STREETS~~CORRIDORS. ~~WHERE FEASIBLE, THESE SHOULD BE PROTECTED BIKE LANES OR OFF-STREET FACILITIES.~~

~~Policy 1.6.2: REVIEW LAND DEVELOPMENT CODE THE LAND DEVELOPMENT CODE SHALL TO ADDRESS THE PROVISION AND DESIGN OF BUS STOPS, BIKE PARKING AND CIRCULATION, PEDESTRIAN WALKWAYS, AND HANDICAP ACCESSIBLE FACILITIES WITHIN NEW DEVELOPMENTS AND EXISTING DEVELOPMENTS UNDERGOING SUBSTANTIAL IMPROVEMENTS.~~

~~Policy 1.6.3: SAFE, PRACTICAL, AND EFFICIENT SITE PLAN REVIEWS WILL ENSURE THAT INTERMODAL TRANSFERS ARE SHALL BE INCORPORATED IN THE SITE DESIGN OF NEW DEVELOPMENT AND~~

~~EXISTING DEVELOPMENTS UNDERGOING SUBSTANTIAL IMPROVEMENTS.EFFICIENTLY IMPLEMENTED.~~

~~Policy 1.6.4: MAJOR SUBDIVISION THOROUGHFARES CLASSIFIED AS A COLLECTOR OR GREATER FRAMEWORK STREETS SHALL HAVE AN A MINIMUM 8 10 FT. SIDEWALK IN LIEU OF TYPICAL SIDEWALK ON AT LEAST ONE SIDE.~~

~~Policy 1.6.5: THE CITY SHALL ADOPT BY REFERENCE THE LYNX CENTRAL FLORIDA MOBILITY DESIGN MANUAL GUIDELINES INTO THE LAND DEVELOPMENT CODE.~~

~~Policy 1.6.6: BIKEPATHS SHALL BE ESTABLISHED ON ONE SIDE OF EVERY ARTERIAL AND COLLECTOR STREET WITH SIDEWALKS ESTABLISHED ON THE OPPOSITE SIDE OF ALL ARTERIAL STREETS.~~

~~Policy 1.6.7: THE CITY'S FUTURE BIKEWAY SYSTEM MAP SHALL BE REVIEWED AND UPDATED WITH LOS FOR RECREATION/OPEN SPACE FOLLOWING PROCEDURES IN THAT ELEMENT.~~

~~SIDEWALKS SHALL BE MANDATORY ON ALL NEW ROADWAY CONSTRUCTION. NEW RESIDENTIAL SUBDIVISIONS DEVELOPMENTS WITH DENSITIES OF ONE OR MORE DWELLING UNITS PER ACRE SHALL BE EVALUATED FOR THE NEED TO PROVIDE SIDEWALKS ON BOTH SIDES OF EVERY STREET.~~

~~Policy 1.6.8: THE CITY SHALL REQUIRE ALL INFILL DEVELOPMENT TO PROVIDE CONNECTIONS TO ADJACENT SIDEWALKS, TRAILS, AND BIKE LANES.~~

~~Policy 1.6.9: THE CITY SHALL DEVELOP STANDARDS FOR MINIMUM AND MAXIMUM NUMBER OF PARKING SPACES AND SHARED USE PARKING AGREEMENTS TO ENCOURAGE WALKING, BICYCLING, RIDESHARING, TRANSIT USE, AND SHARED USE PARKING~~

~~Policy 1.6.10: THE CITY SHALL ENCOURAGE REASONABLE INCREASED LAND USE DENSITIES AND MIXED USES, CONSISTENT WITH THE FUTURE LAND USE ELEMENT TO ENHANCE THE FEASIBILITY OF TRANSIT AND PROMOTE ALTERNATIVE TRANSPORTATION MODES.~~

~~Policy 1.6.11: THE CITY SHALL REQUIRE THAT NEW DEVELOPMENT BE COMPATIBLE WITH, AND FURTHER THE ACHIEVEMENT OF, THE~~

~~TRANSPORTATION ELEMENT AND T&MMP. REQUIREMENTS FOR COMPATIBILITY MAY INCLUDE BUT ARE NOT LIMITED TO:~~

~~ORIENTING PEDESTRIAN ACCESS TO TRANSIT CENTERS FACILITIES AND EXISTING AND PLANNED ROUTES.~~

- ~~BLOCK SIZES THAT ENCOURAGE PEDESTRIAN ACTIVITY.~~
- ~~LOCATING PARKING TO THE SIDE OR BEHIND THE DEVELOPMENT TO PROVIDE PEDESTRIAN ACCESSIBILITY OF BUILDING ENTRANCES AND WALKWAYS TO THE STREET, RATHER THAN SEPARATING THE BUILDING FROM THE STREET BY PARKING.~~
- ~~PROVIDING CLEARLY DELINEATED ROUTES THROUGH PARKING LOTS TO SAFELY ACCOMMODATE PEDESTRIAN AND BICYCLE CIRCULATION.~~

~~Policy 1.6.12: THE CITY SHALL INCLUDE LANDSCAPING AND STREETSCAPING AS ROADWAY DESIGN COMPONENTS IN ORDER TO ENHANCE THE FUNCTION OF THE ROAD FOR ALL USERS.~~

~~Policy 1.6.13: A PEDESTRIAN CIRCULATION MASTER PLAN SHALL BE PREPARED, ADOPTED AND IMPLEMENTED BY 2002. PRIORITY WILL BE GIVEN TO THOSE WALKWAYS FOR WHICH HEAVY RECREATIONAL USAGE IS PROJECTED, AS WELL AS THOSE ALONG ROADWAYS BETWEEN RESIDENTIAL AREAS AND SCHOOLS, WHICH CAN BE IMPLEMENTED CONCURRENTLY WITH OTHER ROADWAY IMPROVEMENTS.~~

~~Policy 1.6.14: ADEQUATE PEDESTRIAN CIRCULATION AND SAFETY SHALL BE CONSIDERED AS A REQUIRED COMPONENT OF ROADWAY SYSTEM MANAGEMENT, WITH IMPLEMENTATION AND REQUIRED CONSTRUCTION.~~

~~Policy 1.6.15: ALL REQUIRED SIDEWALKS SIDEWALKS WILL BE CONSTRUCTED, CONCURRENTLY WITH NEW DEVELOPMENT BY THE DEVELOPER. ADDITIONAL SIDEWALKS WILL BE PERMITTED IN EXISTING DEVELOPED AREAS WHEN REQUESTED AND FUNDED BY THE ABUTTING PROPERTY OWNERS.~~

~~Policy 1.6.16: INTERSECTIONS SHALL BE MADE PEDESTRIAN FRIENDLY THROUGH THE BY LIMITING THE CROSSING WIDTH TO 48 FEET; USE OF ADEQUATE PEDESTRIAN LEVEL LIGHTING; ADEQUATE TIMING FOR TRAFFIC SIGNALS; AND THE PROVISION OF FACILITIES FOR~~

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~~PERSONS WITH DISABILITY. WHERE FEASIBLE, THE CROSSING WIDTH SHALL NOT EXCEED 48 FEET.THE HANDICAPPED.~~

~~Policy 1.6.17: THE CITY SHALL PURSUE GRANT OPPORTUNITIES FOR MEDIAN LANDSCAPING AND ROAD BEAUTIFICATION.~~

~~Policy 1.6.18: THE CITY SHALL ENCOURAGE REQUIRE LAND USES AND SITE DEVELOPMENTS THAT PROMOTE PUBLIC TRANSIT WITHIN ROADWAYS THAT FUNCTION AS DESIGNATED PUBLIC TRANSPORTATION CORRIDORS, WITH PRIORITY GIVEN TO THOSE PROJECTS THAT WILL BRING THE GREATEST INCREASE IN TRANSIT RIDERSHIPPREMIUM TRANSPORTATION CORRIDORS PER THE T&MMP.~~

~~Policy 1.6.19: RESIDENTIAL DEVELOPMENT GREATER THAN 200 UNITS OR COMMERCIAL DEVELOPMENTS OVER 50,000 SQUARE FEET ALONG FRAMEWORK STREET AND/OR EXISTING MULTIMODAL FACILITY SHALL INCORPORATE SPACE FOR BUS STOPS. TRANSIT RIDERSHIP TO AND FROM SUCH DEVELOPMENTS CAN BE FURTHER IMPROVED BY INCLUDING ELEMENTS SUCH AS:~~

- ~~TRANSIT STOPS MEETING ADA REQUIREMENTS.~~
- ~~PARKING LOTS AND INTERSECTIONS DESIGNED WITH MINIMUM CORNER TURNING RADII FOR BUSES.~~
- ~~CLEARLY DELINEATED WALKWAYS FROM THE BUILDING TO THE TRANSIT STOP.~~
- ~~BUILDINGS AND TRANSIT STOPS PLACED CLOSER TO THE STREET.~~
- ~~BIKE PPARKING INFRASTRUCTURE.~~

~~Policy 1.6.20: THE CITY SHALL COORDINATE WITH OSCEOLA COUNTY AND FDOT ENSURE ON ROADS THAT ALL ROADS UNDER ITS JURISDICTION SERVICED BY PUBLIC TRANSIT ROUTES FUNCTION AT A LEVEL OF SERVICELOS SUFFICIENT TO SUPPORT THE BUS SERVICE INCLUDING~~

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~~CONSIDERING THE CREATION OF DEDICATED TRANSIT AND EMERGENCY VEHICLE LANES.~~

~~Policy 1.6.21: THE CITY SHALL NOTIFY LYNX OF ANY PROPOSED TRAFFIC GENERATORS/ATTRACTORS SUBMITTED TO THE CITY FOR REVIEW.~~

~~Policy 1.6.22: THE CITY SHALL COORDINATE WORK WITH LYNX TO IMPROVE EXISTING BUS STOPS, AND TO INCORPORATE DESIGN NEW ONES TO INCLUDE BENCHES, SIGNAGE, LIGHTS, AND PROTECTION FROM THE ELEMENTS FOR STOPS WITHIN THE CITY. THEY SHALL ALSO BE CONVENIENT FOR THE HANDICAPPED.~~

~~Policy 1.6.23: THE STATE SHALL PAY FOR ALL LYNX COSTS.~~

~~Objective 1.7: THE CITY SHALL IMPLEMENT INCORPORATE WAYFINDING AND LANDSCAPING STANDARDS THAT EFFECTIVELY ENHANCE STREETSCAPES AND SUPPORT EFFICIENT CONNECTIVITY FOR MECHANISMS TO INFORM THE TRANSPORTATION SYSTEM USERS, PARTICULARLY TOURISTS.~~

~~THE LAND DEVELOPMENT CODE SHALL INCLUDE LANDSCAPING AND STREETSCAPING AS ROADWAY DESIGN COMPONENTS TO ENHANCE THE FUNCTION AND SAFETY OF THE ROAD FOR ALL USERS.~~

~~BY 2001 THETHE CITY SHALL PURSUE UNIFIED WAYFINDING DESIGNS FOR MAJOR ACTIVITY CENTERS WITHIN THE REVIEW THE DIRECTIONAL SIGNS IN THE CITY AND SHALL ERECT ANY NECESSARY SIGNS TO DIRECT TRAVELERS TO THE MOST DIRECT ROUTES.~~

~~Policy 1.7.1: CITY SHALL PURSUE GRANT OPPORTUNITIES FOR STREETSCAPING IMPROVEMENTS, INCLUDING LANDSCAPING, CROSSWALK ENHANCEMENTS, TRAFFIC CALMING, AND MEDIAN LANDSCAPING~~

~~Policy 1.7.2: THE CITY SHALL ENCOURAGE SIGNS AND WAYFINDING ELEMENTS TO IDENTIFY POPULAR DESTINATIONS. THE CITY MAY COORDINATE WITH THE RECREATION ADVISORY COMMITTEETHE CITY SHALL COORDINATE SIGNS AND TOURIST INFORMATION TO REFLECT POPULAR NAMES OF STREETS. THIS INVOLVES WORKING WITH THE TOURIST BUREAU, CHAMBER OF COMMERCE, ETC., TO~~

~~PROVIDE THE MOST EFFECTIVE DIRECTIONS AND IDENTIFICATION OF OPPORTUNITIES FOR ALTERNATIVE FORMS OF TRANSPORTATION.~~

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~~Goal 2:~~TO DEVELOP A FINANCIALLY FEASIBLE TRANSPORTATION SYSTEM THAT MEETS THE ACCESSIBILITY NEEDS OF THE CITY RESIDENTS, BUSINESSES, AND VISITORS.

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~~Objective 2.1: IMPLEMENT A CAPITAL IMPROVEMENT PLAN, METHODS OF FUNDING, AND FISCAL CONTROLS FOR ALL MAJOR TRAFFIC AND ROADWAY PROJECTS.~~

~~THE T&MMP SHALL IDENTIFY AND PRIORITIZE ROADWAY NETWORK NEEDS AND BE UPDATED EVERY FIVE (5) TO SEVEN (7) YEARS FOR CONSIDERATION OF NEW ROADWAY CONSTRUCTION IN THE DEVELOPMENT OF THE CIPPLAN (CIP).ADOPT THE ROAD IMPROVEMENT PROJECT LIST SHOWN IN TABLE II- 10 FOR MAJOR ROADWAY PROJECTS FOR FISCAL YEARS ENDING 2001 2006.~~

~~Policy 2.1.1: THE CITY SHALL MAINTAIN A PRIORITIZED PROJECT LIST OF MAJOR REPAIR AND MAINTENANCE FOR EXISTING ROADWAYS TO BE INCLUDED IN ITS CAPITAL IMPROVEMENT PLANCIP.~~

~~Policy 2.1.2: THE CITY SHALL ADMINISTER MOBILITY FEES AND USE THEM AS THE PRIMARY MEANS OF FUNDING FUTURE ROADWAY IMPROVEMENTS.ADOPT THE ST. CLOUD CONTRIBUTION IN FUNDING DISTRIBUTION FOR ROAD IMPROVEMENT PROJECTS IN THE CAPITAL IMPROVEMENTS ELEMENT, AND PROVIDE FUNDING RESERVES FOR CONTRIBUTION.~~

~~Policy 2.1.3: THE CITY SHALL REVIEW AND UPDATE THE MOBILITY FEES EVERY FOUR (4) YEARS AS NECESSARY TO ENSURE THE CONTINUED ECONOMIC VIABILITY OF ROADWAY CONSTRUCTION.BY 2002, COMPILE AND PRIORITIZE A PROJECT LIST OF MAJOR REPAIR AND MAINTENANCE FOR EXISTING ROADWAYS AND INCLUDE IN CAPITAL IMPROVEMENT PROGRAM.~~

~~Objective 2.2: THE CITY SHALL INVESTIGATE NEW FINANCING ALTERNATIVES TO OVERCOME SHORTFALLS OF TRANSPORTATION FUNDING.~~

~~Policy 2.2.1: THE CITY SHALL IDENTIFY OPPORTUNITIES TO EFFICIENTLY COORDINATE ROADWAY PROJECTS WITH AGENCIES AND DEVELOPERS TO MINIMIZE PROJECTS COSTS AND NETWORK~~

~~DISRUPTION.~~INVESTIGATE THE CONTINUED FEASIBILITY OF MAINTAINING A TRANSPORTATION IMPACT FEE AS A VIABLE MEANS FOR FUNDING ROADWAY IMPROVEMENTS.

~~Policy 2.2.2: AT LEAST EVERY FIVE YEARS, STARTING IN 2001, THE CITY WILL REVIEW THE ROAD IMPACT FEE ORDINANCE TO ENSURE A FAIR SHARE CONTINUES TO BE APPLIED.~~

~~THE CITY SHALL CONTINUALLY COORDINATE WITH OSCEOLA COUNTY TO ENSURE CONSTRUCTION IN THE JOINT PLANNING AREA IS APPROPRIATELY FUNDED AND MEETS THE NEEDS OF THE ROADWAY NETWORK~~INVESTIGATE AND, IF APPROPRIATE, ~~IMPLEMENT NEW FINANCING ALTERNATIVES SUCH AS TRANSPORTATION IMPACT FEES, WHICH CAN BE USED FOR *TRANSIT* IMPROVEMENTS.~~

~~Policy 2.2.3: THE CITY SHALL CONTINUOUSLY SEEK OUT FINANCING ALTERNATIVES FOR IMPROVEMENTS TO THE TRANSPORTATION SYSTEM, SUCH AS PUBLIC-PRIVATE PARTNERSHIPS (P3S), FEDERAL AND STATE GRANT OPPORTUNITIES, AND DEVELOPER CONTRIBUTIONS~~

City of St. Cloud

Comprehensive Plan

TRANSPORTATION ELEMENT

October 2025

PREPARED FOR:

CITY OF ST. CLOUD

DEPARTMENT OF

PLANNING AND ZONING

1300 9TH STREET

ST. CLOUD, FLORIDA 34769

PREPARED BY:

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Chapter II

Transportation Element

GOALS, OBJECTIVES AND POLICIES

GOAL 1:

Provide a safe, efficient and convenient multimodal transportation system for all users of the St. Cloud transportation network.

Objective 1.1: The City shall adopt Complete Streets principles, roadway context classification, and Level of Service (LOS) standards to develop and maintain a multimodal transportation network that is accessible and safe for all users.

Policy 1.1.1: The City shall use the most recent FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for the City's LOS standards for arterial and collector roadways.

Policy 1.1.2: The minimum Peak Hour Level of Service (LOS) Standard, to be adopted as part of this element, shall be as follows:

- Limited Access Roads: C, or as otherwise prescribed by FDOT.
- Arterials and Collectors: D.

Policy 1.1.3: A lower LOS may be acceptable immediately before or after special events, or construction, where the impacts of such events on the roadway are infrequent. Where capacity expansion would adversely impact public safety, community character, or be inconsistent with the future right of way preservation assessment, the City shall evaluate other parallel facilities to redistribute volume.

Policy 1.1.4: The City shall use the most recent FDOT Level of Traffic Stress (LTS) published in the FDOT Multimodal Quality/Level of Service Handbook (2023) as a basis for evaluating the LOS for bicycle and pedestrian facilities within the City.

Policy 1.1.5: All Framework Streets shall be designed as complete transportation corridors incorporating bicycle, pedestrian and transit features to achieve

a true multimodal system. Framework Streets shall be identified in the Transportation & Mobility Master Plan and included in this element as the Framework Streets Map Series.

Policy 1.1.6: The City shall identify all Framework Streets with FDOT's Context Classification Guide (2024) and use the assigned context classification for each roadway to determine appropriate design considerations.

Policy 1.1.7: The City shall update its Land Development Code to include Complete Streets design guidelines that align with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook, 2023) Context-Based Design policy.

Policy 1.1.8: The City shall, through the Development Review Committee, evaluate development proposals and the relationship to the transportation network to determine impacts and necessary improvements regarding safety, access, LOS, and connectivity.

Policy 1.1.9: The City shall continue to pursue the preservation and acquisition of rights-of-way to complete necessary roadway connectivity projects.

Policy 1.1.10: The City shall continue working with Osceola County to ensure roadways meet previously agreed upon criteria through an interlocal agreement before the transfer of maintenance responsibilities to the City. (Resolution No. 2024-127R)

Policy 1.1.11: The City shall execute Florida Standard Urban Transportation Model Structure (FSUTMS) model runs, or other acceptable transportation engineering methods, to assess traffic circulation impacts when land use amendments or developments contribute an additional 5,000 annual average daily traffic (AADT) or more to the City roadway network.

Policy 1.1.12: The Transportation Impact Analysis (TIA) submitted with approved development plans shall be for a period not to exceed one (1) year from the date of City approval of final development plans to the time "substantial" development activity occurs. The City may grant a one-year extension, upon receipt and approval of the application prior to the expiration of the TIA.

Policy 1.1.13: The City shall recommend phasing large projects and/or the use of developer's agreements when the time frame for substantial development activity exceeds the periods noted above.

Objective 1.2: The City shall undertake measures designed to maintain established LOS and travel time reliability for Framework Streets and strive to maintain and improve the LOS on those roadways if they consistently operate at a LOS less than the adopted standard.

Policy 1.2.1: The Framework Streets Map series is adopted as the future transportation system for the City and identifies existing and planned Framework Streets.

Policy 1.2.2: The City shall keep a record of traffic counts for all Framework Streets in the City's network and update those records in the Transportation and Mobility Master Plan (T&MMP) and shall prioritize capital improvement projects to alleviate identified deficiencies. Traffic Counts may come from FDOT, Osceola County, approved TIA's, and City-commissioned traffic studies.

Policy 1.2.3: Any future development shall coordinate with applicable jurisdictions for all connections and access points of driveways and roads to collectors, arterials and limited access roadways within City limits.

Policy 1.2.4: The T&MMP shall contain a list of roadway corridor segments that have been identified as constrained and unable to be widened. Reduced LOS may be accepted on constrained corridors if development along such corridors provide multimodal transportation improvements as set forth in the Land Development Code.

Policy 1.2.5: The City has identified 13th Street/US 192/E Irlo Bronson Memorial Highway as a constrained corridor to FDOT and shall strive to improve through coordination and partnership with the FDOT, volume capacity through updated context classification and roadway design including multimodal transportation improvements, access, and traffic control devices.

Objective 1.3: The City shall seek to eliminate the occurrence of fatalities and serious injuries on roadways in St. Cloud.

Policy 1.3.1: The City shall prioritize safety improvements on roadways identified on the High Injury Network.

Policy 1.3.2: The City shall monitor crashes within St. Cloud and provide an annual update of crash statistics, including total crashes and fatal and serious injury crashes, in the T&MMP.

Policy 1.3.3: The City shall include safety as the highest priority when adopting roadway design standards within the Land Development Code.

Policy 1.3.4: The City shall seek to design roadways for safer speeds and utilize interventions that reduce speeds on unsafe roads, including high visibility speed enforcement, speed feedback signs, and speed cameras.

Policy 1.3.5: The City shall coordinate with LYNX to audit bus stops and implement accessibility and safety improvements.

Policy 1.3.6: The City shall adopt a comprehensive Safe Routes To School program, with a set curriculum and defined campaigns.

Policy 1.3.7: The City shall continually coordinate with Osceola County during quarterly meetings for the implementation of cross-jurisdictional roadway safety efforts and pilot programs.

Objective 1.4: The City shall improve the safety, connectivity, and reliability of public transit, bicycle, pedestrian, and multiuse trails networks.

Policy 1.4.1: The City shall coordinate with LYNX as the regional public transit provider to enhance connectivity throughout the city and regionally.

Policy 1.4.2: The City shall support public transit service enhancements that connect city residents to major employment centers, intramodal travel facilities, and regional service routes.

Policy 1.4.3: The City shall continue to support public transit service by encouraging transit supportive development in key nodes throughout the city, requiring the provision of pedestrian and bicycle connections, and transit facilities and amenities along Framework Streets.

Policy 1.4.4: The City shall investigate the creation of a local circulator route connecting key activity centers in the City by 2030.

Policy 1.4.5: The T&MMP shall include an inventory of pedestrian and bicycle facilities to identify gaps in each network. The City shall use the inventory to inform decisions regarding development of the Capital Improvement Plan (CIP) as well as to identify opportunities for improvements to the pedestrian and bicycle network in the development review process.

Policy 1.4.6: The City shall monitor the Level of Traffic Stress (LTS) of bicycle and pedestrian facilities within the City to inform decisions regarding development of the CIP as well as to identify opportunities for improvements to the pedestrian and bicycle network in the development review process.

Policy 1.4.7: Framework Streets shall be constructed to provide context-sensitive bicycle and pedestrian facilities.

Policy 1.4.8: Site plan reviews will ensure efficient intermodal transfers and connectivity to existing pedestrian and bicycle facilities.

Policy 1.4.9: Major subdivision thoroughfares classified as Framework Streets shall have a minimum 10 ft. sidewalk in lieu of typical sidewalk on at least one side.

Policy 1.4.10: All new development and redevelopment, as defined in the Land Development Code, shall construct a continuous sidewalk along the full frontage of a property.

Policy 1.4.11: The City shall continue to develop the multiuse trail network consistent with the Trails Master Plan and Parks & Recreation Master Plan and will prioritize connections between City, County, and state trail facilities.

Policy 1.4.12: The City shall continue coordination with Osceola County, MetroPlan Orlando, LYNX and other regional agencies. The City shall actively pursue opportunities to improve its transportation network and explore innovative solutions to transportation issues with these agencies.

Objective 1.5: The Transportation Element shall be coordinated with the City's Future Land Use Map series, City's Vision Zero Action Plan, Osceola County Comprehensive Plan, FDOT Five-Year Transportation Plan, MetroPlan Orlando adopted plans, and the East Central Florida Regional Planning Council (ECFRPC).

Policy 1.5.1: The City shall review proposed roadway improvements, new construction and roadway extensions for consistency with the Future Land Use Map series of the Comprehensive Plan, and T&MMP.

Policy 1.5.2: The City shall actively participate on a regular basis in the MetroPlan Orlando Technical Advisory Committee (TAC), MetroPlan Orlando Transportation Systems Management & Operations Committee (TSMO) and the MetroPlan Orlando Board.

Policy 1.5.3: The City shall coordinate its future transportation needs by participating on a regular basis in the MetroPlan Orlando's TAC and TSMO committees and through standing, when necessary, at public hearings on the FDOT's Five-Year Transportation Plan, LYNX's Transportation Development Plan, and Osceola County CIP.

Policy 1.5.4: All comprehensive land use amendments will be reviewed by the City Development Review Committee (DRC) as to the effect of the amendment on the LOS for all roadways affected by the amendment.

Policy 1.5.5: The City's Community Development and Public Works Departments shall review subsequent versions of the FDOT Five-Year Transportation Plan, to update or modify this element, as necessary.

Policy 1.5.6: The City supports the State and the County on the establishment of SunRail and high-speed rail line systems connecting Osceola County with other areas in Florida. The City encourages the expansion of SunRail and future services with transit supportive land uses near intramodal hubs.

Policy 1.5.7: The City shall support and where possible, participate in MetroPlan Orlando's Congestion Management System (CMS) and FDOT's Mobility Measures Program (MMP).

Policy 1.5.8: The City shall support and where possible, participate with FDOT, LYNX and MetroPlan Orlando in the implementation of Park & Ride Plans.

Policy 1.5.9: The City shall support and participate in ad hoc review committees for projects directly affecting the city.

Policy 1.5.10: The City shall use the most recent FDOT District 5 Central Florida Regional Planning Model or shall commission an independent study to project city-wide future travel demand.

Policy 1.5.11: The City shall continually coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to implement coordinated and adaptive signal technologies to improve travel time reliability along major corridors and intersections.

Policy 1.5.12: The City shall coordinate with SunRail, LYNX, and FDOT regarding the implementation of transit signal priority technologies to improve on-time reliability of public transit services.

Policy 1.5.13: The City shall coordinate with FDOT, MetroPlan Orlando, and neighboring jurisdictions to evaluate the deployment of emerging transportation technologies.

Policy 1.5.14: The City shall coordinate with Osceola County for the development and adoption of a joint TIA methodology by 2026 to be used for review of development occurring in the Joint Planning Area.

Objective 1.6: Establish and enforce standards for the protection of existing and future right-of-way (ROW) needs.

Policy 1.6.1: The City shall maintain a ROW acquisition program for the dedication, acquisition, preservation, and protection of ROW for all modes of transportation.

Policy 1.6.2: The City's Land Development Code shall provide development regulations that preserve projected ROW needs for all roadway users.

Policy 1.6.3: The City shall require dedication of ROW for transportation improvements in new development, if required.

Policy 1.6.4: The City's Public Works Department shall coordinate with Osceola County to compile and maintain a listing of existing and projected needs for ROW that considers the needs of all roadway users within the City and Joint Planning Area.

Policy 1.6.5: The City shall develop and maintain a priority listing of needed ROW for the purpose of orderly and economical land acquisition.

Policy 1.6.6: The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.

Policy 1.6.7: The City shall evaluate new developments proposing 30 units or more for additional access requirements to meet the City's connectivity needs.

Policy 1.6.8: New development shall be required to "stub-out" to adjoining undeveloped lands to promote future road connectivity, and to connect to existing roadways that are "stubbed-out" at their boundaries.

Policy 1.6.9: The Land Development Code shall address access management to ensure safe access to and between developments.

Policy 1.6.10: The City shall preserve the LOS of the major thoroughfare system by requiring development of parallel roads or cross access easements to connect developments as they are permitted along major roads.

Policy 1.6.11: The City shall continually coordinate with FDOT , CFX, Florida's Turnpike Enterprise (FTE), and Osceola County for the location of new Turnpike interchanges.

Objective 1.7: The City shall promote alternative modes of transportation to provide a safe and efficient multimodal system.

Policy 1.7.1: The City shall require adequate ROW and the construction of bicycle lanes along Framework Streets. Where feasible, these should be protected bike lanes or off-street facilities.

Policy 1.7.2: The Land Development Code shall address the provision and design of bus stops, bike parking and circulation, pedestrian walkways, and

handicap accessible facilities within new developments and existing developments undergoing substantial improvements.

Policy 1.7.3: Safe, practical, and efficient intermodal transfers shall be incorporated in the site design of new development and existing developments undergoing substantial improvements.

Policy 1.7.4: Framework Streets shall have a minimum 10 ft. sidewalk in lieu of typical sidewalk on at least one side.

Policy 1.7.5: Sidewalks shall be mandatory on all new roadway construction. New residential subdivisions shall provide sidewalks on both sides of every street.

Policy 1.7.6: The City shall require all infill development to provide connections to adjacent sidewalks, trails, and bike lanes.

Policy 1.7.7: The City shall develop standards for minimum and maximum number of parking spaces and shared use parking agreements to encourage walking, bicycling, ridesharing, transit use, and shared use parking

Policy 1.7.8: The City shall encourage reasonable increased land use densities and mixed uses, consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.

Policy 1.7.9: The City shall require that new development be compatible with, and further the achievement of, the Transportation Element and T&MMP. Requirements for compatibility may include but are not limited to:

- Orienting pedestrian access to transit facilities and existing and planned routes.
- Block sizes that encourage pedestrian activity.
- Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separating the building from the street by parking.
- Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.

Policy 1.7.10: Adequate pedestrian circulation and safety shall be considered as a required component of roadway system management, with implementation and required construction.

Policy 1.7.11: All required sidewalks will be constructed concurrently with new development by the developer.

Policy 1.7.12: Intersections shall be made pedestrian-friendly through the use of adequate pedestrian-level lighting; adequate timing for traffic signals; and the provision of facilities for persons with disability. Where feasible, the crossing width shall not exceed 48 feet.

Policy 1.7.13: The City shall require land uses and developments that promote public transit within roadways that function as Premium Transportation Corridors per the T&MMP.

Policy 1.7.14: Residential developments greater than 200 units or commercial developments over 50,000 square feet along Framework Street and/or existing multimodal facility shall incorporate space for bus stops. Transit ridership to and from such developments can be further improved by including elements such as:

- Transit stops meeting ADA requirements.
- Parking lots and intersections designed with minimum corner turning radii for buses.
- Clearly delineated walkways from the building to the transit stop.
- Buildings and transit stops placed closer to the street.
- Bike parking Infrastructure.

Policy 1.7.15: The City shall coordinate with Osceola County and FDOT on roads serviced by public transit routes function at a LOS sufficient to support the bus service including considering the creation of dedicated transit and emergency vehicle lanes.

Policy 1.7.16: The City shall coordinate with LYNX to improve existing bus stops, and to incorporate benches, signage, lights, and protection from the elements for stops within the city.

Objective 1.8: The City shall incorporate wayfinding and landscaping standards that effectively enhance streetscapes and support efficient connectivity for transportation system users.

Policy 1.8.1: The Land Development Code shall include landscaping and streetscaping as roadway design components to enhance the function and safety of the road for all users.

Policy 1.8.2: The City shall pursue unified wayfinding designs for major activity centers within the City and shall erect signs to direct travelers to the most direct routes.

Policy 1.8.3: City shall pursue grant opportunities for streetscaping improvements, including landscaping, crosswalk enhancements, traffic calming, and median landscaping

Policy 1.8.4: The City shall encourage signs and wayfinding elements to identify popular destinations. The City may coordinate with the Recreation Advisory Committee, Chamber of Commerce, etc., to provide the most effective directions and identification of opportunities for alternative forms of transportation.

GOAL 2: To develop a financially feasible transportation system that meets the accessibility needs of City residents, businesses, and visitors.

Objective 2.1: Implement a Capital Improvement Plan (CIP), methods of funding, and fiscal controls for all traffic and roadway projects.

Policy 2.1.1: The T&MMP shall identify and prioritize roadway network needs and be updated every five (5) to seven (7) years for consideration of new roadway construction in the development of the CIP.

Policy 2.1.2: The City shall maintain a prioritized project list of major repair and maintenance for existing roadways to be included in its CIP.

Policy 2.1.3: The City shall administer mobility fees and use them as the primary means of funding future roadway improvements.

Policy 2.1.4: The City shall review and update the mobility fees every four (4) years as necessary to ensure the continued economic viability of roadway construction.

Objective 2.2: The City shall investigate new financing alternatives to overcome shortfalls of transportation funding.

Policy 2.2.1: The City shall identify opportunities to efficiently coordinate roadway projects with agencies and developers to minimize projects costs and network disruption.

Policy 2.2.2: The City shall continually coordinate with Osceola County to ensure construction in the Joint Planning Area is appropriately funded and meets the needs of the roadway network.

Policy 2.2.3: The City shall continuously seek out financing alternatives for improvements to the transportation system, such as public-private partnerships (P3s), federal and state grant opportunities, and developer contributions

DATA & ANALYSIS INTRODUCTION

The City of St. Cloud is located within an urbanized portion of a Metropolitan Planning Organization - MetroPlan Orlando. The City is required by the State to adopt a Transportation Element within its citywide Comprehensive Plan.

The purpose of the Transportation Element is to plan for a multimodal transportation system that emphasizes accessibility through public transportation systems; encourages the development of compact, pedestrian-oriented urban areas; promotes energy efficient development patterns; and protects air quality.

An essential base for planning a transportation system is the Future Land Use Element. The Future Land Use Map will determine where new or improved transportation facilities may be needed. The Transportation Element assesses the condition and capacity of the existing transportation facilities, projects future needs, sets Level of Service Standards for roads, and determines future system improvements.

Roadway level of service standards are established to ensure the efficient provision and operation of the transportation network sufficient with the issuance of ongoing and future development. These standards will be established for each roadway link consistent with the facility type, and current Florida Department of Transportation (FDOT) LOS guidelines.

The transportation planning process in Osceola County is a joint effort among various federal, state, regional, county and municipal agencies working together with MetroPlan Orlando. This agency

ensures that highways, public transit, bicycle, pedestrian, and other transportation facilities are coordinated and planned in consistence with planned development in the urbanized area.

MetroPlan Orlando prepares the Metropolitan Transportation Plan (MTP) establishing the vision of Central Florida's entire transportation system for Orange, Osceola and Seminole Counties. The plan identifies current and future transportation needs. The plan is monitored and updated every five years to reflect the changing dynamics of the region. The plan recommends road, highway, beltway, rail, and transit system improvements to be implemented by 2045. The plan represents the best combination of financial resources and improvements to meet the goals and objectives of the study.

INVENTORY

An efficient transportation system should provide access to various land uses through alternative transportation modes. The overview of the existing multimodal transportation system within the City of St. Cloud provides the basis for analyzing existing transportation deficiencies and needs within the City.

This section will identify existing roadway and transit facilities, availability of public parking facilities, airport and rail line systems, availability of bicycle and pedestrian facilities and other ancillary services and programs.

1. Road System

This section describes the Framework Streets within the City and their relative function in the City's circulation system. The roads within the City north of 13th Street were developed based on a grid pattern, which provides good opportunities for connectivity, outside the Downtown Grid the City has developed in a more traditionally suburban pattern. The areas of the city outside of the Downtown Grid have a number of roads that are not interconnected. This occurs when developments incorporate cul-de-sacs or when roads are built to serve a development without addressing the overall inter-connectivity needs of the City. The Framework Roads in the City are described below and displayed in Table II – 1 and Map II – 1. This network is comprised of City, County, and State roads and includes both existing and planned corridors.

- *Florida Turnpike:* The Florida Turnpike is a limited-access facility that runs primarily north-south and extends from Dade County to Sumter County. In Osceola County, it is currently a four-lane divided facility that serves traffic coming into and out of the County. The Florida Turnpike through St. Cloud is a four-lane, tolled, limited access highway, running north-south on the western side of the City, east of Lake Tohopekaliga. There is an interchange in the City at Clay Whaley Road and another, limited interchange, south of the City at Friars Cove Road. The City is pursuing a new diamond diverging interchange that would align with Nolte Road.

- *U.S. 192/U.S. 441 (13th Street):* U.S. 192 provides an east-west arterial that runs through Osceola County from the four corners of Orange, Polk, Lake, and Osceola Counties to the Brevard County line near the City of Melbourne in Brevard County. U.S. 441 runs in a general north-south direction from Orange County to U.S. 192 in Osceola County where it runs with U.S. 192 in a southeast direction through the City of St. Cloud. In Holopaw, U.S. 192 continues in an easterly direction and U.S. 441 runs in a southerly direction into Okeechobee County. Within the City of St. Cloud U.S. 192/U.S. 441 is currently a six-lane divided facility and is known as 13th Street.
- *C.R. 523 (Canoe Creek Road):* Canoe Creek Road is a north-south facility that extends from 13th Street to Kenansville approximately 28 miles south of St. Cloud. The portion of this road that extends from Lakeshore Boulevard to 13th Street is called Vermont Avenue. It is a two-lane roadway with nearly continuous center turning lane within the City boundary. South of Pine Tree Drive the roadway is supplemented with dedicated right-turn lanes.
- *C.R. 15 (Narcoossee Road):* Narcoossee Road is a four-lane divided roadway that runs north-south and connects U.S. 192 to Orange County, south of U.S. 192 this corridor is continued by Hickory Tree Rd.
- **Brown Chapel Road**

  Brown Chapel Road is a two-lane roadway with an unprotected median that provides a north–south access from U.S. 192 to Lakeshore Blvd. Maintenance will transfer to the City upon completion of Turnpike Interchange at Nolte Rd.
- **Old Canoe Creek Road**

  Old Canoe Creek Road runs north-south from U.S. 192 to Canoe Creek Road where it transitions to Pine Tree Drive. It is primarily a two-lane roadway with turn lanes.
- **Neptune Road**

  Neptune Road runs northwest-southeast in parallel with U.S. 192 from the northwestern boundary of the Joint Planning Area (JPA) in Unincorporated Osceola County to U.S. 192 where it transitions to Brown Chapel Rd. It is a two-lane roadway that provides access to the Tohoqua mixed-use development.
- **Cross Prairie Park way**

  Cross Prairie Parkway is a four-lane divided arterial that runs primarily north-south through the East Lake Tohopekaliga Mixed-Use area, west of the Florida Turnpike. This roadway is not currently fully developed and has several large gaps, the final

corridor is planned to terminate at the southwestern limits of the JPA, south of Lake Tohopekaliga.

- **Nolte Road**

  Nolte Road runs east-west from the Old Canoe Creek Road to Hickory Tree Road. Nolte Road is a four-lane divided roadway with bicycle lanes and wide sidewalks.

- **Lakeshore Blvd**

  Lakeshore Boulevard is an east-west two-lane roadway that borders the southern edge of East Lake Tohopekaliga and runs along the northern border of the historic grid of the City.

- **Rummel Rd**

  Rummel Road is a two-lane roadway that connects Lakeshore Boulevard to Narcoossee Road. A portion of this roadway is in the unincorporated area and provides access to the Lake Runnymede Conservation Area and the McCormick Research Institute, an equestrian facility.

- **Michigan Ave**

  Michigan Avenue is a two-lane roadway running north-south from Lakeshore Boulevard to the Royal St. Cloud Golf Links. This roadway connects the historic grid of the City with newer subdivisions directly south of Nolte Road.

- **Florida Ave**

  Florida Avenue is a two-lane divided roadway in the heart of the historic grid. It runs north-south from Lakeshore Boulevard to 17th St. This roadway has more available right-of-way than most roadways in the historic area and is the focus of transition in the City's land use planning efforts. To complement these land use changes an 8-foot multi-use trail with canopy trees is provided in the median.

- **Columbia Ave/ Budinger Ave**

  Columbia Avenue provides the western boundary for the City's historic grid. South of US 192 it transitions to Budinger Avenue. This two-lane roadway provides a north-south connection from Lakeshore Boulevard to Nolte Road.

- **10th St**

  10th Street is a two-lane roadway the runs through the historic area, connecting U.S. 192 and Narcoossee Road. The north side of 10th Street is the upper boundary of Central and Downtown CRA districts.

- **17th St**

  17th Street is the southern boundary of the historic grid, it's a two-lane roadway running east-west from Pine Lake Drive to Crawford Avenue.

- **Eastern Ave**

  Eastern Avenue runs north/south from Rummell Road and U.S. 192. This is currently a single-lane roadway and is the eastern boundary of the downtown grid.

- **Orange Ave**

  Orange Avenue is a two-lane roadway running from Rummel Road to East 19th Street. There are opportunities for this roadway to have more right-of-way access south of U.S.192. This area is a focus of transition in the City's land use planning efforts to provide more employment opportunities.

- **Vermont Ave**

  Vermont Avenue is a two-lane north-south roadway in the historic downtown area, it connectsU.S.192 to Lakeshore Boulevard. This roadway terminates at U.S. 192 and continues south as Canoe Creek Road, an Osceola County facility that provides access to southern JPA neighborhoods as well as important east-west connections.

a. Jurisdiction and Maintenance Responsibility

Map II-1 and Table II-1 show the functional classification of Framework Streets in the City of St. Cloud. The functional classification of public roads in this element is based on FDOT criteria the Urban Area Boundary and Functional Classification Handbook (2020), which considers quantitative and qualitative factors such as jurisdiction, land access, route length, and trip lengths. The purpose of reviewing a roadway's functional classification is to determine its relative importance within the overall hierarchy of roadways to provide guidance for level of service and design standards, improvement priorities, identify maintenance responsibility, and assist in determining funding and financing policies. The hierarchy used in this element includes:

- **Limited Access Facilities/Freeways:** Designed to provide regional mobility via uninterrupted flow at high travel speeds for regional trips with no direct land access. Access spacing is generally on the order of one mile or more, and average travel speeds are above 40 miles per hour. There is no direct land access, and urban freeways are multilane, divided facilities. Lane access is always via ramps to major arterials or frontage roads. The Florida Turnpike is

the only limited access facility within the City of St. Cloud. An additional east/west regional facility, the Southport Regional Connector, is proposed on the southern boundary of the City's JPA.

- **Arterials:** Provide regional mobility via both uninterrupted flow and interrupted flow segments. Arterials provide mobility around and through urban and community cores and accommodate relatively long trip lengths as opposed to providing access to adjacent properties. Arterials are further classified for performance as Principal or Minor Arterials, based on the evaluation of traffic generators as described in the Urban Area Boundary and Functional Classification Handbook. Principal and minor arterial roads within the City include 13th Street (U.S. 192), Canoe Creek Road (C.R. 523), Cross Prairie Parkway, Hickory Tree Road, Neptune Road, Nolte Road, Nova Road, Narcoossee Road, and Old Canoe Creek Road.
- **Collectors:** Provide for movement between local streets and the arterial network. Collectors are further classified for performance as Major or Minor Collectors. Collectors serve residential, commercial and industrial areas. There are fifty-two (52) collectors in the City.
- **Local Roads:** Provide direct access to abutting properties. Local roads accommodate traffic originating in or traveling to properties within a neighborhood, commercial or industrial development, and connect facilities with higher classifications. Local roads are not considered part of the major thoroughfare system. However, the ***major*** local roads have been identified in the maps and tables of this element.

Context Classification

FDOT employs a context classification system as a strategic tool in the planning and design of roadways, ensuring these projects align harmoniously with the surrounding land use and intended roadway functions. Each classification provides a framework to inform design decisions and ensure that roadway projects are safe, accessible, and supportive of surrounding land uses. FDOT's context classification system consists of eight distinct classifications that outline the varying environments in which roads are situated:

- C1 – Natural: Areas that are predominantly natural and undeveloped.
- C2 – Rural: Areas of low density with agricultural or undeveloped land.
- C2T – Rural Town: Small towns with a higher density than rural but lower than suburban areas.
- C3R – Suburban Residential: Predominantly residential areas with low to moderate densities.
- C3C – Suburban Commercial: Areas with a mix of commercial and residential uses, typically with a higher density than residential suburbs.
- C4 – General Urban: Mixed-use areas including residential, commercial, and institutional uses with moderate to high density.
- C5 – Urban Center: High-density mixed-use areas that serve as the focal point for commerce and activity.
- C6 – Urban Core: The highest density areas, typically central business districts with the greatest mix of uses and most intense development.

Osceola County is presently engaged in defining the context classification for county roadways, St. Cloud will need to be aware of these classifications and should look to adopt similar nomenclature within the next five years.

b. Constrained Facilities

Section 163.3177, Florida Statutes, requires the identification of constrained roadways in a Transportation Element to ensure maintenance of operational levels of service. A constrained roadway is one in which adding two or more through lanes to meet current or future needs is not possible due to physical, environmental or policy barriers. An assessment of short-term (2030) and planning horizon conditions of the transportation network identified the following roadways (see Map II – 4) within the City and JPA that are constrained:

- Lakeshore Boulevard from Fortune Road to Mississippi Avenue (constrained to two lanes)
- Narcoossee Road (CR 15) from Orange County Line to Jones Road (constrained to six lanes)
- Neptune Road from Kings Highway to U.S. 192-441 (constrained to four lanes)
- Old Canoe Creek Road from U.S. 192-441 to Neptune Road (constrained to four lanes)

- US 192-441 from Fortune Road to Old Melbourne Highway (constrained to six lanes)
- Florida's Turnpike from Osceola Parkway to Indian River County Line (constrained to eight lanes)

c. Accident Locations

In 2024 the City adopted the Vision Zero Action Plan, a comprehensive roadways safety plan that analyzed 5 years of roadway crashes (2018- 2022), identified crash trends, dangerous roadway segments, and recommended safety improvements. In the reported years, more than 4,200 traffic crashes occurred on roadways in St. Cloud, 93 of which resulted in people being killed or seriously injured. The following key statistics were identified in the plan.

- Pedestrian crashes have the highest likelihood of fatality/serious injury.
- Left-turn crashes make up the highest proportion of crashes resulting in fatality or serious injury.
- Angle crashes and off-road crashes make up more than a quarter of the total fatal and serious injury crashes within the City.
- Aggressive driving and driver age (aging drivers or teenage drivers) is more prevalent in crashes at the City level than all of Osceola County.

The Action Plan identified a number of roadway segments that represent the most dangerous corridors for motorists as well as other road users. The City's crashes and High Injury Network roadways are identified in Table II – 2 and Map II – 5.

d. Signalized Intersections

The location of signalized intersections is shown on . Most of the intersections in the City use stop signs rather than traffic signals. Traffic lights are located mainly along 13th Street, Canoe Creek Road, Old Canoe Creek Road, Michigan Avenue, and Narcoossee Road. An additional signalization project is included in the Osceola County Capital Improvement Plan (2024) as part of the Cross Prairie Parkway extension project, currently in the design phase through 2026 and is not yet funded for construction.

e. Evacuation Routes

The Osceola County Local Mitigation Strategy (LMS) was updated in 2020. The LMS is a multi-jurisdictional hazard mitigation document created through a collaborative effort between public and private sectors, incorporating public input. The Plan outlines and prioritizes mitigation goals and objectives, addressing community hazards and vulnerabilities countywide. It emphasizes initiatives that are cost-effective, technically feasible, and environmentally sound. The report addresses the availability

and maintenance of shelters, emergency response and mitigation in detail. However, it does not address evacuation routes. St. Cloud has adopted Osceola County's Comprehensive Emergency Management Plan (CEMP). This plan guides the activation and operation of the County's Emergency Operations Center (EOC) during disasters.

2. Public Transit System

Public transit in St. Cloud is provided by LYNX, which operates as a regional transit organization servicing Seminole, Orange, and Osceola Counties; an area of approximately 2,500 square miles with a resident population of more than 2.3 million people. Small portions of Polk and Lake counties are served as well. LYNX operates with a fleet of more than 290 air-conditioned coaches with 68 local routes, "Links", serving the tri-county area. Peak frequency is every 15 minutes on heavily used links and average frequency in urban areas is every 30 minutes. LYNX operates fixed route service seven days a week and on holidays. The following additional services are also available in St. Cloud:

- Vanpool - Commuter services for which LYNX provides the vans.
- ACCESS LYNX - Door-to-door paratransit van service for qualified individuals who cannot access other modes of transportation.

Currently, there is only one fixed route service in St. Cloud, Link 10, with provides service from downtown St. Cloud to Kissimmee (See Map II-6). Existing characteristics for Link 10, including frequency and hours of operation are displayed in Table II-3.

3. Parking System

At this time, the City of St. Cloud does not have any significant public parking facilities. Parking throughout the City is typically provided by surface parking lots. The City is investigating the feasibility of public structured parking being introduced within the downtown CRA.

4. Bicycle System

Bicycle paths are present in the City along a number of major roads, including Lakeshore Boulevard, Dakota Avenue, 17th Street, Michigan Avenue, Kissimmee Park Road, 5th Street and Columbia Avenue. Much of the multimodal facilities within city limits are provided by off-roadway, wide sidewalks and multi-use paths. The City adopted a Transportation and Mobility Master Plan (T&MMP) in 2024 that inventoried existing and planned bicycle facilities. New multimodal facilities are planned as part of the Canoe Creek reconstruction project. Table II- 4 and Map II- 7 show the existing bicycle facilities in the City.

5. Pedestrian System

In 2014 the City adopted a citywide sidewalk plan that has sought to eliminate gaps in the

network. Sidewalk infrastructure in St. Cloud is particularly extensive in the city's more recently developed areas. In newer subdivisions, sidewalks are present on both sides of the street, though they are predominantly internal to the subdivision itself. The historic grid area is limited by narrow rights-of-way. Where sidewalks exist, they are typically located on only one side of the street. Additionally, several major roadways connecting newer subdivisions in the southern part of the city lack sidewalks on both sides of the street. Map II – 8 shows the existing sidewalk network within the City, Map II – 9 shows the existing and proposed multi-use trails within the City.

6. Intermodal Facilities

Intermodal facilities connect different transportation modes for the movement of people and goods, including ports, airports, bus stations, and train terminals.

The City has no public airports, nearby public airports include Kissimmee Municipal Airport to the west and Orlando International Airport to the north, in addition to these there is a small privately operated airfield to the southeast of the city boundary.

SunRail, the regional commuter rail system, connects 17 stations through Volusia, Seminole, Orange, and Osceola counties. Three SunRail stations are provided in Osceola at Poinciana (5025 S. Rail Avenue), Kissimmee (320 Pleasant Street), and Tupperware (3205 Orange Avenue).

Additional intermodal facilities are provided in Kissimmee. Greyhound buses service the County with a terminal in Kissimmee at 1979 E. Osceola Parkway. A CSX freight line and Amtrak provide service to Kissimmee.

Additional intermodal facilities are provided in Kissimmee. Greyhound buses service the County with a terminal in Kissimmee at 1979 E. Osceola Parkway. A CSX freight line and Amtrak provide service to Kissimmee. The County is serviced by Greyhound Transportation Services with bus terminals at various locations. The Greyhound terminal in St. Cloud is on 10th Street and Massachusetts Avenue, at the corner store.

There are no passenger or freight rail services within the City. However, a CSX freight line serves Kissimmee. Amtrak service to Kissimmee is also provided on this line.

TRANSPORTATION ANALYSIS

Transportation can have a major role shaping the spatial and functional organization of a community. It can determine the size, scale, status and identity of a community. However, there are other contributing factors that need to be considered, such as the personal, social, physical, environmental, economic and cultural attributes of the community. This section will analyze existing conditions of the transportation system to provide a comprehensive assessment of the various transportation facilities and services, and their relationship with existing land uses.

This section will also address growth trends, travel patterns, and interactions between land use and transportation, including the compatibility between future land uses and transportation systems. The transportation analysis was conducted utilizing the Central Florida Regional Planning Model (CFRPM) version 7.0 supplemented by the 2045 Southeast Area Transportation Study (SEATS) Model. The SEATS model included the build-out of the mixed-use district on the west side of the Turnpike and along the future Southport Connector Expressway. In addition to the SEATS roadway network, the model was supplemented with the inclusion of identified Framework Streets.

Future travel demand estimates are based on a land use inventory for 2023, and projection of land uses for the year 2045. The data is available at the Transportation Analysis Zone (TAZ) level and contains variables such as trip production (housing types and occupancy, and auto availability per dwelling unit); trip attraction (employment and school enrollment); special generators; and internal/external trips.

1. Socio-Economic Growth Trends

The 2020 U. S. Census reported a City population of 58,964. The Bureau of Economic and Business Research (BEBR) estimated the 2023 population at 61,997. Table II- 5 shows the socio-economic data by TAZ and includes projections of population as well as employment. The figures presented on Table II - 5 include portions of unincorporated areas in some TAZs (see Map II- 10). The TAZs within the existing City boundary project that the City's population will increase by approximately 100,000 persons by 2045, and employment in the City would increase by approximately 35,000. Population projections prepared by Metro Forecasting Models, LLC. (Metro), for the City of St. Cloud indicate that the City population will grow to approximately 98,311 residents by the year 2050, and the JPA will grow to approximately 118,039 residents, totaling 216,350 residents by 2050. A robust multimodal network will be required to facilitate movement both within and throughout the City to meet the demands of such growth.

2. Roadway Safety

The Vision Zero Action Plan identified roadway segments that represent the most dangerous corridors for motorists as other road users, forming the basis for project recommendations and policy guidelines. The following 6 segments were highlighted for prioritized safety interventions: Sergeant Graham Drive, Old Canoe Creek Road, 12th Street., Commerce Center Drive, 6th Street, and Illinois Ave. The recommended interventions are targeted to address the widest breadth of crashes recorded on these segments. In addition to the recommended roadway projects a number of priority regulatory actions were suggested as part of this plan.

- Develop a targeted education strategy, including a safety campaign, at drivers 65 years

of age or older.

- Establish a citywide Safe Routes to School (SRTS) program.
- Adopt a Complete Streets policy and incorporate Complete Streets design guidelines and pro-safety policies throughout City code.
- Dedicate a portion of Capital Improvement Plan (CIP) funding to safety-focused efforts, with particular attention to the JPA and Integrate safety improvements and countermeasures into existing and planned CIP projects.
- Develop a toolbox of quick-build or interim capital improvements that can be installed during road maintenance or resurfacing.

3. Current Roadway Performance

Florida Statute 163.3177 requires local governments to address the existing transportation system levels of service (LOS) and system needs and the availability of transportation facilities and services. The projected transportation system levels of service and system needs are based upon the future land use map and the projected transportation system. The roadway LOS concept is defined in the FDOT Multimodal Quality/Level of Service Handbook as a quantitative classification of the road user's perception of the quality of flow and is measured by a scale of roadway capacities based on roadway characteristics. The scale ranges from "A" to "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable. For the purpose of LOS maintenance, the County has been divided into TAZs, seventy-one (71) of which are either wholly or partially within St. Cloud. 111 TAZs are within the City's JPA with Osceola County. TAZs are small, internally homogeneous aggregations of the entire urban area. They range from a City block to areas encompassing several square miles. Demographic data, such as population, housing, employment and traffic, is maintained at the TAZ level to measure existing roadway LOS. Map II- 10 and Table II- 5 show the TAZs within the City of St. Cloud.

FDOT adopted statewide minimum level of service standards for the State highway system. The minimum levels of service standards are used for planning applications, including the review of local government plans. The generalized maximum volume tables provided by FDOT are guidelines recommended for broad planning applications. They are to be used as a general guide to determine highway level of service and through-lane requirements. Minimum level-of-service standards recommended for the state system are shown on . The standardized descriptions of service levels used in transportation planning are as follows:

- LOS A - A condition of road performance where traffic density is very low, with little or no restrictions in maneuverability. Drivers can maintain their desired speed with little or no delay.

- LOS B - A condition of road performance where traffic density is low and vehicles travel with operating speeds somewhat restricted by other vehicles. Drivers still have reasonable freedom to select their speeds.
- LOS C - A performance condition where operating speeds are determined by other vehicles, permitting a stable traffic flow. Drivers might have limitations to maneuver and to increase speeds.
- LOS D - A condition of road performance where traffic density is high but tolerable. Fluctuations in traffic volumes may cause reductions in operating speeds. Drivers have little freedom to maneuver. In some instances, traffic flows approach unstable conditions.
- LOS E - Represents traffic operation near the roadway capacity or maximum service volume. Vehicles flow at unstable conditions. Stop-and-go situations may happen. In freeways or limited access roads, speeds are near thirty (30) miles per hour and traffic density is high.
- LOS F - This condition usually results from long lines of vehicles backing up because the traffic volume exceeds the roadway capacity. The vehicles are forced to operate at very low speeds. Stop-and-go situations are frequent and in extreme cases, vehicles stop for long periods of time.

The 2020 FDOT Generalized Service Volumes tables were used to evaluate roadway performance in the City of St. Cloud. The 2023 Generalized Service Volumes utilize FDOT's Context Classification Guide to determine LOS capacities for State arterials and highways. St. Clouds roadways have not been identified by context classification, consequently the performance of the City's framework streets is based on the 2020 Generalized Service Volume Tables. The tables are expressed in terms of peak hour directional volumes, peak hour two-way volumes, and annual average daily traffic (AADT) for a given LOS organized by roadway type and land use or context classification. Peak hour directional tables are provided because traffic-engineering analyses are conducted on an hourly or sub hourly basis. The travel demand model results are expressed in average daily traffic (ADT) but can be converted to peak hour directional traffic via the K and D factors.

The K factor reduces the average daily traffic to peak hour. For planning purposes, the 100th highest demand volume hour of the year is obtained applying a K factor. The D factor further reduces the peak hour to the highest directional traffic (north, south, east or westbound). For planning purposes, the D factor represents the proportion of an hour's total volume occurring in the higher volume direction.

The FDOT tables cover four area types: core urbanized areas (areas with a population of 1,000,000 or more); urbanized areas (urbanized areas with a population of 50,000 or more); areas transitioning into urbanized areas or cities over 5,000 population not in urbanized areas;

and rural undeveloped areas and cities or developed areas less than 5,000 population. The urban boundary, as approved by the Federal Highway Administration (FHWA) and adopted by MetroPlan Orlando, encompasses the entirety of St. Cloud and the JPA.

Osceola County Engineering keeps a detailed assessment of peak and directional factors for the existing roadway network within the County. For those roads not included on the County tables, K and D factors were determined consistent with the FDOT Generalized Tables.

General factors commonly used to determine roadway capacity include: the presence of medians, exclusive left or right turn lanes, posted speed, and whether the roadway is part of the State Highway System.

Table II-7 and Map II-11 show the existing levels of service for each Framework Street in St. Cloud. A level-of-service analysis was performed to determine existing deficiencies. The capacity analysis was based on the FDOT Generalized Peak Hour Directional Maximum Service Volumes for different roadway types

The analysis of the existing traffic circulation conditions in St. Cloud involved reviewing the physical and operational characteristics of the major thoroughfares serving the City. Current road performance was derived from the Osceola County "Year 2024 Traffic County Program" report. Current traffic for roads not included in the Osceola County Major Transportation Network inventory was estimated based on the most recently submitted Traffic Impact Analysis to St. Cloud's Public Works Department.

Table II-6 show the 2024 traffic conditions in the City of St. Cloud. All roadway segments tested, except segments of Neptune Road and Old Canoe Creek Road, comply with the FDOT level of service standards as described above

4. Future Roadway Performance

The projected roadways performance was assessed utilizing both historical growth rates, the 2045 SEATS model and the Central Florida Regional Planning Model (CFRPM) version 7.0. The SEATS model included the build-out of the mixed-use district on the west side of the Turnpike and along the future Southport Connector Expressway. In addition to the SEATS roadway network, the model was supplemented with the inclusion of identified Framework Streets. Table II- 9 and Map II- 12 show the 2045 projected traffic conditions for Framework Streets within the JPA.

Most Framework Street segments tested comply with the FDOT level of service standards as described above. The following roadway segments are projected at LOS E by 2045.

- Lakeshore Boulevard, from Brown Chapel Road to Mississippi Avenue;
- Canoe Creek Road, from Nolte Road to Deer Run Road;
- Old Canoe Creek Road, from Clay Whaley Road to Canoe Creek Road;
- Friars Cove Road, from Canoe Creek Road to the Florida Turnpike.
- Narcoossee Road, from U.S. 192 to 10th Street and from Rummel Road to Jones

Road;

- Nova Road, from U.S. 192 to Eden Drive;
- Cross Prairie Parkway, from Neptune Road to Partin Settlement Road;
- Neptune Road, from Partin Settlement Road to Old Canoe Creek Road; and,
- the Florida Turnpike within the City limits and JPA.

The City does not have financial responsibility for majority of the identified deficiencies; therefore, it will be the County's responsibility to improve these roads to meet adopted level of service standards. Neptune Road and the Florida Turnpike currently have planned capacity enhancements in MetroPlan Orlando's Transportation Improvement Program (TIP). The City will have to coordinate with Osceola County to ensure Friars Cove Road meets the adopted LOS standards prior to the City taking over financial and maintenance responsibilities. Lakeshore Boulevard is the City's responsibility but is a constrained facility with limited solutions for capacity enhancement. The traffic simulation process was accomplished in these steps:

a. Transportation Network Development

Network development is the process of simulating alternative roadways and transit systems through computer modeling. The network was provided by the Central Florida Regional Planning Model 7.0 and was supplemented by the 2045 Southeast Area Transportation study.

b. Trip Generation

Trip Generation is performed by converting socioeconomic variables to person trips through a series of multiple regression equations. The outputs from this process are trip productions and attractions by traffic zone and by trip purpose. The seven basic trip purposes are: Home-Based Work, Home-Based Social-Recreation, Home-Based Shopping, Home-Based Other, Non-Home Based, Truck and Taxi, and Internal to External. The socio-economic summary information for the traffic zones within the City of St. Cloud is shown in Table II-5 and Map II-10.

c. Trip Distribution

The Trip Distribution process is based on a "Gravity" simulation, and trips are directly distributed depending on land use attractiveness and inversely distributed depending on travel time and distances. If the concentration of land uses is intense, more trips get distributed. Inversely, if the travel time and distances are longer, fewer trips get distributed.

d. Mode Split

Mode Split is used to determine the proportion of person trips by transportation mode.

e. Trip Assignment

The Trip Assignment process simulates how many automobiles and buses are traveling on the transportation system. In this process, trips produced in one traffic zone are "added" according to the distribution patterns, into different roadways leading to all other traffic zones. This process is repeated until all traffic zones are assigned and equilibrium is reached.

5. Public Transit Performance

Enhancements to public transit have the potential to significantly augment the capacity of the transportation network. Key factors in promoting transit utilization include mixed land uses and an urban design that ensures street connectivity and access to pedestrian, transit, and bikeway systems. The City's goal of balancing density residential density increases with local employment opportunities would be enhanced with a robust public transportation network connecting key nodes within the city. While there are limited intermodal facilities within the city such mobility hubs that make it easy and pleasant for residents to transfer between travel modes also help to bolster the local network and provide economic incentive for nearby property owners and local businesses. Public transit levels of service characteristics are monitored by the Central Florida Regional Transit Authority, LYNX, but the City should also be monitoring levels of service for transit performance based on headway standards, emphasizing reducing headways to encourage public transit ridership. Additionally, the City should be monitoring developing areas and routes connecting high traffic generators to identify and coordinate the implementation of new transit routes in the city.

In analyzing access to transit service, the City considers one-quarter mile on either side of the route an adequate maximum distance that people would be willing to walk to use transit, the available transit routes for St. Cloud are found on Map II- 6.

6. Other Transportation Systems

The City's current transportation network is based primarily on a road network serving vehicular traffic, with limited alternative means of transportation. As the City has grown it has taken advantage of some opportunities to expand the use of alternative transportation systems.

Pedestrian mobility is greatly influenced by the mix and proximity of land uses as well as the availability of adequate sidewalks and other pedestrian facilities. Adequate land uses and appropriate urban design would encourage walking for short trips and for accessing transit

facilities and services. The City's Land Development Code requires the provision of sidewalks by private developers, and gaps in the City's sidewalk network are identified in the T&MMP.

Bicycling is a viable mobility alternative. Bicycle networks provide a commuting alternative as well as a recreational asset. The City's bicycle network shows existing lanes and shared paths (see Map II- 7 and Table II- 4). The City will seek to include bicycle facilities and shared paths for all Framework Streets.

Parking is crucial for transportation network. Commuters' choice between driving alone or using alternatives like ride-sharing or public transit depends on parking cost, accessibility, and availability. As the City grows, adequate parking opportunities will need to be balanced with development potential, particularly in the historic downtown.

7. Future Transportation Plan

This section provides recommendations for creating a safe, convenient, and energy efficient multimodal transportation system, aligned with the City's Future Land Use plans as well as the plans, and programs of Osceola County, MetroPlan Orlando, and FDOT.

The City's transportation network has been designed primarily for private automobiles. In recent years more attention has been given to accommodating other modes of transportation such as bicycles, pedestrians, and transit, but non-automobile facilities are currently fragmented. This Transportation Element approaches the City's Framework Street network as primarily multimodal to facilitate transportation throughout the city safely and efficiently. The Goals, Objectives, and Policies of this plan utilize a Complete Streets framework in order to guide the continued development of the transportation network.

Intergovernmental coordination is essential for the most cost-effective provision of transportation system improvements. The City of St. Cloud does not possess the resources nor is it fiscally responsible for the entire transportation system within the City. For example, both Osceola County and FDOT have financial responsibility for county roads and state highway system roads, respectively. It is necessary for the City to review the transportation improvement plans and programs prepared by the County and FDOT to ensure that new roadways and reconstructions within the City or in the JPA meet the City's future transportation needs. In 2024 an updated interlocal agreement between Osceola County and St. Cloud was adopted which streamlines the collection and distribution of mobility fees for transportation projects, which should help facilitate this coordination.

A primary area of coordination includes the preservation and protection of rights-of-way for identified future roadway improvements and construction. The rising value of land and the associated costs of right-of-way acquisition, it is imperative that the City safeguard roadway corridors in advance to prevent costly acquisition negotiations. Increased right-of-way costs diminish the funds available for improvements. The City shall utilize official transportation maps in this element as well as the T&MMP to identify and protect existing and future rights-of-way, as well as employ appropriate techniques within the Land Development Code to ensure the preservation of necessary corridors.

a. Transportation Map Series

The roadways identified in Map II-1 constitute the City's primary roadway network and are designated as Framework Streets. Designation as Framework Street reinforces the importance of these streets to the overall network while providing guidance for transportation project planning, right-of-way acquisition, and future land use planning decisions. Each Framework Street would have minimum right-of-way standards that are able to accommodate sidewalks, bicycle lanes, and multi-use paths, along with necessary space to accommodate traffic needs. The purpose of a Transportation Map Series is to graphically depict the location of existing and proposed transportation facilities including Framework Streets and any limited access facilities, intermodal facilities, and active transportation infrastructure.

Map II- 1 presents the proposed Future Transportation Map for the City of St. Cloud. This map shows the proposed roadway functional classifications. Roadway capacity is calculated based on the functional classification and number of lanes. Maps II-11 and II-12 depict the level of service for each roadway based either on its present or forecasted performance, respectively.

A number of roads are projected to have deficient LOS by 2045, the City will need to coordinate with Osceola County to address future deficiencies. Table II- 10 shows a list of road projects that are included in the County's CIP and MetroPlan Orlando's 2040 TIP for future development. Several other roads are proposed to be added to the City's Framework Streets. They are listed in Table II- 11 and shown on Map II-1. The list includes roadways that are not currently on any plan or program. Their financial feasibility will be evaluated in the future on a case-by-case basis. Some of those roads are outside the City limits, and some may not be needed within the current planning period (2025-2045). However, they represent future transportation corridors to be preserved, and it is the City's intent to recommend and coordinate with the County so that those roads are also included in both the City and County's future comprehensive plans updates.

The design of Framework Streets will need to incorporate active transportation and transit features to achieve a true multimodal system in pursuit of a Complete Streets network that services all users. The adoption of Complete Streets designs is an opportunity for the City to implement standardized roadway designs for the framework street network. Additionally, safety should be the primary focus of when reviewing roadway designs to reduce the incidence of crashes resulting in death or serious injury in St. Cloud.

b. Future Public Transit Plan

A transportation system that offers multimodal opportunities has the potential to absorb a significantly higher number of person trips than a system that focuses solely on accommodating vehicle trips. The T&MMP encourages continuing to work with LYNX to establish a new transit route or circulator connecting the Downtown Grid and NeoCity, in Kissimmee, as well as the pursuit of local circulator pilot studies. The City will contribute to increased ridership by encouraging compact development, requiring the provision of pedestrian connections, and requiring the provision of transit facilities and amenities where necessary Transit in St. Cloud operated by LYNX, but there is currently only one route that services the City.

c. The Future Pedestrian Plan

The analysis of existing pedestrian conditions found that in order to develop a pedestrian improvement/construction program the citywide inventory of pedestrian facilities must continue to be maintained. By identifying missing links in the pedestrian system, the inventory will allow prioritization of improvements, providing enhanced connectivity throughout the network.

Major planned trails facilities include the continuation of the Florida Scenic Trail along Old Canoe Creek Road and extending the SUN Trail connections along Rummel Road and Lakeshore Boulevard. In addition to these State networks the Trails Master Plan has proposed additional facilities at Canoe Creek Road, Canal 31, Pine Tree Drive, Hickory Tree Road, Old Hickory Tree Road, Nova Road, and Deer Run Road. The City has proposed several extensions of trail and multi-use paths at Peghorn Park, Stevens Plantation, Sky Lakes, and St. Cloud Royal Links.

In addition to the City's plans, Osceola County has planned facilities within the mixed-use areas east of Lake Tohopekaliga and Narcoossee Road, much of which have been annexed into the City of St. Cloud at the time of this report. These projects include those that involve substantial infrastructure requirements or enhanced active transportation elements that would require construction.

The 2017 Trails Master Plan describes the general condition of these trails and provides recommendations for future trails network projects. The extent of the existing and planned trails projects is shown in Map II-9. The proposed trails from Osceola County or other organizations are based on the planning documents from those organizations as retrieved in December 2024.

d. The Future Bicycle Plan

Overall, the bicycle network in the City is disjointed and only provides access to popular destinations within the catchment area of said destinations, such as the downtown grid, but does not provide access to those areas from other sections of the

City. The City's bike system will need to continue being expanded, filling gaps and providing new segments where deemed necessary. The designation of framework roadways should work to eventually complete some of these networks within the City, though special care should be given to ensure those roadways are both safe and comfortable for non-automobile users. Bicycle facilities in St. Cloud are limited. Shared facilities are available on roadways with existing multi-use pathways, like Neptune Road, Old Canoe Creek Road, Lakeshore Boulevard, and Dakota Avenue. Dedicated facilities are present on segments of U.S. 192, Nolte Road, Canoe Creek Road, and Gramercy Farms Road in the form of unbuffered bike lanes. The extent of existing bicycle facilities is shown on Map II-7. There are approximately 19.9 miles of dedicated bike lanes and 24.1 miles of shared use paths in the City, though some of these facilities extend beyond the municipal boundary, additional wide sidewalks or multi-use trails within the City boundary may not be included in these calculations due to the width of those facilities.

e. Roadway Safety

As part of the City's ongoing commitment to traffic safety, recommendations from the 2024 Vision Zero Action Plan are included in this element and should continue to be a focus for future transportation projects. Recommendations from the Action Plan include expanding transit services, through work with MetroPlan Orlando and LYNX to expand routes and contribute increased ridership by encouraging compact development and improved pedestrian connections. The City should monitor crash data and make that data available through a dashboard or annual report system. Efforts should be made to reduce the negative effect of vehicles in residential neighborhoods, discourage unsafe speeds, and encourage opportunities for alternative modes throughout the network.

Table II-1: Framework Streets

SEGMENT	FROM	TO	Jurisdiction	Functional Classification	# of Lanes
10th St	U.S. 192	Narcoossee Rd	City	Minor Collector	2
17th St	W Communications Rd	Crawford Ave	City	Minor Collector	2
5th St	Old Canoe Creek Rd	Orange Ave	City	Minor Collector	2
Brown Chapel Rd	5th St	U.S. 192	County	Major Collector	2
Budinger Ave	U.S. 192	Nolte Rd	City	Minor Collector	2
Canoe Creek Rd	17th St	Pine Tree Dr	County	Principal Arterial	2
Columbia Ave	Lakeshore Blvd	U.S. 192	City	Minor Collector	2
Creek Woods Dr	Canoe Creek Rd	Michigan Ave	City	Major Collector	2
Cross Prairie Pkwy	Macy Island Rd	Canal 31	County	Principal Arterial	4
Cross Prairie Pkwy	Clay Whaley Rd	Grassfield Ln	County	Principal Arterial	4
Florida Ave	Lakeshore Blvd	17th St	City	Minor Collector	2
Florida Turnpike	Partin Settlement Rd	Friars Cove Rd	State	Limited Access	4
Friars Cove Rd	Florida Turnpike	Canoe Creek Rd	City	Major Collector	2
Hickory Tree Rd	U.S. 192	Nolte Rd	County	Minor Arterial	2
Kissimmee Park Rd	Lake Tohopekaliga Rd	Cross Prairie Pkwy	City	Major Collector	2
Lakeshore Blvd	Partin Settlement Rd	Rummel Rd	City	Minor Collector	2
Lillian Lee Rd	Narcoossee Rd	Nora Tyson Rd	City	Minor Collector	2
Michigan Ave	Lakeshore Blvd	S Indiana Ave	City	Minor Collector	2
Narcoossee Rd	Boggy Creek Rd	U.S. 192	County	Principal Arterial	4
Neptune Rd	Cross Prairie Pkwy	U.S. 192	County	Minor Arterial	2
Nolte Rd	Old Canoe Creek Rd	Hickory Tree Rd	County	Minor Arterial	4

SEGMENT	FROM	TO	Jurisdiction	Functional Classification	# of Lanes
Nova Rd	U.S. 192	Barrywood Ln	County	Minor Arterial	2
Old Canoe Creek Rd	Commerce Center D	5th St	City	Minor Collector	2
Old Canoe Creek Rd	5th St	Friars Cove Rd	County	Minor Arterial	2
Old Hickory Tree Rd	U.S. 192	Nolte Rd	City	Major Collector	4
Orange Ave	Lakeshore Blvd	19th St	City	Major Collector	2
Rummel Rd	Lakeshore Blvd	Narcoossee Rd	City	Major Collector	2
Tilestone Rd	U.S. 192	Hamlin Ave	City	Minor Collector	2
Tohoqua Blvd	Neptune Rd	Southbury Dr	City	Minor Collector	2
U.S. 192	Partin Settlement Rd	Five Oaks Dr	State	Major Arterial	6
Vermont Ave	Lakeshore Blvd	U.S. 192	City	Minor Collector	2
Vermont Ave	U.S. 192	17th St	County	Principal Arterial	2

Source: City of St. Cloud Public Works Department, MetroPlan Orlando, VHB Inc.

Table II-2: Crashes and High Injury Network Roads

SEGMENT	FROM	TO		Year	Number of Crashes	Fatal + Serious Injury Crashes
Sergeant Graham Ave	Neptune Rd	US 192		**2018**	854	18
Old Canoe Creek Rd	Neptune Rd	US 192		**2019**	923	20
12th St	Columbia Ave	California Ave		**2020**	703	20
Commerce Center Dr	US 192	Pemberly Pines Cir		**2021**	883	19
6th St	Illinois Ave	Wyoming Ave		**2022**	905	16
Source: St. Cloud Vizion Zero Action Plan (2024)						

Table II-3: Public Transit Characteristics

Route		Weekday Service			Ridership			
Link #	Service Area	Frequency	From	To	Annual Ridership (FY2023)	Weekday Average Boardings (FY 2022)	Weekday Average Alightings (FY 2022)	Weekday Average Total Ridership (FY 2022)
10	East U.S. 192 / St. Cloud	30/60[1]	4:00 AM	10:42 PM	243,585	205	224	429
Source: LYNX								

Table II-4: Existing Bicycle Facilities

SEGMENT	FROM	TO
Bike Lanes		
U.S. 192	Aeronautical Dr	Budinger Ave
U.S. 192	Eastern Ave	Way Point Blvd
Cross Prairie Pkwy	Rd Canyon Dr	Canal 31
Old Canoe Creek Road	Neptune Rd	Clay Whaley Rd
Old Canoe Creek Road	Christy Ln	Pine Creek Dr
Canoe Creek Rd	U.S. 192	Fertic Rd
Canoe Creek Rd	Drema Ln	Nolte Rd
Rummel Rd	Mississippi Ave	Orange Ave
Narcoossee Rd	Orange County Line	U.S. 192
Source: City of St. Cloud Public Works Department, MetroPlan Orlando, VHB Inc.		

SEGMENT	FROM	TO
Bur Oak Blvd	U.S. 192	Northern Flicker Dr
Pine Tree Dr	Bayview Ln	Cord Ave
Shelburn Way	Harlow Ave	Hickory Tree Rd
Nolte Rd	Old Canoe Creek Rd	Twin Lakes Blvd
Shared Paths		
Lakeshore Blvd	Louisiana Ave	Eastern Ave
Dakota Ave	Lakeshore Blvd	6th St
5th St	Brown Chappel Rd	Dakota Ave
Neptune Rd	Kings Hwy	Old Canoe Creek Road
Old Canoe Creek Road	Neptune Rd	Nolte Rd

Table II-5: Socio Economic Data

TAZ	2015		2020		2045	
	Population	Employment	Population	Employment	Population	Employment
5037	310	170	889	594	10394	8222
5043	881	82	911	82	951	94
5044	2	0	20	0	24893	11272
5047	1862	99	1930	99	2002	99
5051	441	14	1740	29	1740	29
5052	447	26	712	26	2997	26
5053	618	28	749	28	749	28
5054	4432	196	5153	795	5153	795
5055	1078	143	1094	143	1094	143
5059	321	162	519	279	519	279
5060	25	0	33	0	8988	380
5061	28	0	54	7	54	7
5062	2614	206	2896	208	2896	208
5066	340	315	2636	315	2636	315
5074	55	108	430	108	528	108
5077	3059	51	3061	51	3061	51
5078	1939	37	1942	37	1942	37
5079	184	64	208	222	493	2999
5080	237	6	246	6	246	6
5081	109	29	142	31	11568	409
5083	43	0	51	0	4417	3031
5085	408	360	420	657	420	657
5087	475	47	491	49	491	49

5089	1014	267	1303	506	1303	506
5090	1550	483	1612	642	1612	642
5092	2040	257	2866	340	2866	340
5094	513	267	1707	423	1707	423
5095	286	189	292	233	292	233
5097	554	2	554	2	554	2
5099	882	116	1210	223	4192	2136
5100	329	15	364	15	475	15
5101	435	293	438	317	438	317
5102	73	36	87	51	87	51
5104	110	61	127	66	8820	3092
5106	454	12	1390	12	1390	12
5108	475	168	478	202	478	202
5109	0	309	0	565	0	565
5110	953	292	958	307	958	307
5111	1770	11	2166	11	2166	11
5112	261	387	264	387	264	387
5114	866	28	872	28	872	28
5115	456	9	478	9	478	9
5116	0	0	52	5	909	102
5117	398	249	403	281	403	281
5118	401	261	404	278	404	278
5119	207	6	215	6	240	6
5120	613	66	618	66	618	66
5122	187	6	219	8	4731	538
5124	516	9	1174	9	1174	9
5125	276	317	276	325	276	325

5127	888	721	899	723	899	723
5128	243	1166	243	1241	243	1241
5132	1534	181	1546	200	1546	200
5133	1758	304	1942	387	5280	1170
5135	17	296	19	298	19	298
5136	780	13	799	13	799	13
5137	0	0	5	0	5	0
5141	276	160	281	196	281	196
5143	5	0	75	5	1288	101
5144	0	381	0	381	0	381
5145	0	346	0	364	0	364
5146	0	1	11	1	11	1
5147	2	37	2	45	2273	346
5149	0	566	0	591	0	591
5150	613	959	615	1021	615	1021
5153	1311	26	1328	26	1328	26
5154	556	5	558	5	558	5
5155	702	129	769	156	769	156
5156	867	37	878	37	878	37
5160	517	385	525	1354	525	1354
5162	12	0	238	5	3294	64
5163	1063	20	1072	20	1072	20
5164	541	12	831	13	5481	26
5167	9	56	9	70	9	92
5170	733	48	755	100	755	100
5171	10	0	25	0	6246	3031
5172	623	65	636	68	636	68

5180	1007	179	1104	1368	1104	1368
5184	825	38	902	38	2198	38
Source: CFRPM 7.0						

Table II-6: Generalized Tables – Peak Hour Directional Volumes

2020 QLOS General Service Volumes

Annual Average Daily Volumes

Urbanized

Interrupted

40 mph or higher speed limit

Lanes	Median	B	C	D	E
2	Undivided	-	16800	17700	-
4	Divided	-	37900	39800	-
6	Divided	-	58400	59900	-
8	Divided	-	78800	80100	-

35 mph or lower speed limit

Lanes	Median	B	C	D	E
2	Undivided	-	7300	14800	15600
4	Divided	-	14500	32400	33800
6	Divided	-	23300	50000	50900
8	Divided	-	32000	67300	68100

Adjustments

Median & Turn Lanes

Lanes	Median	Exc. Left	Exc. Right	Adjust
2	Divided	Yes	No	5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	5%

Non-State Roadway -10%

Source: FDOT 2020 Q/LOS General Service Handbook

Freeway

Core Urbanized

Lanes	Median	B	C	D	E
4	Divided	47600	66400	83200	87300
6	Divided	70100	97800	123600	131200
8	Divided	92200	128900	164200	174700
10	Divided	115300	158900	203600	218600
12	Divided	136500	192400	246200	272900

Urbanized

Lanes	Median	B	C	D	E
4	Divided	45900	62700	75600	85400
6	Divided	68900	93900	113600	128100
8	Divided	91900	125200	151300	170900
10	Divided	115000	156800	189300	213600

Adjustments

Auxiliary Lanes Present in Both Directions	20000
Ramp Metering	5%

Uninterrupted

Lanes	Median	B	C	D	E
2	Undivided	11700	18000	24200	32600
4	Divided	36300	52600	66200	75300
6	Divided	54600	78800	99400	113100

Adjustments

Median & Turn Lanes

Lanes	Median	Exc. Left	Adjust
2	Divided	Yes	5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

Table II-7: Existing Framework Streets Level of Service

Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
10th St	US 192-441 (13th St)	Michigan Ave	490	0.104	0.56	310	C
10th St	Michigan Ave	Narcoossee Rd (CR 15)	600	0.098	0.58	336	B
17th St	Old Canoe Creek Rd	Vermont Ave	600	0.090	0.65	188	B
5th St	Old Canoe Creek Rd	Vermont Ave	600	0.090	0.65	188	B
Brown Chapel Rd	US 192-441	Lakeshore Blvd	870	0.090	0.53	360	B
Budinger Ave	17th St	Nolte Rd	870	0.090	0.53	360	C
Canoe Creek Rd	US 441/SR 15/Holopaw Rd	Sullivan Dr	1480	0.080	0.55	116	B
Canoe Creek Rd	Sullivan Dr	Deer Run Rd	1420	0.088	0.53	298	B
Canoe Creek Rd	Deer Run Rd	Old Canoe Creek Rd	870	0.094	0.51	1049	F
Canoe Creek Rd	Old Canoe Creek Rd	Nolte Rd	870	0.081	0.54	703	C
Canoe Creek Rd	Nolte Rd	US 192-441	870	0.080	0.56	697	C
Canoe Creek Rd	Mildred Bass Rd	Florida's Turnpike	630	0.090	0.63	256	B
Clay-Whaley Rd	Cross Prairie Pkwy	Turnpike	1420	0.084	0.66	219	B
Columbia Ave	Lakeshore Blvd	17th St	870	0.090	0.53	360	C
Commerce Center Dr	Neptune Rd	Brown Chapel Rd	870	0.090	0.53	360	C
Creek Woods Dr	Canoe Creek Rd	Michigan Ave	830	0.090	0.55	174	B
Cross Prairie Pkwy	Neptune Rd	Partin Settlement Rd	1600	0.077	0.61	613	C
Cross Prairie Pkwy	Neptune Rd	Partin Terrace Rd	1850	0.077	0.65	627	B
Cross Prairie Pkwy	US 192	Turnpike Ramps	1770	0.068	0.52	1082	C
Deer Run Rd	Canoe Creek Rd (CR 523)	Hickory Tree Rd	1440	0.085	0.62	283	B
Florida's Turnpike	Osceola Pkwy	US 192-441	4020				N/A
Florida's Turnpike	US 192/441	Kissimmee Park Rd	4020				N/A
Florida's Turnpike	Kissimmee Park Rd	Indian River County	3600				N/A

Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
Friars Cove Rd	Florida's Turnpike	Canoe Creek Rd (CR 523)	490	0.087	0.59	218	B
Hickory Tree Rd	US 192 (West)	Nolte Rd	870	0.084	0.62	841	D
Hickory Tree Rd	Nolte Rd	Deer Run Rd	1440	0.079	0.5	591	C
Hickory Tree Rd	Deer Run Rd	US 192 (East)	1420	0.094	0.55	203	B
Jones Rd	Narcoossee Rd	Gerry Ct	570	0.076	0.59	474	C
Kissimmee Park Rd	Cross Prairie Pkwy	Lake Tohopekaliga	1420	0.094	0.56	126	B
Lakeshore Blvd	Fortune Rd	Partin Settlement Rd	1440	0.077	0.58	662	C
Lakeshore Blvd	Partin Settlement Rd	Brown Chapel Rd	1440	0.105	0.54	954	D
Lakeshore Blvd	Brown Chapel Rd	Mississippi Ave	1440	0.091	0.52	561	C
Michigan Ave	Lakeshore Blvd	US 192-441	460	0.102	0.59	134	B
Michigan Ave	US 192	Nolte Rd	1440	0.092	0.61	349	B
Michigan Ave	Nolte Rd	Creek Woods Dr	1440	0.090	0.55	179	B
Narcoossee Rd	Jones Rd	Rummel Rd	3760	0.084	0.55	1730	B
Narcoossee Rd	Rummel Rd	10th St	1850	0.081	0.54	1464	B
Narcoossee Rd	10th St	US 192-441	1850	0.085	0.54	1690	C
Neptune Rd	Partin Settlement Rd	Old Canoe Creek Rd	830	0.069	0.58	887	F
Neptune Rd	Old Canoe Creek Rd	US 192-441	810	0.079	0.52	461	C
Nolte Rd	Old Canoe Creek Rd	Canoe Creek Road (CR 523)	1850	0.083	0.62	953	B
Nolte Rd	Canoe Creek Road (CR 523)	Michigan Ave	1850	0.079	0.53	799	B
Nolte Rd	Michigan Ave	Hickory Tree Rd	1850	0.081	0.52	736	B
Nova Rd	US 192	Lake Lizzie Dr	1440	0.084	0.53	410	C
Nova Rd	Lake Lizzie Dr	Eden Dr	1440	0.089	0.59	293	B
Nova Rd	Eden Dr	Orange County Line	1480	0.102	0.65	244	C
Old Canoe Creek Rd	US 192-441	Neptune Rd	1850	0.082	0.51	827	B

Segment	From	To	LOS D Max.(Peak Dir)	K-Factor	D	Peak Dir.	LOS
Old Canoe Creek Rd	Neptune Rd	Clay Whaley Rd	1770	0.081	0.54	1179	C
Old Canoe Creek Rd	Clay Whaley Rd	Canoe Creek Road (CR 523)	830	0.084	0.62	1104	F
Old Hickory Tree Rd	Nolte Rd	US 192-441	830	0.102	0.63	463	B
Orange Ave	US 192-441 (13th St)	Rummell Rd	460	0.095	0.53	103	B
Partin Settlement Rd	Cross Prairie Pkwy	US 192-441	830				C
Partin Settlement Rd	US 192-441	Lakeshore Blvd	1440				D
Pine Tree Dr	Canoe Creek Rd	Hickory Tree Rd	1440	0.092	0.5	277	B
Rummell Rd	Mississippi Ave	Narcoossee Rd (CR 15)	830	0.102	0.53	395	B
US 192-441	Partin Settlement Rd	Commerce Center Dr	3090				B
US 192-441	Commerce Center Dr	Columbia Ave/Budinger Ave	2830				C
US 192-441	Columbia Ave/Budinger Ave	Mississippi Ave	2830				C
US 192-441	Mississippi Ave	Narcoossee Rd (CR 15)/Hickory Tree Rd	2970				C
US 192-441	Narcoossee Rd (CR 15)/Hickory Tree Rd	Nova Rd (CR 532)	5650				B
US 192-441	Nova Rd (CR 532)	Old Melbourne Hwy	3760				B
Vermont Ave	Lakeshore Blvd	US 192	630	0.101	0.63	128	B

Notes: K and D factors from Osceola County. Similar parallel street segments (i.e. Columbia Ave, Florida Ave) assumed to have similar K and D factors.
State Roadways K and D factors omitted because they are monitored and controlled by FDOT.
Partin Settlement Road was under construction at the time of data collection.
Sources: City of St. Cloud, Osceola County, FDOT, and VHB Inc. 2023

Table II-9: Existing Framework Streets Projected Level of Service

Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
10th St	US 192-441 (13th St)	Michigan Ave	11,232	4104	C
10th St	Michigan Ave	Narcoossee Rd (CR 15)	12,636	3134	C
17th St	Old Canoe Creek Rd	Vermont Ave	15,444	1777	B
5th St	Old Canoe Creek Rd	Orange Ave	16,727	7291	C
Brown Chapel Rd	US 192-441	Lakeshore Blvd	15,444	7744	D
Budinger Ave	17th St	Nolte Rd	15,444	5488	C
Canoe Creek Rd	Sullivan Dr	Deer Run Rd	22,815	20875	D
Canoe Creek Rd	Deer Run Rd	Old Canoe Creek Rd	34,358	33972	E
Canoe Creek Rd	Old Canoe Creek Rd	Nolte Rd	22,815	27451	F
Canoe Creek Rd	Nolte Rd	US 192-441	24,336	17973	D
Clay-Whaley Rd	Ave P	Ave M	17,523	1286	C
Clay-Whaley Rd	Ave M	Ave G	17,523	667	C
Clay-Whaley Rd	Ave G	Cross Prairie Pkwy	17,523	6171	C
Clay-Whaley Rd	Cross Prairie Pkwy	Kissimmee Park Rd	17,523	6305	C
Columbia Ave	Lakeshore Blvd	17th St	15,444	5488	C
Creek Woods Dr	Canoe Creek Rd	Michigan Ave	11,232	6475	D
Cross Prairie Pkwy	Neptune Rd	Partin Settlement Rd	72,090	47453	E
Cross Prairie Pkwy	Clay-Whaley Rd	Kissimmee Park Rd	35,820	27947	C
Deer Run Rd	Hunting Lodge Blvd	Canoe Creek Rd	17,523	13137	C
Deer Run Rd	Canoe Creek Rd	Henry J Ave	37,611	7356	C
Deer Run Rd	Henry J Ave	Packard Ave	17,523	7356	C
Deer Run Rd	Packard Ave	Hickory Tree Rd	37,611	5648	C
Florida's Turnpike	Osceola Pkwy	US 192-441	72,090	177062	E

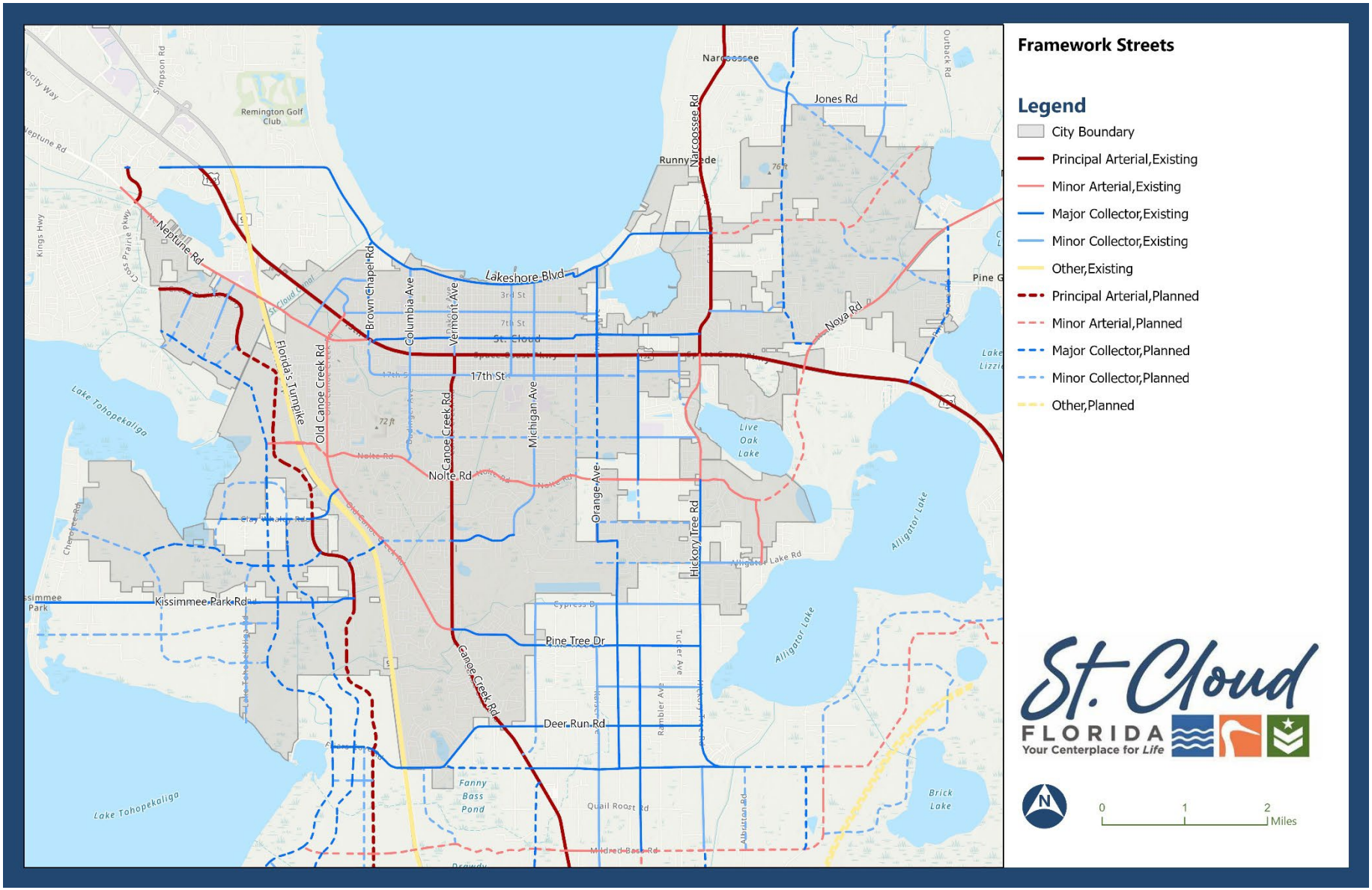
Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
Florida's Turnpike	US 192/441	Kissimmee Park Rd	72,090	128598	E
Florida's Turnpike	Kissimmee Park Rd	Indian River County	56,606	81930	E
Friars Cove Rd	Blvd B	Florida's Turnpike	15,930	12926	C
Friars Cove Rd	Florida's Turnpike	Canoe Creek Rd (CR 523)	17,523	21772	C
Hickory Tree Rd	US 192 (West)	Nolte Rd	37,611	13616	C
Hickory Tree Rd	Nolte Rd	Deer Run Rd	37,611	18339	C
Hickory Tree Rd	Deer Run Rd	Mildred Bass Blvd	37,611	9819	C
Hickory Tree Rd	Mildred Bass Blvd	Ave AA	15,930	6765	C
Hickory Tree Rd	Ave AA	US 192	15,930	8413	C
Jones Rd	Narcoossee Rd	Gerry Ct	12,636	6357	D
Kissimmee Park Rd	End Point	Ave O	22,815	9467	C
Kissimmee Park Rd	Ave O	Ave Q	22,815	14224	D
Kissimmee Park Rd	Ave Q	Ave D	22,815	13412	D
Kissimmee Park Rd	Ave D	Cross Prairie Pkwy	22,815	20319	D
Kissimmee Park Rd	Cross Prairie Pkwy	Old Canoe Creek Rd	11,232	16448	E
Lakeshore Blvd	Fortune Rd	Partin Settlement Rd	12,636	10091	D
Lakeshore Blvd	Partin Settlement Rd	Brown Chapel Rd	11,934	11830	E
Lakeshore Blvd	Brown Chapel Rd	Mississippi Ave	11,934	6698	D
Michigan Ave	Lakeshore Blvd	US 192-441	11,232	1717	C
Michigan Ave	US 192	Nolte Rd	12,636	1393	C
Michigan Ave	Nolte Rd	Creek Woods Dr	12,636	4536	C
Narcoossee Rd	Jones Rd	Rummel Rd	37,611	37954	E
Narcoossee Rd	Rummel Rd	10th St	37,611	31351	C
Narcoossee Rd	10th St	US 192-441	37,611	38624	E

Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
Neptune Rd	Partin Settlement Rd	Old Canoe Creek Rd	30,447	32338	E
Neptune Rd	Old Canoe Creek Rd	US 192-441	25,857	20881	D
Nolte Rd	Cross Prairie Pkwy	Old Canoe Creek Rd	15,930	39799	E
Nolte Rd	Old Canoe Creek Rd	Canoe Creek Rd	37,611	22591	C
Nolte Rd	Canoe Creek Rd	Michigan Ave	37,611	18437	C
Nova Rd	Michigan Ave	Hickory Tree Rd	37,611	22249	C
Old Canoe Creek Rd	US 192-441	Neptune Rd	31,941	21947	D
Old Canoe Creek Rd	Neptune Rd	Clay Whaley Rd	37,611	36827	D
Old Canoe Creek Rd	Clay Whaley Rd	Canoe Creek Road (CR 523)	37,611	46632	E
Old Hickory Tree Rd	Nolte Rd	US 192-441	14,337	10799	C
Orange Ave	US 192-441 (13th St)	Rummell Rd	11,232	2263	C
Partin Settlement Rd	Cross Prairie Pkwy	US 192-441	30,447	10750	C
Partin Settlement Rd	US 192-441	Lakeshore Blvd	30,447	20789	C
Pine Tree Dr	Canoe Creek Rd	Hickory Tree Rd	14,337	9974	C
Rummell Rd	Mississippi Ave	Narcoossee Rd (CR 15)	25,857	6290	C
US 192-441	Partin Settlement Rd	Commerce Center Dr	56,606	69022	E
US 192-441	Commerce Center Dr	Columbia Ave/Budinger Ave	56,606	59857	E
US 192-441	Columbia Ave/Budinger Ave	Mississippi Ave	53,910	52351	C
US 192-441	Mississippi Ave	Narcoossee Rd (CR 15)/Hickory Tree Rd	56,606	68486	E
US 192-441	Narcoossee Rd (CR 15)/Hickory Tree Rd	Nova Rd (CR 532)	56,606	50290	C
US 192-441	Nova Rd (CR 532)	Old Melbourne Hwy	37,611	36825	D
Vermont Ave	Lakeshore Blvd	US 192	11,232	2825	C
Alligator Lake Rd	Orange Ave	Nolte Rd	15,444	7760	D
Cord Ave	Pine Tree Rd	Canoe Creek Rd	15,444	2253	C

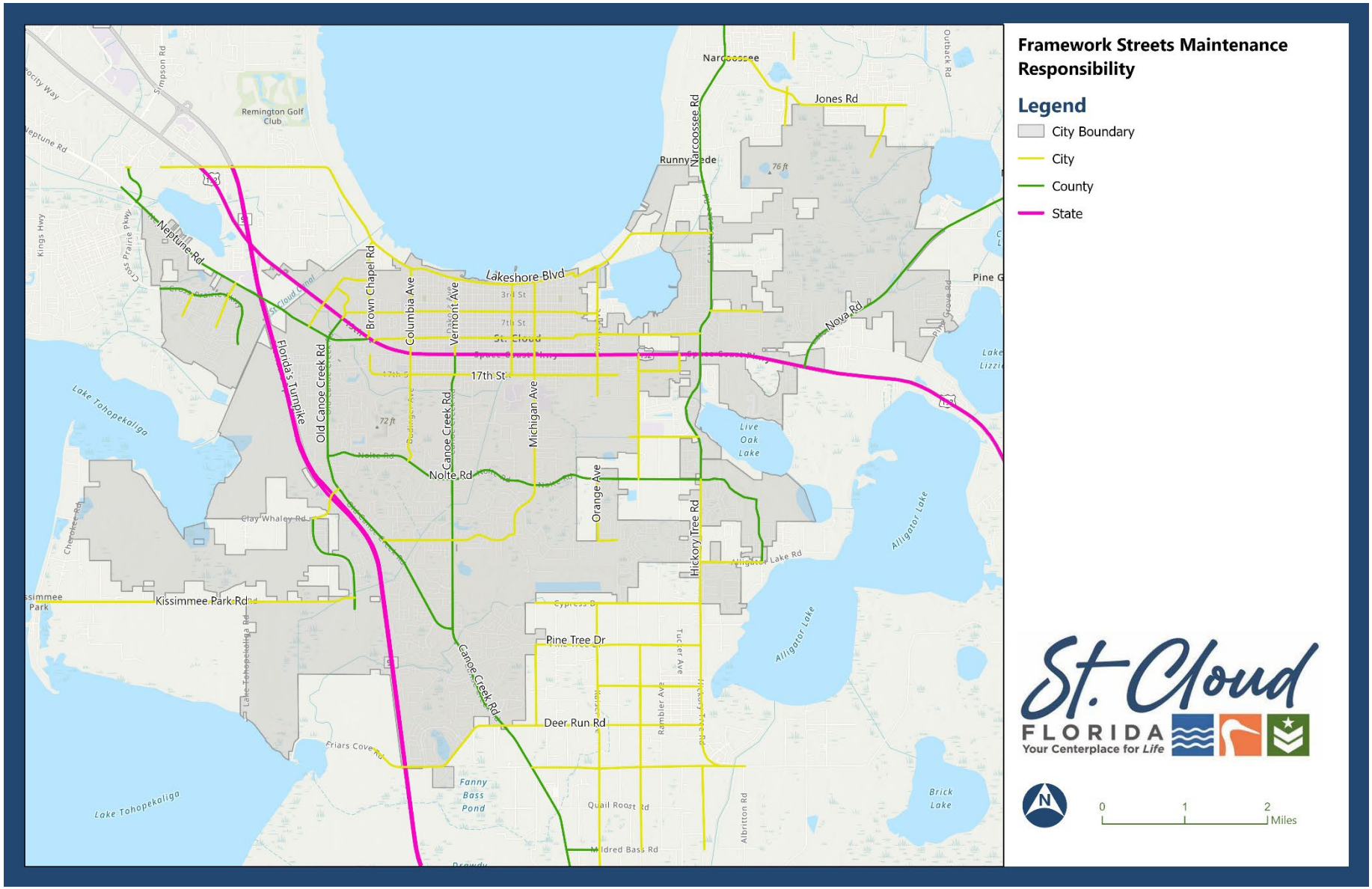
Segment	From	To	LOS E (AADT)	Projected Volume	2045 LOS
Cypress Drive	Cord Ave	Hickory Tree Rd	15,444	3222	C
Eden Dr	Absher Rd	Nova Rd	15,444	10021	D
Florida Ave	Lakeshore Blvd	US 192	15,444	5488	C
Florida Ave	US 192	17th St	15,444	436	C
Lillian Lee Rd	Narcoossee Rd	Zuni Rd	15,444	9472	D
Tilestone Rd	Hickory Tree	US 192	15,444	1968	C
Ave E	Pine Tree Dr	Deer Run Rd	15,444	5531	C
Ave E	Deer Run Rd	Hunting Lodge Rd	15,444	2572	C
Ave E	Hunting Lodge Rd	Quail Roost Rd	15,444	4161	C
Ave E	Quail Roost Rd	Mildred Bass Blvd	15,444	4161	C
Ave E	Mildred Bass Blvd	Packard Blvd	15,444	674	C
Ave R	Neptune Rd	Cross Prairie Pkwy	15,444	14573	D
Ave R	Cross Prairie Pkwy	Ave M	15,444	6259	C
Ave T	Cross Prairie Pkwy	Ave M	15,444	11246	D

Notes:
The 2045 analysis calculated traffic volume based on 10% historical trend volumes and 90% model volumes. The 75% of mixed-use district development and supporting roadways were included in the 2045 model.
Sources: City of St. Cloud, Osceola County, CFRPM 7.0, and VHB Inc. 2024

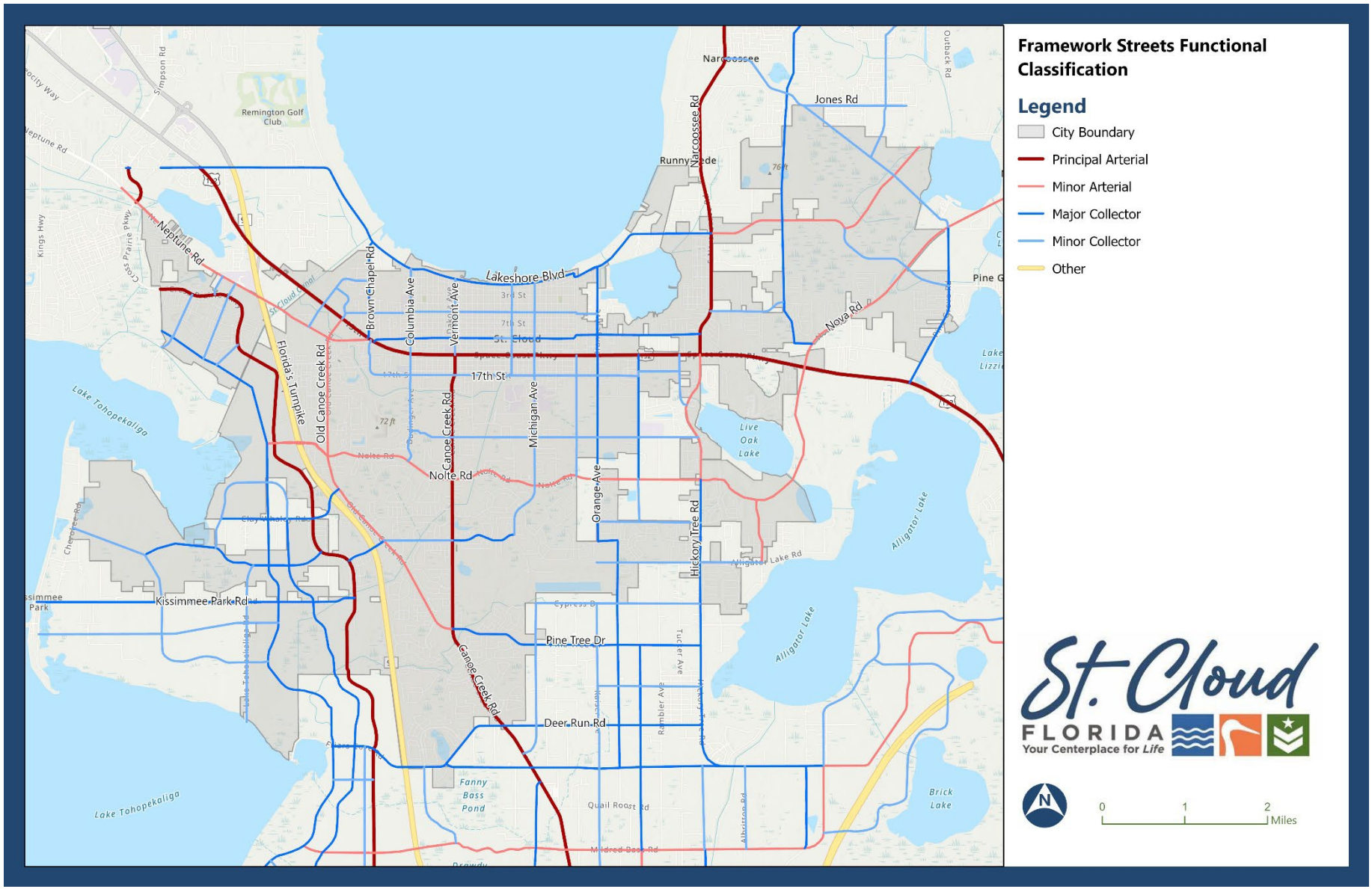
Map II-1: Framework Streets



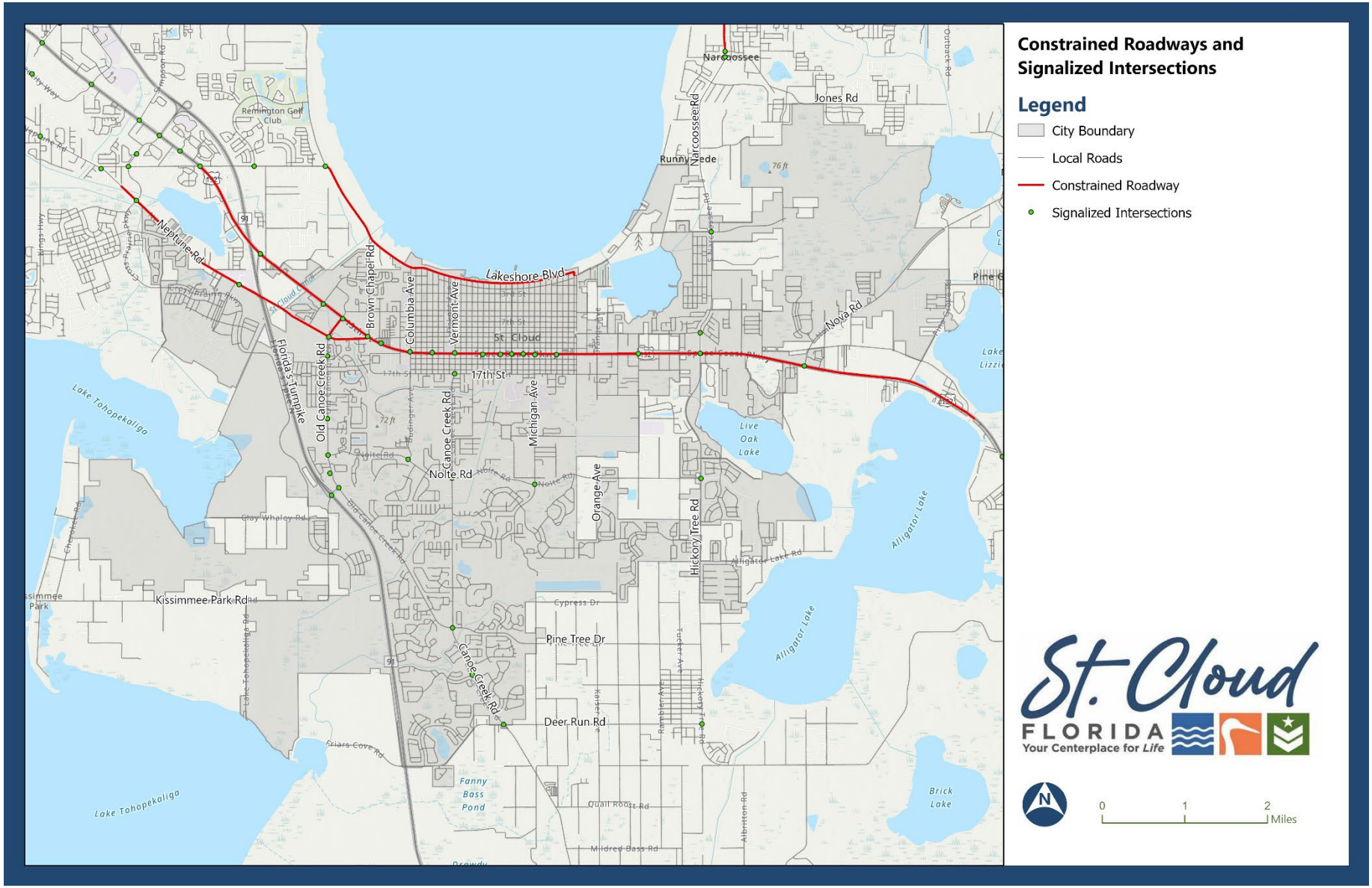
Map II-2: Maintenance Responsibility



Map II-3: Functional Classification



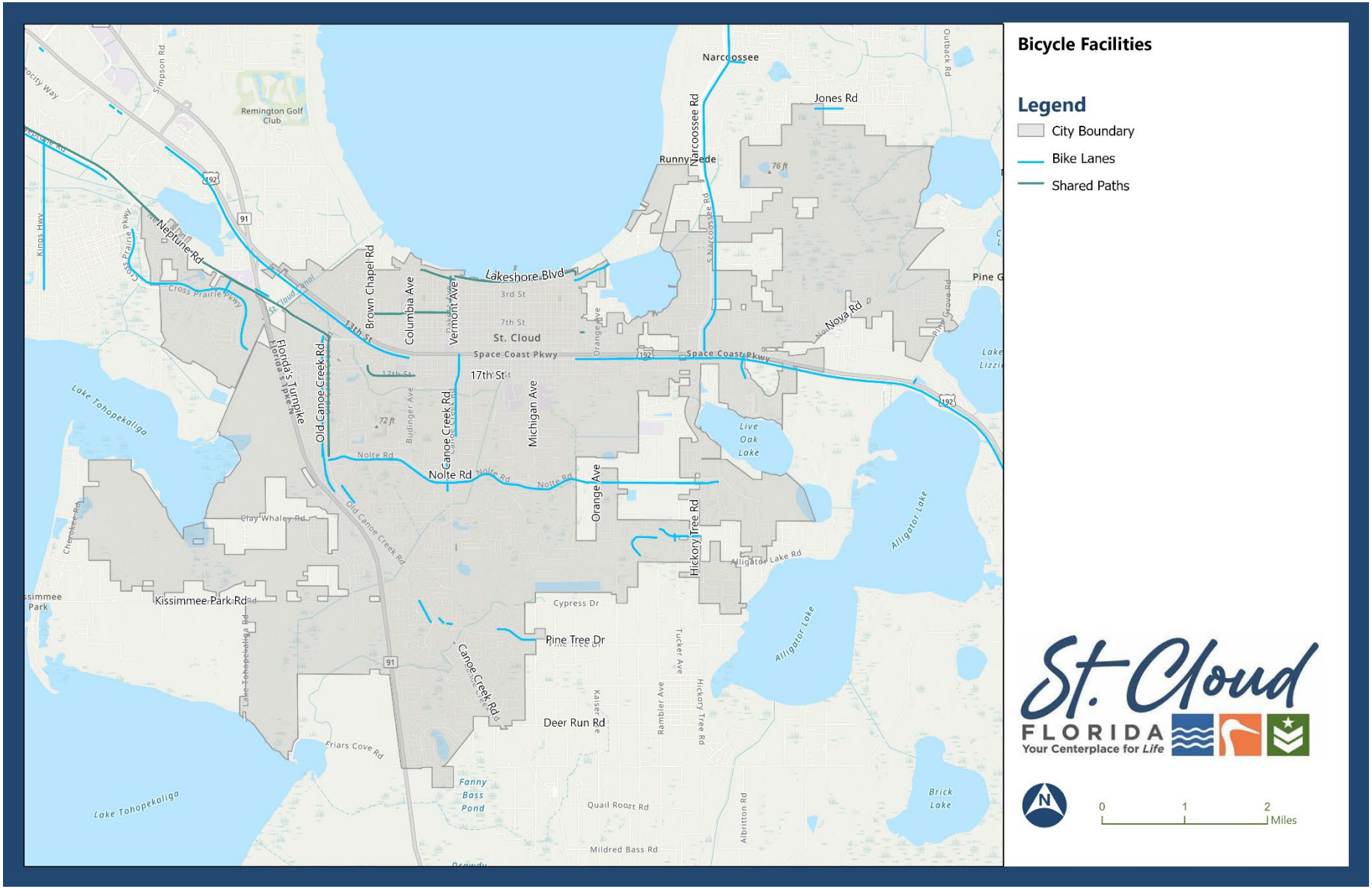
Map II-4: Constrained Roadways and Signalized Intersections



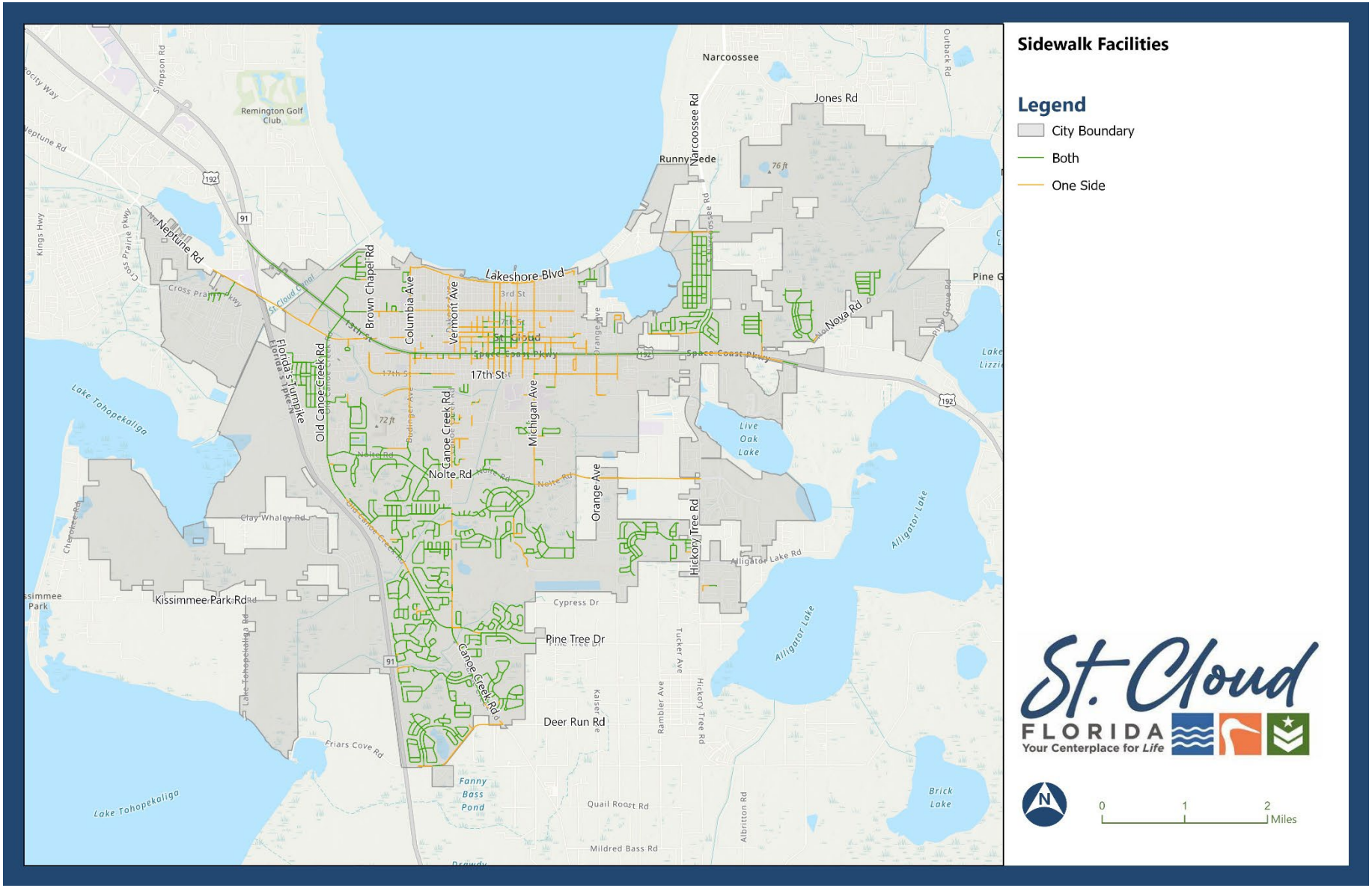
Map II-5: High Injury Network, Crash Density, Fatal and Serious Injury Crashes

Map II-6: Public Transit Routes

Map II-7: Bicycle Facilities

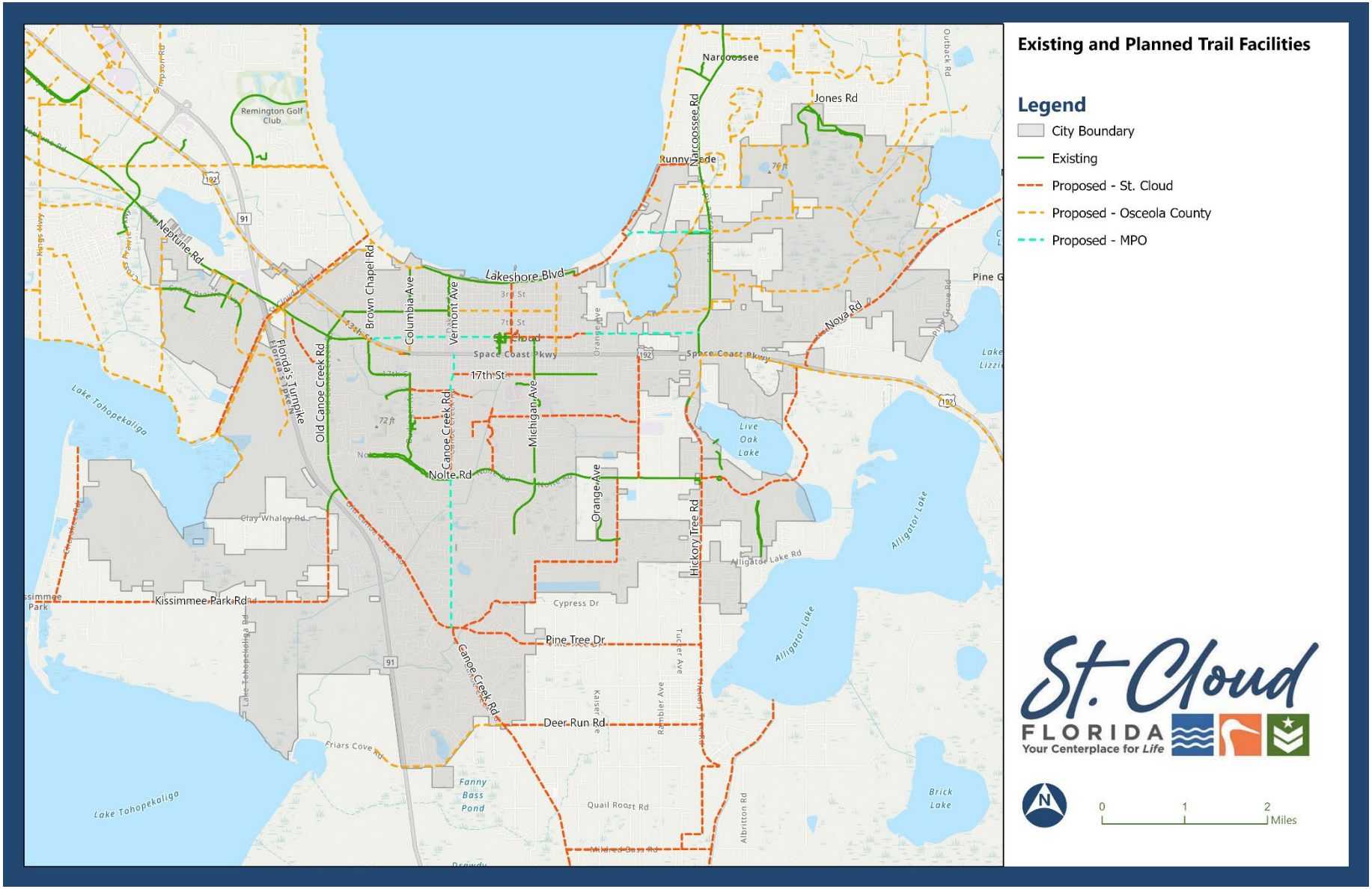


Map II-8: Sidewalk Facilities

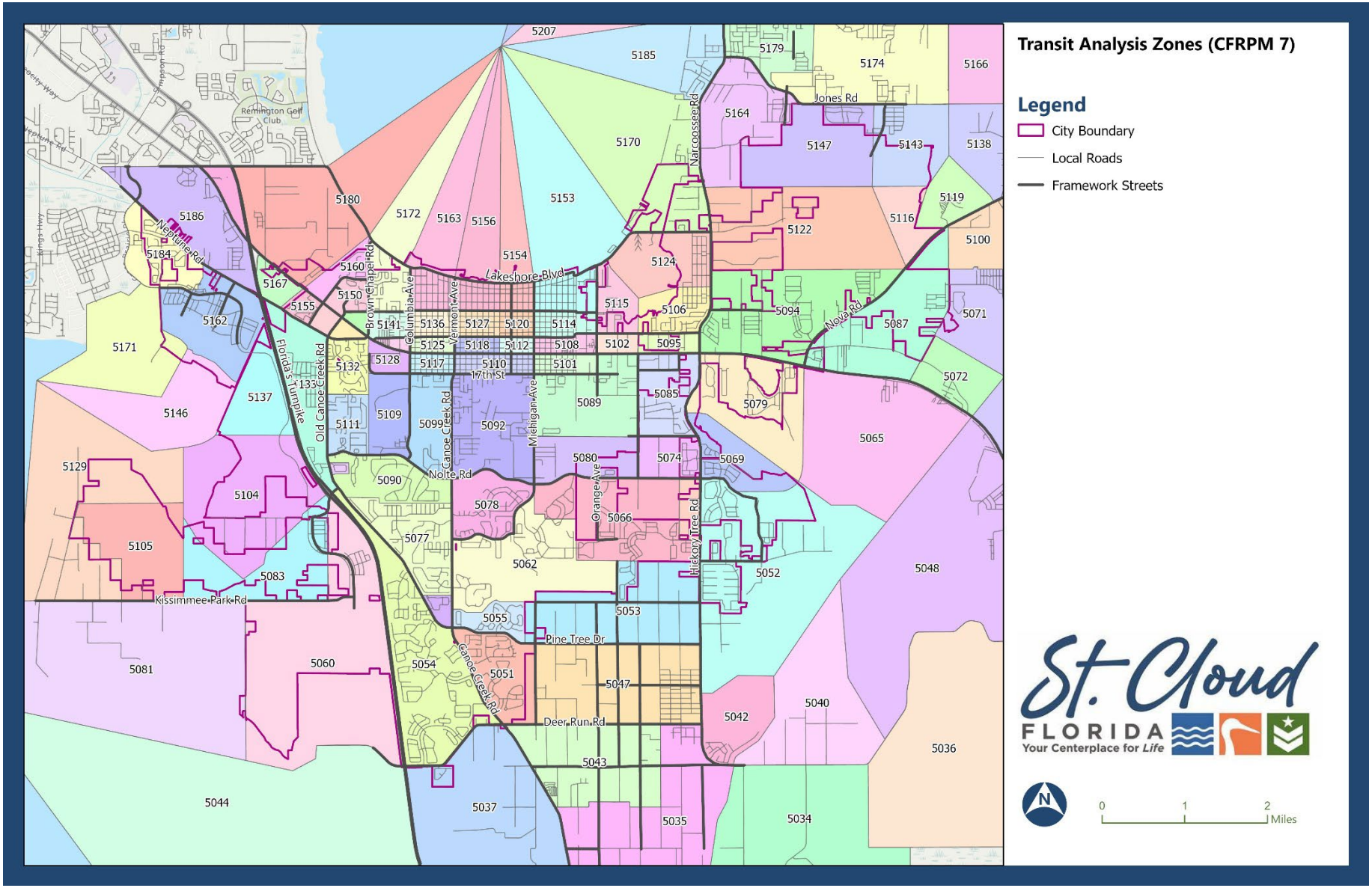


Disclaimer: Sidewalk data is current to 2022 and is being retroactively updated from As-Builts to bring information up to date. This document is intended to be used for reference only. The accuracy, completeness or suitability for a particular use is not represented (implied or otherwise). In no event shall the City of St. Cloud or any of its staff be liable in any way (direct, indirect, incidental, or consequential) for damages or losses as a result of using, modifying, contributing or distributing this document.

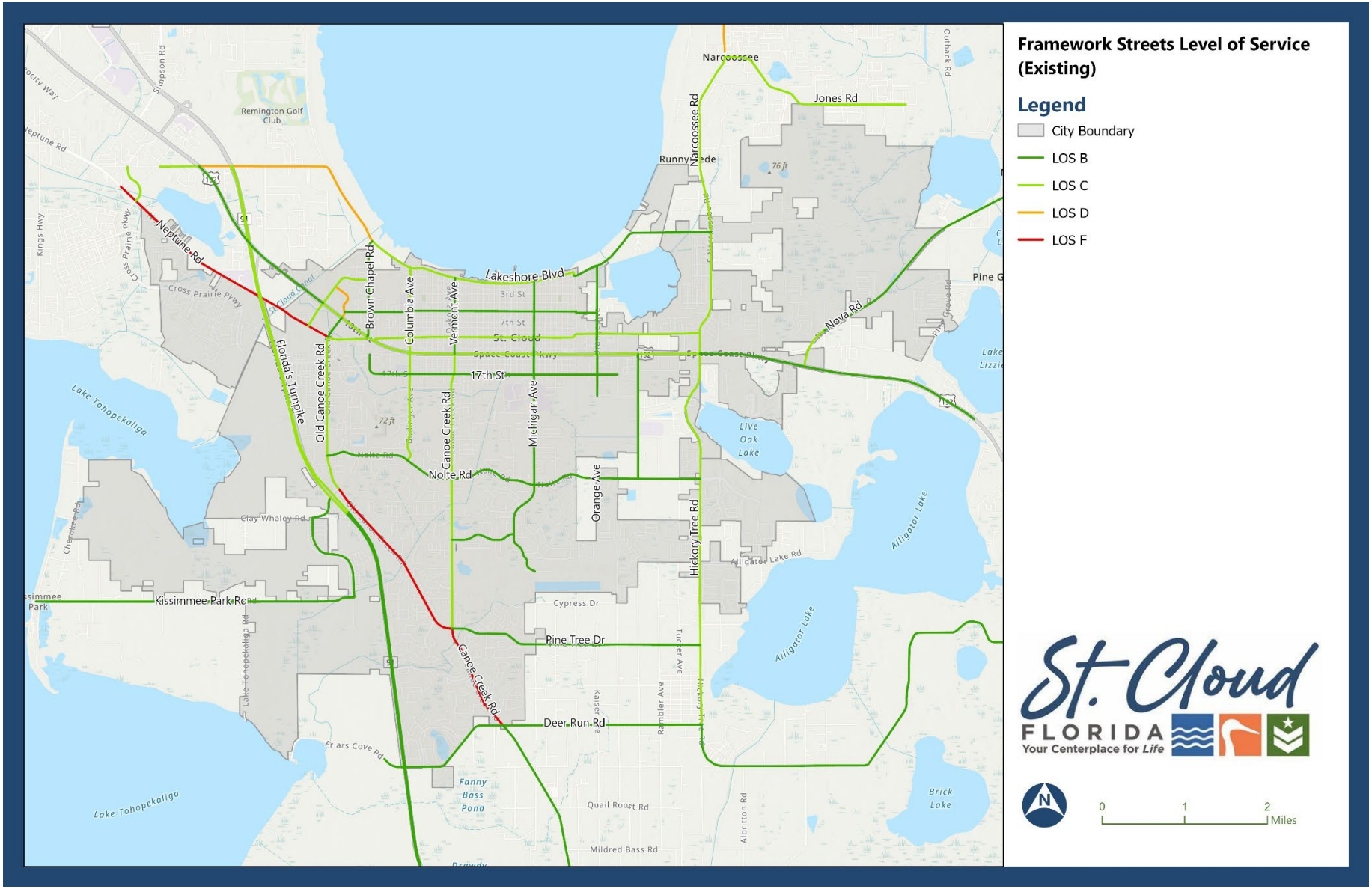
Map II-9: Existing and Planned Trail Facilities



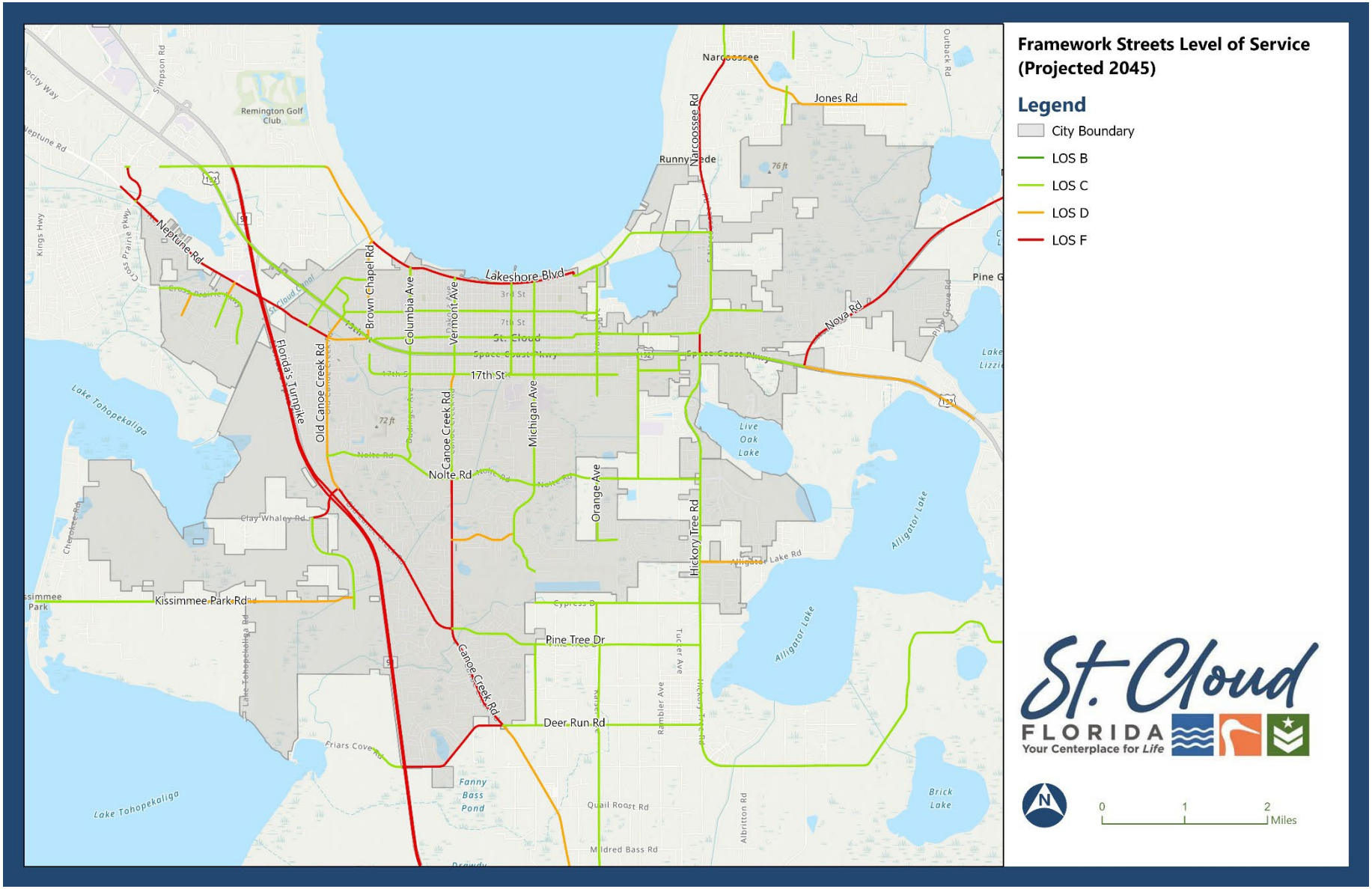
Map II-10: Socio Economic Data – Transportation Analysis Zones



Map II-11: Existing Framework Streets Level of Service



Map II-12: Projected Framework Streets Level of Service



Meeting: October 9, 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) **ACTION ON ORDINANCE NO. 2025-55** (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located at 2701 Missouri Avenue, St. Cloud, FL 34769, within the jurisdictional boundaries of the City of St. Cloud. The parcel is approximately +/- 24.317 acres and is located within the “A” Agricultural zoning district.

Stephanie Leigh Rothstein Memorial Park currently resides at the subject property and is actively utilized by the community as a soccer field that supports youth sports and recreational activities. The proposed Zoning Map Amendment seeks to rezone the subject property to “OR” Open Space and Recreational. This change will formally align the property’s zoning with its current and intended use and ensure consistency with the City’s Land Development Code and Comprehensive Plan. This amendment supports the City's long-term goals of enhancing public access to open spaces and addressing the deficit of recreationally zoned land.

Concurrently, the City is proposing an update to the City’s Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of “Park and Open Space”, will facilitate the land use necessary to support the “OR” Open Space and Recreational Zoning District.

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.

On August 19, 2025, the Planning Commission – Motion to recommend approval by Marshall. Seconded by Bridgeforth. Passed 4-0

Staff recommends **APPROVAL** of Ordinance No. 2025-55 for a Zoning Map Amendment from "A" Agriculture to "OR" Open Space and Recreational for approximately +/- 24.317 acres of land.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion by Gilbert to continue to the October 9th Council Meeting. Second by Fletcher. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Urban. Seconded by Fletcher. Passed 5-0.

Attachments:
1. 1 ZMA25-00008 STEPHANIE LEIGH PARK REZONING STAFF REPORT 10.09.25 CC
2. 2 ZMA25-00008 STEPHANIE LEIGH PARK REZONING ORDINANCE NO. 2025-55 10.09.25 CC
3. 3 ZMA25-00008 STEPHANIE LEIGH PARK REZONINGOC SCHOOLS COMMENTS

City Council Staff Report
Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
ZMA25-00008 /2025-55

Type of Application
Zoning Map Amendment

Case Name
Stephanie Leigh Rothstein Memorial Park

Applicant/Agent
City of St. Cloud

Owner(s)
City of St. Cloud

Address/Location
2701 Missouri Avenue
St. Cloud, FL 34769

Parcel(s) ID No(s).
11-26-30-0725-0001-1160

Total Land Area
+/-24.317 acres

Project Planner
Ralph Keith
Associate Planner

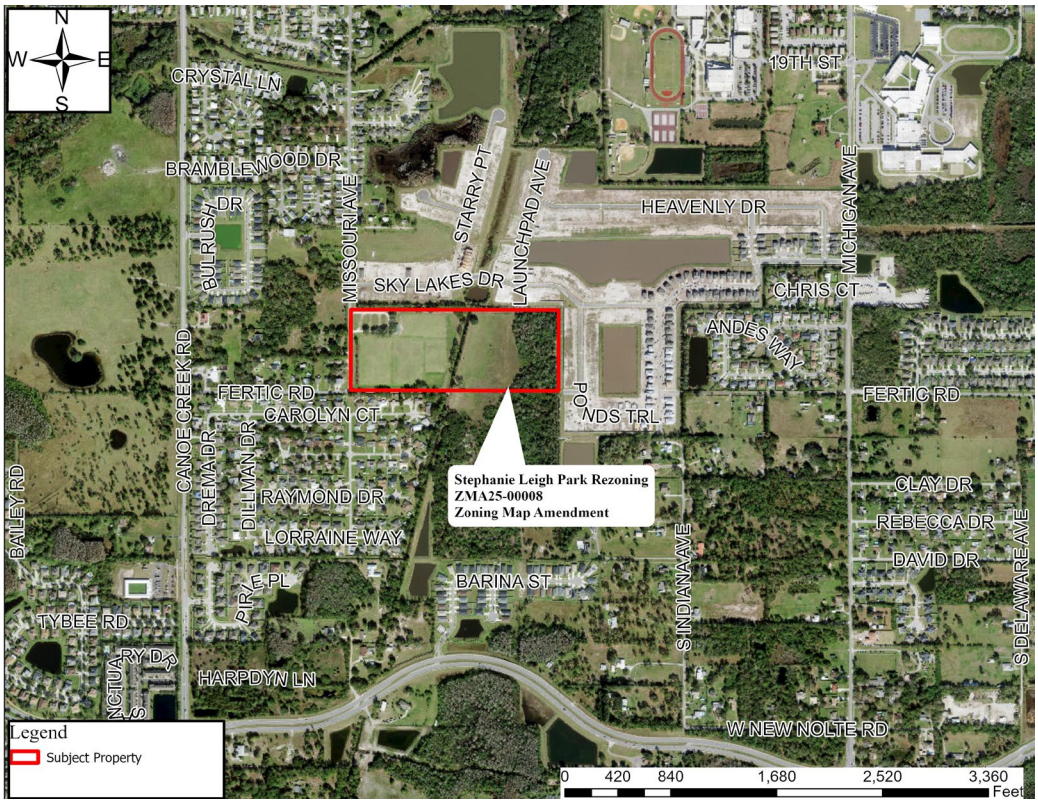


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "A" Agriculture to "OR" Open Space and Recreational for approximately +/- 24.317 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject property is located at 2701 Missouri Avenue, St. Cloud, FL 34769, within the jurisdictional boundaries of the City of St. Cloud. The parcel is approximately +/- 24.317 acres and is located within the "A" Agricultural zoning district.

Stephanie Leigh Rothstein Memorial Park currently resides at the subject property and is actively utilized by the community as a soccer field that supports youth sports and recreational activities. The proposed Zoning Map Amendment seeks to rezone the subject property to "OR" Open Space and Recreational. This change will formally align the property's zoning with its current and intended use and ensure consistency with the City's Land Development Code and Comprehensive Plan. This amendment supports the City's long-term goals of enhancing public access to open spaces and addressing the deficit of recreationally zoned land.

Concurrently, the City is proposing an update to the City's Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of "Park and Open Space", will facilitate the land use necessary to support the "OR" Open Space and Recreational Zoning District.

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	"PUD" Planned Unit Development	Low Density Residential	Single Family-Improved
East	"PUD" Planned Unit Development	Low Density Residential	Single Family-Improved
West	"A" Agriculture	Low Density Residential	Single Family-Improved
South	"R-1A" Single-Family Dwelling / "A" Agriculture	Low Density Residential	Single Family-Improved

Maximum density for development on the property is as follows:

FLU	*Max. Units*
LDR (Existing)	*23 (4 units/acre)*

**Calculated per gross acreage*

Maximum number of lots without exceeding density is as follows:

Zoning	*Total # Lots/Units*
A (Existing)	*~1*
OR (Proposed)	*~0*

The following table summarizes the development regulations for the requested zoning district according to LDC Section 3.4.1.C and Section 3.8.1.C Development/lot requirements.

	TABLE 2: AGRICULTURE LOT REQUIRMENTS					
Minimum Site Area (sq. ft.)	***Minimum Lot Width (ft.)***	***Dwelling Size Minimum Gross Floor Area (sq. ft.)***	***Minimum Lot Depth (ft.)***	***Maximum Lot Coverage***	***Maximum Impervious Coverage***	***Floor Area Ratio***
43,560	125	900	N/A	N/A	80%	N/A

TABLE 3: OPEN SPACE AND RECREATION LOT REQUIRMENTS					
Minimum Site Area (sq. ft.)	***Minimum Lot Width (ft.)***	***Minimum Lot Depth (ft.)***	***Maximum Lot Coverage***	***Maximum Impervious Coverage***	***Floor Area Ratio***
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.

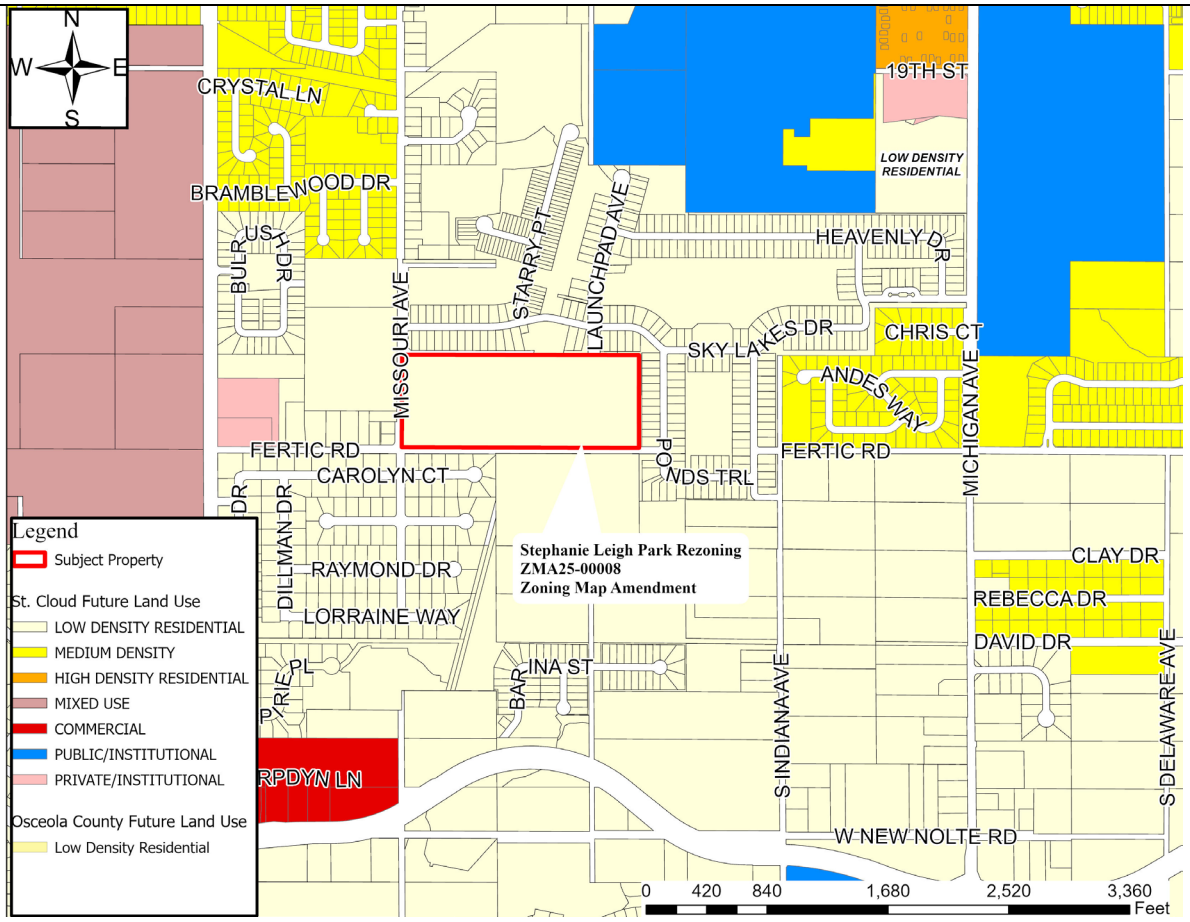


Figure 2 – Future Land Use Map

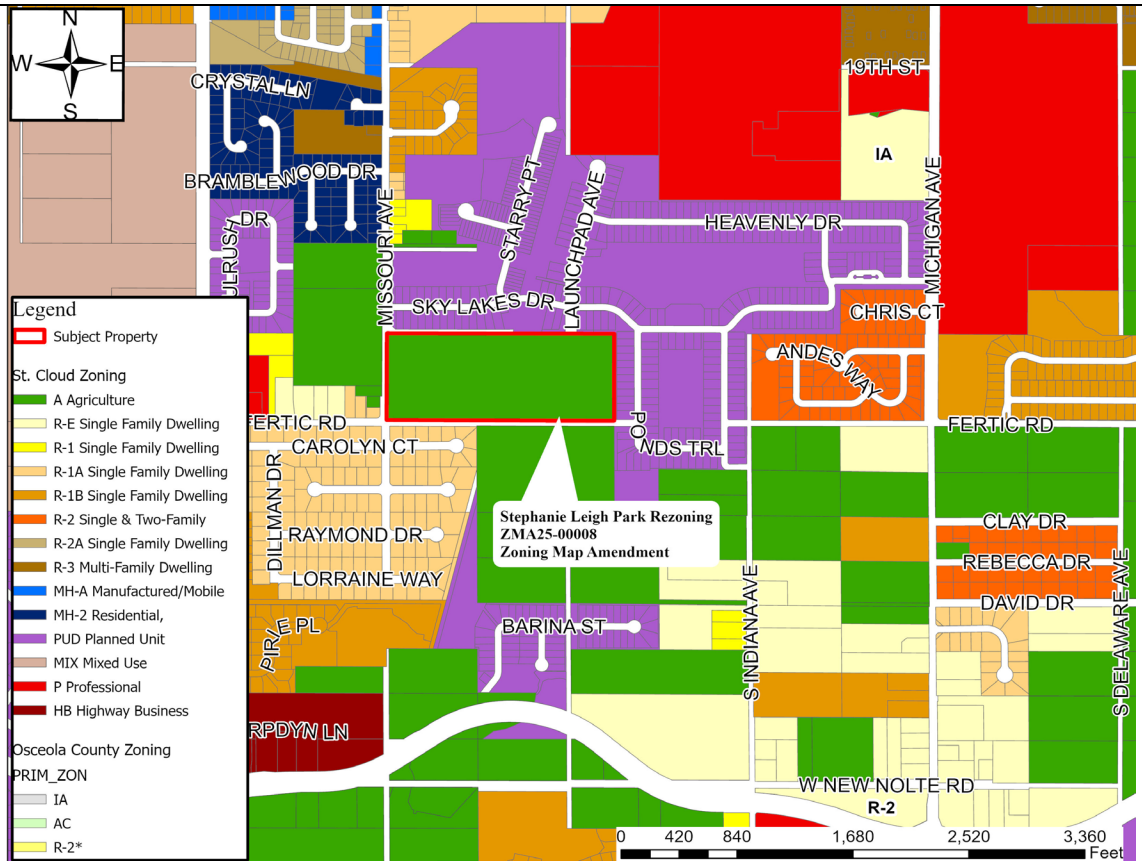


Figure 3 - Zoning Map

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. No oral or written 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."

   Stephanie Leigh Rothstein Memorial Park is currently zoned as "A" Agriculture, which is not consistent with the current Future Land Use designation of Park and Open Space. Per Section 3.4.1.A of the Land Development Code, Agricultural districts were intended to provide for primary agricultural use while preventing the creation of conditions which would become a nuisance or possible safety hazard, and which would generate high levels of traffic. The requested amendment to "OR" Open space and Recreational will create a designated area geared towards recreational and outdoor uses, aligning the proposed change with the established land use pattern.

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 subject property currently serves the surrounding residential districts as a community park. This amendment will reinforce and enhance the parcel's current recreational function, allowing it to better serve the community's needs by fostering the development of a recreational hub and creating opportunities for compatible new uses, such as outdoor markets. Additionally, the amendment addresses a documented deficit of "OR" districts within the City, supporting broader goals for equitable access to open space and recreational amenities.

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 require 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 designations of the adjacent properties and the surrounding area. The parcel is currently surrounded by agricultural and single family development, creating a natural transition to Open Space and Recreation.

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 by permitting additional uses such as Playfields, Open-Air markets, and Libraries for the 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 site currently maintains access via Missouri Avenue. 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 seeks to preserve the existing "OR" Open Space and Recreational designation, consistent with the Comprehensive Plan's designation of the area as a community park. While the current zoning restricts many uses that could benefit the neighborhood, it also limits the full potential of the space. Enhancing the community park will improve the quality of life for local residents by providing access to amenities such as open-air markets, museums, community centers, and libraries, fostering greater community engagement and recreation opportunities.

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 that supports soccer fields, 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 Recreational. Within this designation, there are a limited number of parks, including Hopkins Park, Ralph V. Chisholm Regional Park, and The Ranch with this designation.

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 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 Zoning Map Amendment on or before June 16, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-55 for a Zoning Map Amendment from "A" Agriculture to "OR" Open Space and Recreational for approximately +/- 24.317 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 Marshall. Seconded by Bridgeforth. 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 – Motion to approve the First Reading & Introduction by Urban. Seconded by Fletcher. Passed 5-0.

On September 11, 2025- Motion by Gilbert to continue to the October 9th Council Meeting. Second by Fletcher. Passed 5-0.

Attachments

- Ordinance No. 2025-55
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNTIY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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.

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”:

Stephanie Leigh Rothstein Memorial Park:

PARCEL: 11-26-30-0725-0001-1160

LOTS 117, 118, 123, 124, AND THE WEST 1/4 OF LOTS 116 AND 125, SEMINOLE LAND AND INVESTMENT COMPANY'S INCORPORATED SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 2, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Containing +/- 24.317 acres, more or less.

SECTION 2:

The property is rezoned to "OR" Open pace and Recreation, making applicable all provisions of the Land Development Code of the City of St. Cloud, Florida.

SECTION 3:

The City Manager or his/her designee is authorized and directed to promptly enter such change on the Official Zoning Map.

SECTION 4:

Upon adoption of this ordinance, the Planning Commission recommendation and "Proof of Publication" of the required Public Hearing notices shall be filed in the Community Development Department.

SECTION 5:

If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 6:

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener’s errors found by filing a corrected copy of this ordinance in the official records of the City.

SECTION 7:

Effective Date. This ordinance has been published and shall take effect as provided by law.

First Reading on the 14th day of August, 2025.

Final Reading on the 9th of October, 2025

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

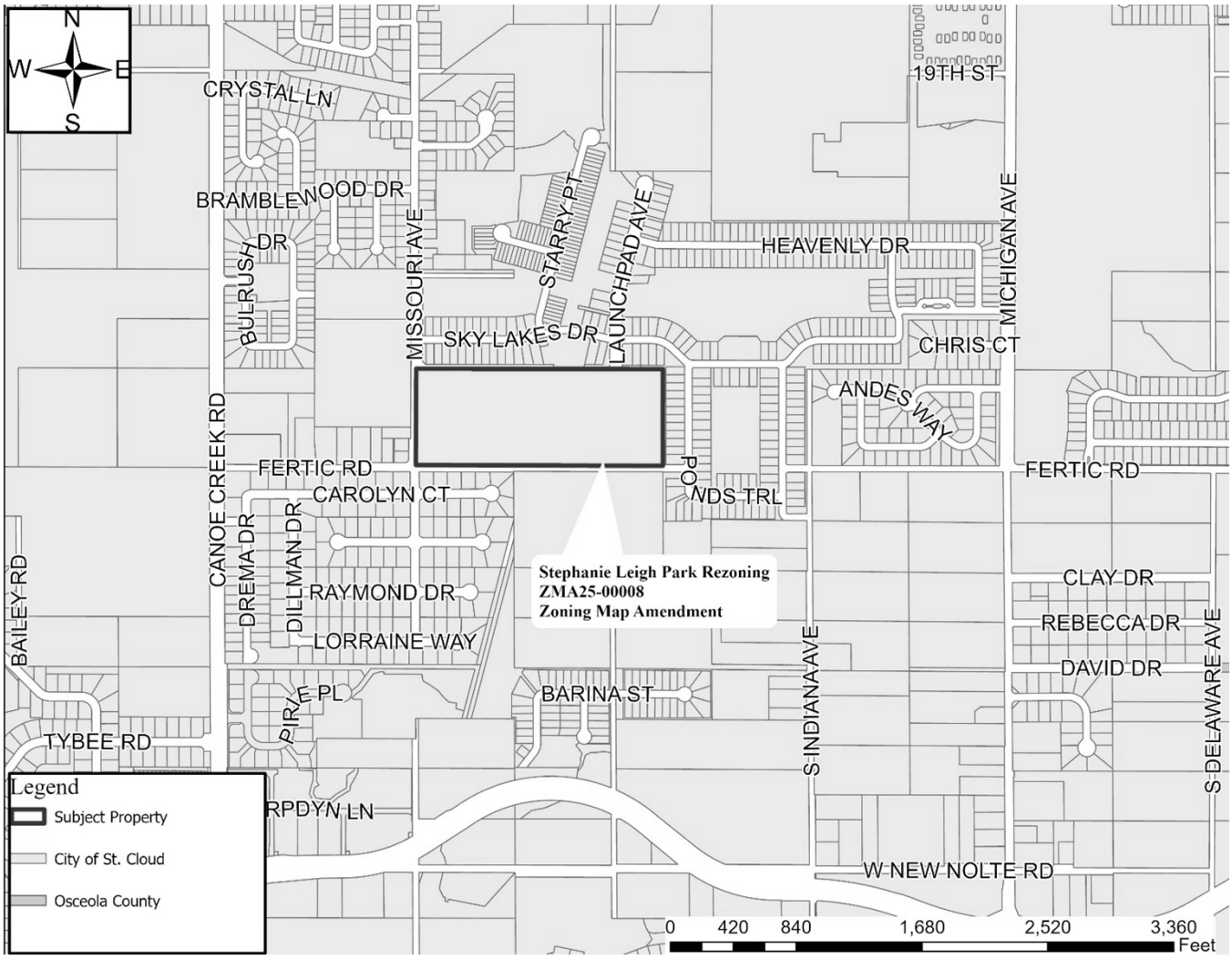
_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

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).

11-26-30-0725-0001-1160

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0168 DRC#: ZMA25-00006

PROJECT NAME: City Parks Rezoning

PROJECT LOCATION: Multiple Addresses, see list

COMMENTS DUE DATE: 6.2.25

Current FLU: Multi
Requested FLU: N/A

Current Zoning: R-2/P/A
Requested Zoning: OR

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: October 9, 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) **ACTION ON ORDINANCE NO. 2025-56** (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally located on the southeast corner of Rummell Road and Eastern Avenue. The property consists of one parcel totaling approximately +/- 0.118 acres within the City of St. Cloud.

The City of St. Cloud acquired the property on February 25, 2008. The City is now proposing to rezone the parcel to “OR” Open Space and Recreation to repurpose the land for future park use. This rezoning aligns with the City's commitment to expanding recreational opportunities and enhancing a deficit of community green spaces.

Concurrently, the City is proposing an update to the City’s Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of “Park and Open Space”, will facilitate the land use necessary to support the “OR” Open Space and Recreation Zoning District.

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.

On August 19, 2025, the Planning Commission – Motion to recommend approval by Marshall. Seconded by Bridgeforth. Passed 4-0

Staff reviewed this request for a Zoning Map Amendment on or before June 16, 2025, with no objections. Staff recommends **APPROVA**L of Ordinance No. 2025-56 for a Zoning Map Amendment from “R-1A” Single-Family Dwelling to “OR” Open Space and Recreation for approximately +/- 0.118 acres of land.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion by Paul to continue to the October 9th Council Meeting. Second by Urban. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Gilbert. Seconded by Urban. Passed 5-0.

Attachments:
1. 1 ZMA25-00009 RUMMEL ROAD REZONING STAFF REPORT 10.09.25 CC
2. 2 ZMA25-00009 RUMMEL ROAD REZONING ORDINANCE NO. 2025-56 10.09.25 CC
3. 3 ZMA25-00009 RUMMEL ROAD REZONING OC SCHOOLS COMMENTS

City Council Staff Report
Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
ZMA25-00009 /2025-56

Type of Application
Zoning Map Amendment

Case Name
Rummell Road Rezoning

Applicant/Agent
City of St. Cloud

Owner(s)
City of St. Cloud

Address/Location
Southeast Corner of Rummell Road and Eastern Avenue

Parcel(s) ID No(s).
36-25-30-0600-000B-0020

Total Land Area
+/-0.118 acres

Project Planner
Ralph Keith
Associate Planner

Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "R-1A" Single-Family Dwelling to "OR" Open Space and Recreation for approximately +/- 0.118 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject property is generally located on the Southeast Corner of Rummell Road and Eastern Avenue. The property consists of one parcel totaling approximately +/- 0.118 acres within the City of St. Cloud.

The City of St. Cloud acquired the property on February 25, 2008. The City is now proposing to rezone the parcel to "OR" Open Space and Recreation to repurpose the land for future park use. This rezoning aligns with the City's commitment to expanding recreational opportunities and enhancing a deficit of community green spaces.

Concurrently, the City is proposing an update to the City's Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of "Park and Open Space", will facilitate the land use necessary to support the "OR" Open Space and Recreation Zoning District.

The following table summarizes the development regulations for the requested zoning district according to LDC Section 3.5.3.C & 3.8.1.C - Development/lot requirements.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	***Zoning***	***Future Land Use***	***Existing Land Use***
North	"R-1A" Single-Family Dwelling	Low Density Residential	Single Family – Improved
East	"R-1" Single-Family Dwelling	Low Density Residential	Vacant
West	"R-1A" Single-Family Dwelling	Low Density Residential	Vacant
South	"R-2" Single- & Two-Family Dwelling	Medium Density Residential	Residential Common Elements / Area Vacant

TABLE 2: R-1A SINGLE-FAMILY DWELLING LOT REQUIRMENTS					
Minimum Site Area (sq. ft.)	**Minimum Lot Width (ft.)**	**Dwelling Size Minimum Gross Floor Area (sq. ft.)**	**Maximum Lot**	**Minimum Site Area (sq. ft.)**	**Minimum Lot Width (ft.)**
9,000	62.5	1,000	50%[2]	80%	4

TABLE 3: OPEN SPACE AND RECREATION LOT REQUIRMENTS					
Minimum Site Area (sq. ft.)	***Minimum Lot Width (ft.)***	***Minimum Lot Depth (ft.)***	***Maximum Lot Coverage***	***Maximum Impervious Coverage***	***Floor Area Ratio***
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.

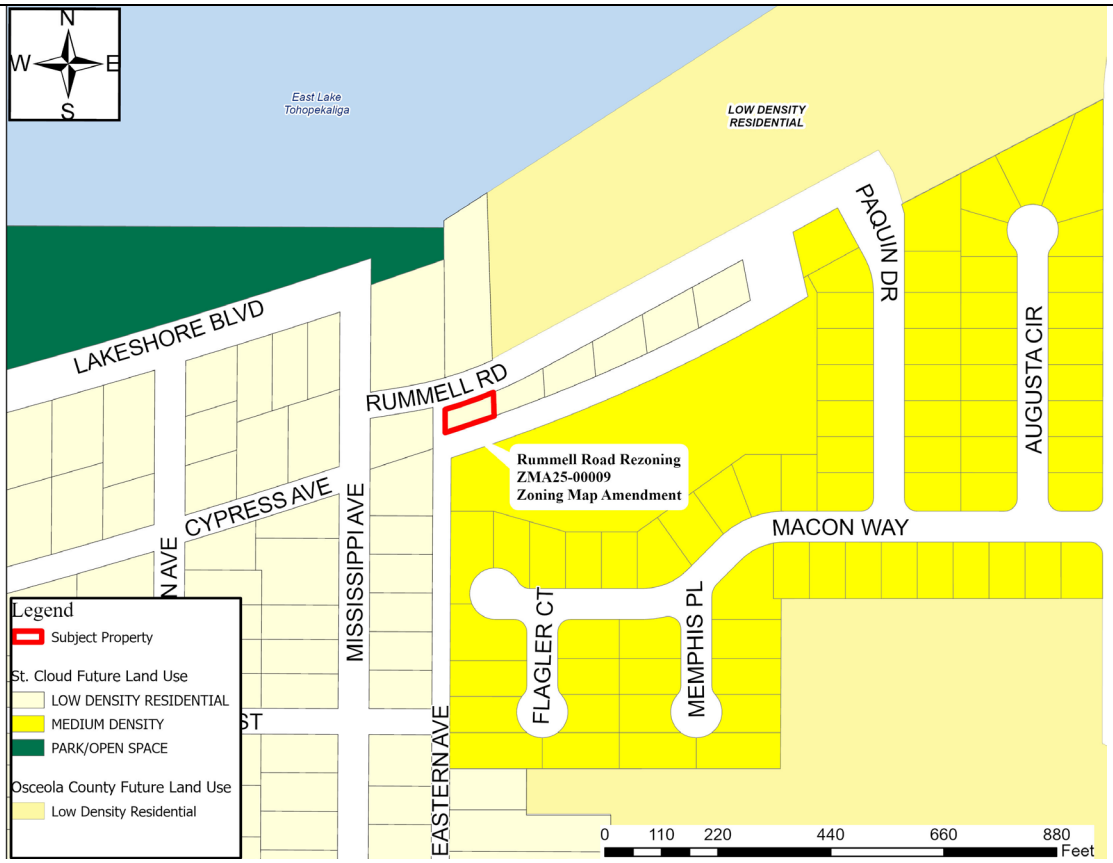


Figure 2 – Future Land Use Map

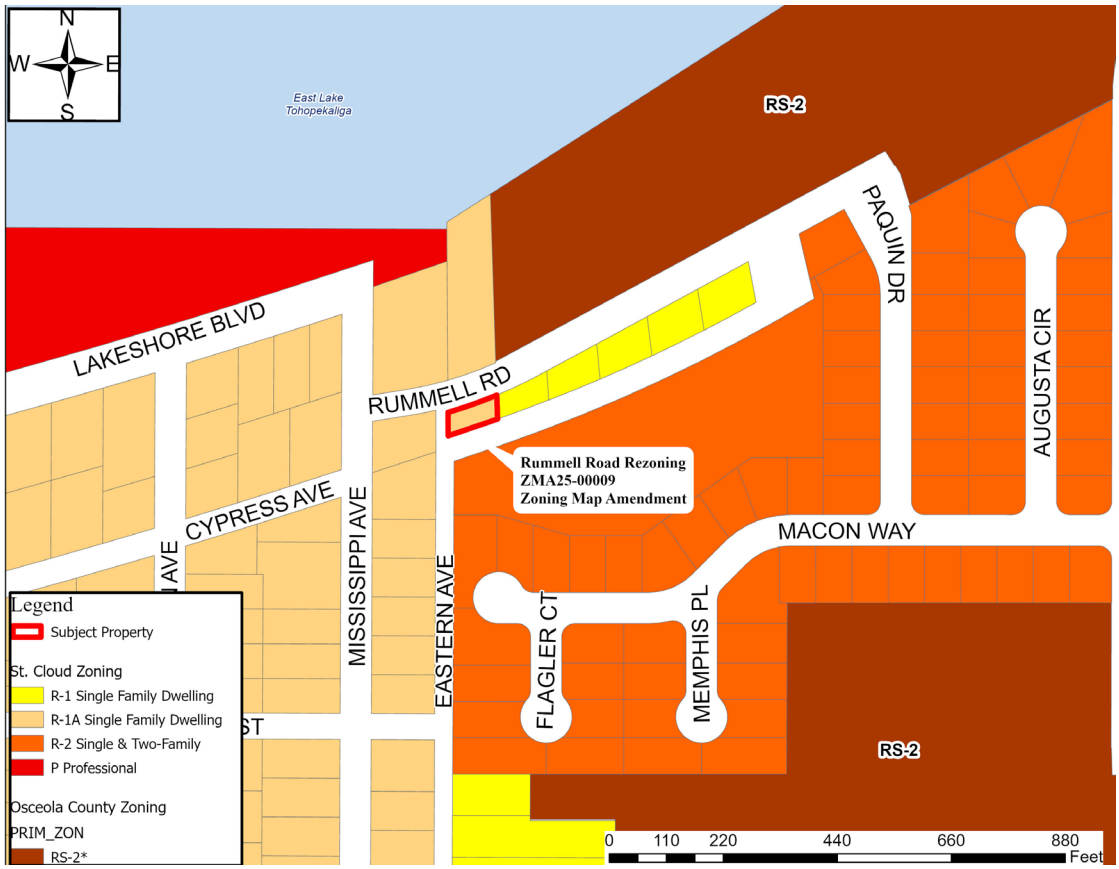


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written 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 current land use designation for the existing parcel is "R-1A" Single-Family Dwelling, which is not consistent with the proposed Future Land Use designation of Park and Open Space. According to Land Development Code Section 3.5.1.A, the intent of the R-1A district is to encompass lands, water, and structures characterized by low-density development. These areas are primarily residential in nature, intended for single-family dwellings, and include additional open space where such development is desirable and likely to continue. While non-residential use may be permitted, they are intended to serve the immediate and adjacent areas. The proposed change will result in an increase in open space, enhancing consistency with the Future Land Use designation. Therefore, aligning the proposed change with the established land use pattern.

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 Recreation will not create an isolated district, as it is consistent with the current land use pattern in the area. The referenced parcel is currently vacant. 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 Recreation 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 Recreation district. Per Land Development Code Section 3.8.1, park uses are permitted by right within the "OR" Open Space and Recreation 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 Recreation 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 natural environment of the city.

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 Recreation 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 should not negatively impact living conditions in the neighborhood; instead, it will promote and enhance the existing park by permitting additional uses such as Open-Air Markets, Government Facilities, and Communication Facilities for the 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 subject property currently maintains access via Rummell Road and Eastern Avenue. 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 may impact light or air in adjacent areas. However, a photometric plan will be reviewed during the Site Development Plan process to address and mitigate any potential effects when an application is ready for review. At this time, no site development is proposed.

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 seeks to establish an "OR" zoning district in order to be consistent and compatible with the Future Land Use Element update that will designate this property as Recreation and Open Space. While the existing "R-1A" zoning district would allow for publicly owned recreation areas, the uses would be limited. Allowing the "OR" zoning district would accommodate a wider variety of uses allowed within a designated park or open space.

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 currently vacant and the amendment is consistent with the Capital Improvement Program process outlined in Policy 1.64 of the City's Comprehensive Plan. The property is being acquired to address the identified need for future park space, as reflected on the Future Land Use Map.

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 identified areas with a deficit in park acreage, as outlined in the Recreation and Open Space Element of the Comprehensive Plan. Currently, only a limited number of parcels are zoned "OR" Open Space and Recreation, including Hopkins Park, Ralph V. Chisholm Regional Park, and The Ranch. The subject property is not already developed as a park and would be identified in the Recreation and Open Space Element under Policy 1.1.2 as a Mini Park due to the existing acreage of +/- 0.118 acres.

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 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 Zoning Map Amendment on or before June 16, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-56 for a Zoning Map Amendment from "R-1A" Single-Family Dwelling to "OR" Open Space and Recreation for approximately +/- 0.118 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 Marshall. Seconded by Bridgeforth. 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 – Motion to approve the First Reading & Introduction by Gilbert. Seconded by Urban. Passed 5-0.

On September 11, 2025- Motion by Paul to continue to the October 9th Council Meeting. Second by Urban. Passed 5-0.

Attachments

- Ordinance No. 2025-56
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNTIY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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.

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”:

PARCEL: 11-26-30-0725-0001-1160

Legal Description:

LOT 2, BLOCK B, LESS THE MOST NORTHERLY 10 FEET THEREOF, OSCEOLA SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 320A, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Containing +/- 0.118 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 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 9th day of October, 2025.

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

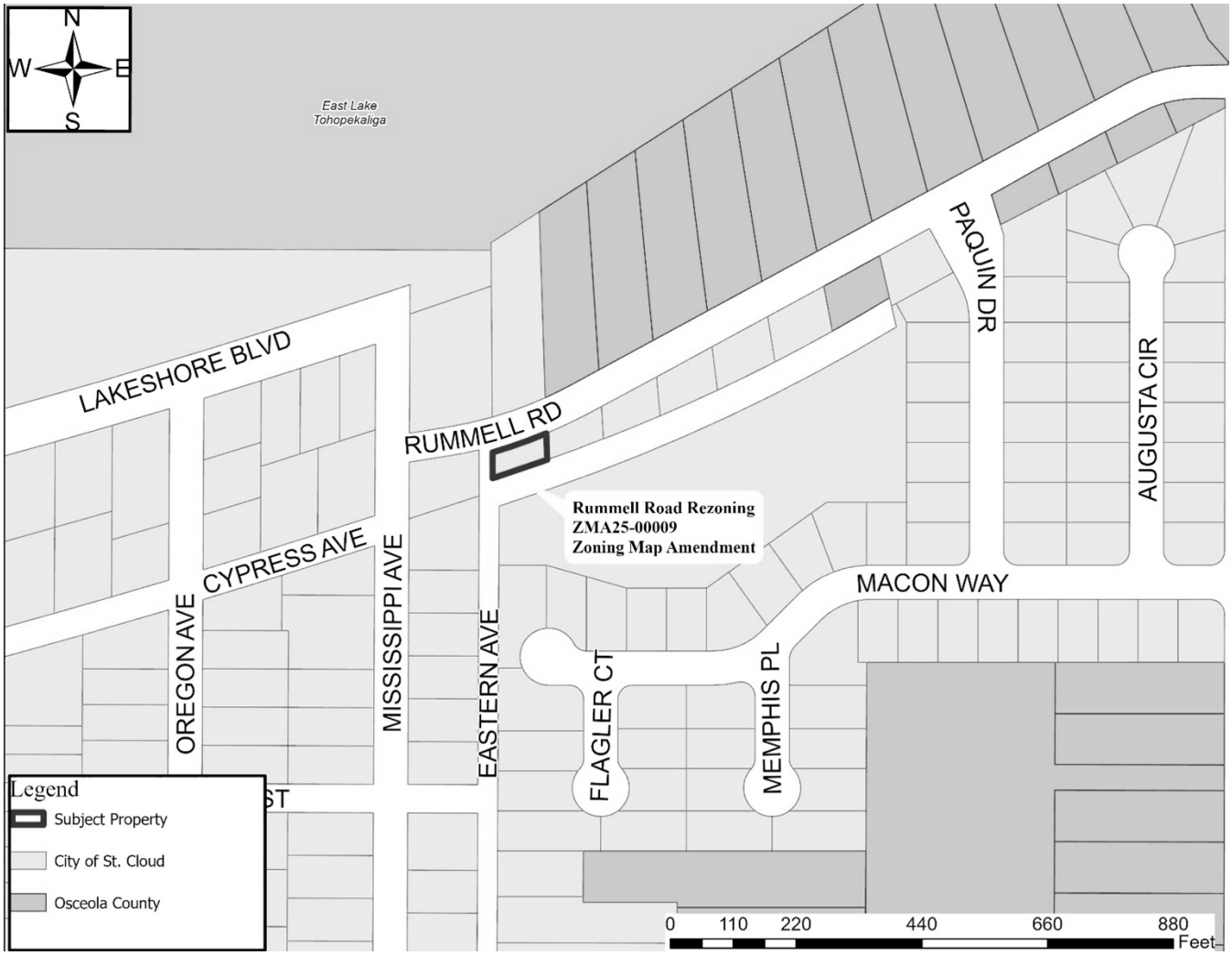
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

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).

36-25-30-4620-000B-0020

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0168 DRC#: ZMA25-00006

PROJECT NAME: City Parks Rezoning

PROJECT LOCATION: Multiple Addresses, see list

COMMENTS DUE DATE: 6.2.25

Current FLU: Multi
Requested FLU: N/A

Current Zoning: R-2/P/A
Requested Zoning: OR

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: October 9, 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) **ACTION ON ORDINANCE NO. 2025-57** (This is a Quasi-Judicial proceeding)

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is located at 901 Virginia Avenue and comprised of one parcel totaling approximately +/- 0.97 acres within the City of St. Cloud. The parcels are currently improved with a community building, picnic tables, a baseball field, a basketball court, and playgrounds.

Concurrently, the City is proposing an update to the City's Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of "Park and Open Space", will facilitate the land use necessary to support the "OR" Open Space and Recreation Zoning District.

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.

On August 19, 2025, the Planning Commission – Motion to recommend approval by Marshall. Seconded by Bridgeforth. Passed 4-0

Staff reviewed this request for a Zoning Map Amendment on or before June 16, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-57 for a Zoning Map Amendment from "R-2" Single & Two-Family Dwelling to "OR" Open Space and Recreation for approximately +/- 0.97 acres of land.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action
9/11/25 - Motion by Fletcher to continue to the October 9th Council meeting. Seconded by Paul. Passed 5-0.
8/14/25 - Motion to approve the First Reading & Introduction by Urban. Seconded by Fletcher. Passed 5-0.

Attachments:
1. 1 ZMA25-00010 CANNERY PARK REZONING STAFF REPORT 10.09.25 CC
2. 2 ZMA25-00010 CANNERY PARK REZONING ORDINANCE NO. 2025-57 10.09.25 CC
3. 3 ZMA25-00006 CANNERY PARK REZONING OC SCHOOLS COMMENTS

City Council Staff Report
Meeting Date: October 9, 2025

DRC Case No. /Ord. No.
ZMA25-00010 /2025-57

Type of Application
Zoning Map Amendment

Case Name
Cannery Park Rezoning

Applicant/Agent
City of St. Cloud

Owner(s)
City of St. Cloud

Address/Location
901 Virgina Avenue, St. Cloud, FL 34769

Parcel(s) ID No(s).
01-26-30-0001-0122-0080

Total Land Area
+/-0.97 acres

Project Planner
Ralph Keith
Associate Planner

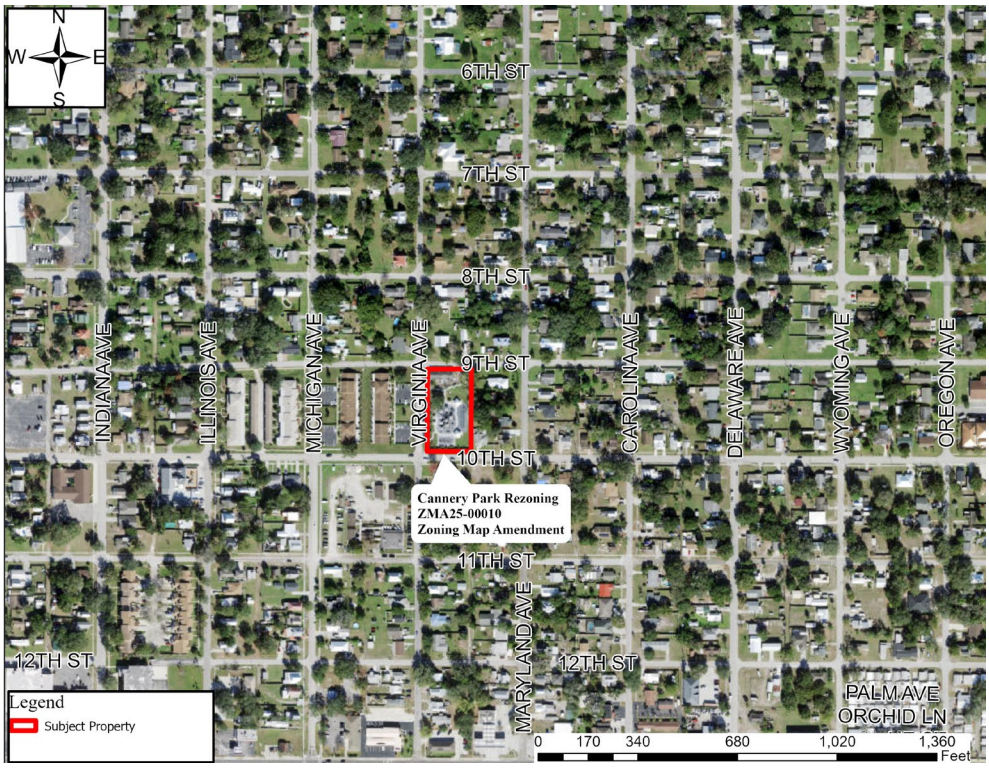


Figure 1 – Aerial Map

Request

The applicant is requesting consideration of a Zoning Map Amendment from "R-2" Single & Two-Family Dwelling to "OR" Open Space and Recreation for approximately +/- 0.97 acres of land. The subject property is shown in **Figure 1** above.

Background

The subject property is located at 901 Virginia Avenue and comprised of one parcel totaling approximately +/- 0.97 acres within the City of St. Cloud. The parcels are currently improved with a community building, picnic tables, a baseball field, a basketball court, and playgrounds.

Concurrently, the City is proposing an update to the City's Future Land Use Element through CPA24-00007 (Ordinance 2024-50). This request to transition the above-mentioned parcels to a Future Land Use Designation of "Park and Open Space", will facilitate the land use necessary to support the "OR" Open Space and Recreation Zoning District.

The following table summarizes the development regulations for the requested zoning district according to LDC Section 3.5.2.C and Section 3.8.1.C Development/lot requirements.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	***Zoning***	***Future Land Use***	***Existing Land Use***
North	"R-2" Single & Two-Family Dwelling	Medium Density Residential	Single Family – Improved
East	"R-2" Single & Two-Family Dwelling	Medium Density Residential	Single Family – Improved
West	"R-3" Multi-Family Dwelling	Medium Density Residential	Residential Common Elements / Area Vacant
South	"R-2" Single & Two-Family Dwelling	Public / Institutional	Public School - Improved

TABLE 2: R-2 SINGLE- & TWO- FAMILY DWELLING LOT REQUIRMENTS					
Minimum Site Area (sq. ft.)	**Minimum Lot Width (ft.)**	**Dwelling Size Minimum Gross Floor Area (sq. ft.)**	**Maximum Lot**	**Minimum Site Area (sq. ft.)**	**Minimum Lot Width (ft.)**
7,500	62.5 1	1,000	50% 2	80%	8

TABLE 2: OPEN SPACE AND RECREATION LOT REQUIRMENTS					
Minimum Site Area (sq. ft.)	***Minimum Lot Width (ft.)***	***Minimum Lot Depth (ft.)***	***Maximum Lot Coverage***	***Maximum Impervious Coverage***	***Floor Area Ratio***
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.

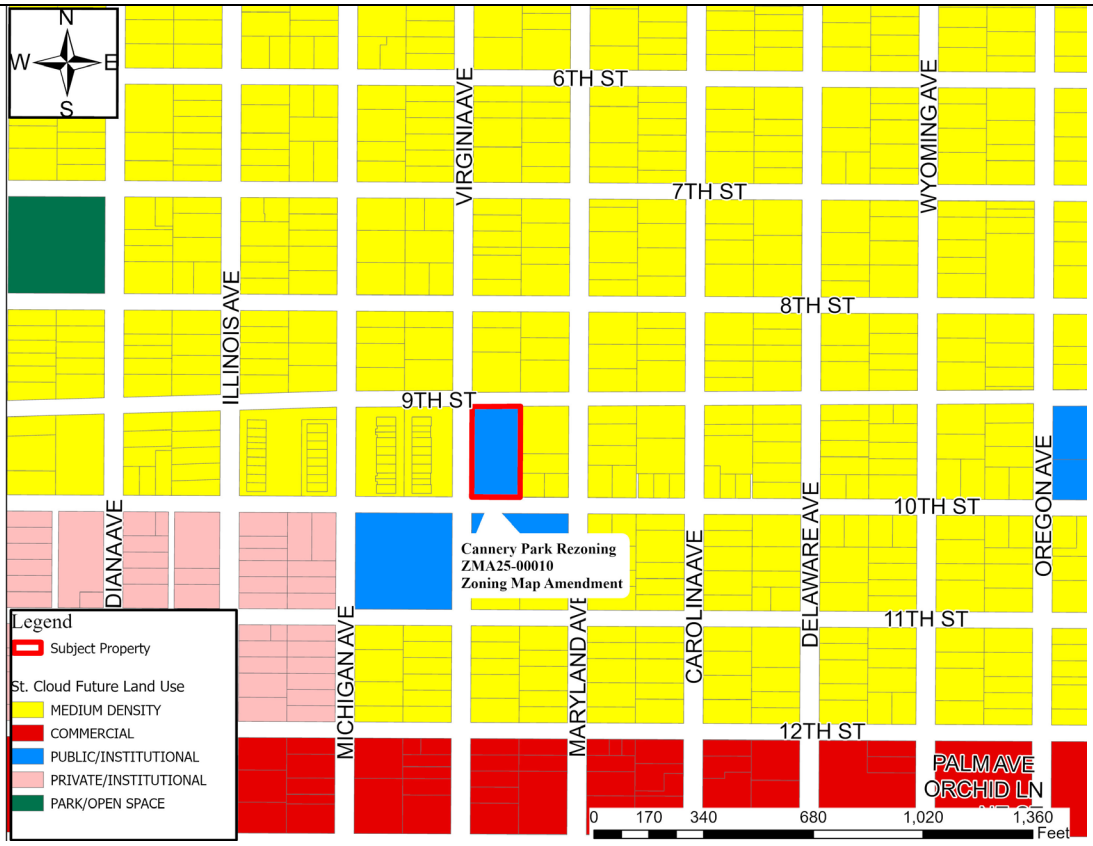


Figure 2 – Future Land Use Map

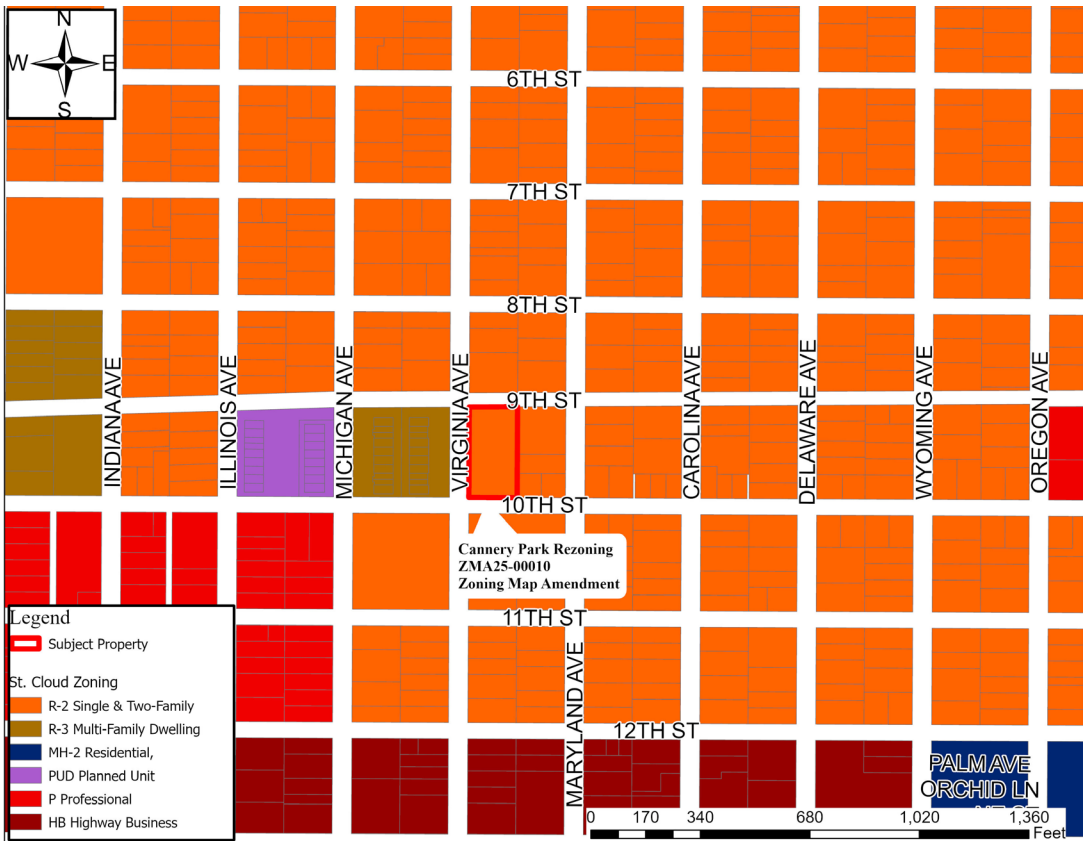


Figure 3 - Zoning Map

Public Notice

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property and was advertised as required by State Statutes. No oral or written 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 property is currently zoned as "R-2" Single- & Two-Family Dwelling, which is not consistent with the current Future Land Use designation of Park and Open Space. Per Land Development Code Section 3.5.2.A, the R-2 zonings are situated so that they are well served by public and commercial services and have convenient access to thoroughfares and collector streets. 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 Recreation will not create an isolated district, as it is consistent with the current land use pattern in the area. The referenced parcel currently maintain Park use and serve as a neighborhood park. 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 Recreation 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 Recreation district. Per Land Development Code Section 3.8.1, park uses are permitted by right within the "OR" Open Space and Recreation district. Any future developments or additions to the parks will require a Site Development Plan, which may require 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 recreation 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 natural environment of the city.

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 Recreation 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 will not impact light or air in adjacent areas.

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 will encourage the enjoyment of green spaces and recreation uses that will benefit existing and future development of the 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 Recreation use within the surrounding area. Enhancing the neighborhood 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 park and would be identified in the Recreation and Open Space Element under Policy 1.1.2 as a Mini Park due to the existing acreage of +/- 0.97.

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 identified areas with a deficit in park acreage, as outlined in the Recreation and Open Space Element of the Comprehensive Plan. Currently, only a limited number of parcels are zoned "OR" Open Space and Recreation, including Hopkins Park, Ralph V. Chisholm Regional Park, and The Ranch. The rezoning of the subject parcel will facilitate an increase in the City's inventory of public park lands.

School Capacity Report

This ZMA has no impact on public school capacity.

Consistency With Strategic Plan Goals:

The proposed zoning map amendment does not 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. 2025-57 for a Zoning Map Amendment from "R-2" Single & Two-Family Dwelling to "OR" Open Space and Recreation for approximately +/- 0.97 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 Marshall. Seconded by Bridgeforth. 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 – Motion to approve the First Reading & Introduction by Urban. Seconded by Fletcher. Passed 5-0.

On September 11, 2025- Motion by Fletcher to continue to the October 9th Council meeting. Seconded by Paul. Passed 5-0.

Attachments

- Ordinance No. 2025-57
- School Capacity Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNTIY DEVELOPMENT DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769

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.

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":

Parcel: 01-26-30-0001-0122-0080

Legal Description:
THAT PART OF THE ABANDONED RIGHT OF WAY OF THE KISSIMMEE-NARCOOSSEE BRANCH OF THE ATLANTIC COAST LINE RAILROAD COMPANY, ACCORDING TO THE PLAT OF SAID ABANDONED RIGHT OF WAY RECORDED IN DEED BOOK 109, PAGE 1, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, INSOFAR AS SAID ABANDONED RIGHT OF WAY ABUTTS AND/OR TRAVERSES ANY PART OF THE FOLLOWING LAND IN THE TOWN OF ST. CLOUD, FLORIDA ACCORDING TO THE OFFICIAL PLAT OF SAID TOWN OF ST. CLOUD, FLORIDA, ACCORDING TO THE OFFICIAL PLAT OF SAID TOWN ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH: LOTS 8 THROUGH 14, BLOCK 122, SEMINOLELAND & INVESTMENT CO'S (INCORPORATED) MAP OF TOWN OF ST. CLOUD, RECORDED IN PLAT BOOK 8, PAGES 33 & 34, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Containing +/- 0.97 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 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 9th day of October 2025.

CITY OF ST. CLOUD

_____

Christian B. Robertson, Mayor

ATTEST:

_____

Ivy Llauro, City Clerk

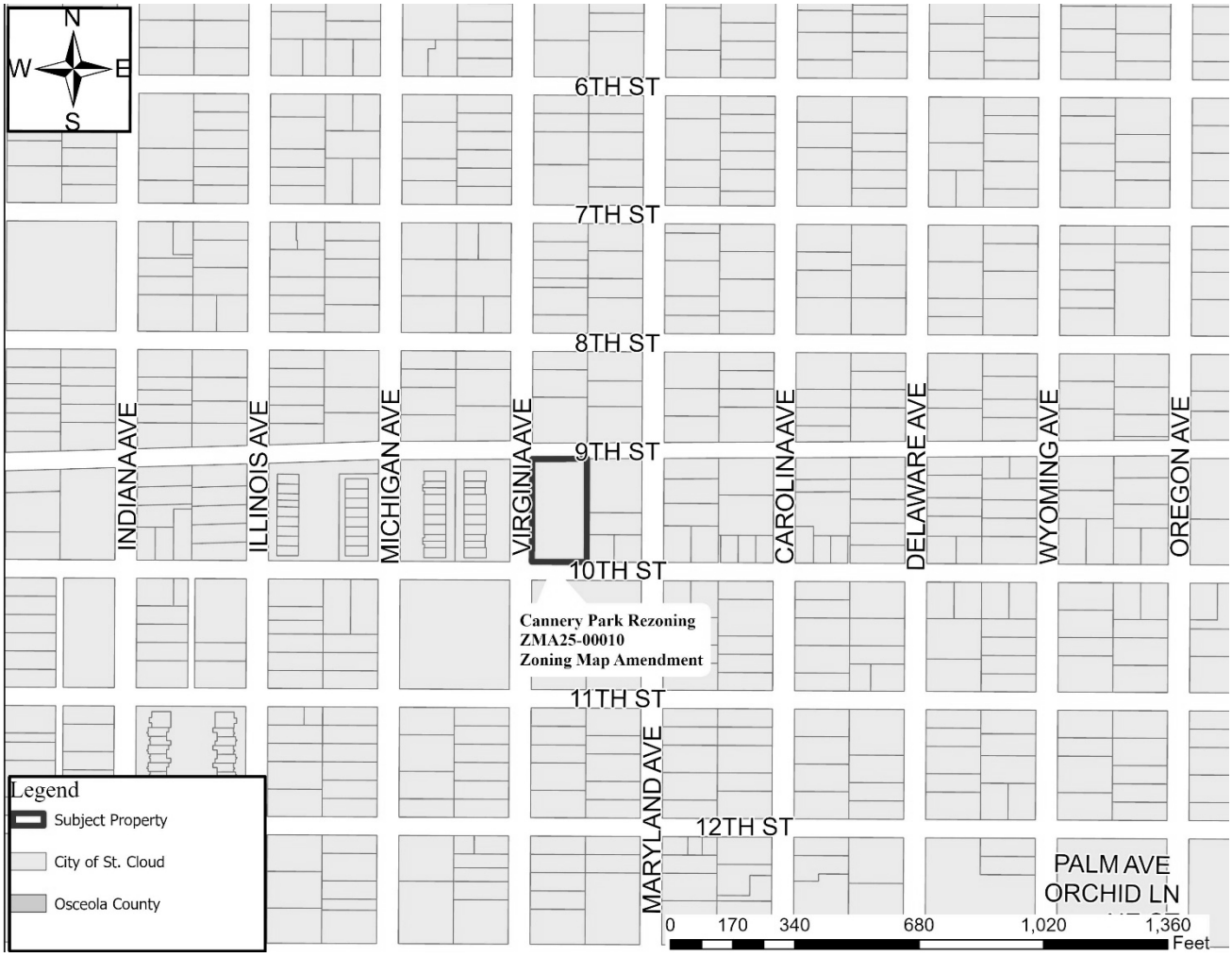
LEGAL IN FORM AND VALID IF ADOPTED:
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

_____

Daniel F. Mantzaris, City Attorney

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).
01-26-30-0001-0122-0080

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT

SDOC#: 2024/25-0168 DRC#: ZMA25-00006

PROJECT NAME: City Parks Rezoning

PROJECT LOCATION: Multiple Addresses, see list

COMMENTS DUE DATE: 6.2.25

Current FLU: Multi
Requested FLU: N/A

Current Zoning: R-2/P/A
Requested Zoning: OR

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: October 9, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-68 Colored Plat

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-68, an ordinance of the City Council of the City of St. Cloud, Florida, as authorized by Section 177.142, 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 effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-68**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
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.

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 177.142, F.S. 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 changed by removing the word “colored” and replacing it with “East”.

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.

Staff reviewed this request on or before August 28, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-68.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25- Final Action
9/11/25 - Motion to approve the First Reading and Introduction by Paul. Seconded by Urban. Passed 4-0. Gilbert was not present.

Attachments:
1. CCA25-00007 Colored Plat_Staff Memo CC2 10.9.25
2. CCA25-00007 ORD NO. 2025-68 - COLORED QUARTERS - CC2 100925
3. CCA25-00007 COLORED QUARTER PLAT OF 1910

MEMORANDUM REPORT
FOR CITY COMMISSION – ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Tisha Manning, Zoning Manager

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: Case No. CCA25-00007 – Citation Process

Date: October 9, 2025

REQUEST: The request is to approve **Ordinance No. 2025-68** as authorized by section 177.142, 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.

BACKGROUND: 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.

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 177.142, *F.S.* 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 changed by removing the word "colored" and replacing it with "East".

STRATEGIC PLAN GOALS:
The proposed renaming of the Seminole Land & Investment Co. Plat of Colored Quarter to Seminole Land & Investment Co. Plat of Colored Quarter meets the intent of the following City of St. Cloud Strategic Goal:

High-Performing Government: *To focus on the continuity and sustainability of core public services; become an employer of choice; and be on the cutting-edge of technology.*

STAFF RECOMMENDATION:
Staff reviewed this request on or before August 28, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-68.

Attachments: Ordinance No. 2025-68
Colored Quarter Plat

ORDINANCE NO. 2025-68

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AS AUTHORIZED BY SECTION 177.142, *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 177.142, *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 changed 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

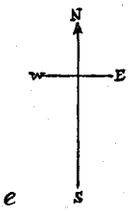
SEMINOLE LAND & INVESTMENT CO.

(INCORPORATED)

PLAT OF

COLORED QUARTER

SCALE 200'=1"



COMPRISING
S ☐ 1/4 of S E 1/4 of
SEC. 6, TP. 26 S., R. 31 E.
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
Archer E. Donegan
Clerk Circuit Court
By E. Elizabeth Johnston, D.C.

ATLANTIC COAST LINE R. R.

RAILROAD ST.

10TH. ST.

11TH. ST.

12TH. ST.

13TH. ST.

PINE AVE. | MYRTLE AVE. | BAY AVE. | OAK AVE. | PALMETTO AVE.

D C B A

E F G H

L K J I

M N O P

Meeting: October 9, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-71 Parking Code Revision

Community Development Agenda Item:
FINAL PUBLIC HEARING FOR 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 effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-71**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The purpose of this amendment is to create a more efficient and effective process for parking violation enforcement. The existing processes currently require issued citations to be appealed to the court; the proposed amendment allows citations to be appealed to the Code Enforcement Special Magistrate as the appointed hearing officer. Additionally, the proposed amendment adds language that clarifies violations that were not previously transparent to the average citizen, which will contribute positively to the standards of a high-performing government.

Legal Authority:
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 42-69 inclusive may be amended from time to time by ordinance.

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

Staff reviewed this request on or before August 28, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-71.

Finance Director's Comments:
N/A

Procurement Director's Comments:

N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25- Final Action
9/11/25 - Motion to approve the First Reading & Introduction by Paul. Seconded by Urban. Passed 4-0. Gilbert was not present.

Attachments:
1. 1. CDA25-00003 Parking Code Revisions Staff Memo 10.09.25 CC
2. 2. CDA25-00003 Parking Code Revisions Ordinance No. 2025-71 10.09.25 CC
3. 3. CDA25-00003 Parking Code Revision Business Impact Estimate 100925 CC

MEMORANDUM REPORT
FOR CITY COMMISSION – ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Tisha Manning, Zoning Manager

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: Case No. CDA25-00003 – Parking Code Revision

Date: October 9, 2025

REQUEST: The request is to approve **Ordinance No. 2025-71** 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, publications, and effective date.

BACKGROUND: The purpose of this amendment is to create a more efficient and effective process for parking violation enforcement. The existing processes currently require issued citations to be appealed to the court; the proposed amendment allows citations to be appealed to the Code Enforcement Special Magistrate as the appointed hearing officer. Additionally, the proposed amendment adds language that clarifies violations that were not previously transparent to the average citizen, which will contribute positively to the standards of a high-performing government.

STRATEGIC PLAN GOALS:
The proposed parking code revision meets the intent of the following City of St. Cloud Strategic Goal:

> ***High-Performing Government:*** *To focus on the continuity and sustainability of core public services; become an employer of choice; and be on the cutting-edge of technology.*

STAFF RECOMMENDATION:
Staff reviewed this request on or before August 28, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-71.

Attachments: Ordinance No. 2025-71
Business Impact Estimate

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 EFFECTIVE DATE.

WHEREAS, Chapter 166 of the Florida Statutes and Article VIII of the Florida Constitution authorizes the legislative body of each municipality to enact ordinances to protect the health, safety, and welfare of its residents; and

WHEREAS, the City Council of the City of St. Cloud has determined and finds that the regulations contained herein are necessary and in the best interests of the health, safety, and welfare of the general public and the citizens of, and visitors to, St. Cloud.

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

SECTION 1: The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. CHAPTER 42 "TRAFFIC AND VEHICLES", ARTICLE III "PARKING, STOPPING AND STANDING" is amended as follows: (note strikethrough indicates removed words and underlined indicates added):

Sec. 42-61. – Generally.

(a) Except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer, parking enforcement specialist or official traffic control device, no person shall:

(1) 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.~~

f~~g~~. 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

BUSINESS IMPACT ESTIMATE
ORDINANCE NO. 2025-71

TO: Mayor Robertson and Council Members

FROM: Tisha Manning, Zoning Manager

THRU: Melissa Dunklin, CPM, Community Development Director

DATE: October 9, 2025

SUBJECT: Ordinance No. 2025-71 - Business Impact Estimate

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City to prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City's website at the time of the published notice of the City Council's final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2025-71 is proposed to be adopted by the City on October 09, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance No.: 2025-71.

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, publications, and effective date.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

The amendment should result in a minimal impact on costs for businesses required to comply with the update. Businesses that receive customers on site may be required to evaluate their current parking and loading designations or traffic stacking concerns to ensure compliance with the standards set forth within this ordinance; however, parking violations and citations would be the responsibility of the vehicle owner.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

The City will not collect any regulatory cost should this amendment be approved that the businesses would be financially responsible for. Pursuant to F.S. § 316.1967, the owner of a vehicle is responsible and liable for payment for 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.

c. **An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

Code Compliance will take an active role to educate the business owners regarding the ordinance and advise them on potential impacts this ordinance may have on their customers; however, it is not anticipated any charges or fees would be directly imposed on businesses to cover regulatory costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

Adoption of this proposed amendment may have an impact on all businesses within the city that receive customers on site.

4. Any additional information the board determines may be useful.

The purpose of this amendment is to create a more efficient and effective process for parking violation enforcement. The existing processes currently require issued citations to be appealed to the court; the proposed amendment allows citations to be appealed to the Code Enforcement Special Magistrate as the appointed hearing officer. Additionally, the proposed amendment adds language that clarifies violations that were not previously transparent to the average citizen, which will contribute positively to the standards of a high-performing government.

Meeting: October 9, 2025

Agenda Item Type: Public Hearings
Resolution 2025-132R Live Local Act Opt-Out

Community Development Agenda Item:
PUBLIC HEARING FOR RESOLUTION NO. 2025-132R, a resolution of the City Council of the City of St. Cloud of Osceola County, Florida, pursuant to Section 196.1978(3)(o), Florida Statutes, electing to not exempt property under Section B.; Florida Statutes, commonly known as the "Live Local Act Property Tax Exemption"; providing for severability and effective date. (Above is full title) **ACTION ON RESOLUTION NO. 2025-132R**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Resolution No. 2025-132R adopts the City's election to not exempt property under the Live Local Act Property Tax Exemption. Under Florida Statue 196.1978(3), the "Live Local Property Tax Exemption", grants a 75% property tax exemption for multifamily projects that provide housing for individuals whose household income is between 80 and 120 percent of the area median gross income. In 2024, the law was amended to provide an option for the City, as a taxing authority, to "opt-out" of providing the Live Local Act Property Tax Exemption for units rented to individuals in the 80 to 120 percent household income range. To be eligible to opt-out, there must be a surplus of housing for the 80 to 120 percent household income category as determined by the Shimberg Center for Housing Studies Annual Report. The latest Shimberg Annual Report identifies a surplus of affordable 5,274 units available in the Orlando-Kissimmee, FL MSA, in which the City is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption.

The adoption of this Resolution requires an affirmative vote of 4 council members. It also does not apply to the 100% property tax exemption for residential units occupied by individuals with less than 80 percent of the area median gross income. If approved, the opt-out restriction on the exemption will be effective for the 2026 tax year and must be renewed annually if it is to remain in place based on the latest Shimberg Annual Report. By approving this resolution, the city has followed the state regulations for the "opt-out" rule and will collect the full amount of the taxes on parcels that otherwise qualify for the 75 percent property tax exemption.

Legal Authority:
Section 196.1978(3)(o), Florida Statutes, (Chapter 2024-158, Laws of Florida)

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

Staff recommends **APPROVAL** of Resolution No. 2025-132R.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action

Attachments:
1. CCA25-00006 Live Local Act Property Tax Exemption Renewal Staff Memo CC 100925
2. 2. Resolution No. 2025-132R Live Local Act Property Tax Exemption Renewal
3. 3. Annual Report - Shimberg Center for Housing Studies

MEMORANDUM REPORT

FOR CITY COUNCIL – ON OCTOBER 9, 2025

To: Mayor Robertson and Council Members

From: Erin Burnette, Special Projects Coordinator

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: CCA25-00009 Live Local Act Property Tax Exemption "Opt-Out" Renewal Resolution No. 2025-132R

Date: October 9, 2025

REQUEST: The request is to approve Resolution 2025-132R, electing to not exempt property tax under section 196.1978(3)(d)1. a., Florida Statues, commonly known as the Live Local Act Property Tax Exemption. This Resolution allows the City to opt-out of providing the Live Local Act Property Tax Exemption to multifamily projects for rental households with annual income between 80 and 120 percent of the median annual adjusted gross income for households and providing an effective date.

BACKGROUND: Resolution 2025-132R adopts the City's election to not exempt property under the Live Local Act Property Tax Exemption. Under Florida Statue 196.1978(3), the "Live Local Property Tax Exemption", grants a 75% property tax exemption for multifamily projects that provide housing for individuals whose household income is between 80 and 120 percent of the area median gross income. In 2024, the law was amended to provide an option for the City, as a taxing authority, to "opt-out" of providing the Live Local Act Property Tax Exemption for units rented to individuals in the 80 to 120 percent household income range. To be eligible to opt-out, there must be a surplus of housing for the 80 to 120 percent household income category as determined by the Shimberg Center for Housing Studies Annual Report. The latest Shimberg Annual Report identifies a surplus of affordable 5,274 units available in the Orlando-Kissimmee, FL MSA, in which the City is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption. The adoption of this Resolution requires an affirmative vote of 4 council members. It also does not apply to the 100% property tax exemption for residential units occupied by individuals with less than 80 percent of the area median gross income. If approved, the opt-out restriction on the exemption will be effective for the 2026 tax year and must be renewed annually if it is to remain in place based on the latest Shimberg Annual Report. By approving this resolution, the city has followed the state regulations for the "opt-out" rule and will collect the full amount of the taxes on parcels that otherwise qualify for the 75 percent property tax exemption.

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

- **High Performing Government:** *The city will be fiscally responsible, responsive, innovative and strategic with experienced, professional staff who are customer service focused.*

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Resolution 2025-132R.

Attachment:

- Resolution No. 2025-132R
- Shimberg Center for Housing Studies Annual Report

RETURN TO:
CITY OF ST. CLOUD
COMMUNITY DEVELOPMENT DEPT.
1300 9TH STREET

RESOLUTION NUMBER 2025-132R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD OF OSCEOLA COUNTY, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION B ., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION"; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, The City Council of the City of St. Cloud adopted Ordinance Number 2024-22, to provide attainable housing for households of varying needs and income levels established regulations to guide the implementation of SB 102 also known as the "Live Local Act"; and

WHEREAS, Section 196.1978(3), Florida Statutes (the "Live Local Act Property Tax Exemption") requires Osceola County Property Appraiser to exempt certain rental properties from ad valorem taxes if such properties meet the criteria of the Live Local Act Property Tax Exemption; and

WHEREAS, beginning with the 2025 tax roll, Section 196.1978(3)(o), Florida Statutes, (Chapter 2024-158, *Laws of Florida*) allows taxing authorities to "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income are within the Metropolitan Statistical Area ("MSA") or, if not within a MSA, within the county in which the person or family resides (the "80 to 120 Tax Exemption"), if the taxing authority finds that the latest Shimberg Center for Housing Studies Annual Report, prepared pursuant to Section 420.6075, Florida Statutes ("Shimberg Annual Report"), identifies that the number of affordable and available units in the MSA region is greater than the number of rental households in the MSA or region for natural persons or families who meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City of St. Cloud hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, in which the City is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption; and

WHEREAS, the City of St. Cloud hereby finds that the City is a taxing authority that is eligible for the election in Section 196.1978(3)(o), Florida Statutes, which allows the City to not exempt properties that would otherwise qualify for the 80 to 120 Tax Exemption.

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

SECTION 1. The City Council of the City of St. Cloud finds and declares that adoption of this Resolution is appropriate and in the public interest of the citizens of the City of St. Cloud.

SECTION 2. The City Council of the City of St. Cloud hereby finds that the latest Shimberg Annual Report identifies a surplus of affordable and available units in the Orlando-Kissimmee, FL MSA, in which the City is located, for those households that meet the income criteria for the 80 to 120 Tax Exemption. Therefore, the City of St. Cloud hereby elects not to exempt properties for the 80 to 120 Tax Exemption in the Section 196.1978(3)(d)1.a., Florida Statutes, pursuant to the authority in Section 196.1978(3)(o), Florida Statutes, and hereby requests that the Osceola County Property Appraiser not grant any such exemptions.

SECTION 3. This resolution applies to all ad valorem property tax levies imposed by the City.

SECTION 4. This resolution has been duly advertised in accordance with Section 50.011(1), Florida Statutes. The City of St. Cloud will provide a copy of this resolution to the Osceola County Property Appraiser prior to January 1, 2026.

SECTION 5. This Resolution shall take effect on October 9, 2025, and shall expire on January 1, 2027. This Resolution shall be renewed prior to January 1, 2027, pursuant to Section 196.1978(3)(o), Florida Statues.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 9th day of October 2025.

CITY OF ST. CLOUD

ATTEST:

_____
Christian B. Robertson, Mayor

_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

Shimberg Center for Housing Studies

2024 Annual Report

Shimberg Center for Housing Studies, M.E. Rinker School of Construction Management,
University of Florida, P.O. Box 115703, Gainesville, Florida 32611-5703

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INTRODUCTION

Home prices and rents in Florida held steady in 2023 and 2024 following rapid growth in the preceding years. The state continued to increase its single family supply, particularly in fast-growing Central and West Central counties, although sales volume continued a two-year downward trend. The multifamily stock also continued to grow, with new rental developments coming online in urban centers and fast-growing mid-sized counties.

This report describes recent trends in housing production, home prices and rents, and the affordable housing inventory. The report includes data on the affordable housing needs of the general population, elders, persons with disabilities, and special needs households. Additional data on housing supply and needs at the city, county, and state level can be found in the Florida Housing Data Clearinghouse, http://flhousingdata.shimberg.ufl.edu.

The report also summarizes the Shimberg Center's 2024 activities in research, teaching, and technical assistance. The Center was established by the Florida Legislature in 1988 as a research hub to facilitate the provision of safe, decent, and affordable housing and related community development. Based in the M.E. Rinker School of Construction Management in University of Florida's College of Design, Construction, and Planning, the Shimberg Center provides applied research and technical assistance to state agencies, local planners, the housing industry, non-profits, and others involved in shaping our state's housing policy.

HOUSING SUPPLY AND PRODUCTION

Florida's single family home inventory reached nearly 5.9 million homes in 2024. Seventy-one percent of these homes are homesteaded, indicating that they serve as the owner's primary residence rather than as second homes, vacation homes, or rental properties.

Multifamily rental developments provide 1.7 million units. Three-quarters of these are located in developments with 10 or more units. One-quarter are located in 2-9 unit properties, mostly duplexes. The state has 1.6 million condominium units. Only 37 percent are homesteaded, indicating that most condominiums are second homes, vacation units, or rentals.

Mobile homes on their own parcels make up approximately 437,000 units, of which just over half are homesteaded. These are individually owned parcels that are distinct from the state's 2,293 licensed mobile home parks with 290,885 lots for rent.

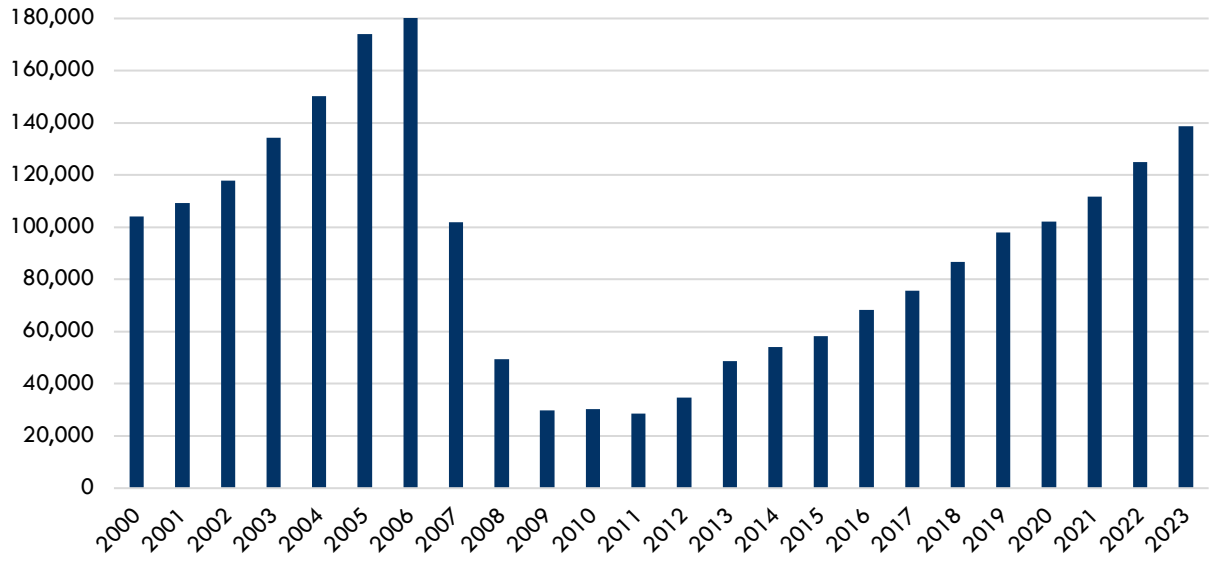
Table 1. Florida Housing Supply, 2024

Single Family Homes	Condominiums	Mobile Homes	Multifamily 2-9 Units	Multifamily 10+ Units
• 5,875,709 parcels • 4,152,269 homesteaded (71%)	• 1,609,542 parcels • 597,304 homesteaded (37%)	• 436,883 parcels • 227,998 homesteaded (52%)	• 156,868 parcels with 408,210 units • 32,880 homesteaded (21%)	• 15,578 parcels with 1,288,421 units

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 1 for housing supply by county.

Single family home production has increased steadily over the past decade. Florida produced 138,717 single family homes in 2023, the last full year for which data is available. Production levels have been increasing by approximately 10 percent each year.

Figure 1. Single Family Homes by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File

Lee County led the state in construction with 10,702 new homes, followed by a group of counties stretching across Central and West Central Florida: Polk, Pasco, Lake, Osceola, and Manatee.

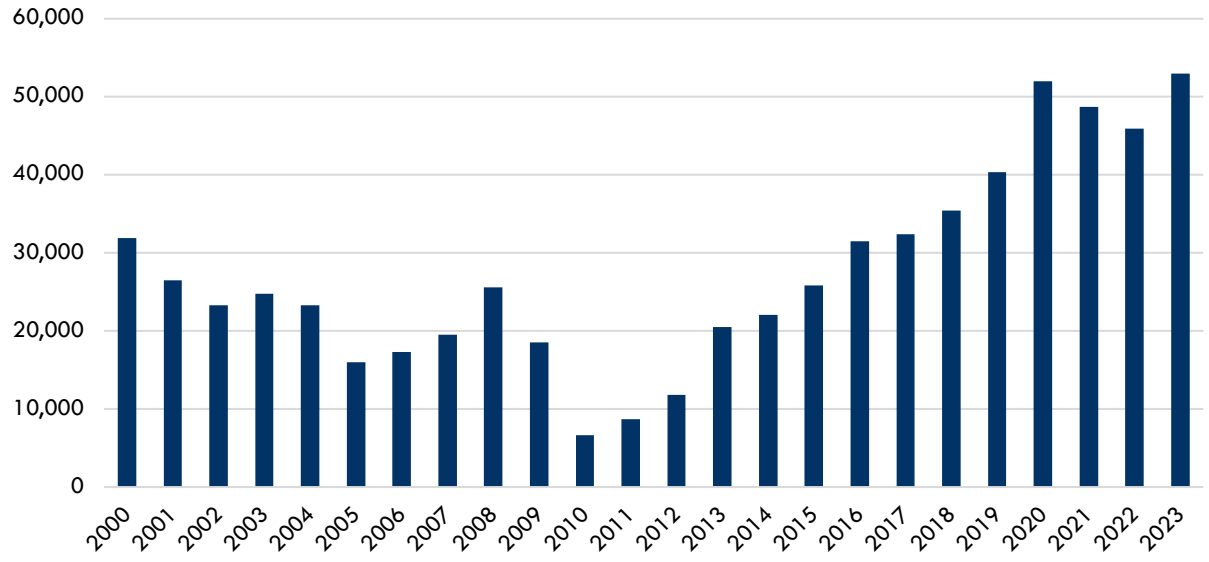
Table 2. New Single Family Homes Built, Top Ten Counties, 2023

County	Single Family Homes Built
Lee County	10,702
Polk County	9,380
Pasco County	8,071
Lake County	7,783
Manatee County	6,511
Osceola County	6,279
Marion County	6,245
Hillsborough County	6,150
St. Johns County	5,565
Sarasota County	5,362

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for single family construction in all counties.

Multifamily production continued at the strong pace that began in 2020. In 2023, Florida added 354 multifamily developments with 10 or more units, for a total of 50,547 new apartments, and 1,199 smaller multifamily developments (2,467 units).

Figure 2. Multifamily Units by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File. Unit totals may be undercounts due to missing or incomplete data for a small number of counties.

Multifamily development was concentrated in Florida's large urban counties and in other fast-growing counties including Polk, Lee, Manatee, and St. Johns.

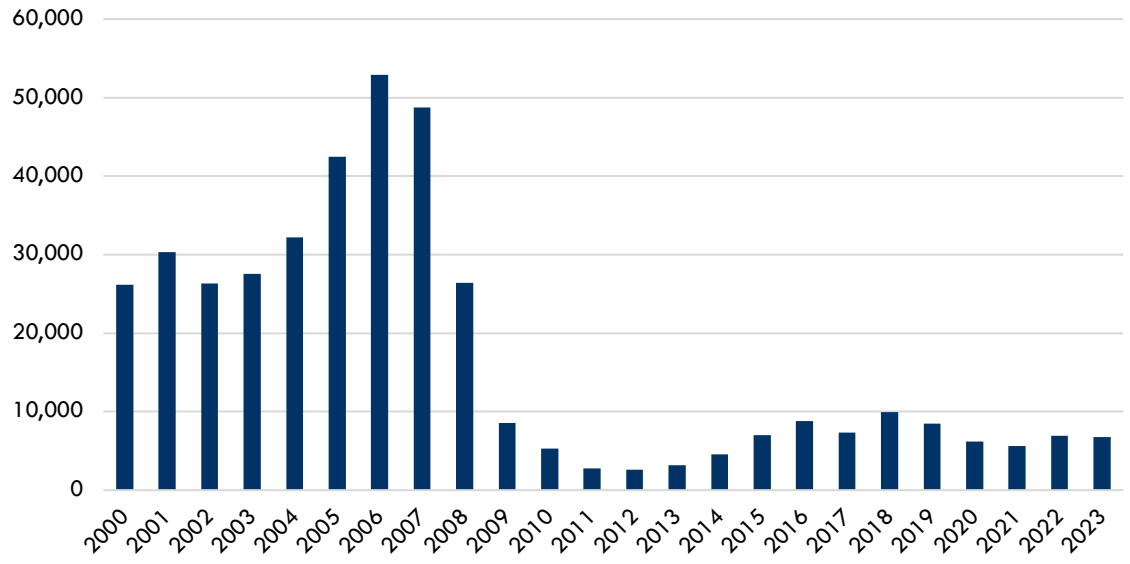
Table 3. New Multifamily Units Built, Top Ten Counties, 2023

County	Multifamily Units Built
Orange County	8,346
Miami-Dade County	6,814
Broward County	4,722
Hillsborough County	3,047
Polk County	2,811
Lee County	2,784
Duval County	2,735
Palm Beach County	2,552
Manatee County	1,861
St. Johns County	1,609

Source: Florida Department of Revenue, Name-Address-Legal File.

In contrast, condominium construction continued to be modest. The state added 6,791 newly built condominiums in 2023, a third of which were located in Miami-Dade County. This level of production was consistent with construction levels in recent years but far below the 2005-2007 peak, when the state was building 40,000-50,000 condominium units per year.

Figure 3. Condominiums by Year Built, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File

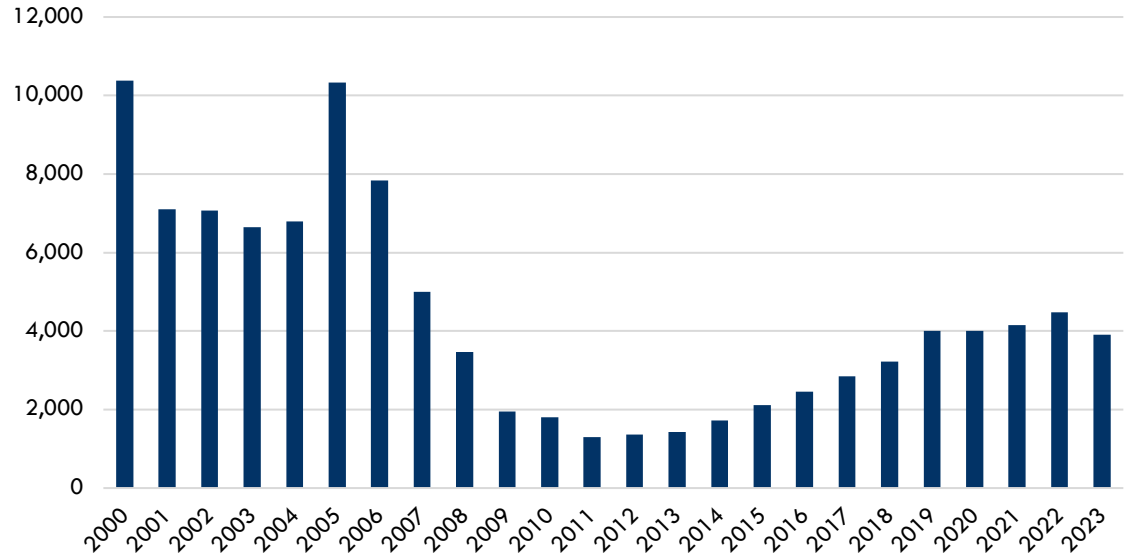
Table 4. New Condominium Units Built, Top Ten Counties, 2023

County	Condominium Units Built
Miami-Dade County	2,437
Collier County	776
Lee County	625
Charlotte County	565
Pinellas County	396
Palm Beach County	357
Sarasota County	325
Osceola County	172
Broward County	152
Brevard County (tie)	122
Hillsborough County (tie)	122

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for condominium construction in all counties.

Mobile home production slowed slightly in 2023. The state added 3,911 mobile homes on individual parcels in 2023. Again, this does not include homes in mobile home parks.

Figure 4. Mobile Homes by Year Added, Florida, 2000-2023



Source: Florida Department of Revenue, Name-Address-Legal File. Includes mobile homes on individual parcels. Does not include units in mobile home parks.

New mobile homes made a small contribution to the fast growing housing stock in Lee, Marion, Pasco, and Polk Counties, as well as several rural counties.

Table 5. New Mobile Homes Added, Top Ten Counties, 2023

County	Mobile Homes Built
Lee County	224
Marion County	213
Pasco County	173
Levy County	167
Bay County	165
Walton County	160
Putnam County	159
Citrus County	148
Polk County	137
Suwannee County	126

Source: Florida Department of Revenue, Name-Address-Legal File. See Appendix 2 for mobile homes added in all counties.

ASSISTED HOUSING INVENTORY

Assisted housing helps close the affordable housing gap for Florida's renters. Assisted housing refers to rental housing developments that receive public subsidies in exchange for limits on tenant incomes and rents. Florida's assisted housing stock consists of 3,078 developments with 315,504 affordable rental homes. Of these, 2,848 developments with 290,836 assisted (income and rent limited) units are in operation. An additional 230 properties with 24,668 assisted units are funded and in the development pipeline.

The assisted housing inventory is made up of public housing units and a much larger supply of privately owned rental developments funded by Florida Housing Finance Corporation (Florida Housing), U.S. Department of Housing and Urban Development's multifamily office (HUD), U.S. Department of Agriculture's Rural Development programs (USDA RD), and local housing finance authorities (LHFAs).

In 2023 and 2024, Florida added 88 assisted rental developments with 9,157 affordable units to the development pipeline. Table 6 shows the characteristics of the new and forthcoming affordable housing developments.

Thirty-eight percent of units are located in developments reserving some or all units for elders, homeless individuals and families, persons with disabilities, or farmworkers. Most units (81 percent) are one or two bedroom apartments. Sixty-two percent of units are targeted toward households at 60 percent of area median income (AMI), and an additional 20 percent have income targets of 50 percent AMI or lower.

Table 6. Characteristics of New Assisted Housing Developments, Florida, 2023-2024

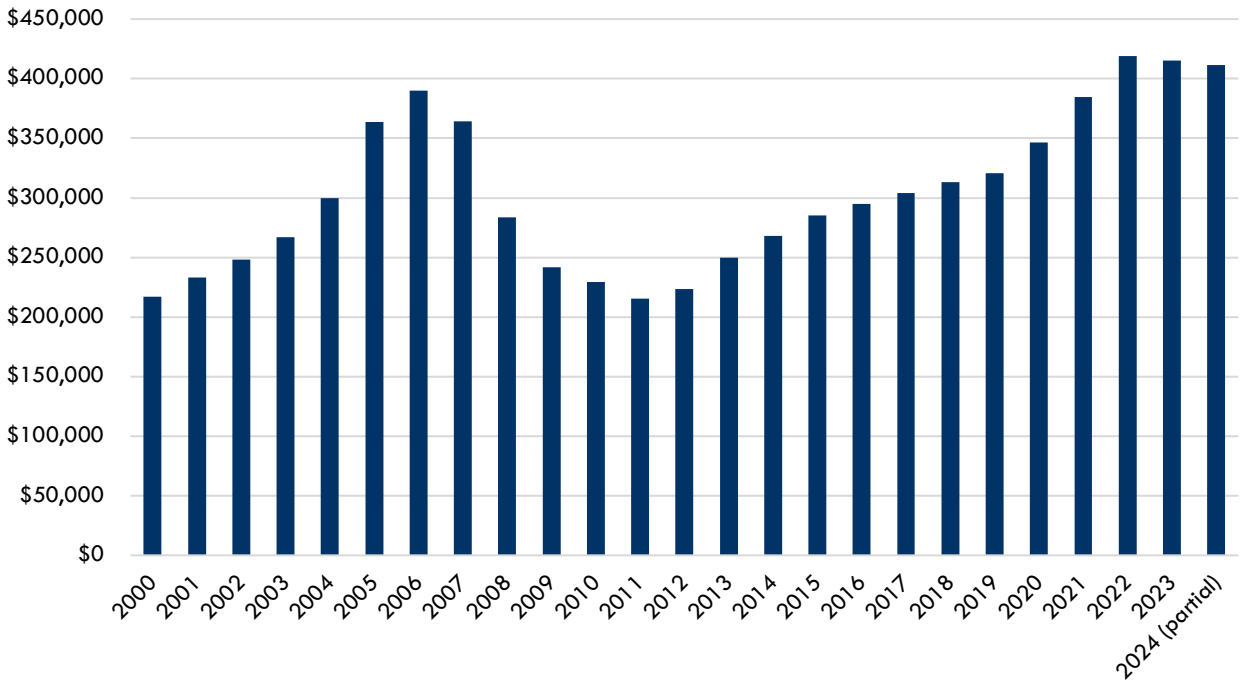
		Developments	Units	% of Units
Total Developments 2023-2024		**88**	**9,157**	**-**
County Size	Large	54	6,420	70%
	Medium	29	2,538	26%
	Small	5	199	4%
Target Population	Family	44	4,906	54%
	Elderly	27	2,822	31%
	Family; Link	8	764	8%
	Elderly; Family; Link	2	220	2%
	Homeless	2	145	2%
	Elderly; Family	1	144	2%
	Family; Homeless; Link; Persons with Disabilities	1	72	1%
	Homeless; Persons with Disabilities	1	50	1%
	Persons with Disabilities	1	22	0.2%
	not avail.	1	12	0.1%
Bedroom Count	0 BR	-	440	5%
	1 BR	-	4,160	45%
	2 BR	-	3,281	36%
	3 BR	-	887	10%
	4 or more BR	-	92	1%
	Not Avail.	-	297	3%
Income & Rent Limits	<=35% AMI	-	1,017	11%
	40-50% AMI	-	827	9%
	55-60% AMI	-	5,632	62%
	65-80% AMI	-	1,669	18%
	Not Avail.	-	12	0.1%

Source: Shimberg Center for Housing Studies, Assisted Housing Inventory. "Link" in Target Population refers to Florida Housing Finance Corporation's Link program, under which developers provide a portion of housing units to special needs households referred by community-based supportive service providers. Percentages may not total exactly 100% due to rounding.

HOME SALES

Median home prices in Florida held steady during 2022-2024, following rapid growth in the prior two years. The statewide median single family home price reached $411,600 in the first half of 2024. Adjusted for inflation, median prices in the past three years are well above the previous peaks in the mid-2000s.

Figure 5. Median Single Family Home Sale Price (2024 $), Florida, 2000-2024



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2024 dollars using the Consumer Price Index to adjust for inflation.

Median home prices in the first half of 2024 ranged from the upper $100,000s in rural North Florida counties to over $750,000 in coastal counties with strong luxury and second home markets.

Figure 6. Florida Counties by Median Single Family Home Price, Q1-2 2024

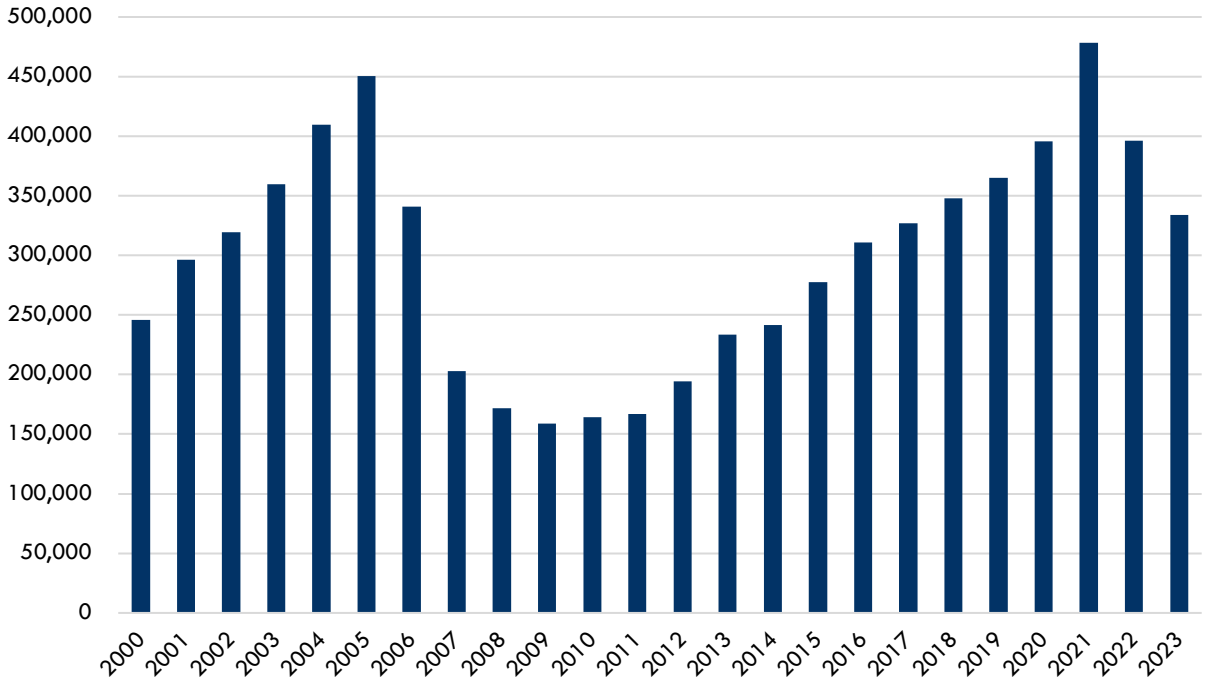
$150,000-199,999	$200,000-249,999	$250,000-299,999	$300,000-349,999
Holmes	Bradford	Baker	Alachua
Jackson	Calhoun	Citrus	Clay
Taylor	Dixie	Columbia	Duval
	Gadsden	DeSoto	Hendry
	Hamilton	Escambia	Hernando
	Hardee	Gilchrist	Leon
	Liberty	Glades	Okaloosa
	Madison	Highlands	Pasco
	Putnam	Jefferson	Polk
	Washington	Lafayette	Union
		Levy	Volusia
		Marion	
		Okeechobee	
		Suwannee	
		Wakulla	

$350,000-399,999	$400,000-499,999	$500,000-749,999	$750,000-1,000,000+
Bay	Gulf	Broward	Collier
Brevard	Hillsborough	Franklin	Monroe
Charlotte	Indian River	Manatee	Walton
Flagler	Lee	Martin	
Lake	Nassau	Miami-Dade	
Osceola	Orange	Palm Beach	
Santa Rosa	Pinellas	St. Johns	
St. Lucie	Sarasota		
Sumter	Seminole		

Source: Florida Department of Revenue, Sales Data File

Single family sales volume continued to drop from its 2021 peak. Statewide, there were 333,655 single family sales in 2023, the last full year for which data is available.

Figure 7. Number of Single Family Home Sales, Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File

Home sales volume was higher in counties with significant new single family construction activity, including Hillsborough, Lee, Polk and Pasco Counties. Sales volume was also higher in the populous Southeast Florida counties and Orange County. Nevertheless, on average 2023 sales were down by 16 percent over 2022 in the top ten counties.

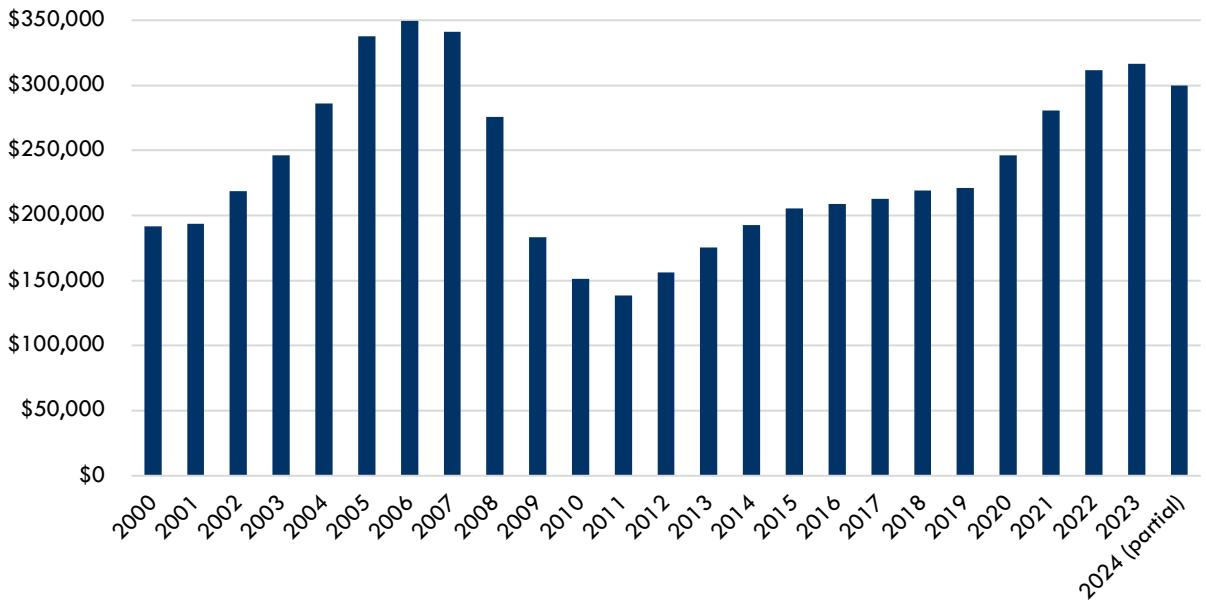
Table 7. Number of Single Family Home Sales, Top Ten Counties, 2023

County	Single Family Sales
Hillsborough	20,732
Lee	18,487
Polk	17,650
Broward	17,252
Orange	16,702
Pasco	15,623
Duval	15,323
Palm Beach	14,925
Brevard	12,512
Miami-Dade	12,345

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

Condominium sale prices held fairly steady following a rise in 2021-2022. The statewide median condominium price in the first half of 2024 was $300,000. Q1-2 2024 median condominium prices were far higher in smaller coastal counties with active luxury vacation and second home markets, including Monroe (median condominium price $730,000), Walton ($665,000), and Nassau ($635,000).

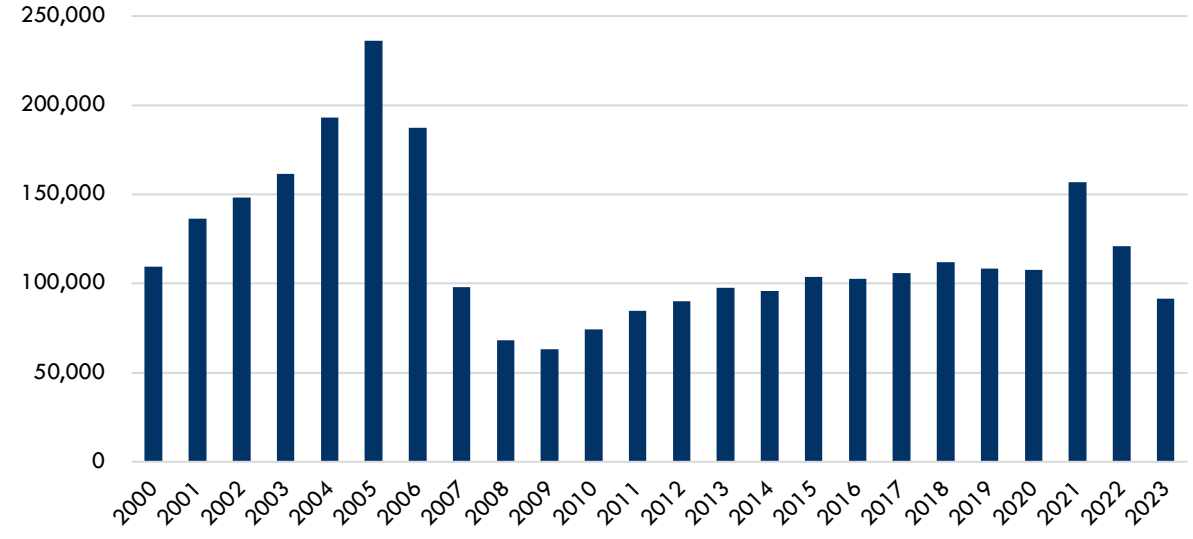
Figure 8. Median Condominium Sale Price (2024 $), Florida, 2000-2024



Source: Florida Department of Revenue, Sales Data File. Median prices converted to 2024 dollars using the Consumer Price Index to adjust for inflation.

Condominium sales volume has held relatively steady around 100,000 sales per year in the past decade, with the exception of a spike above 150,000 in 2021. Statewide, there were 91,439 condominium sales in 2023, a slight drop from the pre-2021 norm and a significant decline from the 2021 peak.

Figure 9. Number of Condominium Sales, Florida, 2000-2023



Source: Florida Department of Revenue, Sales Data File

Overall, condominium sales were concentrated in larger coastal counties and Orange County. Nearly half of the state's sales in 2023 took place in the three Southeast Florida counties: Miami-Dade (19,117), Broward (13,794), and Palm Beach (11,019). As Figure 9 shows, condominium sales have been declining; sales in the ten most active counties fell by 25 percent in 2023 compared to 2022.

Table 8. Number of Condominium Sales, Top Ten Counties, 2023

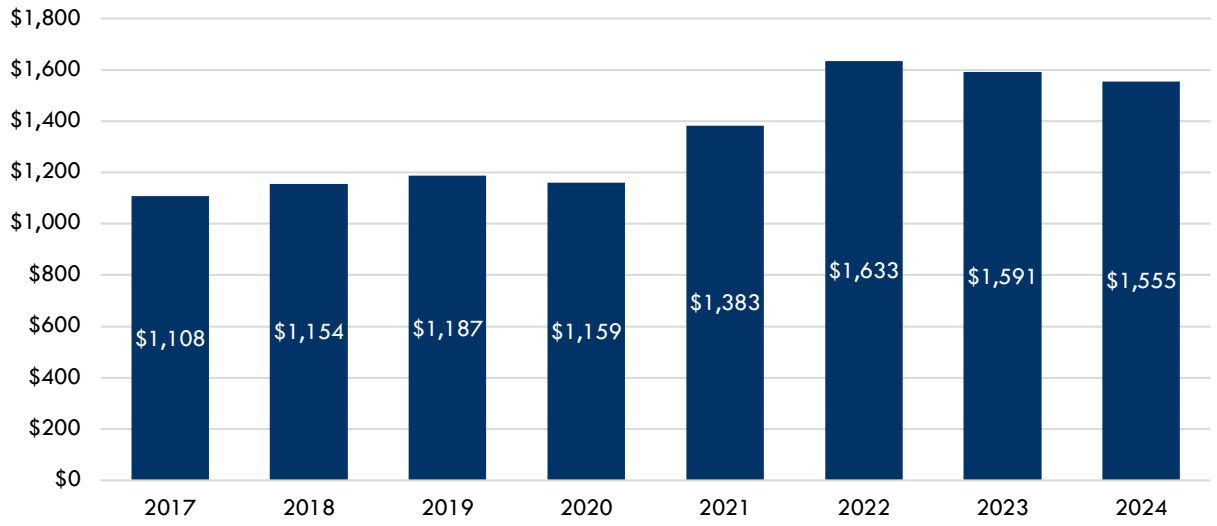
County	Condominium Sales
Miami-Dade	19,117
Broward	13,794
Palm Beach	11,019
Pinellas	6,329
Collier	5,184
Lee	4,258
Sarasota	3,204
Orange	3,081
Hillsborough	2,484
Manatee	2,235

Source: Florida Department of Revenue, Sales Data File. See Appendix 3 for sales in all counties.

RENTAL MARKETS

Florida rents increased steeply between 2020 and 2022, then stabilized close to these higher levels in 2023-2024. Apartment List estimates that median gross rents for housing seekers in Florida increased 41percent over the two year period between July 2020 and July 2022. Median rent for housing seekers was $1,555 in July 2024, a five percent drop from the 2022 median of $1,633 but still well above 2017-2020 levels.

Figure 11. Apartment List Median Rent Estimates, Florida, 2017-2024



Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities. All rent figures refer to July estimates for a given year.

Apartment List provides median rent estimates for 26 of Florida's 67 counties. Among these counties, Southeast and Southwest Florida counties topped the list for highest rents in July 2024.

Table 9. Median Rent, Top Five Counties, July 2024

County	Median Rent	Increase since July 2020
Miami-Dade County, FL	$1,841	44%
Palm Beach County, FL	$1,827	39%
Broward County, FL	$1,794	38%
Collier County, FL	$1,699	47%
Sarasota County, FL	$1,642	31%

Source: Apartment List, Rent Estimates, https://www.apartmentlist.com/research/category/data-rent-estimates. Estimate of median gross rent for new leases, including utilities.

AFFORDABLE HOUSING NEEDS: RENTERS AND SPECIAL POPULATIONS

The Center produces a triennial Rental Market Study for Florida Housing Finance Corporation assessing affordable rental housing needs by county and demographic group. The last study, published in 2022, estimated that there were 768,460 renter households in Florida who were low-income (with incomes below 60 percent of the area median income, or AMI) and cost burdened (paying more than 40 percent of income for housing).

Using the most recently available data, we estimate that there are now 883,863 low-income, cost burdened renters in Florida. Sixty-five percent of these households live in Florida's nine large counties (population 825,000 or more); 32 percent live in medium-sized counties (population 100,001-824,999); and three percent live in small counties (population 100,000 or less).

Table 10. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by County in Florida, 2024 Estimates

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Large				
Broward	296,116	94,550	32%	11%
Duval	178,142	54,414	31%	6%
Hillsborough	231,166	67,465	29%	8%
Lee	97,615	28,416	29%	3%
Miami-Dade	482,612	130,628	27%	15%
Orange	238,714	69,808	29%	8%
Palm Beach	202,297	63,315	31%	7%
Pinellas	150,328	43,261	29%	5%
Polk	92,291	22,249	24%	3%
Large Total	**1,969,281**	**574,106**	**29%**	**65%**
Medium				
Alachua	30,863	11,854	38%	1%
Bay	25,043	6,384	25%	1%
Brevard	72,809	24,866	34%	3%
Charlotte	18,202	6,377	35%	1%
Citrus	13,469	3,942	29%	0.4%
Clay	22,719	6,083	27%	1%
Collier	43,670	14,208	33%	2%
Escambia	47,394	12,210	26%	1%
Flagler	11,962	4,434	37%	1%
Hernando	17,737	5,534	31%	1%
Highlands	11,074	2,816	25%	0.3%
Indian River	18,191	4,543	25%	1%
Lake	45,515	15,770	35%	2%
Leon	35,821	11,920	33%	1%
Manatee	54,366	15,156	28%	2%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Marion	42,453	12,203	29%	1%
Martin	16,597	5,731	35%	1%
Nassau	7,633	1,769	23%	0.2%
Okaloosa	30,821	7,241	23%	1%
Osceola	55,722	19,071	34%	2%
Pasco	66,826	17,140	26%	2%
Santa Rosa	16,456	3,537	21%	0.4%
Sarasota	51,468	14,204	28%	2%
Seminole	68,019	19,089	28%	2%
St. Johns	24,760	6,646	27%	1%
St. Lucie	37,401	11,715	31%	1%
Sumter	10,104	3,599	36%	0.4%
Volusia	68,042	18,166	27%	2%
Medium Total	**965,137**	**286,208**	**30%**	**32%**
Small				
Baker	2,122	492	23%	0.1%
Bradford	2,423	611	25%	0.1%
Calhoun	1,056	254	24%	0.03%
Columbia	7,688	1,939	25%	0.2%
DeSoto	3,358	854	25%	0.1%
Dixie	1,304	329	25%	0.04%
Franklin	1,235	297	24%	0.03%
Gadsden	4,705	1,132	24%	0.1%
Gilchrist	1,081	273	25%	0.03%
Glades	875	268	31%	0.03%
Gulf	1,355	326	24%	0.04%
Hamilton	1,269	265	21%	0.03%
Hardee	2,491	633	25%	0.1%
Hendry	4,435	1,359	31%	0.2%
Holmes	1,757	302	17%	0.03%
Jackson	4,679	1,126	24%	0.1%
Jefferson	1,384	333	24%	0.04%
Lafayette	597	125	21%	0.01%
Levy	3,844	970	25%	0.1%
Liberty	598	144	24%	0.02%
Madison	1,836	384	21%	0.04%
Monroe	14,267	3,862	27%	0.4%
Okeechobee	3,975	1,218	31%	0.1%
Putnam	7,487	2,010	27%	0.2%
Suwannee	4,348	909	21%	0.1%

	All Renter Households	Low-Income (<=60% AMI), Cost Burdened (>40%) Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County	Low-Income/ Cost Burdened Renters as % of State Total
Taylor	2,009	420	21%	0.05%
Union	1,343	339	25%	0.04%
Wakulla	2,566	617	24%	0.1%
Walton	8,154	1,400	17%	0.2%
Washington	2,083	358	17%	0.04%
Small Total	**96,324**	**23,549**	**24%**	**3%**
State Total	**3,030,742**	**883,863**	**29%**	**100%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Student-headed, non-family households are excluded.

Elderly Households

Statewide, over 346,000 low-income, cost burdened renter households are headed by someone age 55 or older, including nearly 105,000 households age 75+ households. In Pasco/Pinellas Counties and a Southwest region stretching from Sarasota County to Collier County, older households make up half of the cost-burdened renters.

Table 11. Low-Income (≤60% AMI), Cost Burdened (>40%) Renter Households by Age of Householder and Region, Florida, 2024

Planning and Service Area	Age of Householder				Total	% Age 55 or Older
	15-54	55-74	75-84	85 or Older		
1) Escambia, Okaloosa, Santa Rosa	15,521	4,869	1,564	1,182	23,136	33%
2) Bay, Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Holmes, Leon, Liberty, Wakulla, Walton, Washington	17,400	5,809	1,256	(X)	24,465	29%
3) Alachua, Bradford, Citrus, Columbia, Dixie, Gilchrist, Hamilton, Hernando, Lafayette, Lake, Levy, Madison, Marion, Sumter, Suwannee, Taylor, Union	34,734	17,572	4,524	2,390	59,220	41%
4) Baker, Clay, Duval, Flagler, Nassau, Putnam, St. Johns, Volusia	58,021	25,460	6,848	3,728	94,057	38%
5) Pasco, Pinellas	32,437	18,518	6,980	2,593	60,528	46%
6) Desoto, Hardee, Hillsborough, Highlands (part), Manatee, Polk	66,629	29,872	6,661	3,078	106,240	37%
7) Brevard, Orange, Osceola, Seminole	94,116	28,087	6,313	3,486	132,002	29%
8) Charlotte, Collier, Glades, Hendry, Highlands (part), Lee, Okeechobee, Sarasota	34,581	21,088	8,855	4,657	69,181	50%
9) Indian River, Martin, Palm Beach, St. Lucie	48,145	24,739	6,412	6,084	85,380	44%
10) Broward	57,576	25,001	9,032	2,941	94,550	39%
11) Miami, Monroe	77,809	40,741	11,433	4,507	134,490	42%
State Total	**536,969**	**241,756**	**69,878**	**34,646**	**883,249**	**39%**

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Regions are modified from Florida Department of Elder Affairs Planning and Service Areas. Student-headed, non-family households are excluded. Totals may differ slightly from Table 10 due to rounding. (X) indicates value that is not statistically significant.

Persons with Disabilities

Nearly one-third of the state's cost burdened, low-income renter households include at least one person with a disability—an estimated 278,031 households in all. In most of these households, the individuals with disabilities are adults, particularly in age 55+ households. However, 32,222 of the cost burdened renter households include children with disabilities, including 8,970 that have at least one adult and one child with a disability.

Table 12. Low-Income, Cost Burdened Renter Households with Persons with Disabilities, Florida, 2024

Household Age & Disability Characteristics	Households
Householder Under Age 55, Adult(s) with a Disability in the Household	82,529
Householder Age 55 or Older, Adult(s) with a Disability in the Household	163,280
Child(ren) with a Disability in the Household	23,252
Child(ren) and Adult(s) with Disabilities in the Household	8,970
Total	**278,031**

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey; University of Florida Bureau of Economic and Business Research, 2024 Population Projections. Student-headed, non-family households are excluded.

Persons with Special Needs

Florida's special needs housing programs serve a subset of persons with disabilities as well as other vulnerable individuals and families. Specifically, for the purpose of housing programs, Florida Statutes defines a person with special needs as:

> *An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. (Section 420.0004 (13), Florida Statutes)*

Combining several data sources, we estimate that 103,335 households meet this definition, primarily low-income, cost burdened renters receiving disability-related benefits.

Table 13. Estimates of Households with Persons with Special Needs, Florida, 2024

Category	Definition	Estimate	Data Sources
Disability-related benefits	Low-income (<=60% AMI), cost burdened (>40%) renter households with at least one household member who is: 1) age 18-64, with a disability, receiving Social Security; 2) age 18+, with a disability, receiving SSI; 3) age 18+ with a VA service-related disability rating of 10 percent or more	93,720	U.S. Census Bureau, 2023 American Community Survey Public Use Microdata Sample; 2024 BEBR population projections.
Survivors of domestic violence	Estimated number of households based on total number of persons using domestic violence emergency shelters	7,147	Florida Department of Children and Families, Domestic Violence Annual Report, 7/1/2022-6/30/2023. Based on 12,836 individuals receiving shelter and previous year's estimated average household size of 1.8 persons (total recipients divided by adult recipients).
Youth aging out of foster care	Estimate based on youth receiving Aftercare, Extended Foster Care, and Postsecondary Education Services	2,468	Estimated need for affordable housing (1,742 units) and supportive housing (625 units) from Florida Assessment of Housing for Special Needs and Homeless Populations 2021.[1]
Total			**103,335**

Affordable and Available Rental Housing Supply

Another measure of the affordable rental housing gap is the affordable/available analysis, which compares the number of renter households at various income levels to the supply of units that are affordable and available to them.

An "affordable" unit is any market rate, subsidized, or public housing unit costing no more than 30 percent of income at the top of the income threshold expressed as a percentage of area median income (AMI), adjusted for unit size.[2] Many "affordable" units are effectively unavailable to low-income households because they are already occupied by higher income households. The affordable/available analysis accounts for this difference by removing units that are occupied by higher income households from unit counts. Specifically, an "affordable/available" unit at a particular income threshold is: 1) affordable at that income threshold and 2) either vacant or occupied by a household with an income at or below the threshold.

This analysis compares the statewide affordable/available housing supply to renter households for six income groups: 0-30, 0-40, 0-50, 0-60, 0-80, and 0-120 percent of AMI. Each category is inclusive of those that come before it. For example, all households and units in the 0-30 percent of AMI group also appear in all of the other groups.

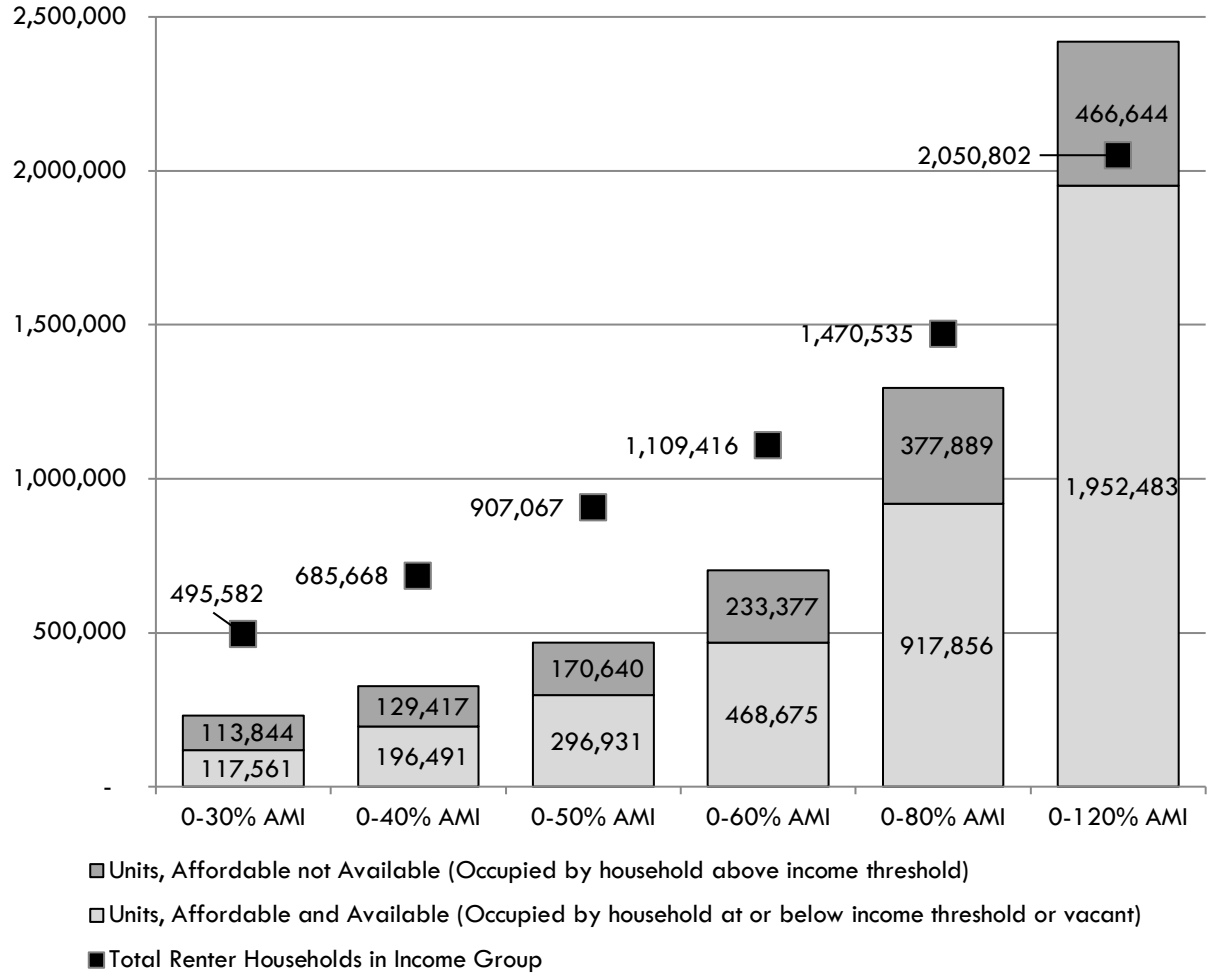
Figure 12 shows the distinction between affordable units and affordable/available units. All units in each column have rents that do not exceed 30 percent of income for a household at the top of the income group,

[1] Report available at https://floridahousing.org/docs/default-source/programs/special-programs/special-needs-housing/florida-assessment-of-housing-for-homeless-and-special-needs-populations/needs-assessment-full-report.pdf?sfvrsn=b09bf67b_2.

[2] For more information about the affordable/available method and affordability thresholds, see the *2022 Rental Market Study* produced by the Shimberg Center for Florida Housing Finance Corporation, http://shimberg.ufl.edu/publications/RMS_2022.pdf.

adjusted by unit size. However, the units in the darker shaded areas are occupied by households with incomes above the top threshold and therefore are not available to the households in that income category.

Figure 12. Affordable Units, Affordable/Available Units, and Renter Households by Income, Florida, 2023



Source: Shimberg Center tabulation of U.S. Census Bureau, 2023 American Community Survey. Student-headed, non-family households and substandard units are excluded.

Figure 12 shows that for the 0-30 through 0-80 percent of AMI levels, there are more renter households than affordable units, whether available or not. At the 0-120 percent of AMI level, there are sufficient affordable units, but the number of affordable and available units is slightly lower than the number of renter households, leaving a gap of 98,319 affordable and available units.

Individual regions in Florida show widely varying results when comparing households to affordable and available units, particularly at the 0-120 percent of AMI income level. Appendix 4 shows the surplus or deficit of affordable/available units at the regional level.

SHIMBERG CENTER ACTIVITIES

Florida Housing Data Clearinghouse

The Shimberg Center produces the Florida Housing Data Clearinghouse under contract with Florida Housing Finance Corporation. Since 2000, the Clearinghouse has provided a free online source of housing supply and demand data for the state, counties, and cities.

The Clearinghouse provides data on the following topics:

- Affordability: housing cost burden, homeownership rates, rents, affordable rental housing supply gaps, and vacancy and occupancy rates
- Supply: Type of housing (single family, mobile homes, condominiums, multifamily), housing age and size, home prices and assessed values, and licensed condominium developments and mobile home parks
- Demographics: population projections, household projections by tenure, age, income, and cost burden
- Workforce: Employment rates, wage and housing cost comparisons by industry and occupation
- Assisted Housing Inventory: supply of affordable rental housing funded by Florida Housing, HUD, USDA Rural Development, and local housing finance agencies
- Home lending: mortgage originations by purpose, race/ethnicity, and interest rates
- Special needs households: housing needs of persons with disabilities, Social Security recipients, homeless individuals and families, and farmworkers
- Housing stability and disaster response: eviction and foreclosure filings, FEMA housing assistance

The Center also provides county-level presentation materials to assist local government officials and others in communicating data from the Clearinghouse, with a particular focus on the link between local wages, area median income (AMI) levels, and housing costs. These materials are available on the Publications page of the Shimberg Center's website.

Promoting Housing Stability and Affordability

The Shimberg Center works with local organizations to promote long-term housing stability for Florida's homeowners and renters. The Center collects and shares monthly data on eviction and foreclosure filings in Florida communities. We participate in regional eviction prevention networks in the Orlando area and Miami-Dade County and provide summarized data on housing stability to researchers and legal services providers.

The Center is collaborating with Local Initiatives Support Corporation (LISC) Jacksonville in its Family Wealth Creation initiative, which seeks to preserve housing wealth in historically Black neighborhoods in Jacksonville. The Center is providing data on homeownership, home values, tax foreclosure sales, and potential heirs property sites to support LISC's efforts. The Center also is co-sponsoring an Heirs Property research center in collaboration with the Center for Governmental Responsibility in the UF Levin College of Law. The research center was launched in 2024 to develop legislative and regulatory solutions to heirs property loss.

The Center also is collaborating with Bright Community Trust and a number of community organizations on the Homeownership Equity Initiative, a program to make homeownership accessible for households in the four-county Orlando metropolitan area. The Center has provided data on homeownership disparities and the benefits of homeownership for families and communities.

Community Resilience and Disaster Response

The Shimberg Center works closely with state agencies, local governments, and our peers at University of Florida and other Gulf Coast and national institutions to learn how Florida's vulnerable populations and housing stock can be kept safe from natural disasters.

This year, the Shimberg Center collaborated with a wide range of University of Florida engineering, environmental, planning, and health science faculty on the JaxTwin project, an initiative to develop a "Digital Twin" for Jacksonville. The project is designed to provide real-time insights and scenario planning tools to help city leaders address infrastructure, health, housing, economic, and environmental challenges. The project resulted in a suite of datasets to identify water quality systems, healthcare utilization hotspots, and coastal flood hazard impacts, as well as a set of virtual and augmented reality tools for built environment visualization.

The Center is working with the University of Nebraska and Texas A&M Agrilife Extension to examine the disaster impact of windstorms on farms and agricultural areas and provide guidance to affected businesses and residents. In Florida, work has included surveying and interviewing farmers in the Suwanee Valley about wind damage to homes and businesses from Hurricanes Idalia, Debby, and Helene. Separately, Shimberg Center researchers are studying residential property ownership changes following hurricanes, starting with the effects of Hurricane Michael on ownership patterns in Bay County.

The Shimberg Center, University of Central Florida, the Horne consulting firm, and Florida Housing Coalition continued a HUD-funded project to evaluate the effectiveness of the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in addressing post-disaster recovery needs of renter households. Project objectives are to (1) better understand CDBG-DR allocations for renters, (2) identify successful processes with corresponding outcomes for rental housing recovery aid programs, (3) engage with and link disaster recovery strategies and programs to actual and desired outcomes among renters from their lived experiences, and (4) translate this research into actionable programmatic recommendations with appropriate timelines, policy making and implementation changes. This year, the Shimberg Center interviewed renters affected by disasters and documented their experiences with CDBG-DR and other recovery programs.

The Center and Florida Sea Grant are launching "Connecting resilient communities and economies: Characterizing the link between water-dependent businesses and affordable housing." This research will lead to a better understanding of housing types for workers in water-dependent industries, housing and business needs of communities with water-dependent economies in Florida, and how changes in the availability and distribution of affordable workforce housing affect the recovery of water-dependent industries after disasters.

Technical Assistance, Presentations, and Publications

Under the Florida Housing Data Clearinghouse contract, the Shimberg Center provides extensive pro bono technical assistance to state and local agencies, the housing industry, non-profit organizations, and the public in the assessment of affordable housing needs. Examples of technical assistance during 2024 included providing mortgage lending data to the Office of Economic Vitality in Tallahassee, providing affordable housing needs data to the Community Foundation of Sarasota for a four-county area as background information for a new housing dashboard, assisting the American Red Cross with integrating housing needs data into post-disaster training, providing data to the Florida Supportive Housing Coalition to assist in planning to address elder homelessness, and providing data on children's homelessness to the Housing First for Children collaborative in Alachua County.

The Shimberg Center team made a number of public presentations in Florida and nationally in 2024:

- National Human Services Data Consortium, Kansas City
- JUST Pensacola Summit on Affordable Housing, Pensacola

- Community Legal Services of Mid-Florida training, Orlando
- Florida Association of Counties, Orlando
- National Low Income Housing Coalition Disaster Recovery Convenings, Washington DC
- Florida Sea Grant Symposium, Gainesville
- Rinker School of Construction Management Advanced Modular Housing Design Convening, Gainesville
- Florida Housing Coalition Statewide Housing Conference, Orlando
- Alachua County Affordable Housing Advisory Committee, Gainesville
- BOLD Justice, Broward County

Shimberg Center faculty and staff also co-authored the following peer-reviewed articles published in 2024:

- Enderami, S. A., Sutley, E., Helgeson, J., Dueñas-Osorio, L., Watson, M., & van de Lindt, J. W. (2024). Measuring post-disaster accessibility to essential goods and services: proximity, availability, adequacy, and acceptability dimensions. *Journal of Infrastructure Preservation and Resilience, 5*(1), 12.
- Yeganeh, N., Kang, S., Ray, A., Watson, M., & Denton, B. (2024). Filling the blindspots: Assessing distributive equity in fund allocation of Florida's local housing program for disaster recovery. *International Journal of Disaster Risk Reduction*, *111*, 104708.
- Safayet, M., Connors, J. P. C., & Watson, M. (2024). Measuring access to food banks and food pantries: A scoping review of spatial analysis approaches. *Health & Place*, *88*, 103251.
- Rosenheim, N. P., Watson, M., Casellas Connors, J., Safayet, M., & Peacock, W. G. (2024). Food Access After Disasters: A Multidimensional View of Restoration After Hurricane Harvey. *Journal of the American Planning Association*, 1-19.
- Watson, M., Xiao, Y., & Helgeson, J. (2024). Using disaster surveys to model business interruption. *Natural Hazards Review*, *25*(1), 05023013.

Teaching and Graduate Education

Shimberg Center faculty offered courses in housing, sustainability, and the built environment in conjunction with the College of Design, Construction, and Planning:

- Construction Management 6583, Sustainable Housing: graduate course examining sustainability concepts, urban development, residential structures and systems, green building standards, and housing economics
- UF Quest 2935, Foundations, Principles and Applications of Sustainable Development: undergraduate interdisciplinary course covering sustainability concepts, environmental ethics, resilience, energy, water resources, and the built environment
- Construction Finance 5905: graduate course introducing students to financial management principles and analysis

In addition, the Shimberg Center provides professional and academic experience by employing master's and PhD students from the College of Design, Construction, and Planning as research assistants. This year, graduate students from the Shimberg Center fielded a team for Hack-A-House 2024, a 24-hour hackathon for students sponsored by Ivory Innovations. The Shimberg team developed a proposal to encourage accessory dwelling units as an affordable housing strategy, including a case study for Orlando.

APPENDIX 1. COUNTY HOUSING SUPPLY, 2024

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Alachua	64,515	72%	7,202	23%	5,624	62%	1,608	5%	5,187	375	26,702
Baker	5,066	76%	0	0%	2,468	67%	55	0%	127	5	115
Bay	62,847	59%	19,675	9%	8,580	48%	2,028	17%	5,588	132	12,726
Bradford	5,985	73%	21	62%	2,684	63%	26	23%	61	14	(X)
Brevard	207,160	72%	35,913	38%	11,289	54%	3,001	22%	8,010	288	29,215
Broward	390,140	77%	253,080	42%	4,143	45%	16,446	15%	48,790	1,646	127,708
Calhoun	2,616	70%	0	0%	1,173	67%	14	14%	40	1	(X)
Charlotte	84,778	65%	14,993	35%	5,072	42%	1,601	14%	3,705	88	3,097
Citrus	59,566	74%	1,622	37%	15,741	55%	567	10%	1,620	44	1,403
Clay	67,079	75%	2,398	37%	9,549	62%	290	7%	1,017	56	7,249
Collier	107,914	66%	101,380	32%	3,494	36%	1,949	16%	6,112	127	15,403
Columbia	13,773	71%	48	44%	7,851	65%	228	6%	(X)	39	(X)
DeSoto	6,094	66%	605	46%	2,712	47%	259	13%	770	33	1,011
Dixie	2,903	59%	159	9%	3,808	60%	5	20%	(X)	1	(X)
Duval	287,812	67%	27,534	39%	9,342	48%	5,141	14%	15,544	713	104,317
Escambia	104,902	66%	10,440	15%	4,871	44%	4,544	30%	10,755	210	18,868
Flagler	50,353	74%	4,437	38%	1,701	63%	1,518	13%	(X)	20	511
Franklin	6,838	39%	455	8%	1,321	52%	7	0%	(X)	1	(X)
Gadsden	11,397	66%	0	0%	3,732	57%	162	28%	359	18	310
Gilchrist	2,949	77%	0	0%	2,958	68%	26	38%	65	2	61
Glades	1,926	60%	258	29%	2,229	50%	146	42%	323	3	70
Gulf	7,184	44%	288	1%	1,691	48%	21	5%	63	5	239
Hamilton	2,018	64%	0	0%	1,528	71%	168	61%	334	9	(X)
Hardee	4,345	67%	0	0%	1,698	46%	197	30%	522	18	742
Hendry	7,956	66%	317	20%	4,543	54%	356	28%	897	17	419
Hernando	69,674	71%	633	48%	12,078	57%	492	8%	1,259	67	4,206

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Highlands	34,761	66%	1,345	38%	5,356	42%	824	11%	2,065	59	1,655
Hillsborough	383,354	74%	40,245	41%	13,617	54%	4,625	8%	12,829	893	136,466
Holmes	3,493	68%	0	0%	1,406	61%	15	27%	35	7	(X)
Indian River	58,386	73%	15,043	39%	1,093	44%	744	10%	2,038	55	3,741
Jackson	10,391	67%	0	0%	3,137	65%	56	11%	217	62	253
Jefferson	2,908	72%	0	0%	1,310	64%	51	27%	180	17	241
Lafayette	1,032	68%	0	0%	843	58%	8	13%	(X)	1	(X)
Lake	127,454	73%	3,626	49%	16,315	60%	1,344	8%	3,547	177	15,812
Lee	258,226	65%	84,717	35%	14,455	38%	10,777	20%	24,347	301	35,410
Leon	74,008	71%	5,023	17%	6,777	54%	2,322	7%	6,544	369	33,716
Levy	8,224	73%	238	13%	9,693	63%	67	9%	207	12	423
Liberty	1,398	65%	0	0%	821	47%	59	71%	122	5	(X)
Madison	3,255	60%	0	0%	1,775	66%	165	56%	392	10	395
Manatee	123,271	69%	35,484	40%	4,684	38%	4,436	18%	10,019	201	24,150
Marion	130,947	70%	2,504	38%	24,411	53%	3,675	38%	9,132	107	8,659
Martin	50,478	77%	15,003	45%	2,936	52%	1,078	14%	2,788	70	5,912
Miami-Dade	384,027	77%	384,248	37%	301	17%	31,580	26%	85,109	3,619	199,484
Monroe	29,642	43%	6,975	18%	4,685	25%	1,756	25%	4,536	46	3,098
Nassau	31,471	74%	4,092	23%	6,299	65%	366	27%	879	28	2,250
Okaloosa	70,612	61%	13,590	11%	3,353	46%	759	6%	(X)	182	(X)
Okeechobee	7,592	70%	235	23%	5,897	48%	347	31%	898	10	367
Orange	340,145	69%	51,890	26%	6,261	52%	4,029	11%	10,030	1,144	167,367
Osceola	129,938	59%	13,802	16%	5,440	54%	1,053	9%	2,709	938	26,903
Palm Beach	380,717	73%	186,031	41%	3,677	32%	10,216	17%	28,539	856	78,341
Pasco	190,800	72%	11,846	44%	29,495	51%	3,131	38%	(X)	239	19,301
Pinellas	253,007	76%	104,150	47%	17,032	46%	12,466	29%	32,333	876	71,859
Polk	219,870	65%	8,509	32%	31,735	50%	6,687	18%	17,304	301	28,317
Putnam	17,321	66%	197	29%	15,555	54%	151	15%	381	30	1,287

County	Single Family		Condominium		Mobile Home		Multifamily 2-9 Unit			Multifamily 10+ Unit	
	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Parcels	% Homesteaded	Dwelling Units	Parcels	Dwelling Units
Santa Rosa	65,728	74%	1,755	18%	6,521	49%	672	7%	1,731	63	3,164
Sarasota	160,657	68%	53,113	39%	11,570	39%	4,752	37%	11,038	194	18,235
Seminole	133,265	75%	15,077	35%	1,711	55%	1,148	12%	2,633	214	(X)
St. Johns	104,621	76%	14,583	37%	5,484	61%	1,624	44%	(X)	59	7,907
St. Lucie	121,797	75%	14,606	39%	4,549	51%	1,493	9%	3,403	87	6,651
Sumter	70,453	72%	514	62%	6,440	52%	119	9%	374	26	3,234
Suwannee	6,406	68%	0	0%	6,934	64%	62	5%	200	8	(X)
Taylor	5,525	58%	76	1%	3,236	54%	21	14%	65	11	344
Union	1,445	80%	18	11%	1,232	70%	1	0%	(X)	15	(X)
Volusia	188,238	71%	28,396	30%	7,387	57%	2,639	15%	7,284	311	26,838
Wakulla	9,594	74%	336	36%	3,424	61%	31	3%	(X)	4	174
Walton	38,243	43%	10,817	6%	5,466	43%	643	42%	1,544	39	1,599
Washington	5,219	67%	0	0%	2,690	56%	21	0%	(X)	0	0
Florida Total	**5,875,709**	**71%**	**1,609,542**	**37%**	**436,883**	**52%**	**156,868**	**21%**	**408,210**	**15,578**	**1,288,421**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes all parcels by housing type regardless of year built. Homesteaded parcels are the owner's primary residence. Multifamily dwelling unit totals may be undercounts due to missing or incomplete data for a small number of counties. County-level dwelling unit counts are suppressed (marked with 'X') in counties where total dwelling units are less than 2 times the number of parcels for the multifamily 2-9 unit category and less than 10 times the number of parcels for the multifamily 10+ unit category

APPENDIX 2. HOUSING PRODUCTION BY COUNTY AND HOUSING TYPE, 2023

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Alachua	964	16	44	3	9
Baker	101	0	23	0	1
Bay	2,683	46	165	27	3
Bradford	67	0	40	0	0
Brevard	5,086	122	66	7	7
Broward	1,484	152	24	19	23
Calhoun	17	0	14	0	0
Charlotte	4,358	565	73	128	5
Citrus	1,465	3	148	20	0
Clay	1,747	0	93	0	2
Collier	3,618	776	24	6	6
Columbia	169	0	74	0	0
DeSoto	95	0	28	1	2
Dixie	15	0	36	0	0
Duval	4,736	9	73	39	18
Escambia	1,825	60	40	10	6
Flagler	2,633	0	23	143	2
Franklin	173	17	22	0	0
Gadsden	135	0	33	0	0
Gilchrist	102	0	38	0	0
Glades	112	0	23	0	0
Gulf	334	49	44	0	0
Hamilton	18	0	19	0	0
Hardee	47	0	17	2	1
Hendry	560	36	55	1	0
Hernando	1,504	1	104	8	1
Highlands	588	0	20	10	0
Hillsborough	6,150	122	52	13	15
Holmes	25	0	24	0	0
Indian River	993	107	7	3	4
Jackson	96	0	25	0	2
Jefferson	49	0	26	0	0
Lafayette	5	0	16	0	0
Lake	7,783	27	96	7	1
Lee	10,702	625	224	367	13
Leon	613	66	24	6	5
Levy	187	0	167	0	0
Liberty	14	0	14	0	0
Madison	35	0	22	1	0

County	Single Family	Condominium	Mobile Home	Multifamily 2-9 Unit	Multifamily 10+ Unit
Manatee	6,511	40	17	7	25
Marion	6,245	2	213	44	6
Martin	568	30	11	4	5
Miami-Dade	1,464	2,437	1	115	47
Monroe	342	51	7	3	1
Nassau	1,655	8	63	1	0
Okaloosa	1,243	38	76	7	6
Okeechobee	123	0	56	4	0
Orange	4,893	0	33	15	40
Osceola	6,279	172	29	8	13
Palm Beach	3,769	357	22	15	11
Pasco	8,071	0	173	4	13
Pinellas	957	396	41	80	7
Polk	9,380	6	137	28	12
Putnam	164	0	159	0	0
Santa Rosa	1,622	0	117	8	3
Sarasota	5,362	325	114	12	4
Seminole	1,142	12	11	0	6
St. Johns	5,565	21	64	7	7
St. Lucie	4,441	35	13	1	9
Sumter	948	0	32	0	4
Suwannee	102	0	126	0	0
Taylor	42	0	34	0	0
Union	35	0	19	0	0
Volusia	4,165	6	47	12	7
Wakulla	346	56	33	0	0
Walton	1,867	0	160	3	2
Washington	128	0	43	0	0
Florida Total	**138,717**	**6,791**	**3,911**	**1,199**	**354**

Source: Florida Department of Revenue, Name-Address-Legal File. Includes parcels in the current parcel inventory with actual year built 2023. Multifamily 2-9 and 10+ counts refer to parcels, not individual dwelling units.

APPENDIX 3. SALES VOLUME AND PRICES (2024 $) BY COUNTY, 2023

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Alachua	3,165	$261,054	$347,728	$449,777	523	$147,036	$185,730	$228,035	149	$123,717	$177,476	$234,742
Baker	222	$266,213	$298,716	$401,074	0	-	-	-	43	$144,457	$199,144	$268,277
Bay	4,647	$292,938	$373,627	$513,338	1,412	$314,710	$438,530	$613,942	270	$118,661	$168,705	$223,805
Bradford	177	$180,571	$257,959	$335,346	4	$214,106	$229,532	$301,760	82	$89,357	$152,196	$227,932
Brevard	12,512	$305,423	$370,325	$490,121	1,973	$188,826	$278,492	$435,950	615	$127,844	$173,864	$211,526
Broward	17,252	$429,243	$562,350	$790,643	13,794	$174,896	$247,640	$361,142	205	$154,775	$206,367	$257,855
Calhoun	50	$134,138	$197,596	$250,736	0	-	-	-	11	$25,796	$122,788	$190,889
Charlotte	5,886	$319,869	$386,938	$509,726	1,428	$245,577	$313,678	$389,002	297	$92,865	$149,616	$216,685
Citrus	3,626	$232,163	$285,457	$381,779	109	$165,094	$191,921	$283,755	641	$98,024	$152,712	$208,431
Clay	4,031	$299,232	$361,142	$429,759	158	$156,839	$204,303	$247,640	406	$108,343	$185,730	$242,481
Collier	6,435	$546,976	$722,284	$1,196,928	5,184	$355,983	$495,281	$823,920	109	$206,367	$257,959	$319,766
Columbia	607	$190,889	$273,436	$366,301	4	$161,998	$175,412	$188,310	215	$118,661	$175,412	$237,322
DeSoto	270	$199,144	$278,595	$369,397	36	$213,332	$229,532	$296,652	100	$101,068	$152,608	$225,714
Dixie	112	$114,018	$174,380	$276,016	13	$214,622	$288,914	$386,938	118	$74,292	$120,725	$185,730
Duval	15,323	$237,322	$318,837	$423,052	1,648	$175,412	$227,004	$296,652	287	$87,706	$144,457	$216,685
Escambia	5,459	$227,004	$302,121	$386,938	431	$185,730	$417,893	$748,080	80	$67,069	$113,657	$159,934
Flagler	3,947	$326,060	$378,890	$478,874	313	$273,436	$425,116	$660,374	82	$170,253	$232,163	$267,245
Franklin	341	$308,519	$464,326	$851,264	37	$287,366	$309,550	$464,326	43	$67,069	$123,820	$154,775
Gadsden	312	$135,686	$242,481	$335,295	0	-	-	-	48	$67,069	$90,286	$141,361
Gilchrist	151	$232,163	$294,073	$376,620	0	-	-	-	131	$103,183	$180,571	$247,640
Glades	79	$230,615	$308,519	$374,969	11	$30,955	$63,974	$134,138	79	$113,502	$175,412	$222,876
Gulf	502	$366,198	$495,848	$644,897	13	$397,256	$567,509	$768,717	56	$70,681	$124,852	$196,049
Hamilton	46	$77,388	$163,546	$283,755	0	-	-	-	32	$77,542	$153,176	$220,297
Hardee	123	$155,807	$255,895	$319,869	0	-	-	-	40	$82,805	$123,820	$162,256

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Hendry	592	$263,273	$302,895	$361,091	34	$198,628	$234,742	$252,696	101	$134,138	$204,303	$268,277
Hernando	4,372	$273,436	$329,155	$383,585	45	$120,725	$177,476	$232,163	633	$139,298	$177,476	$221,844
Highlands	1,659	$196,049	$255,895	$331,219	110	$128,979	$158,851	$204,303	262	$76,356	$108,343	$144,457
Hillsborough	20,732	$335,346	$417,893	$562,350	2,484	$185,730	$249,704	$383,069	374	$160,347	$236,290	$303,359
Holmes	199	$113,502	$165,094	$224,940	0	-	-	-	45	$30,955	$72,228	$139,298
Indian River	3,336	$321,932	$402,312	$587,217	1,109	$195,945	$276,532	$541,713	36	$113,502	$157,871	$208,947
Jackson	315	$123,820	$180,468	$268,277	0	-	-	-	63	$82,547	$139,194	$185,730
Jefferson	129	$195,533	$301,812	$412,734	0	-	-	-	21	$82,547	$154,775	$211,526
Lafayette	27	$108,343	$190,889	$295,621	0	-	-	-	15	$77,388	$139,298	$204,303
Lake	5,283	$299,129	$371,460	$477,533	263	$144,457	$212,558	$288,398	700	$128,979	$185,730	$232,163
Lee	18,487	$341,527	$417,415	$603,623	4,258	$257,959	$345,665	$464,326	815	$103,183	$154,775	$219,265
Leon	3,137	$221,844	$314,710	$439,458	413	$102,152	$165,094	$224,940	174	$59,950	$95,703	$149,616
Levy	415	$201,208	$288,914	$371,460	23	$147,552	$255,379	$376,620	374	$91,833	$147,604	$206,264
Liberty	27	$85,126	$165,094	$294,073	0	-	-	-	17	$67,069	$123,820	$154,775
Madison	91	$118,661	$180,571	$306,455	0	-	-	-	46	$84,610	$142,806	$232,163
Manatee	11,011	$407,575	$505,496	$696,488	2,235	$229,583	$335,346	$500,440	237	$103,183	$159,934	$215,138
Marion	11,178	$252,696	$300,264	$376,516	237	$119,693	$134,138	$154,775	964	$82,547	$143,425	$200,176
Martin	2,617	$412,734	$572,668	$846,104	911	$206,367	$268,277	$397,256	139	$155,704	$206,367	$249,704
Miami-Dade	12,345	$495,281	$619,101	$846,104	19,117	$302,328	$438,530	$650,056	1	$247,640	$247,640	$247,640
Monroe	1,137	$758,398	$1,106,643	$1,981,122	345	$572,668	$822,063	$1,444,568	169	$355,983	$464,326	$742,921
Nassau	2,540	$369,190	$446,268	$619,359	237	$433,371	$644,897	$856,423	193	$163,030	$223,908	$273,436
Okaloosa	3,950	$299,232	$355,983	$464,326	833	$330,187	$536,554	$773,876	87	$91,421	$151,680	$205,335
Okeechobee	371	$206,367	$278,595	$361,142	22	$123,820	$134,138	$148,584	302	$109,271	$165,094	$232,163
Orange	16,702	$368,159	$470,878	$638,499	3,081	$165,094	$216,685	$278,595	264	$128,928	$180,571	$248,672
Osceola	11,078	$361,142	$425,116	$526,236	1,069	$224,940	$283,755	$392,097	238	$165,094	$230,615	$299,232
Palm Beach	14,925	$505,599	$681,011	$1,029,771	11,019	$183,667	$273,436	$423,052	116	$140,845	$167,931	$207,915
Pasco	15,623	$302,328	$380,747	$497,241	833	$137,234	$169,221	$216,685	1,371	$92,865	$143,425	$201,208

County	Single Family				Condominium				Mobile Home			
	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price	Number of Sales	25th Percentile Price	50th Percentile Price (Median)	75th Percentile Price
Pinellas	10,223	$350,824	$454,007	$644,897	6,329	$197,596	$273,436	$452,975	841	$118,661	$154,775	$195,945
Polk	17,650	$299,129	$343,395	$404,479	634	$134,138	$165,094	$235,258	1,493	$113,502	$157,871	$211,526
Putnam	672	$153,227	$232,163	$325,028	12	$302,328	$311,356	$341,021	542	$82,547	$144,457	$206,161
St. Johns	8,845	$402,312	$520,767	$706,807	933	$273,436	$366,301	$546,872	220	$187,278	$242,481	$294,073
St. Lucie	8,694	$357,531	$412,940	$496,828	909	$201,208	$312,130	$500,440	188	$162,772	$229,532	$282,207
Santa Rosa	3,988	$299,232	$366,301	$453,904	113	$319,869	$505,599	$773,876	176	$103,183	$156,839	$201,208
Sarasota	9,963	$394,780	$521,076	$742,818	3,204	$298,922	$397,256	$758,398	581	$114,534	$159,934	$211,526
Seminole	6,094	$350,824	$431,152	$552,032	893	$170,253	$201,208	$254,347	58	$123,820	$190,373	$257,959
Sumter	5,000	$321,932	$400,352	$514,885	30	$131,043	$215,395	$242,481	227	$98,024	$146,521	$188,826
Suwannee	209	$171,285	$251,768	$330,187	0	-	-	-	231	$108,343	$154,775	$225,972
Taylor	189	$118,661	$188,826	$309,550	12	$170,253	$208,431	$257,443	93	$113,502	$154,775	$197,080
Union	30	$188,619	$255,327	$322,448	0	-	-	-	23	$72,228	$146,624	$231,131
Volusia	10,692	$305,423	$367,333	$457,051	1,815	$179,539	$309,550	$495,281	315	$139,298	$190,889	$252,799
Wakulla	633	$222,567	$299,129	$392,097	25	$185,730	$206,264	$271,372	97	$61,910	$128,979	$171,285
Walton	3,031	$415,210	$711,863	$1,443,537	761	$459,166	$673,272	$1,083,426	165	$113,502	$187,794	$237,322
Washington	189	$148,894	$227,004	$283,755	0	-	-	-	51	$70,165	$139,298	$196,049
Florida Total	**333,655**	**$323,893**	**$415,107**	**$591,241**	**91,439**	**$211,526**	**$316,773**	**$505,599**	**17,197**	**$108,343**	**$165,094**	**$227,004**

Source: Florida Department of Revenue, Sales Data File. Based on property sales that took place in 2023, the most recent full year with data available. Arms-length sales only. Prices adjusted to 2024 dollars using the Consumer Price Index.

APPENDIX 4. SURPLUS/DEFICIT OF AFFORDABLE AND AVAILABLE RENTAL HOUSING UNITS BY INCOME (% AMI), MODIFIED METROPOLITAN STATISTICAL AREAS & HUD METRO FAIR MARKET RENT AREAS, 2023

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Cape Coral-Fort Myers, FL MSA	Lee	-10,362	-13,886	-18,311	-20,335	-17,333	-352
Crestview-Fort Walton Beach-Destin, FL HMFA	Okaloosa	-4,513	-4,421	-5,019	-5,559	-4,176	590
Deltona-Daytona Beach-Ormond Beach, FL HMFA	Volusia	-8,523	-10,609	-12,009	-13,251	-10,566	1,917
Fort Lauderdale, FL HMFA	Broward	-40,187	-50,266	-68,112	-82,200	-84,345	-37,884
Gainesville, FL HMFA (minus Gilchrist)	Alachua	-7,896	-7,791	-10,683	-5,440	-471	2,576
Homosassa Springs, FL MSA	Citrus	-1,975	-2,714	-3,578	-3,715	-2,425	-284
Jacksonville, FL HMFA/Baker County, FL HMFA (plus Putnam)	Baker, Clay, Duval, Nassau, Putnam, St. Johns	-33,555	-42,526	-48,760	-47,290	-22,307	8,210
Lakeland-Winter Haven, FL MSA	Polk	-10,600	-11,227	-14,412	-12,526	-11,681	-2,636
Miami-Miami Beach-Kendall, FL HMFA (plus Monroe)	Miami-Dade, Monroe	-58,509	-79,672	-100,810	-119,801	-143,805	-78,510
Naples-Immokalee-Marco Island, FL MSA	Collier	-5,489	-6,634	-8,554	-8,566	-7,432	-1,183
North Port-Sarasota-Bradenton, FL MSA	Manatee, Sarasota	-11,302	-14,560	-19,907	-20,916	-19,776	-2,801
Northeast Nonmetropolitan Area (plus Gilchrist and Levy)	Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Levy, Madison, Suwannee, Taylor, Union	-2,637	-3,212	-2,653	-2,483	-1,065	307
Northwest Nonmetropolitan Area (plus Gadsden, Jefferson, Wakulla, and Walton)	Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Liberty, Wakulla, Walton, Washington	-4,103	-3,595	-3,143	-2,949	-1,493	-678
Ocala, FL MSA	Marion	-5,773	-6,917	-5,826	-7,590	-6,929	-221
Orlando-Kissimmee-Sanford, FL MSA	Lake, Orange, Osceola, Seminole	-50,796	-70,248	-91,670	-97,707	-85,074	5,274
Palm Bay-Melbourne-Titusville, FL MSA	Brevard	-8,232	-11,716	-14,116	-13,643	-3,756	6,913
Palm Coast, FL HMFA	Flagler	-1,127	-1,619	-2,638	-3,038	-2,133	-761
Panama City-Lynn Haven, FL MSA	Bay	-3,344	-4,370	-4,445	-2,381	-1,574	2,428
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-5,947	-6,918	-7,556	-5,957	-1,928	1,914
Port St. Lucie, FL MSA	Martin, St. Lucie	-5,581	-9,172	-11,708	-12,491	-10,136	-3,440

Modified Metropolitan Statistical Area (MSA)/HUD Metro Fair Market Rent Area (HMFA)	Counties	Affordable/Available Units Minus Renter Households					
		0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Punta Gorda, FL MSA	Charlotte	-1,951	-3,192	-3,481	-3,340	-1,997	-239
Sebastian-Vero Beach, FL MSA	Indian River	-2,128	-2,846	-2,562	-2,523	-1,109	-66
South Nonmetropolitan Area (minus Monroe, plus Highlands)	DeSoto, Glades, Hardee, Hendry, Highlands	-3,002	-4,161	-4,935	-3,848	-1,582	-677
Tallahassee, FL HMFA (minus Gadsden and Jefferson)	Leon	-6,761	-9,591	-10,489	-6,065	-584	2,738
Tampa-St. Petersburg-Clearwater, FL MSA	Hernando, Hillsborough, Pasco, Pinellas	-56,633	-71,137	-89,352	-91,197	-70,247	4,873
The Villages, FL MSA	Sumter	-1,497	-1,076	-1,920	-2,660	-1,056	537
West Palm Beach-Boca Raton, FL HMFA	Palm Beach	-25,598	-35,101	-43,487	-43,270	-37,699	-6,864
State of Florida Total		-378,021	-485,016	-610,136	-640,741	-552,679	-98,319

Source: Shimberg Center analysis of U.S. Census Bureau, 2023 American Community Survey. County groupings are based on HUD Metro Fair Market Rent Areas (HMFAs), modified to accommodate availability of county-level data in the American Community Survey Public Use Microdata Areas (PUMAs). See https://www.huduser.gov/portal/datasets/il/il24/area-definitions-FY24.pdf for HUD area definitions. In cases where cross-county PUMA boundaries do not allow separation, counties are shifted to another HMFA or non-metropolitan grouping, as noted in the first column. Jacksonville and Baker County HMFAs are combined for the same reason.

Values are the difference between renter households and affordable/available units at each income level. Negative value means that renter households outnumber affordable/available units. Student-headed, non-family households and substandard units are excluded.

Meeting: October 9, 2025

Agenda Item Type: Council Action CCA25-00008 COA24-00022 Appeal

Community Development Agenda Item:
Discussion and possible action regarding the review and determination on the applicant's appeal request for Project # COA24-00022, Historic Preservation Board approval with conditions, located at 1122 New York Avenue.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
At the April 8, 2025, Historic Preservation Board meeting, the Certificate of Appropriateness application for exterior modifications at 1122 New York Avenue was reviewed and approved with the following conditions:
1. The existing stucco finish on the east elevation should be retained rather than replaced. Heavy textured stucco is historically appropriate and is documented from 1912 as the building's original construction. Existing stucco should be cleaned, repaired, and painted rather than replaced.
2. The proposed second-floor window replacement will require a staff review to verify final design and material selection.

The applicant originally requested to remove and replace the stucco on the east elevation with a sand-textured finish. However, the proposed sand-texture stucco finish is a modern application that would obscure a finish that has been in place, at least in part, for over 100 years. At the time of original construction, the current building existed as two separate but adjacent structures that were eventually stucco-ed over with the heavy-texture stucco to give the appearance of it being one cohesive building. There is a visible seam down the middle of the east elevation that shows where the two buildings were joined.

On August 26th, 2025, staff received a formal letter requesting Condition #1 be appealed, citing that there are deficiencies of the heavy trowel stucco, inconsistencies in the existing finish, and changing the stucco would better preserve the building. The applicant is requesting the following amendments be made to their Certificate of Appropriateness approval:
1. Removal of all existing stucco in order to expose and replace damaged framing and install a complete, continuous vapor barrier, felt paper, and stucco lath system.
2. Installation of raised trim bands with sand finish around all windows to protect vulnerable transition points.
3. Application of sand finish stucco.

The applicant did note that they would be able to replicate the heavy trowel stucco, if it is deemed the appropriate texture for the building.

Legal Authority:

Land Development Code Chapter 2, Article 7, Section 2.7.3.B

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

Staff reviewed this request on or before September 12, 2025 and recommends **APPROVAL** with the following condition:
1. All the proposed work of the appeal may be completed apart from the sand-finished stucco. The applicant be required to comply with the HPB Board approval and usage of the heavy textured stucco.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval with the condition recommended by staff

City Council Action:
10/9/25- Final Action

Attachments:
1. 1. CCA25-00008 COA24-00022 APPEAL Staff Memo 10.09.25 CC
2. 2. COA24-00022 APPEAL REQUEST
3. 3. COA24-00022 1122 New York Avenue HPB Staff Report COMBINED
4. 4. COA24-00022 1122 New York Avenue Approval Letter

MEMORANDUM REPORT
FOR CITY COMMISSION – ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Stephanie Streeter, Senior Planner

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: Case No. CCA25-00008 – COA24-00022 Historic Preservation Appeal

Date: October 9, 2025

REQUEST: The applicant is requesting discussion and possible action on the appeal request for COA24-00022 Historic Preservation Board's approval with conditions.

BACKGROUND: At the April 8, 2025, Historic Preservation Board meeting, the Certificate of Appropriateness application for exterior modifications at 1122 New York Avenue was reviewed and approved with the following conditions:

1. The existing stucco finish on the east elevation should be retained rather than replaced. Heavy textured stucco is historically appropriate and is documented from 1912 as the building's original construction. Existing stucco should be cleaned, repaired, and painted rather than replaced.
2. The proposed second-floor window replacement will require a staff review to verify final design and material selection.

The applicant originally requested to remove and replace the stucco on the east elevation with a sand-textured finish. However, the proposed sand-texture stucco finish is a modern application that would obscure a finish that has been in place, at least in part, for over 100 years. At the time of original construction, the current building existed as two separate but adjacent structures that were eventually stucco-ed over with the heavy-texture stucco to give the appearance of it being one cohesive building. There is a visible seam down the middle of the east elevation that shows where the two buildings were joined.

On August 26th, 2025, staff received a formal letter requesting Condition #1 be appealed, citing that there are deficiencies of the heavy trowel stucco, inconsistencies in the existing finish, and changing the stucco would better preserve the building. The applicant is requesting the following amendments be made to their Certificate of Appropriateness approval:

1. Removal of all existing stucco in order to expose and replace damaged framing and install a complete, continuous vapor barrier, felt paper, and stucco lath system.
2. Installation of raised trim bands with sand finish around all windows to protect vulnerable transition points.
3. Application of sand finish stucco.

The applicant did note that they would be able to replicate the heavy trowel stucco, if it is deemed the appropriate texture for the building.

STRATEGIC PLAN GOALS:
The proposed parking code revision meets the intent of the following City of St. Cloud Strategic Goal:

Diverse, Innovative, and Magnetic Economic Development: *To make the City a desirable business location; to increase the commercial tax base; and to invest in infrastructure to recruit industries.*

STAFF RECOMMENDATION:
Staff reviewed this request on or before September 12, 2025 and recommends **APPROVAL with the following condition**:

1. All the proposed work of the appeal may be completed apart from the sand-finished stucco. The finish must be the heavy-textured stucco once replaced.

Attachments: Appeal Letter
COA24-00022 Historic Preservation Board Staff Report and Approval Letter

WALL BROS
CONSTRUCTION & ROOFING

Wall.bros@yahoo.com 4156 Lippman Rd St. Cloud, FL 34772 407-557-6334

Patrick Wall
Owner & General Contractor

Date: August 26, 2025

To:
Honorable Members of the St. Cloud City Council
St. Cloud, FL

Re: Formal Appeal of Historic Preservation Board Decision – Certificate of Appropriateness for 1122 New York Avenue

Dear Council Members,

Pursuant to the authority vested in the St. Cloud City Council to review and reconsider decisions of the Historic Preservation Board, I, Patrick Wall, General Contractor and owner of Wall Bros Construction, LLC, respectfully submit this appeal of the April 9, 2025 decision granting a Certificate of Appropriateness for 1122 New York Avenue *"WITH CONDITIONS."*

Specifically, this appeal challenges the Board's first stated condition, namely: *"to repair and maintain the existing heavy trowel stucco on the East elevation."*

After extensive professional evaluation of the building and based on established principles of construction science and preservation practice, it is our expert determination that compliance with this condition would not preserve, but rather endanger, the building's long-term integrity.

Grounds for Appeal

1. Hidden Structural Compromise

The heavy trowel stucco currently in place exhibits visible decay. From a

construction standpoint, this is a clear indicator of moisture intrusion. It is a well-documented fact that seemingly intact stucco often conceals deteriorated framing. Because this damage is "unforeseen" until full removal, any partial or surface-level repair would leave compromised framing in place, thereby perpetuating decay and undermining the structure. Full removal is the only method that ensures all damaged framing can be identified and replaced.

2. Inherent Deficiencies of Heavy Trowel Stucco

Heavy trowel stucco is, by design, prone to water entrapment. The ridges create horizontal pockets that accumulate and hold moisture, accelerating failure. These ridges are thicker than the base layers, resulting in irregular stucco thickness and uneven performance. By contrast, sand finish stucco provides a fully vertical surface, shedding water completely and offering proven longevity. From both a scientific and preservation standpoint, sand finish is the superior system.

3. Preservation of the Building Envelope

The fundamental principle of preservation is protecting the building envelope. Retaining compromised stucco prevents the installation of a modern, continuous thermal building wrap. Only with complete removal can a new vapor barrier, felt paper, and lath system be properly installed. These elements are indispensable to securing the structure against moisture intrusion. The existing lath, already rusting in multiple locations, cannot be relied upon. Left in place, its inevitable failure will result in stucco delamination.

4. Inconsistencies in Existing Finish

The building currently demonstrates not one, but **over eight distinct stucco patterns** across its elevations, with two different heavy trowel styles visible even on the East wall alone. This demonstrates that the existing stucco is not original to the structure and has already undergone inconsistent modifications over time. Allowing further piecemeal repair would only increase this inconsistency, whereas full replacement would provide uniformity and a more authentic preservation outcome.

5. Vulnerability of Window Transitions
The Board's conditions do not address the proposed addition of raised trim bands at window openings. Currently, the absence of trim bands leaves multiple water entry points where stucco meets window frames. Raised trim bands ensure consistent stucco thickness and correct water shedding away from the openings, which is critical for preventing intrusion at these vulnerable junctures.

Proposed Preservation Solution

In light of the above, and in the interest of true preservation, we respectfully submit the following as the correct course of action:

1. **Removal of all existing stucco** in order to expose and replace damaged framing and install a complete, continuous vapor barrier, felt paper, and stucco lath system.
2. **Installation of raised trim bands** with sand finish around all windows to protect vulnerable transition points.
3. **Application of sand finish stucco** as the superior, water-shedding option. Should the City deem heavy trowel stucco historically necessary, Wall Bros Construction has the expertise to replicate and match any selected system in a historically respectful manner.

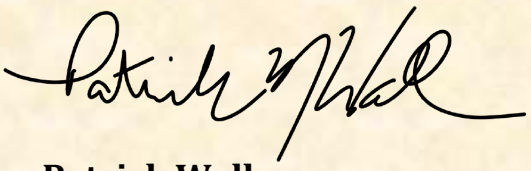
Conclusion

The Historic Preservation Board's condition, while well-intentioned, is not consistent with sound preservation practice. It risks concealing ongoing structural decay, perpetuating deficiencies inherent in heavy trowel stucco, and leaving the building vulnerable to further deterioration. By contrast, our proposed approach ensures both fidelity to historic character and the structural protection necessary to safeguard this property for the next century.

For these reasons, we respectfully request that the City Council reverse or amend the Board's decision and authorize complete stucco replacement with the above-detailed improvements.

Thank you for your careful consideration of this appeal. We stand ready to answer any further technical questions the Council may have.

Respectfully submitted,



Patrick Wall
General Contractor | Owner
Wall Bros Construction, LLC

Historic Preservation Board Staff Report

Meeting Date: April 8, 2025

Case No.
COA24-00022

Type of Application
Certificate of Appropriateness – Major

Request
Exterior façade modifications

Case Name
1122 New York Avenue

Applicant/Agent
St. Cloud Lodge No. 66 I.O.O.F / Wall Bros Construction

Address/Location
1118-1124 New York Avenue

Parcel ID #
01-26-30-0001-0188-0070

Project Manager
Stephanie Streeter, Senior Planner

Figure 1 – Aerial Map

Request

The applicant is requesting approval from the Historic Preservation Board for a Certificate of Appropriateness (COA) to modify the east and south exterior facades. The property is located at 1118 New York Avenue as shown in **Figure 1** above.

Scope of Work

Exterior modifications such as replacement of 2nd story windows, removal and repair of stucco, modifications to existing openings, and other exterior modifications as described in **Exhibit A**.

Background

The structure is located within the Central Business District 1 (CBD-1) zoning district and within the boundaries of the City's Historic Preservation District. The building is contributing to the local historic district as reflected in the 2020 survey and inventory and the National Register District. The structure was built in 1915. The proposed modifications meet the Secretary of the Interior's Standards by maintaining the building's integrity and preserving historic materials. The approval for the removal and repair of the stucco is the only scope that should be conditioned as the heavy textured stucco is original to the building. The structure is reflected in **Figure 2** below.

Figure 2 – 1118-1124 New York Avenue (East Elevation)

Findings

Staff has reviewed the Certificate of Appropriateness application against the Secretary of Interior's Standards for Rehabilitation within Section 3.13.1.H of the Land Development Code. The bold standards are listed below and staff's comments follow in *italics*:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment.

Currently, there is no new use being proposed at this location. The existing use shall remain as a multi-tenant retail and club / lodge.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed alterations retain the historic character of the structure and are visually compatible with the architectural style of the property and the district. Specifically, the removal and reinstallation of the canopy is appropriate and ensures that this feature remains in place after painting is complete; the replacement of

the eight second-floor aluminum windows is appropriate as the original window openings, paired window groupings, and mullion separations remain consistent with the building's historic design; and the existing ground-floor storefronts are retained, which is appropriate.

The proposed modifications to the ground-floor doors to create uniform opening sizes and transom windows are appropriate. The existing right-side door is too high and presents a safety hazard when entering and exiting. Lowering the door opening to match the left-side door improves safety while maintaining the historic storefront configuration. The extension of the concrete slab to align with the modified doorway is appropriate as it does not detract from the building's historic character and will improve accessibility.

However, the replacement of the existing stucco is not recommended. The existing heavy textured stucco is historically appropriate and is documented in a 1912 photograph as part of the building's original construction. The proposed sand-textured finish is a modern application that would obscure a finish that has been in place, at least in part, for over 100 years. The existing stucco should be cleaned, repaired, and painted rather than replaced on the east elevation. The sand-textured on the south elevation is recommended.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed alterations do not introduce conjectural features or create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

No known changes to the property have acquired their own historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed scope of work includes replacement of the existing stucco on the east elevation and adding stucco on the south elevation. The introduction of the sand-finished stucco on east elevation would remove distinctive finishes that characterize this property. It is recommended that the heavy-textured stucco shall remain on the east elevation while the sand-finished stucco is recommended for the south elevation.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Apart from the stucco, the scope of work does not replace distinctive features of the buildings. The replacement of the windows is appropriate as it shall match the old in design, color, and texture and will not change the existing dimensions. Staff will review the final window material and designs at the time of the building permit to ensure compliance.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments are being proposed at this time.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No significant archaeological resources have been noted at this site.

9. New additions, exterior alterations, or related new construction on the same parcel of land shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed changes to the south elevation are compatible with the massing, size, scale, and architectural features. The proposed changes to the east elevation are compatible with the exception of the sand-finished stucco, which staff has added conditions to ensure the retention of the heavy-texture that would characterize the property. The south elevation may have the sand-textured stucco in an effort to differentiate the old from the new.

10. New additions or related new construction on a parcel of land adjacent to a historic property shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed scope of work does not affect neighboring historic properties.

1118 New York Avenue - Storefronts

Additional criteria

1. *New construction and alterations.* All new construction and alterations to existing buildings within a designated historic district or on an individually designated property shall be visually compatible, and meet the following guidelines, as determined by the HPB.

Staff finds that the proposed alterations meet the following additional criteria:

i. *Design Styles.* New Buildings should take their design cues from the prevailing architectural styles within the historic district. Traditional or contemporary design standards and elements should relate to the existing styles.

ii. *Proportions of Openings.* The openings of the building are visually compatible with the openings of existing contributing buildings.

iii. *Rhythm of Solids to Voids.* The relationship between solids and voids is visually compatible with the buildings at street level.

iv. *Relationship of Materials and Textures.* The proposed materials and textures are in line with other materials used within the historic district – with conditions.

v. *Size, scale, bulk, mass, and volume.* The physical size, scale, bulk, mass, and volume should be compatible with the existing contributing buildings within the historic district at street level, and where appropriate may be stepped back above 35 feet in building height.

1118 New York Avenue – South Elevation

This is a quasi-judicial matter and, as such, requires disclosure of all ex-parte communications, investigations, site visits and expert opinions regarding this matter.

Staff Recommendation

Staff is recommending **APPROVAL** of the proposed scope of work with the following conditions:

1. The existing stucco finish on the east elevation should be retained rather than replaced. Heavy textured stucco is historically appropriate and is documented from 1912 as the building's original construction. Existing stucco should be cleaned, repaired, and painted rather than replaced.
2. The proposed second-floor window replacement will require a staff review to verify final design and material selections.

The recommendation for **Approval** is based on a finding that the proposed alteration is consistent with the purpose and intent of *Ordinance No. 2024-47, City of St. Cloud Land Development Code, Article III, Division 24, Historic Preservation Overlay (HPO) District, Section 3.24.8*, and complies with the requirements outlined in Ordinance No. 2024-47, as outlined in the staff report.

Attachments

Exhibit A: Scope of Work and Supporting Documents

Wall Bros Construction

Cover Page

Oddfellows 1122 New York Av

Project: "Refurbished Building Façade"

HISTORICAL SOCIETY

SUBMITTAL PACKAGE

The building owner, (Oddfellows Organization, contact Bill Campbell 321-624-0951) is ready to move forward with a renovation of the building exterior. Please see the attached " Proposed Scope of Work"

The building has 2 tenants, an ice cream shop on the left (1124 New York Ave) and an antique/collectables shop on the right (1118 New York Ave), all on the first floor.

The second floor houses the Oddfellows Organization Lodge and meeting place (1122 New York Ave) Access is through a door on the ground floor between the two shops, and then up the stairs.

Wall Bros Const.

Oddfellows 1122 New York Av

Proposed Scope of Work East Elevation:

1. Remove the existing canopy for re-use. Store and reinstall after painting.

2. Remove and replace the existing stucco, along the east elevation (bldg. front facing the street) This stucco is already in partial decay and failure. The existing stucco is miss-matched in texture from left side to the right, also prompting replacement. The new stucco will be a uniform "sand finish" throughout. The new stucco will include ¾ X 4 " wide trim bands around the second floor windows. The new stucco will also have a simulated column bump out (3/4") at the south/east and the south/ west corner of the bldg. Extending 6" each way from the ground to the roof. (see attached sketch: Proposed Renovations) the new stucco will be painted complete throughout.

3. Remove and replace the existing 2nd floor windows (8 each) along the east elevation (building front, facing street) The existing windows are outdated and leaking air and moisture into the building. The existing window frames are aluminum. Two windows are "paired" at each of the four openings and separated by a six inch aluminum mullion. The new Windows will be; Low E, tinted and code compliant. New window submittals will be provided for review and approval.

4. The ground floor businesses have existing matching wooden storefronts with wooden walls trim and window glass. Each of the existing wood storefronts are in excellent shape and will remain. They will be washed clean and painted complete. Color samples will be provided for approval.

5. Between the storefronts on the ground floor are two existing doors. These existing doors are in mismatch as to size, opening and transom window. The door on the left (A) accesses a storeroom. This existing 6'-8", 3'-0 wood door has a 16 inch wood frame transom window above it. The overall opening size is 41 by 112 inches. The door (B) on the right is the aforementioned access to the second floor. The opening size of B's doorway is noticeably higher (6 inches) than the door A on the left. Please see existing photos and existing condition sketch. The intent of the work here is to have door B match that of door A in opening size, and transom window. The existing door system A on the left. The existing opening will be lowered to match door A. The existing concrete step slab on the left door A, will be extended to the right under the new opening on the right to match. The floor and framing inside the door B will be lowered to match the new opening height. One step will be added to the stairway inside to accommodate.

This concludes the proposed work for the East Elevation

Proposed Scope of Work at South Elevation

The owner reserves the decision to delete or postpone any scope of work here not included in current funding.

The South elevation is the left side of the building, facing the existing parking area. This exterior wall has an existing finish of corrugated painted metal siding. There is an existing, semi new, wall mounted air conditioning system to remain. Several surface mounted conduit for HVAC power and condensate also exist and will remain.

There is an adjacent building constructed approximately 2 foot away from the South elevation exterior wall this creates a non workable area and will remain as is. (see photo)

1. Remove and replace 2nd floor windows (4 each) along the South elevation. The existing windows are outdated, and leaking air and moisture into the building. The existing window frames are aluminum. The new Windows will be low E, tinted and code compliant. New frames are to have a wood grain texture. New window submittals will be provided for review and approval.

2. Install new stucco throughout. The stucco will be a uniform sand finish matching the new stucco along the east elevation. The stucco will include a three quarter inch by 4 inch wide trim band around the windows, around the AC equipment and the portion of the wall at the inaccessible area by the adjacent building. Stucco will also include the simulated column on the southeast corner of the building attached to the east elevation. The new stucco is to be painted complete throughout. Paint color samples will be provided for review and approval.

3. Remove the unused window AC unit. Prepare opening for new window.

4. Remove the existing window directly behind the adjacent building's gable peak. This window is obscured by the adjacent building, and unusable. This opening is to be infill framed, sheeted and finished to match the surrounding wall.

5. Remove the existing signage and frame along the South elevation adjacent to the southwest corner.

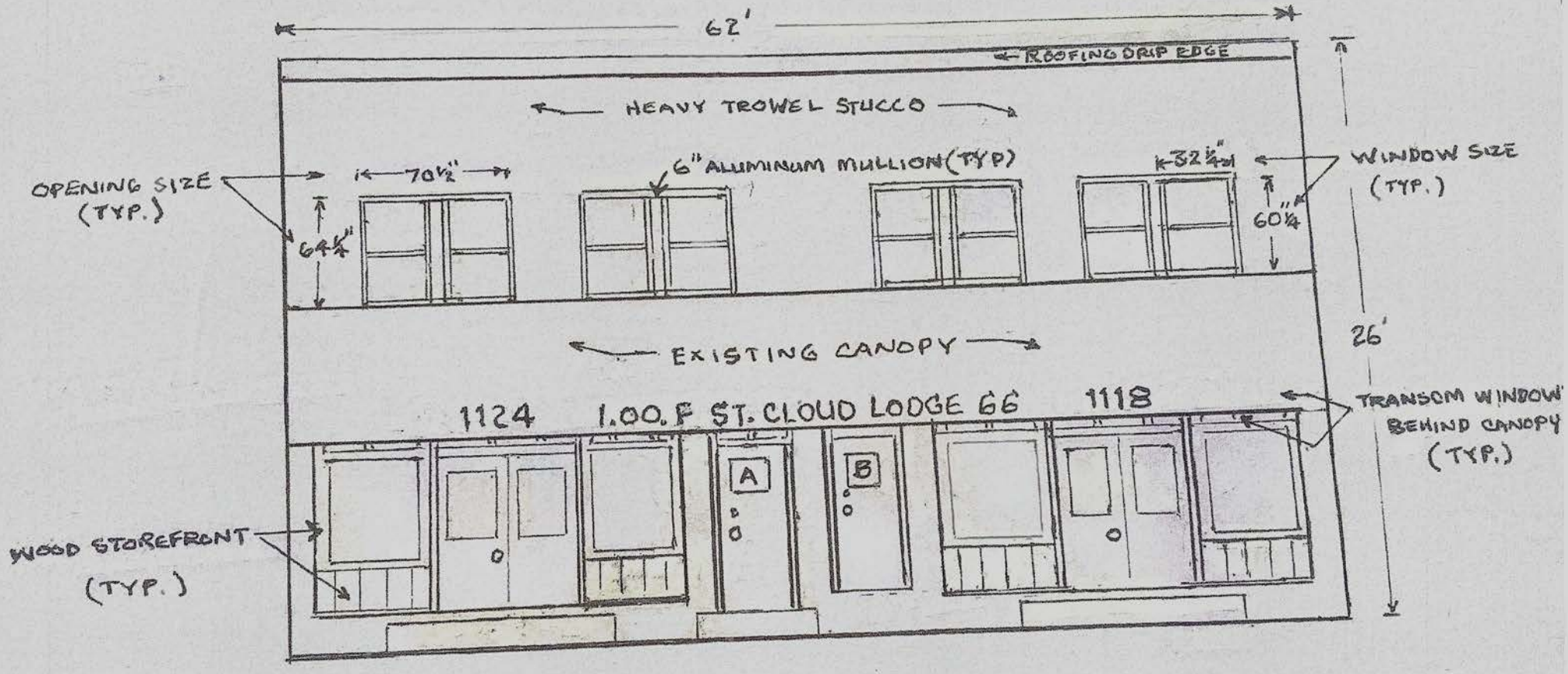
6. Construct new 2 foot by 6 foot wood framed awning over the AC equipment to remain. Sheet with metal panels. Paint complete

This concludes the scope of work for the South Elevation.

WALL BROS CONST

ODDFELLOWS 1122 NEW YORK AV.

EXISTING CONDITIONS



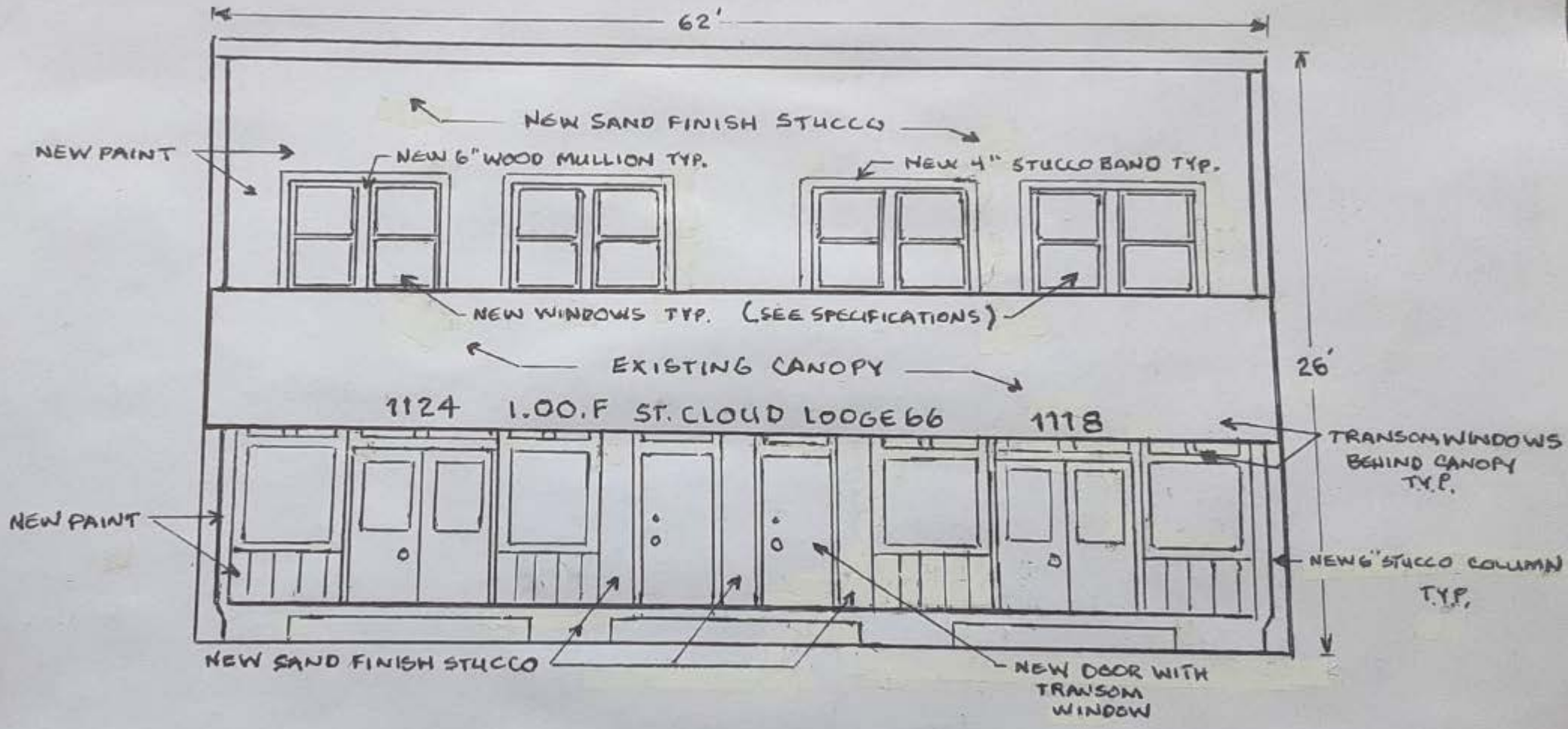
EAST ELEVATION (FIELD SKETCH)

N.T.S.

WALL BROS CONST

ODDFELLOWS 1122 NEW YORK

PROPOSED RENOVATION



EAST ELEVATION (FIELD SKETCH)

N.T.S.

Product Approval
USER: Public User

Search Criteria

Refine Se

Code Version	2023	FL#	22513.6
Application Type	ALL	Product Manufacturer	ALL
Category	ALL	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	ALL
Product Model, Number or Name	ALL	Product Description	ALL
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	ALL
Impact Resistant	ALL	Design Pressure	ALL
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL22513-R4 History	Revision	Masonite International **FL#:** FL22513.6 **Model:** Wood-edge Steel Side-Hinged Door Unit **Description:** 6'-8" Opaque I/S or O/S Single Door **Category:** Exterior Doors **Subcategory:** Swinging Exterior Door Assemblies	National Accreditation & Management Institute (804) 684-5124	Approv *

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Product Approval
USER: Public User

Search Criteria

Refine Search

Code Version	2023	FL#	14039
Application Type	ALL	Product Manufacturer	ALL
Category	ALL	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	ALL
Product Model, Number or Name	ALL	Product Description	ALL
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	ALL
Impact Resistant	ALL	Design Pressure	ALL
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL14039-R9 History	Affirmation	Ply Gem Windows **Category:** Windows **Subcategory:** Single Hung	National Accreditation & Management Institute (804) 684-5124	Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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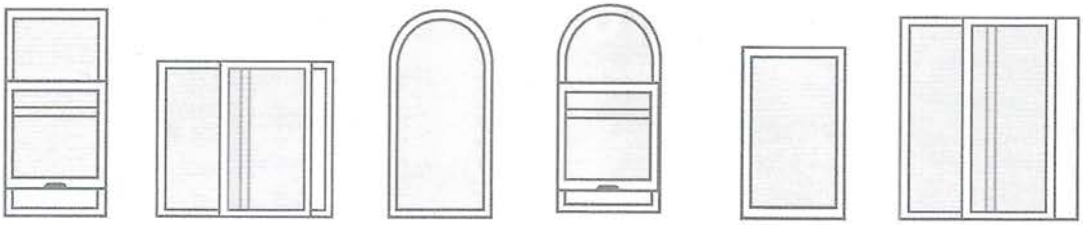
Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not s electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursua Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an ema address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If yo not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if are a licensee under Chapter 455, F.S., please click here .

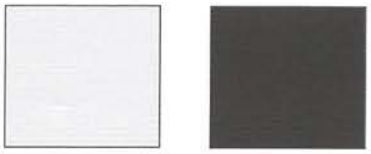
Product Approval Accepts:

Styles



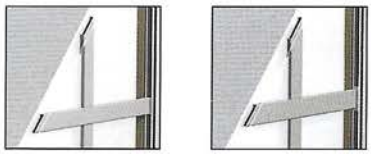
Single Hung | Sliding Window | Architectural Shapes | Operating Arch Single Hung | Picture Fixed | Sliding Patio Door *(Available in 400 Series only)*

Colors



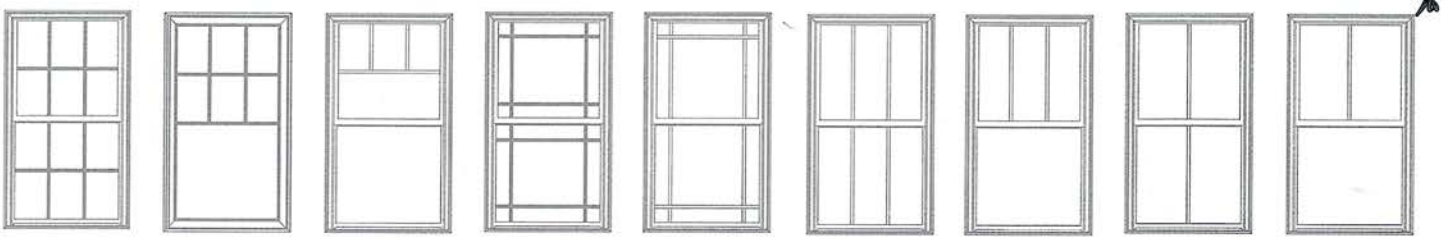
White | Bronze

Grille Options



5/8" Flat Grilles Between Glass | 3/4" Flat Grilles Between Glass

Grille Patterns



Colonial | Half Colonial | Plaza | Prairie | Perimeter Prairie | Three over Three | Three over One | Two over Two | Two over One

Glass/Energy Efficiency

HP^{SC} High Performance Solar Cooling HP^{SC} features specialty Low-E^{SC} glass coupled with Argon gas sealed between the glass panes for increased insulation against temperature transfer. It deflects the sun's heat and can greatly reduce solar heat gain, fade damage and cooling costs in warmer regions.

HP High performance glass package with Low-E glass and Argon gas sealed between the glass panes provides increased energy efficiency in any climate, along with solar fade protection.

Low-E^{SC} For homes in warmer regions, Low-E^{SC} glass deflects the sun's heat to reduce solar heat gain, fade damage and cooling costs.

Impact Impact glass protects against windborne debris in extreme weather. In addition, it provides added security against break-ins and reduces outside noise. Available in 410 Series only.

Performance	310	410
Design Pressure (DP) Rating	35	50
Texas Dept. of Insurance (TDI) Evaluation	WIN435	WIN1396, DR473 & DR621
Meets Florida Building Code	–	FL14039.1, FL14634 & FL15943

Ply Gem®
WINDOWS & DOORS

As the #1 Manufacturer of Windows in North America, Ply Gem understands the window and door needs of today's homeowners. Ply Gem aluminum windows are durable, energy efficient, and require only minimal maintenance. Get the styles and performance options you need with Ply Gem windows and patio doors at The Home Depot.

300 Aluminum Window

Dependable value and performance.

400 Aluminum Window

Value and performance in a narrower frame for a larger viewing area.

Features

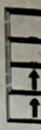
- Dual lift rails on the sash for easy opening and closing
- Bottom sash is removable to make cleaning easier
- Sturdy 2 7/16" frame depth with nailing fin to simplify installation
- Reduced environmental impact - made with 75% recycled material
- Insulated glass and Warm Edge spacers save energy
- Weather resistant with a sloped sill that drains water away from the window
- Meets Texas Dept. of Insurance (TDI)

36 X 62
Aluminum
410 White

410FL

Single Hung Aluminum Window with Flange

ventana de guillotina con aleta a ras



Side-loading removable bottom sash

fajin removable con instalacion lateral

New Construction

CONSTRUCCION NUEVA

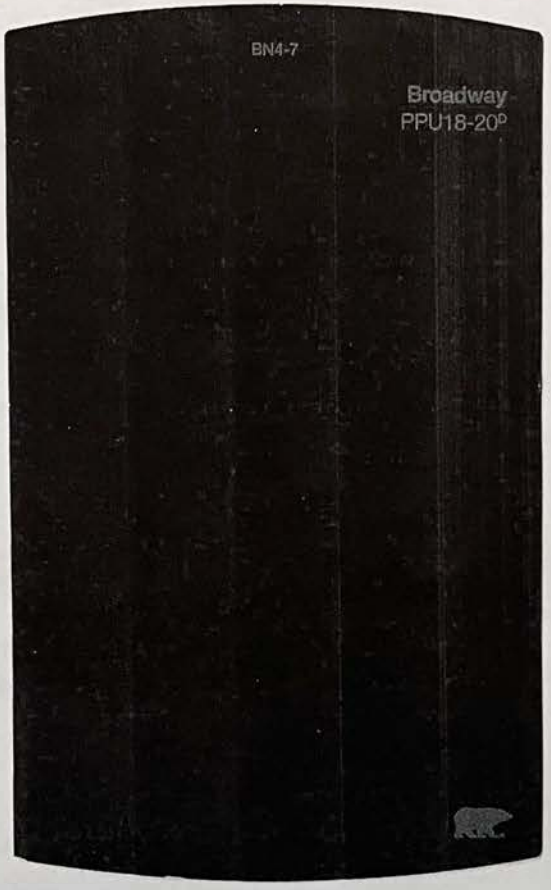
MODEL
Modelo

FL25

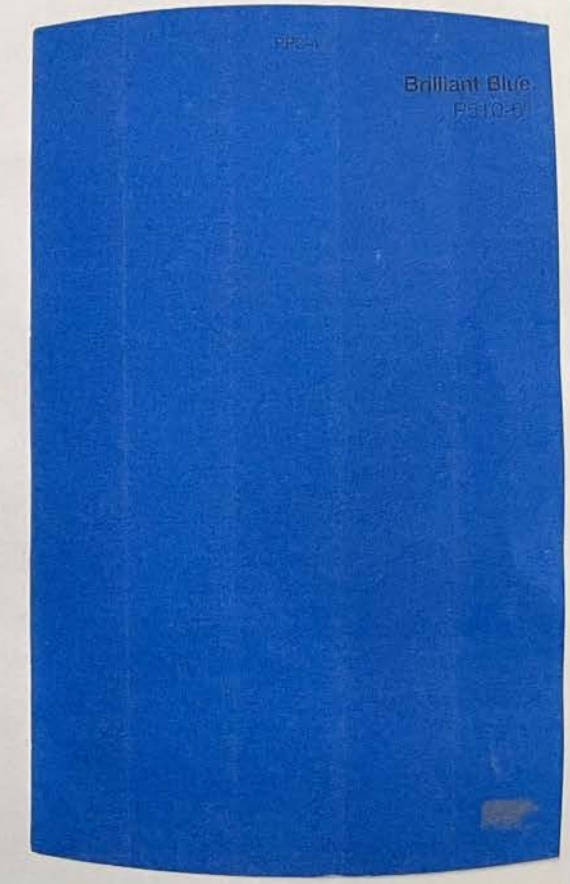
UNIT DIMENSION WIDTH X HEIGHT Dimensiones de la unidad Ancho x Alto	36 x 62
ROUGH OPENING Abertura sin acabado	
FRAME TYPE/Depth Tipo de marco/Profundidad	FLANGE 2 7/16 aleta a ras de 2 7/24
GRILLES Rejillas	YES si
COLOR Color	WHITE BLANCO
HARDWARE Herraje	INCLUDED INCLUIDO
INSECT SCREEN Mosquitera	HALF INCLUDED MOSQUITERA MEDIA
GLASS TYPE Vidrio tipo de	LOW-E BAJA EMISIÓN
WARRANTY Garantia	20 YEAR GLASS 20 AÑOS EN VIDRIO

SKU#: 710195

Body Paint –
To match existing



To Remain BLACK –
Columns, Storefront
windows



2 Downstairs
Doors (match to
awning)

CLASSIC TREATS
SUNDAES FLOATS CARAMEL APPLES
Summer Hours
Tues-Sat
12-8pm
Sorry We're CLOSED
SODA FOUNTAIN
Sweet Spot
SNOBALLS
@SWEETSPOTSNOBALLS
22

1118
OPEN
CLOUD 9
MARKETPLACE
SHOP & SIP
THE BLACK SQUIRREL BOOKSTORE
Sorry we're
CLOSED
Coors
LIGHT

1124
I.O O.F ST.CLOUD LODGE 66
1118
CLASSIC TREATS
SUNDAES FLOATS CARAMEL APPLE
Sweet Spot
@SWEETSPOTS
1122
CLOSED

ST. CLOUD
LODGE
66
08-3475
OSCEOLA
LEA
15
08-3475
DEBOR
REBEKAH
LODGE
82
08-3475
The
New York
Artist Shop
Custom
Framing
08-3475
GMC

1124

CLASSIC TREATS

SUNDAES FLOATS CARAMEL APPLES

Summer Hours
Tues-Sat
12-8pm

Come In
We're
OPEN

SODA FOUNTAIN
Sweet Spot
SNOBALLS

@SWEETSPOTSNOBALLS

fluff

COLD TREATS INSIDE
SOFT, FLUFFY SNOBALLS
SUNDAES

1118
OPEN
CLOUD 9
MARKETPLACE
SHOP & SIP
Come in we're
OPEN
BUSINESS HOURS
THE BLACK SQUIRREL BOOKSTORE
Come in we're
OPEN
BUSINESS HOURS
IT'S
TOO LATE
COLD
BEER
Wine

www.stcloud.org

COMMUNITY DEVELOPMENT

Melissa Dunklin, CPM
Community Development Director

Dagmarie Segarra
Community Development Deputy Director

Tisha Manning
Zoning Manager

April 9, 2025

Patrick Wall
Wall Bros Construction, LLC
4156 Lippman Road
St. Cloud, FL 34772

RE: 1122 New York Avenue
Certificate of Appropriateness - Major
Case # COA24-00022

Dear Mr. Wall:

Your application for a Certificate of Appropriateness was reviewed by the Historic Preservation board on April 8, 2025 and the scope of work was approved with the following conditions:

- The existing stucco finish on the east elevation should be retained rather than replaced. Heavy textured stucco is historically appropriate and is documented from 1912 as the building's original construction. Existing stucco should be cleaned, repaired, and painted rather than replaced
- The proposed second-floor window replacement will require staff review to verify final design and material selections

This Certificate of Appropriateness has been issued because the proposed work meets the requirements of the City's Historic Preservation Ordinance. The issuance of this Certificate of Appropriateness does not constitute or guarantee the issuance of a building permit.

Any changes to the approved work must be approved by Community Development before starting or continuing with construction.

If you have additional questions regarding this Certificate of Appropriateness, please contact Stephanie Streeter at 407-957-7142 or stephanie.streeter@stcloudfl.gov

Sincerely,

Stephanie Streeter

Stephanie Streeter
Senior Planner

Meeting: October 9, 2025

Agenda Item Type: Council Action Resolution No. 2025-157R Parking Fee

Community Development Agenda Item:
Resolution No. 2025-157R, a resolution of the City Council of the City of St. Cloud, Florida, as authorized by Chapter 42, “Traffic and Vehicles” Article III, “Parking Stopping and Standing” Section 42-69, “Penalty for Violation” establishing penalties for failure to comply with City Parking Codes; repealing all resolutions in conflict and providing an effective date.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The purpose of this resolution is to establish the fees in conjunction with Ordinance No. 2025-71 (CDA25-00003 – Parking Code Revision), which is an amendment to create a more efficient and effective process for parking violation enforcement and support the City’s public health, safety, and general welfare. The fine amounts established in this Resolution are consistent with surrounding municipalities and may be amended from time to time.

Legal Authority:
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 42-69 inclusive may be amended from time to time by ordinance

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

Staff reviewed this request on or before September 30, 2025, with no objections. Staff recommends **APPROVAL** of Resolution No. 2025-157R

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
10/9/25 - Final Action

Attachments:

1. 1. CCA25-00009 Parking Fees Staff Memo 10.09.25 CC
2. 2. CCA25-00009 Parking Fees Resolution No. 2025-157R

MEMORANDUM REPORT
FOR CITY COMMISSION – ON OCTOBER 9, 2025

To: Mayor Robertson and City Council Members

From: Tisha Manning, Zoning Manager

Thru: Melissa Dunklin, CPM, Community Development Director

Subject: Case No. CCA25-00009 – Parking Fees

Date: October 9, 2025

REQUEST: The request is to approve **Resolution No. 2025-157R** establishing penalties for failure to comply with City parking codes and repealing all resolutions in conflict as authorized by Chapter 42, "Traffic and Vehicles," Article III, "Parking, Stopping and Standing," Section 42-69, "Penalty for Violation."

BACKGROUND: The purpose of this resolution is to establish the fees in conjunction with **Ordinance No. 2025-71 (CDA25-00003 – Parking Code Revision),** which is an amendment to create a more efficient and effective process for parking violation enforcement and support the City's public health, safety, and general welfare. The fine amounts established in this Resolution are consistent with surrounding municipalities and may be amended from time to time.

STRATEGIC PLAN GOALS:
The proposed parking code revision meets the intent of the following City of St. Cloud Strategic Goal:

> ***High-Performing Government:*** *To focus on the continuity and sustainability of core public services; become an employer of choice; and be on the cutting-edge of technology.*

STAFF RECOMMENDATION:
Staff reviewed this request on or before September 30, 2025, with no objections. Staff recommends **APPROVAL** of Resolution No. 2025-157R

Attachments: Resolution No. 2025-157R

RESOLUTION NO. 2025-157R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA AS AUTHORIZED BY CHAPTER 42, "TRAFFIC AND VEHICLES" ARTICLE III, "PARKING STOPPING AND STANDING" SECTION 42-69, "PENALTY FOR VIOLATION" ESTABLISHING PENALTIES FOR FAILURE TO COMPLY WITH CITY PARKING CODES; REPEALING ALL RESOLUTIONS IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 42, "Traffic and Vehicles", Article III, "Parking, Sopping and Standing" in Section 42-69, "Penalty for violation" provides that the City Council by Resolution shall establish the penalty amounts for violations of the City's parking code; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of St. Cloud to adopt this Resolution to establish the penalty amounts for violations of Chapter 42, Article III of the City Code.

BE IT RESOLVED BY THE City Council of the City of St. Cloud, Florida, as follows:

SECTION 1: Schedule of Penalties for Parking Violations;

As set forth in Chapter 42, "Traffic and Vehicles," Article III, "Parking, Stopping and Standing," the following penalties shall apply:

a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street: $25.00.

b. On any part of a sidewalk: $25

c. Within any part of an intersection: $25.00

d. On any part of a crosswalk: $25.00.

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: $25.00.

f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic: $25.00.

g. Upon any bridge or other elevated structure upon a highway: $25.00

h. On a bicycle path: $25.00.

i. On a yellow or red curb or outside of a parking space designated by roadway markings: $25.00.

j. At any place where official traffic control devices and/or signs prohibit stopping: $25.00.

k. In a public park, except in a designated parking area: $25.00.

l. On the roadway or shoulder of a limited access facility: $25.00.

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: $25.00

n. In a disabled permit parking space without the proper permit: $250.00

o. In a parking space where an official sign requires parking by permit and without the proper permit: $25.00.

p. Without a valid license plate affixed to the vehicle in a residential district: $25.00.

q. Within an area designated as a loading zone by an official sign: $25.00.

r. Parallel along a roadway, street or alley against the direction of authorized traffic movement: $25.00.

s. Parking in fire lane: $50.00.

t. Blocking fire hydrant: $50.00.

u. Failure to display disabled parking permit placard: $25.00.

v. Failure to comply with parking violation notice within 30 days: $15.00.

SECTION 2: All resolutions or portions of resolutions in conflict herewith are repealed.

SECTION 3: This resolution shall take effect immediately upon its adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on the 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

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-58 - Special Event ordinance

Park & Recreation Agenda Item:
First Reading and Introduction for Ordinance No. 2025-58, an ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code as follows: amending Growth Managmenet Services to read Community Development Department, Article I - Sec. 30-2(A) remove refundable performance bond, Sec. 30-3 add boat ramp hours, 30.4(A) amend dawn to dusk to read sunrise to sunset, Article II - Sec. 30-16 amending Major Special Event definition to Special Event, removing the event cap of 250 people and removing Minor Special Event definition, amending Sec. 30-18(A)(1) to Special Events and removing the cap of 250 people, Sec. 30-18(A)(2) removing Minor Special Events, amending Section 30-18(B) to remove a daily attendance of 250 person or greater, amending Sec. 30-18(C)(1) removing the daily attendance of the event is greater than 250 persons or, amending Sec. 30-19 to remove Minor Special Event, Sec. 30-19(A) Limiting the number of special events within a calendar year and setting reservation requirements, Sec. 30-19(B)(3) setting requirements for who may act on an organization's behalf, 30-19(C) setting payment terms and providing conflict, severability codification and an effective date.(Above is full title) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-58.

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
The City's Special Event Ordinance was originally designed to regulate events that impact city services, public safety, and the overall health and welfare of residents. Over time, staff identified areas where the ordinance could be simplified, clarified, and modernized to improve efficiency for both event organizers and city staff.

- **Administrative Updates**
    1. Replaces references to "Growth Management Services" with "Community Development Department."
    2. Removes the requirement for a refundable performance bond.
- **Definitions**
    1. Consolidates the definitions of "major" and "minor" special events into a single category of "Special Event."
    2. Removes the attendance cap of 250 people, recognizing that the scale and impact of events should be evaluated based on the overall circumstances rather than a fixed threshold.
- **Permit Requirements**
    1. Updates Section 30-18 to require permits for "Special Events" broadly, without distinguishing between major and minor events.
    2. Clarifies that events on the water and certain business-related events outside

normal operations also require a permit.
3. Adds and establishes clear requirements for recurring events.

- **Application Process and Fees**
  1. Maintains the requirement that applications be filed 60 days prior to an event, but allows the City Manager/designee to waive this requirement if public safety is not compromised.
  2. Allows for up to 12 recurring events per year in the Entertainment District, provided logistics remain consistent.
  3. Specifies that for special events requiring a facility reservation, event dates will not be considered held until both the security deposit and fifty percent (50%) of the rental fees are paid.
  4. Clarifies that while an organization may designate an authorized representative to act on its behalf for the event, all required documentation must be completed and submitted by the organization itself.
  5. Updates the non-refundable application fee requirement to state that the fee is due at the time of submission or within three (3) business days.
  6. Requires that event operation fees be paid in full not later than thirty (30) days prior to the scheduled event date, with the exception of Public Safety fees, which will be billed following the event.

Legal Authority:
City of St. Cloud Charter Section 2.04.

Budget and Recommendation:
No cost associated with this item.
Staff recommends **APPROVAL** of Ordinance 2025-58 on first reading and authorization for staff to advertise the public hearing for adoption.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
11/13/2025 - Final Action

Attachments:
1. 2025-58 - Special Event Ordinance - Staff Report 9-25-25
2. Ordinance 2025-58 (FINAL) 9-24-25
3. Ordinance 2025-58 (mark-up) 9-24-25

MEMORANDUM REPORT
FOR CITY COUNCIL
October 9, 2025

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Ordinance No. 2025- 58 (First Reading) / November 13, 2025 (Second Reading)

Date: September 25, 2025

REQUEST:

The purpose of this agenda item is to request City Council approval of Ordinance No. 2025-58, amending the City's Special Event Ordinance (Chapter 30, Parks and Recreation, Article II – Special Events). These amendments update definitions, streamline processes, and remove outdated thresholds and requirements to better reflect the current management of special events in the City.

BACKGROUND:

The City's Special Event Ordinance was originally designed to regulate events that impact city services, public safety, and the overall health and welfare of residents. Over time, staff identified areas where the ordinance could be simplified, clarified, and modernized to improve efficiency for both event organizers and city staff.

Specific changes included in the amendment:

- **Administrative Updates**
  - Replaces references to "Growth Management Services" with "Community Development Department."
  - Removes the requirement for a refundable performance bond.
- **Definitions**
  - Consolidates the definitions of "major" and "minor" special events into a single category of "Special Event."
  - Removes the attendance cap of 250 people, recognizing that the scale and impact of events should be evaluated based on the overall circumstances rather than a fixed threshold.
- **Permit Requirements**
  - Updates Section 30-18 to require permits for "Special Events" broadly, without distinguishing between major and minor events.
  - Clarifies that events on the water and certain business-related events outside normal operations also require a permit.
  - Adds and establishes clear requirements for recurring events.
- **Application Process and Fees**
  - Maintains the requirement that applications be filed 60 days prior to an event, but allows the City Manager/designee to waive this requirement if public safety is not compromised.

- Allows for up to 12 recurring events per year in the Entertainment District, provided logistics remain consistent.
- Specifies that for special events requiring a facility reservation, event dates will not be considered held until both the security deposit and fifty percent (50%) of the rental fees are paid.
- Clarifies that while an organization may designate an authorized representative to act on its behalf for the event, all required documentation must be completed and submitted by the organization itself.
- Updates the non-refundable application fee requirement to state that the fee is due at the time of submission or within three (3) business days.
- Requires that event operation fees be paid in full not later than thirty (30) days prior to the scheduled event date, with the exception of Public Safety fees, which will be billed following the event.

STRATEGIC PLAN GOALS:

Effective Community Safety

Strong collaborations and partnerships with the community

COST:
There is no cost associated with this item.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Ordinance No. 2025-58

Attachment – Ordinance No. 2025-58

ORDINANCE NO. 2025-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE AS FOLLOWS: AMENDING GROWTH MANAGEMENT SERVICES TO READ COMMUNITY DEVELOPMENT DEPARTMENT, ARTICLE I - SEC. 30-2(A) REMOVE REFUNDABLE PERFORMANCE BOND, SEC. 30-3 ADD BOAT RAMP HOURS, 30.4(A) AMEND DAWN TO DUSK TO READ SUNRISE TO SUNSET, ARTICLE II - SEC. 30-16 AMENDING MAJOR SPECIAL EVENT DEFINITION TO SPECIAL EVENT, REMOVING THE EVENT CAP OF 250 PEOPLE AND REMOVING MINOR SPECIAL EVENT DEFINITION, AMENDING SEC. 30-18(A)(1) TO SPECIAL EVENTS AND REMOVING THE CAP OF 250 PEOPLE, SEC. 30-18(A)(2) REMOVING MINOR SPECIAL EVENTS, AMENDING SECTION SEC, 30-18(B) TO REMOVE A DAILY ATTENDANCE OF 250 PERSON OR GREATER, AMENDING SEC. 30—18(C) (1) REMOVING THE DAILY ATTENDANCE OF THE EVENT IS GREATER THAN 250 PERSONS OR, AMENDING SEC. 30-19 TO REMOVE MINOR SPECIAL EVENT, SEC 30-19(A) LIMITING THE NUMBER OF SPECIAL EVENTS WITHIN A CALENDAR YEAR AND SETTING RESERVATION REQUIREMENTS, SEC. 30-19(B)(3) SETTING REQUIREMENTS FOR WHO MAY ACT ON AN ORGANIZATION'S BEHALF, 30-19(C) SETTING PAYMENT TERMS AND PROVIDING CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, The City Council recognizes the impact that special events have on the availability of city services and also on the health, safety and welfare of the citizens of the City of St. Cloud, Florida, and

WHEREAS, the permitting, planning and implementation of events on public streets, sidewalks, property and places and certain non-public real property within the City, requires various City staff departments, including the Police, Fire, Public Services, Community Development Department, and Parks and Recreation Departments to collaborate in an effective process to review and approve special events in the best interests of the citizens of St. Cloud.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA:

Section 1. Chapter 30, "Parks and Recreation", Article II "Special Events", Sections 30-19 "Application for Permits" of the Code of the City of St. Cloud, Florida is amended as follows (underline depicts added language; strikethrough depicts deleted):

Article I. In General

Sec. 30-1. - Operation of vehicles in parks, recreational areas, lakefronts and cemeteries. It shall be unlawful for any person to drive or propel any vehicle, or drive any horse or other animal in, over or through any park, recreational area or lakefront area in the city except along and upon park drives, parkways and park boulevards, or for any person to ride any bicycle, tricycle or toy vehicles through any park except along and upon the park drives, parkways, park boulevards and upon paths set apart and designated as bicycle paths, except when, with the approval of the city manager and after a special event permit as required in section 30-2 is obtained, a special event is to take place. The city manager may approve the use of recreational vehicles along and upon recreational areas or lakefront areas.

Sec. 30-2. - Special event permit.

(a) Required. A Special Event permit will be required to be issued to the organization or individual sponsoring any special events. The permit fee currently established or as hereafter adopted by resolution of the city council from time to time will be required.
(b) Electrical, sanitation and health requirements. Whenever a permitted special event is held, all electrical, sanitation and health requirements must be met. All recreational vehicles shall be completely self-contained. Failure to meet the specified electrical and health standards will result in the revocation of the permit.

Sec. 30-3. - Closing of lakefront.

The lakefront area including, but not limited to, the marina and marina parking lot owned by or under jurisdiction of the city, being all that area between Lakeshore Boulevard to and including a reasonable distance into the waters of East Lake Tohopekaliga, shall be closed to the public each evening at sunset and shall be opened to the public each morning at sunrise. The boat ramp is open 24 hours a day, unless otherwise posted. It shall be prohibited for any person to be present in the lakefront area during the hours such area is closed to the public except if such person is doing any of the following:
(1) Fishing;
(2) Walking a domestic animal;
(3) Jogging, walking, bicycling, roller skating or roller blading when such activity is carried out in such a manner so that the person proceeds along the lakefront in a relatively straight line without stopping for periods of more than 15 minutes;
(4) Launching or bringing in a boat;
(5) Carrying on activities in accordance with a marina lease, a special event permit;
(6) Parking a vehicle in conjunction with any of the above-referenced activities.

Sec. 30-4. - Park hours.

(a) Established. The park hours for all city parks are established as sunrise to sunset each day, or as otherwise posted.
(b) Expansion or contraction of park hours. The city manager or his designee is authorized, upon application of any citizen, to permit a reasonable expansion or contraction of park hours for specific events or on good cause shown.

Sec. 30-5. - Glass beverage bottles prohibited on beach area of East Lake Tohopekaliga lakefront.

(a) Generally. It shall be unlawful for any person to be in possession of or to consume any beverage from glass beverage bottles upon the beach area of the East Lake Tohopekaliga lakefront.
(b) Definition of beach area. The beach area of the East Lake Tohopekaliga lakefront is defined as that area north of the north right-of-way line of Lakeshore Boulevard, east of the northerly extension of the Columbia Avenue centerline, west of the northerly extension of the Eastern Avenue centerline and south of the northerly city limits and the beach area of Chisholm Park is defined as that area, north of Rummell Road, west of Narcoosee Road a/k/a Highway 15, and south of Chisholm Park Trail.

Sec. 30-6. - Municipal swimming pool use fees.
The fees and charges for the use of the municipal swimming pool are as currently established or as hereafter adopted by resolution of the city council from time to time.

Sec. 30-7. - Fees, charges for use of parks, recreation facilities and equipment.

The fees and charges for the use of the city parks, recreation facilities and equipment are as currently established or as hereafter adopted by resolution of the city council from time to time.

Sec. 30-8. - Refund policy.

Requests for refunds will be considered on an individual basis and approved by the director of parks and recreation. An administrative charge will be assessed for each program refund requested by a participant. This charge will not apply to refunds requested by parks and recreation, i.e., key deposits, program failure, bad weather, etc.

Sec. 30-9. - Smoking prohibited.

(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning: Public property shall mean all parks, recreation areas and athletic facilities owned by the city or the county school district and located within the city, including but not limited to, land, bleachers, seating, recreational facilities, structures, and playing areas. However, public property shall not include the lake front area as defined in section 30-3.

(b) Prohibition. It shall be unlawful for any person to possess any ignited tobacco product or electronic tobacco product or to consume by smoking any tobacco product on any portion of the public property in the City of St. Cloud.

(c) Signage. The city manager, or his designee, shall display one or more signs prohibiting smoking at the areas as specified in this section.

Sec. 30-10. - Vending activities on the lakefront.

(a) Purpose. It is the purpose of this section to regulate specific commercial activities within public areas along the shores of East Lake Tohopekaliga, herein referred to as "lakefront"

(b) Defined. For the purposes of this section, the following definitions shall apply:

(1) The term "lakefront" shall be defined as the publicly owned lands north of Lakeshore Boulevard, between Columbia Avenue and Oregon Avenue, including all rights-of-way within 150 feet of such lands.

(2) The term "vendor" shall include, and be limited to, any person who sells by peddling or offering for sale by soliciting or displaying any food items, beverages, wares, or any other item of merchandise or service from a temporary or mobile structure.

(c) Vending prohibited. No vendor business or activity shall be permitted at the lakefront except as part of an approved special event or as provided for within this Code.

(d) Exceptions. Notwithstanding the provisions of this section, the city council may provide for specific vending activities at the lakefront. The city council may adopt by resolution, as may be amended from time to time, a program to permit vending activities consistent with the provisions of this section.

Sec. 30-11. - Idle speed zones on the lakefront.

(a) Established. Idle speed zones are hereby established within 200 feet of the Lakeshore Park which includes the public park, boat ramp, marina, breakwater, dock, swimming area, picnic area, seawall or any other public area which is located on water edge.

(b) Definition of idle speed. Idle speed shall mean the minimum speed that permits a boat operator to steer a vessel.

Sec. 30-12. - Penalty.

Any person committing an act which is prohibited or made unlawful by the provisions of this chapter shall, upon conviction, be punished as provided in section 2-287of the City Code, and in addition, violations of

this chapter shall be subject to enforcement by the city through code enforcement citation and/or the code enforcement board of the city.

Sec. 30-13 – 30-15 – Reserved.

Article II. Special Events

Sec. 30-16. Purpose and intent; City Exempt.

The purpose and intent of this article is to establish a permitting process for special events held on "regulated property" within the City limits that, among other things, because of their nature, create traffic control, crowd control, public safety, sanitation and/or other public health, safety and welfare issues of a nature sufficient to require review by the Police Department; the Fire Department; the Community Development Department; the Parks and Recreation Department; Public Services and other City staff as deemed necessary. The city, including any and all departments within, is exempt from the special event permitting process.

Sec. 30-17. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly requires otherwise:

(a) "*Advertise"* is the act of publicly announcing or calling public attention to a person, thing, place, or event and shall include, but not be limited to, the distribution of handbills or mass mailings, the use of outdoor advertising and announcements by radio, television, or newspaper. Distribution also includes the use of electronic media to include email, internet, social media sites, and other electronic means.

(b) *"Event Organizer"* means a business, corporation, Limited Liability Company, individual, or any other legal entity which organizes, sponsors, or operates a special event.

(c) *"Regulated Property"* means all real property located within the municipal boundaries of the City of St. Cloud, whose use may require action by City resources such as, but not limited to, the Police, Fire or Public Services Departments. Regulated property shall include the waterways, access points and lakes or other bodies of water under the control of the State of Florida, Osceola County Board of County Commissioners and/or the City of St. Cloud. Any property within the City of St. Cloud owned by the Osceola County School Board or any property being used subject to a motion photography permit or is exempt from this definition and the applicable requirements of this ordinance.

(d) *"Parade"* is any procession, march or assembly wherein the participants travel by foot, vehicle or otherwise in or upon any street, sidewalk, public right-of-way, bicycle path, public property, or public parking facility within the city; provided, however, that "parade" shall not include a peaceful procession or peaceful picketing that is conducted off the street or roadway in conformance with all traffic laws, city ordinances and state statutes and not in a manner as to obstruct vehicular or pedestrian traffic.

(e) *"Public Use"* is any lawful utilization of city owned parks, grounds, or other facilities which is not prohibited by any applicable regulation, ordinance, or law and which does not in fact interfere with, or tend to interfere with or obstruct the use of the park grounds or facilities by the general public or by any other person or person previously authorized to utilize the same.

(f) *"Special Event"* means a temporary assembly held on regulated property within the City of St. Cloud, not regularly used by the event organizer to conduct its business or affairs. Special events may be "for profit" or "not-for-profit". A special event shall include, but not be limited to, any ceremony, exhibition,

show, concert, pageant, rally, private entertainment events, professional performances, concerts, parades, street dances, sporting events, festivals, competitions, art shows, runs, races, walks or assembly which is intended and/or designed or advertised to encourage attendance or participation by the general public or expected to exceed the facility's established occupancy load and any event where fireworks shall be used, exploded or displayed.

g*) "Firework"* shall mean and include any combustible or explosive composition, or any substance or combination of substances, or, except as hereinafter provided, any article prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges and toy cannons in which explosives are used, the type of balloons which require fire beneath to propel the same, firecrackers, torpedoes, skyrockets, Roman candles, dayglow bombs, and any fireworks containing any explosive or flammable compound or any tables or other device containing any explosive substance.

Sec. 30-18. Permit Required/ Exemptions.

(a) All special events held on regulated property within the City of St. Cloud require a special event permit in accordance with the provisions of this ordinance, unless expressly exempted. No event organizer required by this ordinance to obtain a special event permit shall advertise, engage in, participate in, aid, form, or start any special event prior to obtaining a special event permit from the City of St. Cloud.

(1) *Special Events requiring permit* shall be any event or activity, other than the normal day to day or seasonal operations of concerns licensed or established within the City of St. Cloud, Florida, which is designed, advertised or intended to attract the participation or attendance by the general public.

(b) Any event held on the water requires a special event permit.

(c) An existing business or establishment within the City of St. Cloud that holds, sponsors, supports, or otherwise provides for an event at that establishment which is outside of the normal scope of the intended business practices requires a special event permit if:

(1) Alcohol is served at the event, OR

(2) Because of the nature of the event creates traffic control, crowd control, public safety, sanitation, and other public health, safety or welfare issues, OR

(3) Exceeds the max capacity of the existing business or establishment.

(d) The issue of a special event permit by the City of St. Cloud shall not relieve any person from the duty to secure other permits or approvals as may be required by the city code to include, but not be limited to, a business tax receipt, street closure authorization, or other permits/authorizations.

Sec. 30-19. Application for Permits

Any person or entity seeking the issuance of a Special Event permit shall file an application with the Parks and Recreation Department as set forth herein.

(a) *Filing Period.* All special event applications shall be for a single event or may be submitted for a maximum of twelve (12) reoccurring special events held in the Entertainment District in a calendar year if the event utilizes the same event space, time, event footprint and public safety department approved downtown road closure plans and logistical details A complete application with all required documents for

a special event permit shall be filed with the Parks and Recreation Department not more than three hundred sixty-five (365) days before, and not less than sixty (60) calendar days before the date and time at which it is proposed to commence the event; provided, however, that the City Manager or their designee may waive the minimum sixty-day (60) day filing period and accept an application filed within a shorter period if after due consideration of the date, time, place, and nature of the event, the anticipated number of participants, and the necessity for an amount of city services which will be required in connection therewith, the City of St. Cloud or designee determines that such waiver will not present a hazard to the public safety because of the reduced amount of time available to fully process the application.

For special events requiring a facility reservation, event dates shall not be considered held until both the security deposit and fifty percent (50%) of the rental fees are paid.

(b) *Contents.* The application shall, at a minimum, state the following:

(1) The name of the event organizer, sponsor or responsible person or entity.

(2) The mailing address, email address, and telephone number of the event organizer, sponsor or responsible person or entity.

(3) If the event is to be conducted for, on behalf of, or by an organization, the name, address, and telephone number of the headquarters of the organization and of the authorized and responsible heads of such organization. While an organization may designate an authorized representative to act on its behalf for the event, all required documentation must be completed and submitted by the organization itself.

(4) The specific location of the proposed special event.

(5) The date of the special event and the hours of operation.

(6) The approximate number of spectators and/or participants present or participating in the event.

(7) A designation of any public facilities or equipment proposed to be utilized.

(8) State permit if state roadway is to be used.

(9) Overflow parking plan.

(10) If the event is a parade, the following additional information shall be required:

a. Registration deadline of special event permits is one hundred eighty (180) days prior to the event

b. The exact location or any marshalling or staging areas for the parade;

c. The time at which units of the parade will begin to arrive at the staging areas and the times at which all such units will be disbursed there from;

d. Must use approved designed parade route.

e. The approximate number of persons who, and animals and vehicles which, will constitute the parade, the types of animals and description of the vehicles;

f. A general description of the activities to be conducted at the special event together with attendance estimates.

(11) The use of fireworks at any special event within the City of St. Cloud requires prior approval from the City Council. The fireworks display must be conducted by a licensed and insured professional pyrotechnician, and all necessary permits and safety measures must be in place. The event organizer is responsible for ensuring compliance with all local, state, and federal regulations regarding the use of fireworks. Approval from the City Council is required before any fireworks display may take place at the event.

(12) Proof of general liability insurance, with the City of St. Cloud named as an additional insured if the event is held on public or City owned property.

(13) City representatives from the Police and Fire Departments will provide a security plan for the event applicant. A predetermined manpower allocation table shall be used as a guideline in order to determine how many officers with arrest powers will be assigned to the special event (if any). The Chief of Police or designee may adjust the requirement of officers with arrest powers as he/she determines necessary. The applicant is responsible for securing the necessary police and fire services, and all associated fees for these services are the applicant's sole responsibility. Only City of St. Cloud personnel can be used to provide the required security. Private security may only be allowed to supplement the security requirements and must be approved by the Chief of Police or their designee.

(14) A site plan, which shall show at a minimum the following:

a. The dimensions and locations of all permanent and proposed temporary structures to be located on the property. Should any temporary structures be required for the event, the applicants will be responsible for obtaining all necessary building permits and meeting all requirements of applicable building and fire codes;

b. Ingress and egress locations; access to the site must not impede normal traffic flow on adjacent roadways;

c. Events requiring road closures within the City of St. Cloud must utilize the provided and approved road closure plans. The city will provide the necessary closure Traffic Management Plan (MOT), with the event organizer responsible for covering all associated costs. Requests for road closures on Lakeshore Blvd. will be reviewed and considered if the anticipated event participation is equal to or greater than five percent of the city's population. Events requiring the closure of Lakeshore Blvd. will be limited to one closure per month, for a total of 12 closures per year. Any requests for additional road closures beyond this limit will require approval from the City Council and/or designee.

d. The capacity and location of restroom facilities (either permanent or temporary) sufficient to meet the anticipated demand at the event in accordance with FL State Administrative Code: 62-6.0101. Portable Restrooms and Portable or Stationary Holding Tanks.

e. Adequate provision for solid waste collection and disposal; as determined by City.

f. A parking plan with all on-site and overflow parking (if necessary) and proposed traffic flow, in addition to any necessary traffic control devices at the special event location. Road closures in the Entertainment District for non-City events will be limited to two to three per month on a first come, first served basis.

g. Location of all activities including but not limited to tents, vendors and stages.

(15) A certificate of good standing certifying that the event organizer is authorized to do business in Florida if the event organizer is a corporation or Limited Liability Company or some other business entity required to be registered with the Department of State.

(16) Copies of all fliers, handbills, newspaper advertisements and other advertising that the event organizer anticipates using to promote or advertise the special event.

(17) Written proof of permission from the owner of the regulated property for the use of said property by the event organizer for the special event. The owner shall be required to sign the application and agree to any conditions placed on the special event by the City. If the owner of the property is the City or the property is public property, this term shall not be required.

(18) Copies of all required federal, state and local business or regulatory licenses required to be held by the event organizer.

(19) Any other documentation or information that city staff or the City Council, upon appeal, determines to be reasonably necessary to properly evaluate the application.

(c) *Fees*. A non-refundable permit application fee as approved by resolution of the City Council, shall be paid to the City of St. Cloud at the time the application is filed or within three (3) business days. For special events requiring a facility reservation, a security deposit and fifty percent (50%) of the rental fee shall be due at the time of booking to secure the reservation date. All facility fees must be paid in full no later than thirty (30) days prior to the scheduled event. Event operation fees shall be paid in full no later than thirty (30) days prior to the scheduled event date, with the exception of Public Safety fees, which shall be billed following the event.

(d) *Cancellation*. The City of St. Cloud reserves the right to cancel any special event at its discretion for reasons including, but not limited to, public safety concerns, severe weather conditions, failure to comply with applicable laws and regulations, or other circumstances that may pose a risk to the health, safety, or well-being of participants or the general public. The decision to cancel an event will be made by the city manager or its designated representatives, and the event organizer will be notified promptly. In the event of a cancellation, the city will evaluate the situation and, at its discretion, may provide a partial or full refund of fees paid in connection with the event. Refund eligibility will be determined based on the specific circumstances of the cancellation. The city's authority to cancel an event is final.

(e) *Decision and appeal.* The city manager or designee shall review the completed application. If the application for a permit is denied, the applicant may appeal the denial to the City Council by submitting a written request for appeal to the city manager within 30 days of the date of denial. The City Council shall review the matter at its next available regular meeting and shall review the application together with all supporting documentation and city departmental comments considered by the city manager or designee in making a decision. The City Council may uphold, overturn or revise the decision of the city manager or designee and the City Council's decision shall be final.

Sec. 30-20. Police Protection.

After obtaining as much information as the Chief of Police or his/her designee reasonably deems necessary regarding a permit application, it shall be determined whether and to what extent additional police protection reasonably will be required for the event for purposes of traffic, crowd control, and security. If additional police protection for the event is deemed necessary by the Chief of Police or his/her designee, he/she shall so inform the applicant for the permit. The applicant then shall have the duty to secure police protection acceptable to the Chief of Police or his/her designee at the sole expense of the applicant and shall prepay the expenses of such protection as required. The Chief of Police or his/her designee shall consider what additional manpower, equipment and supplies are needed, as well as any other items or expenses which will be necessary.

Sec. 30-21. Fire Protection and Emergency Medical Services.

After obtaining as much information as the Fire Chief and Fire Marshal or their designee reasonably deems necessary regarding a permit application, it shall be determined as to the need for on-site fire watch, crowd managers or emergency medical personnel. The Fire Marshal or his/her designee shall consider such factors as the location, number of anticipated participants and spectators, and type of event, including the application of appropriate codes and ordinances. If fire watch, crowd managers and/or emergency medical personnel for the event are deemed necessary by the Fire Chief or Fire Marshal, he/she shall so inform the applicant who shall have the responsibility to secure fire watch/emergency medical personnel/crowd managers reasonably acceptable to the Fire Chief and/or Fire Marshal or their designee at the sole expense of the applicant and shall pay the expenses of such protection. Only state certified licensed professional fire/emergency medical personnel shall be used for this purpose, preferably City of St. Cloud Fire Department employees and equipment. The conduct of the event shall not introduce extraordinary hazards to fire protection and/or life safety in the immediate or adjacent areas.

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 1 and Section 2 of this ordinance shall be codified as a part of the St. Cloud City Code The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

Section 6. Effective Date. This Ordinance shall be effective immediately upon its adoption as provided by law.

FIRST READING ON THE 9th day of October 2025.
SECOND READING ON THE 13th day of November 2025.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 13th day of November 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

_____
Daniel F. Mantzaris, City Attorney

ORDINANCE NO. ~~2025-17~~ 2025-58

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING ~~CHAPTER 30 "PARKS AND RECREATION"; ARTICLE II, "SPECIAL EVENTS" OF THE CITY CODE OF ORDINANCES; SECTION 30-16 "PURPOSE AND INTENT" EXEMPTING CITY EVENTS FROM THE PERMITTING PROCESS; AND 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.~~ AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE AS FOLLOWS: AMENDING GROWTH MANAGEMENT SERVICES TO READ COMMUNITY DEVELOPMENT DEPARTMENT, ARTICLE I - SEC. 30-2(A) REMOVE REFUNDABLE PERFORMANCE BOND, SEC. 30-3 ADD BOAT RAMP HOURS, 30.4(A) AMEND DAWN TO DUSK TO READ SUNRISE TO SUNSET, ARTICLE II - SEC. 30-16 AMENDING MAJOR SPECIAL EVENT DEFINITION TO SPECIAL EVENT, REMOVING THE EVENT CAP OF 250 PEOPLE AND REMOVING MINOR SPECIAL EVENT DEFINITION, AMENDING SEC. 30-18(A)(1) TO SPECIAL EVENTS AND REMOVING THE CAP OF 250 PEOPLE, SEC. 30-18(A)(2) REMOVING MINOR SPECIAL EVENTS, AMENDING SECTION SEC, 30-18(B) TO REMOVE A DAILY ATTENDANCE OF 250 PERSON OR GREATER, AMENDING SEC. 30—18(C) (1) REMOVING THE DAILY ATTENDANCE OF THE EVENT IS GREATER THAN 250 PERSONS OR, AMENDING SEC. 30-19 TO REMOVE MINOR SPECIAL EVENT, SEC 30-19(A) LIMITING THE NUMBER OF SPECIAL EVENTS WITHIN A CALENDAR YEAR AND SETTING RESERVATION REQUIREMENTS, SEC. 30-19(B)(3) SETTING REQUIREMENTS FOR WHO MAY ACT ON AN ORGANIZATION'S BEHALF, 30-19(C) SETTING PAYMENT TERMS AND PROVIDING CONFLICT, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, The City Council recognizes the impact that special events have on the availability of city services and also on the health, safety and welfare of the citizens of the City of St. Cloud, Florida, and

WHEREAS, the permitting, planning and implementation of events on public streets, sidewalks, property and places and certain non-public real property within the City, requires various City staff departments, including the Police, Fire, Public Services, ~~Growth Management Services~~Community Development Department, and Parks and Recreation Departments to collaborate in an effective process to review and approve special events in the best interests of the citizens of St. Cloud.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA:

Section 1. Chapter 30, "Parks and Recreation", Article II "Special Events", Sections 30-19 "Application for Permits" of the Code of the City of St. Cloud, Florida is amended as follows (underline depicts added language; strikethrough depicts deleted):

Article I. In General

Sec. 30-1. - Operation of vehicles in parks, recreational areas, lakefronts and cemeteries. It shall be unlawful for any person to drive or propel any vehicle, or drive any horse or other animal in, over or through any park, recreational area or lakefront area in the city except along and upon park drives, parkways and park boulevards, or for any person to ride any bicycle, tricycle or toy vehicles through any park except along and upon the park drives, parkways, park boulevards and upon paths set apart and designated as bicycle paths, except when, with the approval of the city manager and after a special event permit as required in section 30-2 is obtained, a special event is to take place. The city manager may approve the use of recreational vehicles along and upon recreational areas or lakefront areas.

Sec. 30-2. - Special event permit.

(a) Required. A Special Event permit will be required to be issued to the organization or individual sponsoring any special events. The permit fee ~~and a refundable performance bond as~~ currently established or as hereafter adopted by resolution of the city council from time to time will be required. ~~After inspection by the city manager or his designee, showing the area has been returned to its original condition as practically as possible, the city will issue a refund check of the bond.~~

(b) Electrical, sanitation and health requirements. Whenever a permitted special event is held, all electrical, sanitation and health requirements must be met. All recreational vehicles shall be completely self-contained. Failure to meet the specified electrical and health standards will result in the revocation of the permit.

Sec. 30-3. - Closing of lakefront.

The lakefront area including, but not limited to, the marina and marina parking lot owned by or under ~~the~~ jurisdiction of the city, being all that area between Lakeshore Boulevard to and including a reasonable distance into the waters of East Lake Tohopekaliga, shall be closed to the public each evening at sunset and shall be opened to the public each morning at sunrise. The boat ramp is open 24 hours a day, unless otherwise posted. It shall be prohibited for any person to be present in the lakefront area during the hours such area is closed to the public except if such person is doing any of the following:

(1) Fishing;
(2) Walking a domestic animal;
(3) Jogging, walking, bicycling, roller skating or roller blading when such activity is carried out in such a manner so that the person proceeds along the lakefront in a relatively straight line without stopping for periods of more than 15 minutes;
(4) Launching or bringing in a boat;
(5) Carrying on activities in accordance with a marina lease, a special event permit;
(6) Parking a vehicle in conjunction with any of the above-referenced activities.

Sec. 30-4. - Park hours.

(a) Established. The park hours for all city parks are established as ~~dawn~~ sunrise to ~~dusk~~ sunset each day, or as otherwise posted.

(b) Expansion or contraction of park hours. The city manager or his designee is authorized, upon application of any citizen, to permit a reasonable expansion or contraction of park hours for specific events or on good cause shown.

Sec. 30-5. - Glass beverage bottles prohibited on beach area of East Lake Tohopekaliga lakefront.

(a) Generally. It shall be unlawful for any person to be in possession of or to consume any beverage from glass beverage bottles upon the beach area of the East Lake Tohopekaliga lakefront.
(b) Definition of beach area. The beach area of the East Lake Tohopekaliga lakefront is defined as that area north of the north right-of-way line of Lakeshore Boulevard, east of the northerly extension of the Columbia Avenue centerline, west of the northerly extension of the Eastern Avenue centerline and south of the northerly city limits and the beach area of Chisholm Park is defined as that area, north of Rummell Road, west of Narcoosee Road a/k/a Highway 15, and south of Chisholm Park Trail.

Sec. 30-6. - Municipal swimming pool use fees.

The fees and charges for the use of the municipal swimming pool are as currently established or as hereafter adopted by resolution of the city council from time to time.

Sec. 30-7. - Fees, charges for use of parks, recreation facilities and equipment.

The fees and charges for the use of the city parks, recreation facilities and equipment are as currently established or as hereafter adopted by resolution of the city council from time to time.

Sec. 30-8. - Refund policy.

Requests for refunds will be considered on an individual basis and approved by the director of parks and recreation. An administrative charge will be assessed for each program refund requested by a participant. This charge will not apply to refunds requested by parks and recreation, i.e., key deposits, program failure, bad weather, etc.

Sec. 30-9. - Smoking prohibited.

(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
Public property shall mean all parks, recreation areas and athletic facilities owned by the city or the county school district and located within the city, including but not limited to, land, bleachers, seating, recreational facilities, structures, and playing areas. However, public property shall not include the lake front area as defined in section 30-3.
(b) Prohibition. It shall be unlawful for any person to possess any ignited tobacco product or electronic tobacco product or to consume by smoking any tobacco product on any portion of the public property in the City of St. Cloud.
(c) Signage. The city manager, or his designee, shall display one or more signs prohibiting smoking at the areas as specified in this section.

Sec. 30-10. - Vending activities on the lakefront.

(a) Purpose. It is the purpose of this section to regulate specific commercial activities within public areas along the shores of East Lake Tohopekaliga, herein referred to as "lakefront"
(b) Defined. For the purposes of this section, the following definitions shall apply:
(1) The term "lakefront" shall be defined as the publicly owned lands north of Lakeshore Boulevard, between Columbia Avenue and Oregon Avenue, including all rights-of-way within 150 feet of such lands.
(2) The term "vendor" shall include, and be limited to, any person who sells by peddling or offering for sale by soliciting or displaying any food items, beverages, wares, or any other item of merchandise or service from a temporary or mobile structure.

(c) Vending prohibited. No vendor business or activity shall be permitted at the lakefront except as part of an approved special event or as provided for within this Code.
(d) Exceptions. Notwithstanding the provisions of this section, the city council may provide for specific vending activities at the lakefront. The city council may adopt by resolution, as may be amended from time to time, a program to permit vending activities consistent with the provisions of this section.

Sec. 30-11. - Idle speed zones on the lakefront.

(a) Established. Idle speed zones are hereby established within 200 feet of the Lakeshore Park which includes the public park, boat ramp, marina, breakwater, dock, swimming area, picnic area, seawall or any other public area which is located on water edge.
(b) Definition of idle speed. Idle speed shall mean the minimum speed that permits a boat operator to steer a vessel.

Sec. 30-12. - Penalty.

Any person committing an act which is prohibited or made unlawful by the provisions of this chapter shall, upon conviction, be punished as provided in section 2-287of the City Code, and in addition, violations of this chapter shall be subject to enforcement by the city through code enforcement citation and/or the code enforcement board of the city.

Sec. 30-13 – 30-15 – Reserved.

Article II. Special Events

Sec. 30-16. Purpose and intent; City Exempt.

The purpose and intent of this article is to establish a permitting process for special events held on "regulated property" within the City limits that, among other things, because of their nature, create traffic control, crowd control, public safety, sanitation and/or other public health, safety and welfare issues of a nature sufficient to require review by the Police Department; the Fire Department; ~~the Growth Management Services Department~~the Community Development Department; the Parks and Recreation Department; Public Services and other City staff as deemed necessary. The city, including any and all departments within, is exempt from the special event permitting process.

Sec. 30-17. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly requires otherwise:

(a) "*Advertise"* is the act of publicly announcing or calling public attention to a person, thing, place, or event and shall include, but not be limited to, the distribution of handbills or mass mailings, the use of outdoor advertising and announcements by radio, television, or newspaper. Distribution also includes the use of electronic media to include email, internet, social media sites, and other electronic means.

(b) *"Event Organizer"* means a business, corporation, Limited Liability Company, individual, or any other legal entity which organizes, sponsors, or operates a special event.

(c) *"Regulated Property"* means all real property located within the municipal boundaries of the City of St. Cloud, whose use may require action by City resources such as, but not limited to, the Police, Fire or Public Services Departments. Regulated property shall include the waterways, access points and lakes or other bodies of water under the control of the State of Florida, Osceola County Board of County

Commissioners and/or the City of St. Cloud. Any property within the City of St. Cloud owned by the Osceola County School Board or any property being used subject to a motion photography permit or is exempt from this definition and the applicable requirements of this ordinance.

(d) *"Parade"* is any procession, march or assembly wherein the participants travel by foot, vehicle or otherwise in or upon any street, sidewalk, public right-of-way, bicycle path, public property, or public parking facility within the city; provided, however, that "parade" shall not include a peaceful procession or peaceful picketing that is conducted off the street or roadway in conformance with all traffic laws, city ordinances and state statutes and not in a manner as to obstruct vehicular or pedestrian traffic.

(e) *"Public Use"* is any lawful utilization of city owned parks, grounds, or other facilities which is not prohibited by any applicable regulation, ordinance, or law and which does not in fact interfere with, or tend to interfere with or obstruct the use of the park grounds or facilities by the general public or by any other person or person previously authorized to utilize the same.

(f) *"~~Major~~ Special Event"* means a temporary assembly held on regulated property within the City of St. Cloud, not regularly used by the event organizer to conduct its business or affairs. Special events may be "for profit" or "not-for-profit". A special event shall include, but not be limited to, any ceremony, exhibition, show, concert, pageant, rally, private entertainment events, professional performances, concerts, parades, street dances, sporting events, festivals, competitions, art shows, runs, races, walks or assembly which is intended and/or designed or advertised to encourage attendance or participation by the general public ~~and~~ or expected to exceed the facility's established occupancy load ~~with the goal of attracting participation of more than two hundred fifty (250) people~~ and any event where fireworks shall be used, exploded or displayed.

~~(g) "Minor Special Events" means by the event organizer to conduct its business or affairs. Special events may be "for profit" or "not-for-profit". A special event shall include, but not be limited to, any ceremony, exhibition, show, concert, pageant, rally, private entertainment events, professional performances, concerts, street dances, sporting events, festivals, competitions, art shows, runs/ races/ walks or assembly which is intended and/or designed or advertised with the goal of attracting participation of more than seventy-five (75) people and up to two forty-nine (249) people.~~

~~(h~~g*) "Firework"* shall mean and include any combustible or explosive composition, or any substance or combination of substances, or, except as hereinafter provided, any article prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges and toy cannons in which explosives are used, the type of balloons which require fire beneath to propel the same, firecrackers, torpedoes, skyrockets, Roman candles, dayglow bombs, and any fireworks containing any explosive or flammable compound or any tables or other device containing any explosive substance.

Sec. 30-18. Permit Required/ Exemptions.

(a) All special events held on regulated property within the City of St. Cloud require a special event permit in accordance with the provisions of this ordinance, unless expressly exempted. No event organizer required by this ordinance to obtain a special event permit shall advertise, engage in, participate in, aid, form, or start any special event prior to obtaining a special event permit from the City of St. Cloud.

(1) ~~*Major*~~ *Special Events requiring permit* shall be any event or activity, other than the normal day to day or seasonal operations of concerns licensed or established within the City of St. Cloud, Florida, which is designed, advertised or intended to attract the participation or attendance by the general public. ~~of more than two hundred fifty (250) people.~~

(2) ~~*Minor Special events requiring* permit shall be any events or activities, other than the normal day-to-day or seasonal operations of concerns licensed or established within the City of St. Cloud, Florida, which is designed or intended to attract the participation of more than seventy-five people and less than two hundred forty-nine people.~~

(b) Any event held on the water ~~which expects a daily attendance of 250 persons or greater, OR serves alcohol, OR by nature of the event creates traffic control, crowd control, public safety, sanitation and other public health, safety and welfare issues~~ requires a special event permit.

(c) An existing business or establishment within the City of St. Cloud that holds, sponsors, supports, or otherwise provides for an event at that establishment which is outside of the normal scope of the intended business practices requires a special event permit if:

~~(1) The daily attendance of the event is greater than 250 persons OR~~

(~~2~~1) Alcohol is served at the event, OR

(~~3~~2) Because of the nature of the event creates traffic control, crowd control, public safety, ~~OR~~ sanitation, and other public health, safety ~~and~~ or welfare issues, OR

(~~4~~3) Exceeds the max capacity of the existing business or establishment.

(d) The issue of a ~~S~~special ~~E~~event permit by the City of St. Cloud shall not relieve any person from the duty to secure other permits or approvals as may be required by the city code to include, but not be limited to, a business tax receipt, street closure authorization, or other permits/authorizations.

Sec. 30-19. Application for Permits

Any person or entity seeking the issuance of a ~~Major Special Event or Minor~~ Special Event permit shall file an application with the Parks and Recreation Department as set forth herein.

(a) *Filing Period.* All special event applications shall be for a single event or may be submitted for a maximum of twelve (12) reoccurring special events held in the Entertainment District in a calendar year if the event utilizes the same event space, time, event footprint and public safety department approved downtown road closure plans and logistical details ~~and shall not be valid for reoccurring future events.~~ A complete application with all required documents for a special event permit shall be filed with the Parks and Recreation Department not more than three hundred sixty-five (365) days before, and not less than sixty ~~days~~ (60) calendar days before the date and time at which it is proposed to commence the event; provided, however, that the City Manager or their designee may waive the minimum sixty-day (60) day filing period and accept an application filed within a shorter period if after due consideration of the date, time, place, and nature of the event, the anticipated number of participants, and the necessity for an amount of city services which will be required in connection therewith, the City of St. Cloud or designee determines that such waiver will not present a hazard to the public safety because of the reduced amount of time available to fully process the application.

For special events requiring a facility reservation, event dates shall not be considered held until both the security deposit and fifty percent (50%) of the rental fees are paid.

(b) *Contents.* The application shall, at a minimum, state the following:

(1) The name of the event organizer, sponsor or responsible person or entity.

(2) The mailing address, email address, and telephone number of the event organizer, sponsor or responsible person or entity.

(3) If the event is to be conducted for, on behalf of, or by an organization, the name, address, and telephone number of the headquarters of the organization and of the authorized and responsible heads of such organization. While an organization may designate an authorized representative to act on its behalf for the event, all required documentation must be completed and submitted by the organization itself.

(4) The specific location of the proposed special event.

(5) The date of the special event and the hours of operation.

(6) The approximate number of spectators and/or participants present or participating in the event.

(7) A designation of any public facilities or equipment proposed to be utilized.

(8) State permit if state roadway is to be used.

(9) Overflow parking plan.

(10) If the event is a parade, the following additional information shall be required:

a. Registration deadline of special event permits is one hundred eighty (180) days prior to the event

b. The exact location or any marshalling or staging areas for the parade;

c. The time at which units of the parade will begin to arrive at the staging areas and the times at which all such units will be disbursed there from;

d. Must use approved designed parade route.

e. The approximate number of persons who, and animals and vehicles which, will constitute the parade, the types of animals and description of the vehicles;

f. A general description of the activities to be conducted at the special event together with attendance estimates.

(11) The use of fireworks at any special event within the City of St. Cloud requires prior approval from the City Council. The fireworks display must be conducted by a licensed and insured professional pyrotechnician, and all necessary permits and safety measures must be in place. The event organizer is responsible for ensuring compliance with all local, state, and federal regulations regarding the use of fireworks. Approval from the City Council is required before any fireworks display may take place at the event.

(12) Proof of general liability insurance, with the City of St. Cloud named as an additional insured if the event is held on public or City owned property.

(13) City representatives from the Police and Fire Departments will provide a security plan for the event applicant. A predetermined manpower allocation table shall be used as a guideline in order to determine how many officers with arrest powers will be assigned to the special event (if any). The Chief of Police or designee may adjust the requirement of officers with arrest powers as he/she determines necessary. The applicant is responsible for securing the necessary police and fire services, and all associated fees for these services are the applicant's sole responsibility. Only City of St. Cloud personnel can be used to provide the required security. Private security may only be allowed to supplement the security requirements and must be approved by the Chief of Police or their designee.

(14) A site plan, which shall show at a minimum the following:

a. The dimensions and locations of all permanent and proposed temporary structures to be located on the property. Should any temporary structures be required for the event, the applicants will be responsible for obtaining all necessary building permits and meeting all requirements of applicable building and fire codes;

b. Ingress and egress locations; access to the site must not impede normal traffic flow on adjacent roadways;

c. Events requiring road closures within the City of St. Cloud must utilize the provided and approved road closure plans. The city will provide the necessary closure Traffic Management Plan (MOT), with the event organizer responsible for covering all associated costs. Requests for road closures on Lakeshore Blvd. will be reviewed and considered if the anticipated event participation is equal to or greater than five percent of the city's population. Events requiring the closure of Lakeshore Blvd. will be limited to one closure per month, for a total of 12 closures per year. Any requests for additional road closures beyond this limit will require approval from the City Council and/or designee.

d. The capacity and location of restroom facilities (either permanent or temporary) sufficient to meet the anticipated demand at the event in accordance with FL State Administrative Code: ~~64E-6.0101~~ 62-6.0101. Portable Restrooms and Portable or Stationary Holding Tanks.

e. Adequate provision for solid waste collection and disposal; as determined by City.

f. A parking plan with all on-site and overflow parking (if necessary) and proposed traffic flow, in addition to any necessary traffic control devices at the special event location. Road closures in the ~~e~~Entertainment ~~d~~District for non-City events will be limited to two to three per month on a first come, first served basis.

g. Location of all activities including but not limited to tents, vendors and stages.

(15) A certificate of good standing certifying that the event organizer is authorized to do business in Florida if the event organizer is a corporation or Limited Liability Company or some other business entity required to be registered with the Department of State.

(16) Copies of all fliers, handbills, newspaper advertisements and other advertising that the event organizer anticipates using to promote or advertise the special event.

(17) Written proof of permission from the owner of the regulated property for the use of said property by the event organizer for the special event. The owner shall be required to sign the application and agree to any conditions placed on the special event by the City. If the owner of the property is the City or the property is public property, this term shall not be required.

(18) Copies of all required federal, state and local business or regulatory licenses required to be held by the event organizer.

(19) Any other documentation or information that city staff or the City Council, upon appeal, determines to be reasonably necessary to properly evaluate the application.

(c) *Fees*. A non-refundable permit application fee as approved by resolution of the City Council, shall be paid to the City of St. Cloud at the time the application is filed or within three (3) business days. For special events requiring a facility reservation, a security deposit and fifty percent (50%) of the rental fee shall be due at the time of booking to secure the reservation date. All facility fees must be paid in full no later than thirty (30) days prior to the scheduled event. Event operation fees shall be paid in full no later than thirty (30) days prior to the scheduled event date, with the exception of Public Safety fees, which shall be billed following the event.

(d) *Cancellation*. The City of St. Cloud reserves the right to cancel any special event at its discretion for reasons including, but not limited to, public safety concerns, severe weather conditions, failure to comply with applicable laws and regulations, or other circumstances that may pose a risk to the health, safety, or well-being of participants or the general public. The decision to cancel an event will be made by the city manager or its designated representatives, and the event organizer will be notified promptly. In the event of a cancellation, the city will evaluate the situation and, at its discretion, may provide a partial or full refund of fees paid in connection with the event. Refund eligibility will be determined based on the specific circumstances of the cancellation. The city's authority to cancel an event is final.

(e) *Decision and appeal.* The city manager or designee shall review the completed application. If the application for a permit is denied, the applicant may appeal the denial to the City Council by submitting a written request for appeal to the city manager within 30 days of the date of denial. The City Council shall review the matter at its next available regular meeting and shall review the application together with all supporting documentation and city departmental comments considered by the city manager or designee in making a decision. The City Council may uphold, overturn or revise the decision of the city manager or designee and the City Council's decision shall be final.

Sec. 30-20. Police Protection.

After obtaining as much information as the Chief of Police or his/her designee reasonably deems necessary regarding a permit application, it shall be determined whether and to what extent additional police protection reasonably will be required for the event for purposes of traffic, crowd control, and security. If additional police protection for the event is deemed necessary by the Chief of Police or his/her designee, he/she shall so inform the applicant for the permit. The applicant then shall have the duty to secure police protection acceptable to the Chief of Police or his/her designee at the sole expense of the applicant and shall prepay the expenses of such protection as required. The Chief of Police or his/her designee shall consider what additional manpower, equipment and supplies are needed, as well as any other items or expenses which will be necessary.

Sec. 30-21. Fire Protection and Emergency Medical Services.

After obtaining as much information as the Fire Chief and Fire Marshal or their designee reasonably deems necessary regarding a permit application, it shall be determined as to the need for on-site fire watch, crowd managers or emergency medical personnel. The Fire Marshal or his/her designee shall consider such factors as the location, number of anticipated participants and spectators, and type of event, including the application of appropriate codes and ordinances. If fire watch, crowd managers and/or emergency medical personnel for the event are deemed necessary by the Fire Chief or Fire Marshal, he/she shall so inform the applicant who shall have the responsibility to secure fire watch/emergency medical personnel/crowd managers reasonably acceptable to the Fire Chief and/or Fire Marshal or their designee at the sole expense of the applicant and shall ~~pre~~pay the expenses of such protection. Only state certified licensed professional fire/emergency medical personnel shall be used for this purpose, preferably City of St. Cloud Fire Department employees and equipment. The conduct of the event shall not introduce extraordinary hazards to fire protection and/or life safety in the immediate or adjacent areas.

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 1 and Section 2 of this ordinance shall be codified as a part of the St. Cloud City Code The codifier is authorized to make editorial changes not effecting the substance of this ordinance by the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise to take such editorial license.

Section 6. Effective Date. This Ordinance shall be effective immediately upon its adoption as provided by law.

FIRST READING ON THE ~~10th~~ 9th day of ~~April~~ October 2025.
SECOND READING ON THE ~~8th~~13th day of ~~May~~ November 2025.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, this ~~8th~~ 13th day of ~~May~~ November 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

_____
Daniel F. Mantzaris, City Attorney

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-70 Riva's Edge PUD ZMA

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-70, 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 +/- 16.2 acres identified as Riva's Edge PUD / PMP (FKA Lake Lizzie Residential Development), Project #PUD23-00003, from "LDR" Low Density Residential (County) to "PUD" Planned Unit Development (City), generally located north of U.S. Highway 192 on the northwest shore of Lake Lizzie, east of Pine Grove Road, and south of Bass Highway, 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 November 13, 2025) Action on Ordinance No. 2025-70

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 October 21, 2025.

Final Action will be held on November 13, 2025.

Finance Director's Comments:

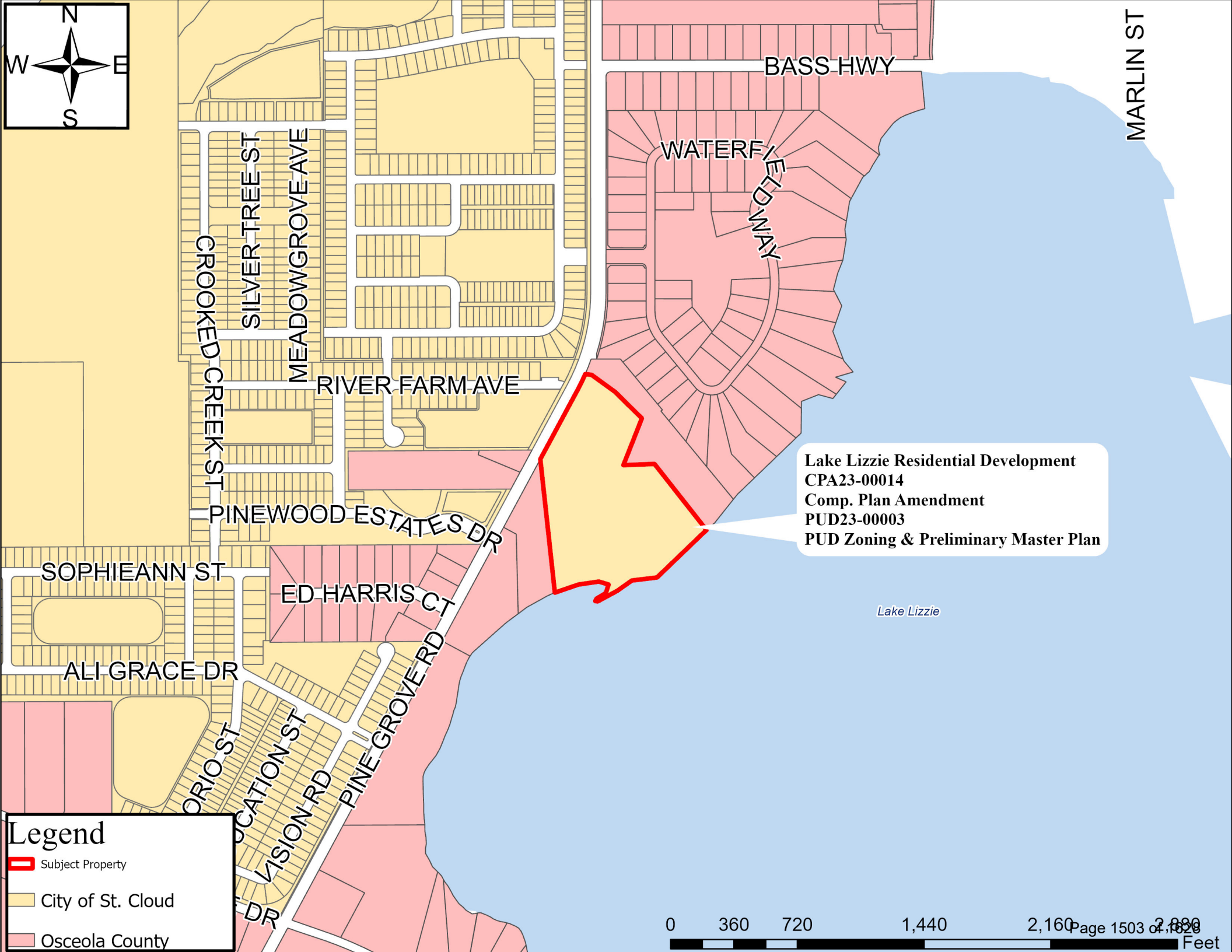
Procurement Director's Comments:

City Manager's Comments:

City Council Action:

11/13/25- Final Action

Attachments:
1. Location Map


N
W
E
S
BASS HWY
MARLIN ST
WATERFIELD WAY
SILVER TREE ST
MEADOWGROVE AVE
CROOKED CREEK ST
RIVER FARM AVE
PINEWOOD ESTATES DR
SOPHIEANN ST
ED HARRIS CT
ALI GRACE DR
PINE GROVE RD
Lake Lizzie
Lake Lizzie Residential Development
CPA23-00014
Comp. Plan Amendment
PUD23-00003
PUD Zoning & Preliminary Master Plan
Legend
Subject Property
City of St. Cloud
Osceola County
0
360
720
1,440
2,160
2,880
Feet

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-72 Cavan Corner FLU

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-72, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 0.42 acres identified as Cavan Corner, Project #CPA25-00009, generally located north of East 12th Street, east of Mississippi Avenue, south of 11th Street and west of Eastern Avenue, from "MDR" Medium Density Residential to "COM" Commercial, 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 November 13, 2025) Action on Ordinance No. 2025-72

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 October 21, 2025.

Final Action will be held on November 13, 2025.

Finance Director's Comments:

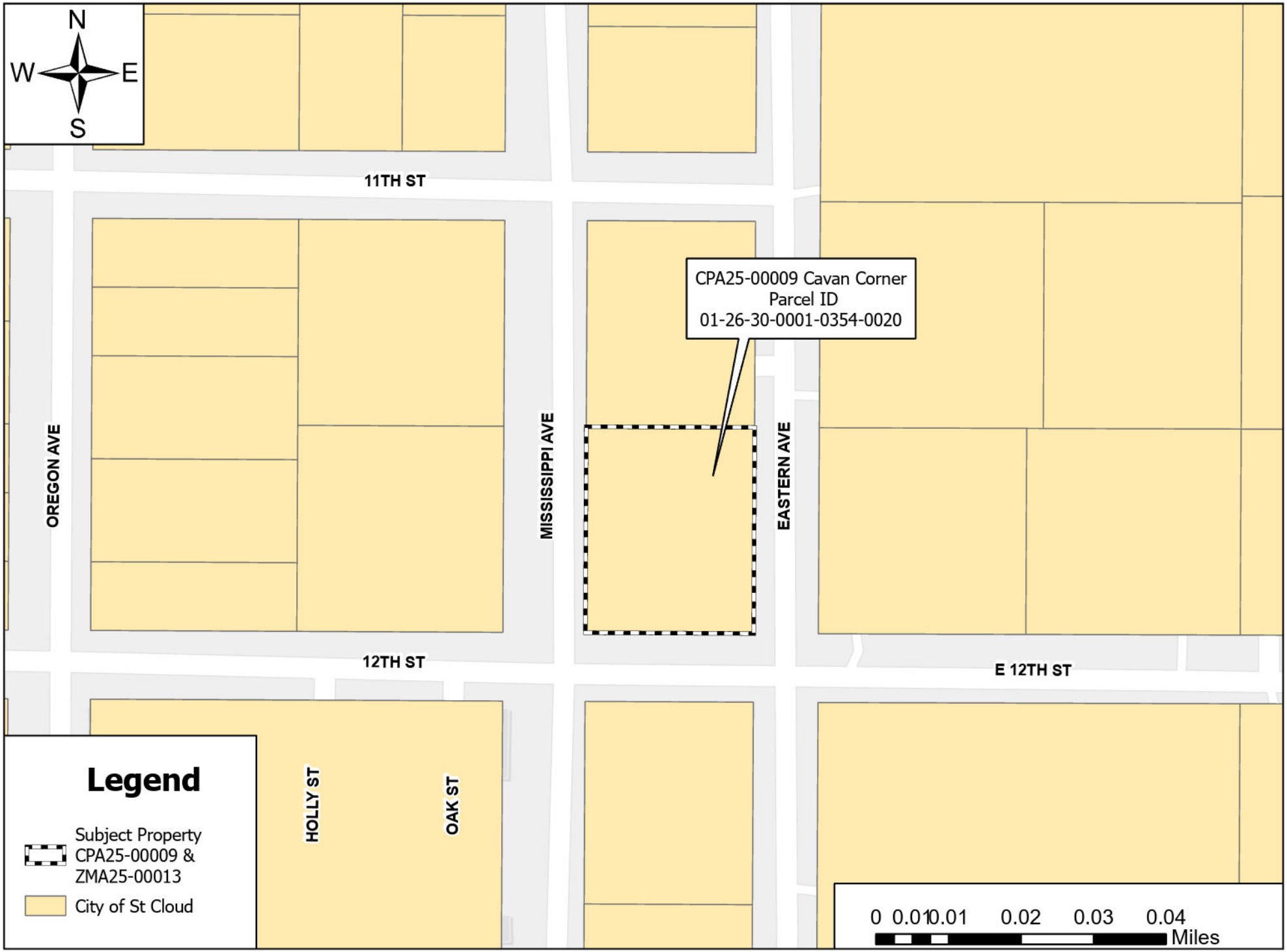
Procurement Director's Comments:

City Manager's Comments:

City Council Action:
11/13/25- Final Action

Attachments:

1. CPA25-00009 LOCATION MAP


N
W
E
S
11TH ST
CPA25-00009 Cavan Corner
Parcel ID
01-26-30-0001-0354-0020
OREGON AVE
MISSISSIPPI AVE
EASTERN AVE
12TH ST
E 12TH ST
HOLLY ST
OAK ST
Legend
Subject Property
CPA25-00009 &
ZMA25-00013
City of St Cloud
0 0.01 0.01 0.02 0.03 0.04
Miles

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-73 Cavan Corner ZMA

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-73, 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 +/- 0.42 acres identified as Cavan Corner Project #ZMA25-00013, from "R-2" Single & Two-Family Dwelling to "BC" Business Commercial, generally located north of East 12th Street, east of Mississippi Avenue, south of 11th Street and west of 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) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-73 (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 October 21, 2025.

Final Action will be held on November 13, 2025

Finance Director's Comments:

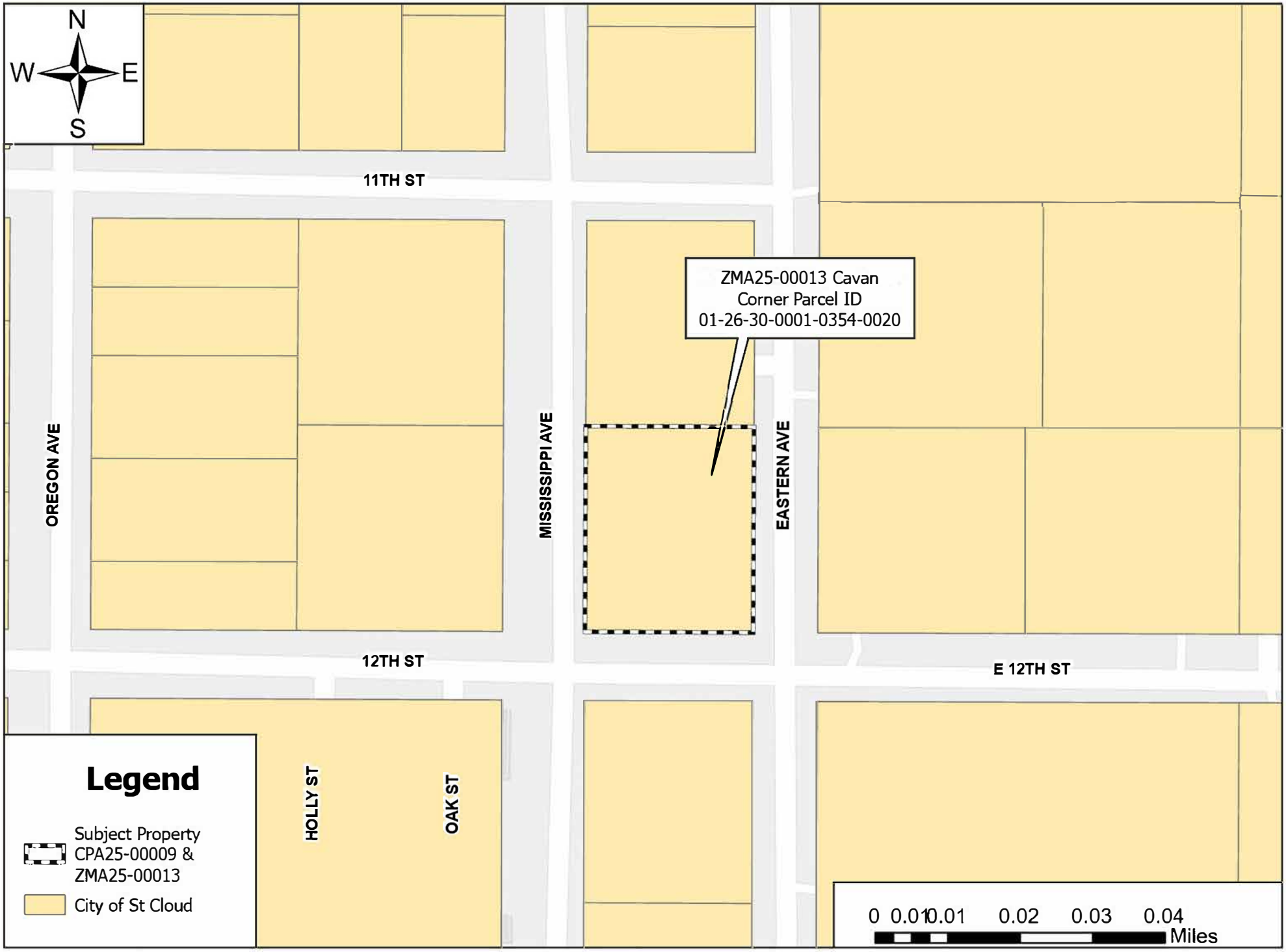
Procurement Director's Comments:

City Manager's Comments:

City Council Action:

11/13/25- Final Action

Attachments:
1. ZMA25-00013 LOCATION MAP


N
W
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11TH ST
ZMA25-00013 Cavan
Corner Parcel ID
01-26-30-0001-0354-0020
OREGON AVE
MISSISSIPPI AVE
EASTERN AVE
12TH ST
E 12TH ST
HOLLY ST
OAK ST
Legend
Subject Property
CPA25-00009 &
ZMA25-00013
City of St Cloud
0 0.01 0.01 0.02 0.03 0.04
Miles

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-74 Nova Road Community Center ANX

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-74, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud, Florida, approximately +/- 6.20 acres identified as Nova Road Community Center, Project #ANX25-00018, generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-74

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 October 21, 2025.

Final Action will be held on November 13, 2025.

Finance Director's Comments:

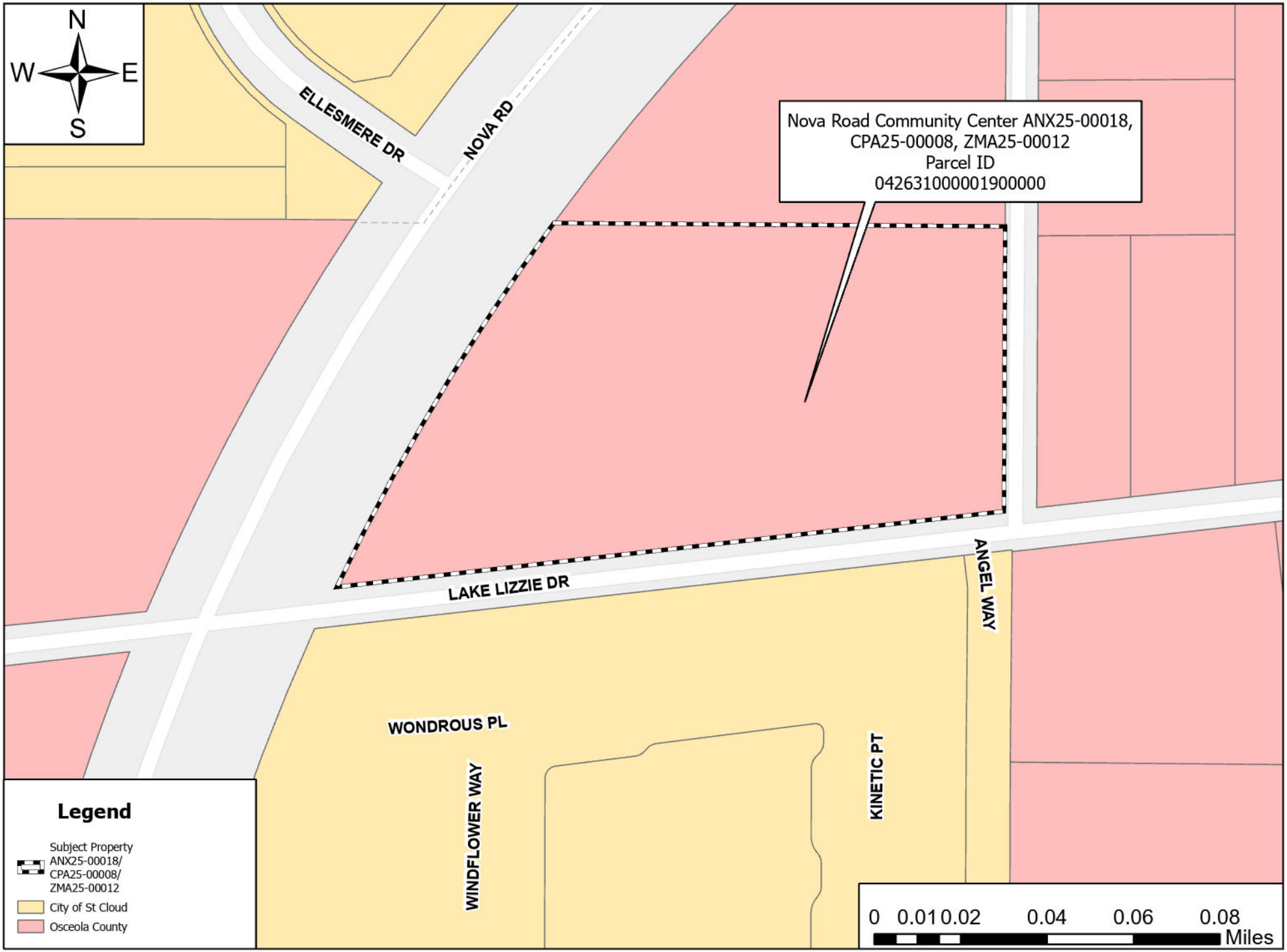
Procurement Director's Comments:

City Manager's Comments:

City Council Action:
11/13/25- Final Action

Attachments:

1. ANX25-00018 LOCATION MAP


N
W
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ELLESMERE DR
NOVA RD
Nova Road Community Center ANX25-00018,
CPA25-00008, ZMA25-00012
Parcel ID
042631000001900000
LAKE LIZZIE DR
ANGEL WAY
WONDROUS PL
WINDFLOWER WAY
KINETIC PT
Legend
Subject Property
ANX25-00018/
CPA25-00008/
ZMA25-00012
City of St Cloud
Osceola County
0 0.01 0.02 0.04 0.06 0.08
Miles

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-75 Nova Road Community Center Comp Plan

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-75, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 6.20 acres identified as Nova Road Community Center, Project #CPA25-00008, generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road; from "CCC" Community Center (County) to "CCC" 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) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-75

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 October 21, 2025.

Final Action will be held on November 13, 2025.

Finance Director's Comments:

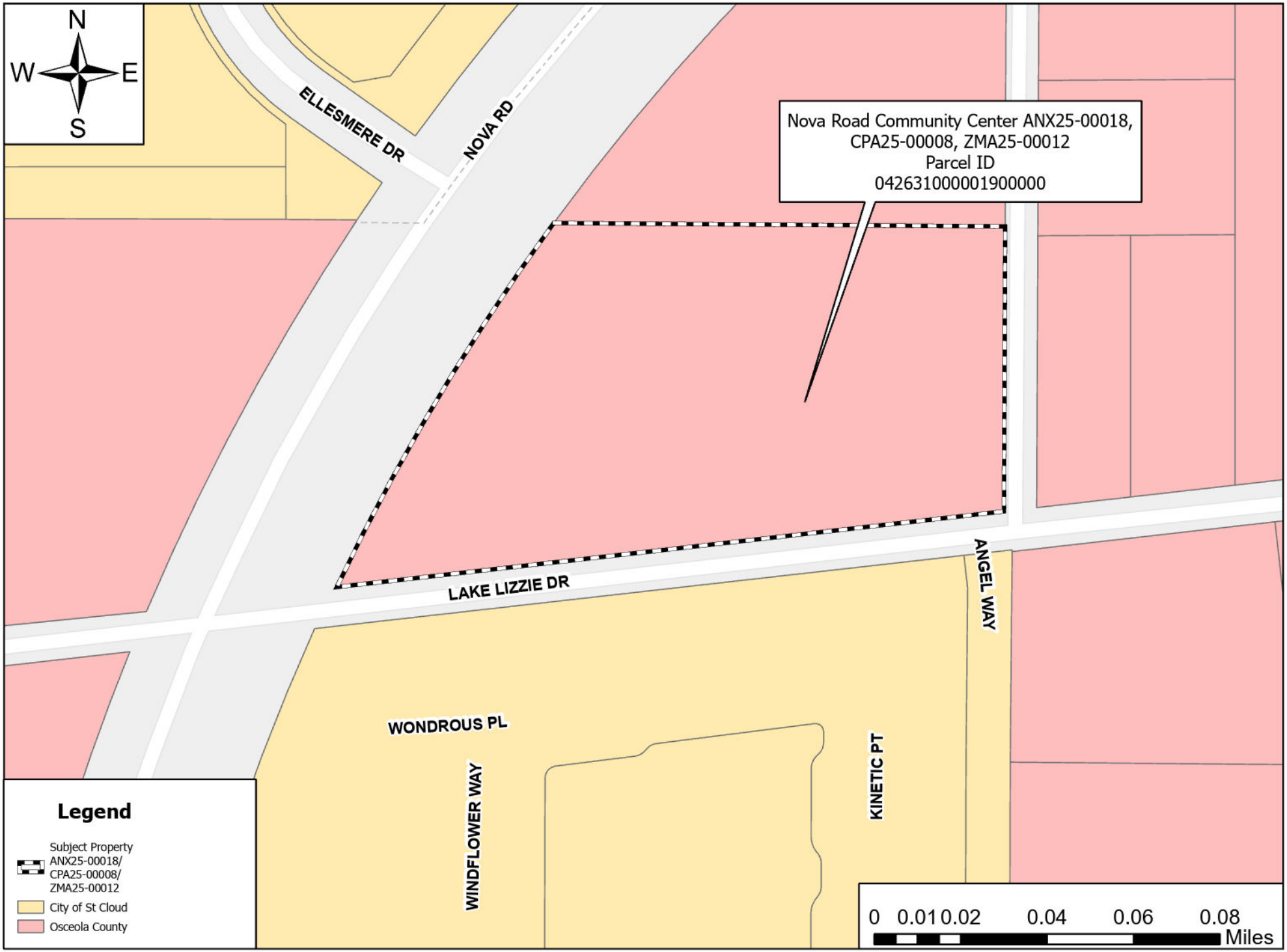
Procurement Director's Comments:

City Manager's Comments:

City Council Action:
11/13/25- Final Action

Attachments:

1. CPA25-00008 LOCATION MAP


N
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ELLESMERE DR
NOVA RD
Nova Road Community Center ANX25-00018,
CPA25-00008, ZMA25-00012
Parcel ID
042631000001900000
LAKE LIZZIE DR
ANGEL WAY
WONDROUS PL
WINDFLOWER WAY
KINETIC PT
Legend
Subject Property
ANX25-00018/
CPA25-00008/
ZMA25-00012
City of St Cloud
Osceola County
0 0.01 0.02 0.04 0.06 0.08
Miles

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-76 Nova Road Community Center ZMA

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-76, 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 +/- 6.20 acres identified as Nova Road Community Center, Project #ZMA25-00012, from "CR" Commercial Restricted (County) and “RS-3” Residential Single Family (County) to "CCC" Community Center Core (City) generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner 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 November 13, 2025) Action on Ordinance No. 2025-76 (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 October 21, 2025.

Final Action will be held on November 13, 2025

Finance Director's Comments:

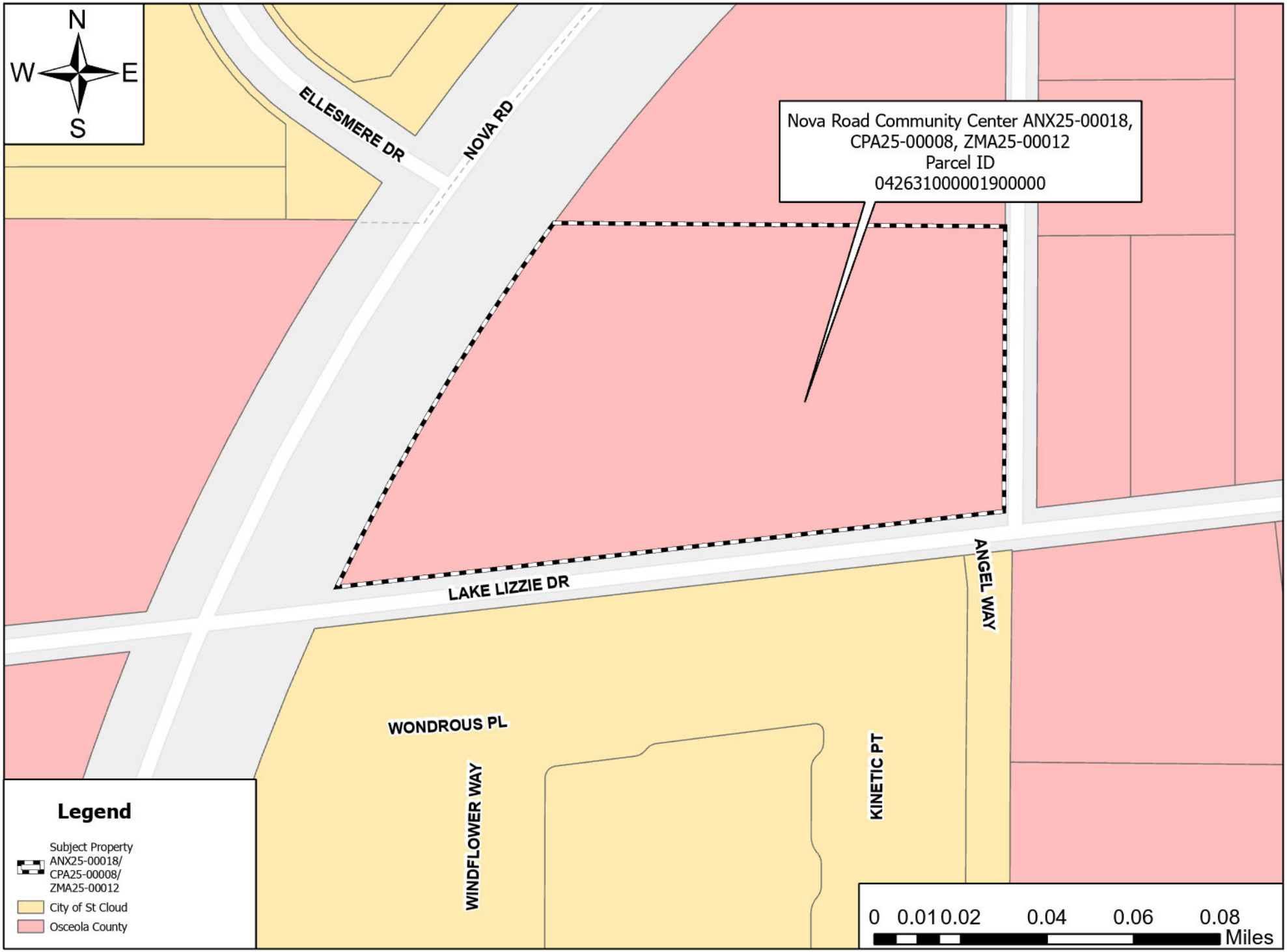
Procurement Director's Comments:

City Manager's Comments:

City Council Action:

11/13/25- Final Action

Attachments:
1. ZMA25-00008 LOCATION MAP


N
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ELLESMERE DR
NOVA RD
Nova Road Community Center ANX25-00018,
CPA25-00008, ZMA25-00012
Parcel ID
042631000001900000
LAKE LIZZIE DR
ANGEL WAY
WONDROUS PL
WINDFLOWER WAY
KINETIC PT
Legend
Subject Property
ANX25-00018/
CPA25-00008/
ZMA25-00012
City of St Cloud
Osceola County
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Miles

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-78 - Entertainment District

Park & Recreation Agenda Item:
First Reading and Introduction for Ordinance No. 2025-78, an ordinance of the City Council of the City of St. Cloud, Florida, amending Division 27 - Entertainment District, Section 3.13.3, C.2. - outside drinking limit; G - Hours for music and entertainment, and H - Games, sporting events, and entertainment and repealing sections 3.13.3.C(5)- Permit required; (D) Entertainment District event permit; and (E) Police Protection; (F) Fire Protection and emergency medical services and providing for severability, conflicts, codification, and an effective date. (Above is full title)(Final Public Hearing will be heard on November 13, 2025) Action on Ordinance 2025-78.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The Entertainment District Ordinance was adopted to support downtown revitalization by encouraging entertainment, retail, and restaurant uses within a defined boundary in the City. It provides for outdoor alcohol consumption, music, entertainment, and events within this district under specific regulations.

Previously, the ordinance required an Entertainment District Event Permit for certain activities, creating a duplicate process alongside the City's existing Special Event Ordinance. This dual requirement led to confusion for event organizers and inefficiencies in processing permits.

To streamline the process, staff has prepared an amendment that eliminates the separate Entertainment District permit provisions and instead routes all events through the Special Event Ordinance permitting process. This ensures consistency, reduces redundancy, and provides a single, clear special event permitting framework for organizers.

Legal Authority:
Land Development Code 3.1.1.7

Budget and Recommendation:
Staff recommends **APPROVAL** of Ordinance 2025-78 on first reading and authorization for staff to advertise the public hearing for adoption.

Finance Director's Comments:
N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:
11/13/2025 - Final Action

Attachments:
1. 2025-78 - Entertainment District Ordinance - Staff report
2. Ordinance 2025-78 - Entertainment District (final) 9-24-25
3. Ordinance 2025-78 - Entertainment District (mark-up) 9-24-25

MEMORANDUM REPORT
FOR CITY COUNCIL
October 9, 2025

To: Mayor Robertson and Council Members

From: Stephanie Holtkamp, Parks and Recreation Director

Subject: Ordinance No. 2025-78 (First Reading) / November 13, 2025 (Second Reading)

Date: September 25, 2025

REQUEST:

The purpose of this agenda item is to request City Council approval of Ordinance No. 2025-78, amending Division 27 – Entertainment District of the Land Development Code. This ordinance removes the separate Entertainment District permit requirement for events, and such events must instead be reviewed and approved under the City's Special Event Ordinance permitting process.

BACKGROUND:

The Entertainment District Ordinance was adopted to support downtown revitalization by encouraging entertainment, retail, and restaurant uses within a defined boundary in the City. It provided for outdoor alcohol consumption, music, entertainment, and events within this district under specific regulations.

Previously, the ordinance required an Entertainment District Event Permit for certain activities, creating a duplicative process alongside the City's existing Special Event Ordinance. This dual requirement led to confusion for event organizers and inefficiencies in processing permits.

To streamline the process, staff has prepared an amendment that eliminates the separate Entertainment District permit provisions and instead routes all events through the Special Event Ordinance permitting process. This ensures consistency, reduces redundancy, and provides a single, clear special event permitting framework for organizers.

STRATEGIC PLAN GOALS:

High-Performing Government

Focus on the continuity and sustainability of core public services

Effective Community Safety

Strong collaborations and partnerships with the community

COST:
There is no cost associated with this item.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Ordinance No. 2025-78

Attachment – Ordinance No. 2025-78

ORDINANCE NO 2025-78

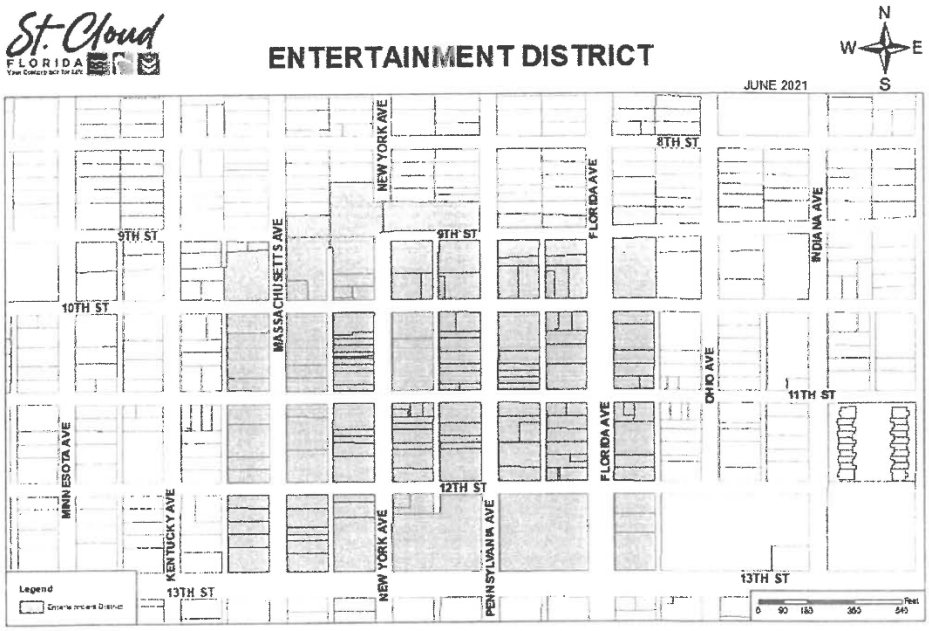
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING DIVISION 27 -ENTERTAINMENT DISTRICT, SECTION 3.13.3, C. 2 - OUTSIDE DRINKING LIMIT; G – HOURS FOR MUSIC AND ENTERTAINMENT, AND H – GAMES SPORTING EVENTS, AND ENTERTAINMENT AND REPEALING SECTIONS 3.13.3.C(5) - PERMIT REQUIRED; (D) ENTERTAINMENT DISTRICT EVENT PERMIT; AND (E) POLICE PROTECTION; (F) FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE.

3.13.3. - Entertainment district.

A. *Purpose.* The purpose of this section is to encourage the location of entertainment, retail and restaurant uses within a limited defined area of the city hereafter referred to as the entertainment district. The regulations within this section create an opportunity to offer a variety of amenities to the public in a convenient physical location that will promote pedestrian use with an attendant decrease in vehicular traffic, provide for more efficient and effective public safety enforcement in a defined area, foster a mutual relationship among downtown merchants and property owners, and encourage private development of entertainment facilities which enhance and complement the use of the public facilities.

B. *District boundaries.* The entertainment district shall mean an area depicted in "Exhibit A" of the ordinance this section derives and be generally described as the area bounded by 9 th Street to the North, Florida Avenue to the East, 13 th Street to the South and Massachusetts Avenue to the West. It shall also include those properties directly adjacent to the described district boundaries for the purposes of uses described herein.

Exhibit A



C. *Outside consumption in the district.* Within the district, the following shall apply:

1. *District possession/consumption hours.* Possession/consumption of any alcoholic beverages dispensed or sold by a registered establishment is authorized within the boundaries of the district, Wednesdays to Saturdays, from 11:00 a.m. to 12:00 a.m. Extended hours of consumption for city or city-sponsored events may be granted with prior approval by the city manager and/or designee, not to exceed chapter 4, alcoholic beverages, section 4.2, hours of sale.

2. *Outside drink limit.* Any registered establishment licensed to dispense or sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an approved clear container for removal from the premises, as specified in this section, provided, however, that no establishment shall dispense to any person, under the legal age of alcohol drinking, as provided by law, more than one such alcoholic beverages at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverages from the licensed premises.

3. *Size limited to 16 fluid ounces.* No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the district, more than one alcoholic beverage in approved container that exceeds 16 fluid ounces in size.

4. *Drinking from a bottle, aluminum, or glass container is prohibited.* It shall be unlawful for any person to drink alcoholic beverages from a not approved container, or to possess in an open aluminum or glass container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, except as authorized and approved as outdoor dining.

D. *Hours for music and entertainment.* Music, singing, and/or other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district. Outdoor music, singing and entertainment shall be permitted until 1:30 a.m., providing compliance with the city's noise ordinance, unless otherwise permitted by way of special event permit.

E. *Games, sporting events, and entertainment.* Games, sporting events, artistic performances, farmer's markets and other such forms of organized entertainment and community events are encouraged and allowed within the entertainment district, subject to compliance with all applicable health and safety regulations and approved through the special event permitting process.

ORDINANCE NO 2025-78

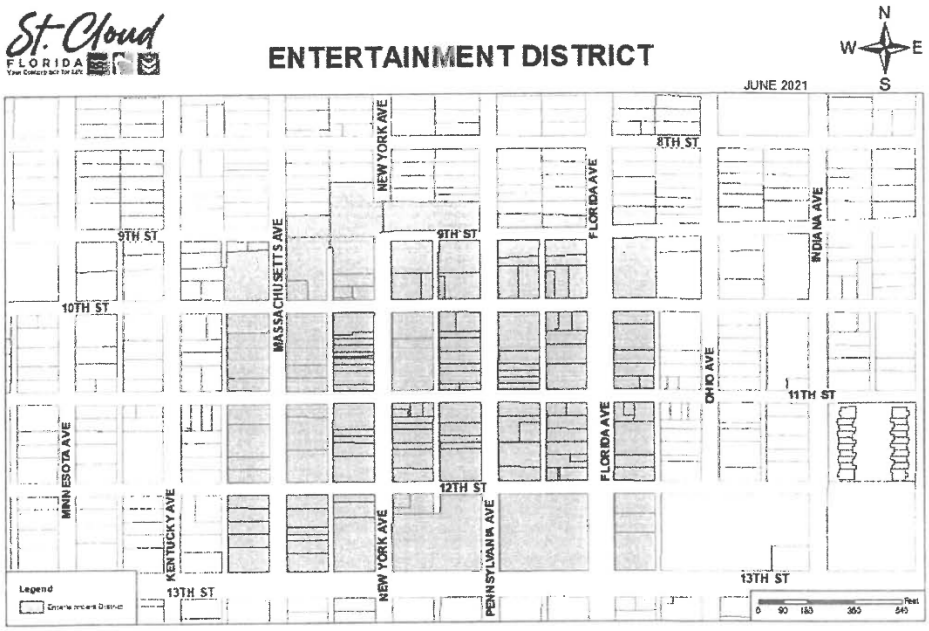
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING DIVISION 27 -ENTERTAINMENT DISTRICT, SECTION 3.13.3, C. 2 - OUTSIDE DRINKING LIMIT; G – HOURS FOR MUSIC AND ENTERTAINMENT, AND H – GAMES SPORTING EVENTS, AND ENTERTAINMENT AND REPEALING SECTIONS 3.13.3.C(5) - PERMIT REQUIRED; (D) ENTERTAINMENT DISTRICT EVENT PERMIT; AND (E) POLICE PROTECTION; (F) FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE.

3.13.3. - Entertainment district.

A. *Purpose.* The purpose of this section is to encourage the location of entertainment, retail and restaurant uses within a limited defined area of the city hereafter referred to as the entertainment district. The regulations within this section create an opportunity to offer a variety of amenities to the public in a convenient physical location that will promote pedestrian use with an attendant decrease in vehicular traffic, provide for more efficient and effective public safety enforcement in a defined area, foster a mutual relationship among downtown merchants and property owners, and encourage private development of entertainment facilities which enhance and complement the use of the public facilities.

B. *District boundaries.* The entertainment district shall mean an area depicted in "Exhibit A" of the ordinance this section derives and be generally described as the area bounded by 9 th Street to the North, Florida Avenue to the East, 13 th Street to the South and Massachusetts Avenue to the West. It shall also include those properties directly adjacent to the described district boundaries for the purposes of uses described herein.

Exhibit A



C. *Outside consumption in the district.* Within the district, the following shall apply:

1. *District possession/consumption hours.* Possession/consumption of any alcoholic beverages dispensed or sold by a registered establishment is authorized within the boundaries of the district, Wednesdays to Saturdays, from 11:00 a.m. to 12:00 a.m. Extended hours of consumption for city or city-sponsored events may be granted with prior approval by the city manager and/or designee, not to exceed chapter 4, alcoholic beverages, section 4.2, hours of sale.

2. *Outside drink limit.* Any registered establishment licensed to dispense or sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an approved clear container for removal from the premises, as specified in this section, provided, however, that no establishment shall dispense to any person, under the legal age of alcohol drinking, as provided by law, more than one such alcoholic beverages at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverages from the licensed premises.

3. *Size limited to 16 fluid ounces.* No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the district, more than one alcoholic beverage in approved container that exceeds 16 fluid ounces in size.

4. *Drinking from a bottle, aluminum, or glass container is prohibited.* It shall be unlawful for any person to drink alcoholic beverages from a not approved container, or to possess in an open aluminum or glass container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, except as authorized and approved as outdoor dining.

5. ~~*Permit required.* Entertainment district event permit shall be required for events as defined in Chapter 8 in the entertainment district as required and approved by the city. Outside consumption shall be permitted as stated in these regulations for those events.~~

~~D. *Entertainment district event permit.* A permit shall be obtained from the city for all events held within the Entertainment District unless expressly permitted pursuant to sections 2.9.1 and 2.9.2.~~

~~E. *Police protection.* During the review process, the chief of police or his/her designee shall determine whether and to what extent additional police protection reasonably will be required for the event for purposes of traffic, crowd control, and security. If additional police protection for the event is deemed necessary by the chief of police or his/her designee, he/she shall so inform the applicant for the permit. The applicant then shall have the duty to secure police protection acceptable to the chief of police or his/her designee at the sole expense of the applicant and shall prepay the expenses of such protection as required. The chief of police or his/her designee shall consider what additional manpower, equipment and supplies are needed, as well as any other items or expenses which will be necessary.~~

~~F. *Fire protection and emergency medical services.* During the review process, the fire chief, the fire marshal, or their designee shall determine the need for on-site fire watch, crowd managers or emergency medical personnel. The fire marshal or his/her designee shall consider such factors as the location, number of anticipated participants and spectators, and type of event, including the application of appropriate codes and ordinances. If fire watch, crowd managers and/or emergency medical personnel for the event are deemed necessary by the fire chief or fire marshal, he/she shall so inform the applicant who shall have the responsibility to secure fire watch/emergency medical personnel/crowd managers reasonably acceptable to the fire chief and/or fire marshal or their designee at the sole expense of the applicant and shall prepay the expenses of such protection. Only state certified licensed professional fire/emergency medical personnel shall be used for this purpose, preferably City of St. Cloud Fire Department employees and equipment. The conduct of the event shall not introduce extraordinary hazards to fire protection and/or life safety in the immediate or adjacent areas.~~

~~G.~~D. *Hours for music and entertainment.* Music, singing, and/or other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district. Outdoor music, singing and entertainment shall be permitted until 1:30 a.m., providing compliance with the city's noise ordinance, unless otherwise permitted by way of ~~an entertainment district event~~ special event permit.

~~H~~E. *Games, sporting events, and entertainment.* Games, sporting events, artistic performances, farmer's markets and other such forms of organized entertainment and community events are encouraged and allowed within the entertainment district, subject to compliance with all applicable health and safety regulations and approved through the special event permitting process.

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-79 Employment Commercial LDC Update

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-79, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3, "Performance and Siting Standards" of the Land Development Code, by amending Articles 2 through 16, identified as Employment Commercial LDC Update, Project # CDA25-00004, providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date. (Above is full title) (Final Public Hearing will be heard on November 13, 2025) Action on Ordinance No. 2025-79

Strategic Key Focus Areas:
High-Performing Government

Background Information:

Legal Authority:
Section 163.3202, Florida Statutes (2025)

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

Planning Commission will be held on October 21, 2025.

Final Action will be held on November 13, 2025.

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:
11/13/25 - Final Action

Attachments:

1. Ordinance 2025-79 Employment Commercial LDC Update 10092025 CC

RETURN TO:
CITY OF ST. CLOUD
DEPT. OF COMMUNITY DEVELOPMENT
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NUMBER 2025-79

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING CHAPTER 3, "PERFORMANCE AND SITING STANDARDS" OF THE LAND DEVELOPMENT CODE, BY AMENDING ARTICLES 2 THROUGH 16, IDENTIFIED AS EMPLOYMENT COMMERCIAL LDC UPDATE, PROJECT # CDA25-00004, PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS, CONFLICT, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS**,** as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of St. Cloud, Florida, a municipal corporation; enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS**,** as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the Planning Commission held a public hearing on this request on October 21, 2025 at which it made a recommendation of APPROVAL; and

WHEREAS**,** the City Council of the City of St. Cloud, Florida, deems it necessary to amend Chapter 3 "Performance and Siting Standards" of the Land Development Code of the City of St. Cloud, Florida; and

WHEREAS**,** the provisions of this Ordinance are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan of the City of St. Cloud, Florida, as codified are hereby ratified and affirmed; and

WHEREAS**,** the City Council of the City of St. Cloud, Florida, has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS**,** for the purpose of this Ordinance, underline type shall constitute additions to the original text, strikethrough type shall constitute deletions to the original text and **** shall constitute ellipses to the original text.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION 1

Amend Articles 2 through 16 of Chapter 3, Performance and Siting Standards of the St. Cloud Land Development Code to read as follows:

****

"ARTICLE 2 - ESTABLISHMENT AND APPLICABILITY OF DISTRICTS

3.2.1. - Establishment of districts.

In order to classify, regulate, and restrict the uses of land, water, buildings, and structures; to regulate and restrict the height and bulk of buildings;

to regulate the area of yards, courts, and other open spaces between buildings; and to regulate the intensity of land use, all the area of the city is classified into the districts listed in Table 3.2.1, with each district assigned to a broad zoning category.

TABLE 3.2.1
Zoning Districts and Categories

Symbol	District	District Categories
A	Agriculture	Agricultural
R-E	Single-Family Dwelling District	Residential
R-1	Single-Family Dwelling District	Residential
R-1A	Single-Family Dwelling District	Residential
R-1B	Single-Family Dwelling District	Residential
R-2, R-2A	One- and Two-Family Dwelling Districts	Residential
R-3	Multiple Family Dwelling District	Residential
R-4	Multiple Family Dwelling District	Residential
MH-2	Residential, Manufactured/Mobile Home District	Residential
MH-A	Residential, Manufactured/Mobile Home Annexation District	Residential
PUD	Planned Unit Development District	Residential
P	Professional District	Commercial
BC	Business Commercial	Commercial
EC	Employment Commercial	Commercial
NB	Neighborhood Business District	Commercial
HB	Highway Business District	Commercial
CBD-1 & 2	Central Business District	Commercial
I-1, 2 & 3	Industrial Districts	Industrial
I-2A	Industrial Sub-district	Industrial
I-3	Industrial District (Industrial PUD)	Industrial
OR	Open Space and Recreation District	Institutional
MIX	Mixed Use District	Mixed Use
HPO	Historic Preservation Overlay	Dependent on underlying district

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NCO	Narcoossee Community Overlay District	Dependent on underlying district

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3.6.7 - EC, Employment Commercial District.

A. *Description of district.* The Employment Commercial district implements the Employment policies of the Comprehensive Plan where Urban Infill Centers are not feasible and is intended to expand and diversify employment opportunities within the City. A request for rezoning to the Employment Commercial District shall only be permitted when requested by City of St. Cloud, Osceola County, or the State of Florida. The property or subject area shall consist of contiguous properties that meet the following criteria:

1. *Is contiguous to 2 or more roadways classified as arterial or higher.*
2. *Is a minimum of 100 acres.*
3. *Is not located within a Mixed Use Master Plan area or designated Urban Infill Center.*

B. *Permitted uses.*

1. *Principal uses.* Permitted and conditional uses allowed within the employment commercial district are referenced in section 3.6.6.
2. *Accessory uses.* Uses that are customarily accessory and clearly incidental and subordinate to primary uses and structures listed above and meet the conditions in section 3.3.1.B.2 shall be permitted.

C. *Development/lot requirements.*

District	Use	Minimum Site Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage	Maximum Impervious Coverage	Floor Area Ratio
EC	Employment Commercial	N/A	N/A	N/A	100%	100%	2.50

D. *Yard Requirements.*

District	Use	Front on Primary Street (ft.)	Side (ft.)	Side on Secondary Street (ft.)	Rear (ft.)
EC	nployment Commercial	N/A	N/A	N/A	N/A

E. *Height.*

District	Land Use	Maximum Building Height (ft.)
EC	EMPLOYMENT	N/A

F. *Density Requirements.*

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District	Use	Minimum Dwelling Units per Acre	Maximum Dwelling Units per Acre
EC	Employment Commercial	10	40

A. *Density.* Residential density is permitted from a minimum of 10 un/ac to a maximum of 40 un/ac.

B. *Recreation and open space requirements.* See article 9 of chapter 4.

C. *Parking.*

1. *Parking space setback.* Parking in the employment commercial district shall be allowed in any required yard with appropriate setbacks established in chapter 4, article 2 of this Code, with the exception of standards provided within this article for the employment commercial district, but shall not encroach into any required landscaped or buffer area per chapter 4, article 8 of this Code.

2. *Minimum off-street parking requirements for the following uses within the employment commercial district shall be as follows:*

   a. *Multi-tenant Industrial Uses: One space for each 500 square feet of gross floor area.*

   b. *Warehouses: One space for each 3,000 square feet of gross floor area.*

   c. *Shopping Centers: Less than 75,000 square feet – one space for each 300 square feet of gross floor area; or 75,000 square feet or greater – one space for each 400 square feet of gross floor area.*

   d. *Manufacturing: One space for each 1,000 square feet of gross floor area.*

3. *Parking areas.* All parking areas and drives used by the public in the employment commercial district shall be paved. See chapter 6 of this Code for design standards.

4. For complete design standards and requirements according to use, see the regulations of chapter 4, article 2 of the LDC.

D. *Sign regulations.* See article 2 of chapter 4 of this LDC for sign regulations in this zoning district.

E. *Landscape and buffer requirements.* Landscape and buffer requirements in this zoning district must be in accordance with article 8 of chapter 4 of this LDC.

F. *Supplemental district regulations.*

1. *Outside storage. Businesses within the employment commercial district shall be permitted to have outside storage of parts, supplies, materials or equipment, subject to design standards and requirements identified in chapter 4, article 2 of the LDC.*

2. *Fencing. Fencing in the employment commercial district shall be allowed within the side and rear yards as authorized by section 3.15.3 of these regulations. If a side or rear yard abuts a right-of-way in the employment commercial district, such side or rear yard fencing must meet a required 5-foot setback. Such fencing shall be constructed of a durable, uniform, weather resistant, rust proof material, and shall not include barbed wire fencing except where mandated by law. All fencing in the employment commercial district shall be approved by the city manager or his designee and maintained as originally approved for permitting.*

3. *Required screening. In the employment commercial district, such minor outside mechanical equipment typically attached or integral to a structure as air conditioners, compressors, propane tanks, electrical*

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transformers solely used by that property, etc., as determined by the city manager or his designee, shall be screened with opaque material from view from any street rights-of-way. This requirement shall not apply to fire suppression equipment.

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3.6~~6~~7 Permitted uses in commercial districts.

The following is a listing of uses permitted in the commercial zoning districts. Each use is listed with a "P" for permitted by-right, or "C" for conditional use within each zoning district column. Those uses listed in zoning district's column with neither a "P" or "C" shall be considered prohibited.

USES	P	NB	EC	HB	BC	CBD-1	CBD-2
Adult congregate living facility	C	C		C	C	P	P
Adult day care center	C	C	P	C	P	C	C
Alcoholic beverage establishments (see section 3.14.5)			P	C	P	P	C
Aluminum products, sales and contractor			P	P	P	C	C
Amusement and commercial recreation, outdoors				C	C		
Amusement and commercial recreation, in an enclosed building			P	P	P		
Analytical chemist	P		P	P	P	C	C
Answering service	P		P	P	P	P	P
Antique shop		P	P	P		P	P
Appliances, sales and service			P	P	P	P	P
Apartments, condominiums, townhouses			P	C		P	P
Artist and photographic studios		P	P	P	P	P	P
Auction houses			P	P	P	C	C
Auditorium			P	P	P		
Automobile:							
Body work and painting				C	C		
Frame repair					C		
Minor mechanical repair				P	P		
Major mechanical repair				C	P		
Parts and supplies				P	P	P	P

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Quick wash				P	P		
Sales and rental				P	P		
Service station				P	P		
Tire repair and replacement				P	P		
Towing and wrecker service				C	P		
Window tinting				P	P		
Bakeries, most goods sold on premises at retail (not wholesale)		P	P	P	P	P	P
Banks and financial institutions	C	P	P	P	P	P	P
Barbershops and beauty shops	C	P	P	P		P	P
Bed and breakfast establishments				P		P	P
Bicycle, sales and service			P	P	P	P	P
Bioanalytical labs	P		P	P	P	C	C
Boardinghouse				P		P	P
Boat, major repair				C	P		
Boat sales, minor service and rental				P	P		
Body piercing (licensed by state)				P	P	P	P
Bondsman			P	P	P	P	P
Book, stationery, and newsstands		P	P	P		P	P
Building material, retail			P	P	P		
Building material, wholesale			P		C		
Building products manufacturing			P	C	C		
Cabinetry, metal, and woodworking shops			P	C	P		
Catering only (no restaurant facilities)		C	P	P	P	C	C
Cemetery	P						
Child care centers—Day nurseries and kindergarten	C	C	P	C	P	C	C
City government offices & facilities	P	P	P	P	P	P	P
Civic club			P	P	P	P	P

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Clairvoyant, fortuneteller				C	C	C	C
Clinics, medical and/or dental	P		P	P	P	P	P
Coffee roasting			P		P	C	C
Communication facilities, including tower (See section 3.14.29)	P 1		P	P 1		P 1	
Community center	P	P				C	C
Contractor (business office only)			P	P	P	P	P
Contractor's equipment, storage yards, provided open storage regulations are met			P	C			
Convenience stores with gasoline pumps		C		P	P		
Convenience stores without gasoline pumps		P	P	P	P	P	P
Dance and music studios		C	P	P	P	P	P
Data processing center		C	P	P			
Dental/medical laboratories	P		P	C			
Dive shop		P	P	P	P	P	P
Drug store	P	P	P	P	P	P	P
Educational facility:							
College or university	P		P	P	P	C	C
Public or private school	P	P	P	P	P	P	P
Vocational school	P		P	P	P	C	C
Employment agencies			P	P	P	P	P
Equipment rental—Major				C	C		
Equipment rental—Minor				C	P	C	C
Equipment sales—Major				C	C		
Equipment sales—Minor				C	P	C	C
Exterminating service			P	C	P		
Farm and garden supplies, including nursery stock, landscaping, garden center, sod, feed and grain		C	P	P	P		
Filling stations (see Automobile service stations)							

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Fire stations and police stations	P	P	P	P	P	P	P
Florist and gift shops		P	P	P		P	P
Food hall		P	P			P	P
Food stores or specialty food stores, including but not limited to retail sales of meat, fish, eggs, poultry, fruit, vegetables, candy, nuts, coffee, tea, confectionery, delicatessen, dairy products and health foods; stores carrying a variety of food or related goods or groceries		P	P	P	P	P	P
Frozen food locker					C		
Funeral homes	C			P	P	P	P
Furniture sales			P	P	P	P	P
Furniture refinishing when in conjunction with retail sales			P	C	P		
Gun range, indoor				C	C		
Government offices	P		P	P	P	P	P
Gymnastic/health spa facilities	C	C	P	P	P	P	P
Hardware		P	P	P	P	P	P
Heliport	C			C	C		
Hobby and craft shops		P	P	P	P	P	P
Home health agency	P	P	P	P	P	P	P
Home occupations	P	P		P		P	P
Hospitals and nursing homes	P		P	C	P		
Hotels, motels, motor hotels, motor lodges and tourist courts			P	P		P	P
Interior decorating and window treatment			P	P	P	P	P
Janitorial service and supplies			P	P	P	C	C
Kennels (inside boarding only)				C	P	C	C
Kennels (with animal "runs" outside)				C	C		
Laundromats and dry cleaning establishments for general retail trade, on-premises or off-premises cleaning; does not include distribution centers	C	P	P	P	P	C	C
Lawnmower, sales and service				C	C	C	C

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Limousine rental service (see City Code)				P	P	C	C
Locksmith			P	P	P	P	P
Lumber store				C	P		
Manufacturing, light			P		P		
Massage therapist (licensed)	P	P	P	P	P	P	P
Medical offices	P	P	P	P	P	P	P
Micro-beverage manufacturing			P	P	P	P	P
Mini warehouses and storage facilities, outside storage permitted (See sec. 3.14.23)				P	C		
Mobile food dispensing vehicles ("food trucks")			P	C			
Mobile home sales lots				C	C		
Multifamily residential			P			P	P
Office, business and professional	P	P	P	P	P	P	P
Open-air market (see definition)				C	C	C	C
Packaging, parcel and mail service	P	P	P	P	P	P	P
Pawnshop			P	P	P		
Pet stores and/or grooming		P	P	P	P	P	P
Pharmacy	P	P	P	P		P	P
Places of worship, with their attendant educational/recreational building, excluding schools	P	P	P	P	P	C	C
Pools/spas, retail and service				P	P		
Pools/spas, retail only, no outside display or equipment storage		P	P	P	P	P	P
Post offices	P	P	P	P	P	P	P
Printing and duplicating, retail		P	P	P	P	P	P
Private clubs and lodges			P	P	P	C	C
Produce stand				C		C	C
Public:							
Arboretums, museums	P			P	P		

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Cultural institutions				P		P	P
Golf courses	P	P		P	P		
Gun range, municipal	C						
Libraries	P	P	P	P	P	P	P
Parks, parkways, playgrounds	P	P	P	P	P	P	P
Playfields, land resources	P	P	P	P	P	P	P
Seaplane base							
Utility buildings and facilities necessary to serve surrounding neighborhoods (not including storage or service yards)	C	C	P	C	C	C	C
Utility structures			P	C	C	C	C
Radio and TV broadcasting studios and offices, excluding towers			P	P	P	C	C
Radio, TV and electronic sales and service			P	P	P	P	P
Repair shops, minor services (i.e., shoes, jewelry, electronics, small appliances		P	P	P	P	P	P
Residential recovery center, minor	C						
Residential uses including all customary accessory buildings in existence. See chapter 3, article 14	C	C	P	C		C	C
Restaurants, delivery and/or carry-out, more than 1,500 square feet			P	P	P	P	P
Restaurants, delivery and/or carry-out, provided gross floor area does not exceed 1,500 square feet, unless such delivery and/or carry-out is accessory or ancillary to a full-service restaurant, then square footage restrictions of full-service restaurants apply	P	P	P	P	P	P	P
Restaurants, full-service (See chapter 3, article 14)	P	P	P	P	P	P	P
Retail assembly shops			P		P		
Retail, general (i.e., department, hardware, paint, wallpaper, sporting goods, jewelry, computers, luggage, toy, wearing apparel stores)			P	P	P	P	P
Rooming houses						P	P
Screen printing			P	C	P	C	C
Short-term rental (residential)						C	C

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Tailoring shops		P	P	P	P	P	P
Tattoo parlors (licensed by state)			P	P	P	P	P
Taxi service (see City Code)				P	P	C	C
Telephone business offices and exchanges	P		P	P			
Theaters			P	P	P	P	P
Thrift stores	C		P	P	P	P	P
Timeshare/interval ownership				C		C	C
Tobacco shops		P	P	P		P	P
Transient lodging establishments			P	C		C	C
Travel agents	C	P	P	P	P	P	P
Truck repair shop					C		
Upholstery			P	P	P	P	P
Vehicles for hire (i.e., U-Haul, Ryder, etc.)				C	P		
Veterinary clinic and animal hospitals			P	P	P		
Video rental store			P			P	P
Welding			P		C		
	P = Permitted use by-right C = Conditional use						
	Notes: [1] Development and design standards apply.						

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ARTICLE 7 - INDUSTRIAL ZONING DISTRICTS

3.7.1. - I-1, I-2, and I-2A Industrial Districts.

A. *Description of districts.* The industrial districts are composed of areas of land in locations that are suitable to provide for research, technological applications, and industrial development. These areas are also suitable for those uses which are more intense or noncompatible with those uses within other commercial districts. The purpose of the industrial districts is to encourage and develop industrial applications of varying types and to protect surrounding land uses from encroachment of noncompatible uses, smoke, fumes, vibrations, or odors of any objectionable nature.

Industrial district 1 (I-1) is intended to provide for development which allows for office, research, technology application, warehousing and light industrial uses. In addition, this district provides for uses which are commercial in nature but are more intense or noncompatible with existing uses within commercial districts.

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Industrial district 2 (I-2) is intended for development which is industrial in nature. Industrial uses are those activities which involve the manufacturing, fabricating, processing, converting, altering and assembling, warehousing and the testing of products. Also included are those administrative functions and uses which are required for proper management of, control of, and directly related to industrial activity.

B. *Permitted uses.*

1. *Principal uses.*

a. *Industrial district 1.* No building, structure, or part thereof shall be erected, altered, or used, nor shall the premises be used in whole or in part in the light industrial, research, and technology district 1 (I-1) for other than one or more of the specified uses or conditional uses in section 3.7.3 and provided that:

(1) Research, technological, or light industrial uses, and office uses that are related to light industry and research, and activities incidental and accessory thereto.

(a) Research shall include theoretical and applied research in all sciences, product development and testing, engineering development, and marketing development.

(b) Light industrial uses shall include manufacture, fabricating, processing, converting, altering and assembling, and testing of products, provided that no such use shall:

i. Cause or result in dissemination of dust, smoke, gas or fumes, noise, vibration, or excessive light beyond the boundaries of the lot on which the use is conducted; menace by reason of fire, explosion, radiation, or other physical hazards; harmful discharge of waste materials; or unusual traffic hazards or congestion due to type or amount of vehicles required by or attached to the use. The performance standards for this subparagraph shall be those determined through professional review by the city manager, or his designee.

ii. Be dangerous to the comfort, peace, enjoyment, health, or safety of the community or the abutting areas or tends to their disturbance or annoyance.

iii. Be consistent with the appropriate and orderly development of the city and adjacent areas.

(c) Office uses that relate to LIRT activities shall include, but are not necessarily limited to, those office uses related to scientific or industrial research, product development and testing, engineering development, and marketing development, and such other office uses ancillary to and compatible with LIRT uses.

b. *Industrial district 2 (I-2).* No building, structure, or part thereof shall be erected, altered, or used, nor shall the premises be used in whole or in part in the industrial district 2 (I-2) for other than one or more of the specified uses or conditional uses in section 3.7.3 and provided that:

(1) In order to serve the purpose of permitting a wide variety of compatible land uses, permitted uses are not limited to any particular number of specified uses. Rather, any use consistent with the purposes of this district and the city's comprehensive plan is permitted, provided that:

(a) No use shall be permitted, excluding reasonable construction activity that:

i. Emits significant quantities of dust, dirt, cinders, smoke, gases, fumes, odors, or vapors into the atmosphere. The performance standards for this subparagraph shall be those determined through professional review by the city manager, or his designee.

ii. Emits any liquid or solid wastes or other matter into any stream, river or other waterway. The performance

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standards for this subparagraph shall be those determined through professional review by the appropriate state or federal regulatory agency.

iii. Emits radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser, or other radiation. The performance standards for this subparagraph shall be those determined through professional review by the appropriate state or federal regulatory agency.

iv. Produces excessive noise or ground vibration perceptible without instruments at any point exterior to any lot. The performance standards for this subparagraph shall be those determined through professional review by the city manager, or his designee.

v. Utilizes open storage, except for those uses provided for within these regulations and meet the provisions for such open storage.

c. *Sub-district I-2A.* Within the I-2 district there shall be a sub-district known as industrial I-2A wherein no lot of less than 108 feet in width or 17,000 square feet shall be permitted. All other provisions of I-2 shall apply. No property shall be rezoned to an I-2A district after the effective date of September 22, 1988.

d. *Enclosed buildings and outside storage.* All uses in the I-1 and I-2 districts, except for uses which would not maintain employees and would not require office facilities such as contractor storage yards, shall be maintained within an enclosed permanent building. Outside storage of parts, supplies or materials in the I-1 and I-2 districts may be approved provided storage is in conjunction with the business and is located in a side or rear yard of said business and fenced as authorized by section 3.15.3 of this Code. The fence shall be constructed of opaque material when adjacent uses are not zoned industrial. The fence shall be approved by the building official, or his designee, and maintained as originally approved

2. *Accessory uses.* Permitted accessory uses and structures in the I-1 and I-2 districts shall be as follows:

a. Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures; provided, however, that no residential facilities shall be permitted in the district except for watchmen or caretakers whose work requires residence on the premises or for employees who will be temporarily quartered on the premises.

b. Hospitals or clinics in connection with industrial activity.

c. Retail sales to the general public provided that are customarily accepted as being compatible and necessary to a permitted use within the district and:

(1) If retail sales are incidental and subordinate to the principal research, technological, or light industrial uses in this district, no area reserved for retail sales, display of products, and accessible to the general public shall be greater than 20 percent of the area reserved for the principal use if located in the I-1 District; or

(2) If retail sales are incidental and subordinate to the principal industrial uses in this district, no area reserved for retail sales, display of products, and accessible to the general public shall be greater than ten percent of the area reserved for the principal use.

C. *Development/lot requirements.*

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District	Use	Minimum Site Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage	Maximum Impervious Coverage	Floor Area Ratio
I-1	Industrial	15,000	100	150	50%	80%	1.0
I-2	Industrial	21,780	150	150	50%	80%	1.0
I-2A	Industrial [1]	17,000	108	N/A	50%	80%	1.0

Notes:

[1] Applies to only one specific area within the city.

[2] Live Local Act Projects shall follow the regulations of Chapter 4, Article 15, Section 3.15.13.

A. *Yard Requirements.*

1. *Setbacks.* Minimum setbacks from lot lines are shown below:

District	Use	Front on Primary Street (ft.)	Side (ft.)	Side on Secondary Street (ft.)	Rear (ft.)
I-1	Industrial	35	15 [2]	35 [2]	35
I-2	Industrial	35	15 [2]	35 [2]	35
I-2A	Industrial [1]	35	15 [2]	35 [2]	35

Notes:

[1] If a rear yard abuts a right-of-way or residential use, the rear yard shall be a minimum of 10 feet.

[2] All front setbacks shall be calculated either from the closer of the front lot line or the existing or planned rights-of-way to the building site. This shall similarly be done for side setbacks on secondary streets.

[3] Live Local Act Projects shall follow the regulations of Chapter 4, Article 15, Section 3.15.13.

2. *Building separation for I-1 and I-2.* Separation of principal buildings on the same property in the I-1 and I-2 districts shall meet the minimum standards set in the 5th Edition of the Florida Building Code, Section 304, Business Group B and Section 306, Factory Group F. The final building separation shall be determined by the building official and the fire marshal.

B. *Height.*

District	Land Use	Maximum Building Height (ft.)
I-1	Industrial	No height limit [1]

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I-2	Industrial	No height limit [1]
I-2A	Industrial	No height limit [1]

Notes:

[1] No height limit, except that when a building in an I-1 or I-2 district is within 300 feet of a residential district, the building shall not exceed the maximum height permitted in the residential district unless it is set back from all residential district yard lines a distance equal to one foot for each foot of additional height in excess of the height so permitted.

[2] Live Local Act Projects shall follow the regulations of Chapter 4, Article 15, Section 3.15.13.

C. *Density.* See floor area ratio referenced in section 3.7.1C. *This requirement may be modified based on the floor area ratio bonus option provided for in section 3.15.7.*

D. *Recreation and open space requirements.* A minimum of thirty percent of the gross site area shall be set aside and developed as common/recreation use areas or open space. In addition, chapter 4, article 9 of the LDC shall apply. Where a conflict exists between these requirements and that of chapter 4, article 9, the stricter provision shall prevail.

E. *Parking.* For complete design standards and requirements according to use, see the regulations of chapter 4, article 2 of this LDC.

F. *Sign regulations.* See article 2 of chapter 4 of this LDC for sign regulations in this zoning district.

G. *Landscape and buffer requirements.* Landscape and buffer requirements in this zoning district must be in accordance with article 8 of chapter 4 of this LDC.

H. *Supplemental district regulations.*

1. *Outdoor storage, other than operable vehicles.* No outdoor storage area shall be allowed unless approved as a conditional use, with the exception of outdoor storage within Employment Commercial (EC) Districts that meet the standards of the EC district. No outdoor storage area, except those for nurseries and greenhouses, shall cover an area in excess often percent of the site and no outdoor storage shall be allowed in front of the principal building, in any required yard area, or within 25 feet of a residential district. All outdoor storage areas shall be screened on all sides by a solid wall or a solid fence at least six feet high.

2. *Repair and manufacturing.* All repair and manufacturing processes conducted within 300 feet of a residential district shall be in completely enclosed buildings. Processes located at a greater distance may be located outdoors if approved as a conditional use and if enclosed by a solid wall or fence at least six feet high.

3. *Required screening.* In the I-1 and I-2 district, such minor outside mechanical equipment typically attached or integral to a structure as air conditioners, compressors, propane tanks, electrical transformers

solely used by that property, etc., as determined by the city manager or his designee, shall be screened with opaque material from view from any street rights-of-way. This requirement shall not apply to fire suppression equipment.

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3.15.1. - Fences, walls and hedges.

A. *General regulations.*

1. In all districts, the height of fences, walls and hedges shall be measured from the finished lot grade. A reasonable allowance shall be made for minor rises and falls in ground level, as determined by the city manager or his designee.
2. Fences, walls and hedges shall not be permitted in regulated floodways unless the floodway encroachment analysis required in section 4.3.5.C.1 demonstrates that the proposed development or land distributing activity will not result in any increase in the base flood elevation. Fences in regulated floodways that have the potential to block the passage of floodwaters shall meet the limitations of section 4.3.10.D.
3. No permit of any fence shall be issued if the construction or location of said fence would create an unreasonable obstruction that would block, redirect or impede the natural drainage flow of the site(s). Fences located within or across drainage swales shall be a minimum of three inches above grade, with the exception of upright posts or bars.

B. *Agricultural districts.* All walls, fences and hedges erected and/or maintained in the above district shall comply with the following requirements:

1. The maximum height in all yards shall not exceed eight feet above grade.
2. See section 3.15.2., "Intersection visibility."

C. *Residential dwelling districts.* All walls, fences and hedges erected and/or maintained in the above district shall comply with the following requirements:

1. The maximum height in a front yard shall not exceed three feet above grade and shall not exceed six feet above grade in all other yards.
2. Around the perimeter of a legally platted and recorded subdivision, height may be up to six feet from grade, provided it is located within a legally recorded and accepted wall easement or within a platted tract of land intended for the purpose of containing a perimeter wall, fence and/or hedge, as determined by the city manager or his designee.
3. Shall not contain any substance, such as broken glass, spikes, nails, barbs, barbed wire or similar materials designed to inflict pain or injury to any person or animal. This would also include electric fences.
4. See section 3.15.2., "Intersection visibility."
5. Shall be permitted on vacant lots or parcels provided all of the following are complied with:
   a. A specific reason/explanation must be provided, which may include, but is not limited to: the

presence of a physical feature or hazard on the property which would require restricting access; the regular unauthorized use of the property for illegal activities; and/or the owner can verify that the property is routinely used for illegal dumping.

b. Setback a minimum often feet from all street rights-of-way.

c. Shall not be opaque.

d. Shall be brought into compliance with those regulations for height, location, etc., in effect when the property is developed (that is, by the construction of a principal structure).

e. No improvement or planting, including but not limited to fences, walls, trees and hedges, shall be allowed in a ten-foot setback, supplemental to all other yard setbacks located along both sides of the north-south centerline of the following blocks in the City of St. Cloud, according to the official plat thereof as filed and recorded among the public records of Osceola County, Florida, in Plat Book "B," at pages 33 and 34.

Block 4	Block 12	Block 13	Block 14	Block 15	Block 16	Block 17
Block 41	Block 43	Block 44	Block 45	Block 46	Block 47	Block 48
Block 49	Block 50	Block 54	Block 56	Block 57	Block 59	Block 61
Block 62	Block 63	Block 64	Block 67	Block 68	Block 69	Block 70
Block 71	Block 72	Block 73	Block 74		Block 96	Block 101
Block 102	Block 104	Block 105	Block 106	Block 107	Block 108	Block 109
Block 113	Block 152	Block 154	Block 155	Block 156	Block 157	Block 167
Block 169	Block 170	Block 172	Block 177	Block 178	Block 180	Block 181
Block 182	Block 192	Block 193	Block 194	Block 195	Block 208	Block 212
Block 213	Block 214	Block 215	Block 229	Block 231	Block 232	Block 239
Block 252	Block 258	Block 273	Block 284	Block 285	Block 308	Block 314
Block 330	Block 331	Block 332	Block 333	Block 334	Block 338	Block 339
Block 340						

Lots 1—8 and 17—24 of Block 55.

and located along both sides of the north-south centerline of the following blocks in the LAKEFRONT ADDITION to the City of St. Cloud, according to the official plat thereof as filed and recorded among the public records of Osceola County, Florida, in Plat Book "B," at pages 61 through 64:

Block 371	Block 373	Block 375	Block 376	Block 377	Block 385	Block 386
Block 406		Block 435	Block 437	Block 445	Block 456	

D. *Highway business, employment commercial, ~~and~~ neighborhood business districts 1 and 2, and professional districts.* All walls, fences and hedges erected and/or maintained in the above districts shall comply with the following requirements:

1. The maximum height in a front yard shall not exceed three feet above grade and shall not exceed eight feet above grade in all other required yards.
2. Those portions within a side or rear yard which abut a right-of-way, excluding alleys, shall maintain a ten-foot setback, except for those portions used in conjunction with outdoor storage, which shall maintain a 25-foot setback.
3. Shall not be composed of material designed to inflict bodily injury, such as broken glass, spikes, nails, razor wire, etc.
4. See section 3.15.2., "Intersection visibility."

...

3.16.1. - Permanent signs.

Except with regard to certain temporary and/or exempt signs, it shall be unlawful to erect, maintain or display any sign that is not in compliance with the following provisions. Signage not specifically allowed in a zoning district shall be considered prohibited.

Table 3.16.10 shows signs which are allowed in each zoning district. Refer to the appropriate section below for more detailed regulations for each type of sign.

TABLE 3.16.10

Signs allowed in each non-residential zoning district

Sign type	HB, EC, BC	P, OR	NB	I-1, I-2 & I-2A	CBD-1, CBD-2
Freestanding	X	X	X	X	X

Wall	X	X	X	X	X
Awning/Marquee	X	X	X	X	X
Projecting	X				X
On-site directional	X	X	X	X	
Menu	X	X	X		X
Drive-in service	X	X	X	X	
Integrated shopping center	X			X	
Electronic variable message center	X			X	

A. *Highway business (HB), Employment Commercial (EC), and business commercial (BC).*

****

SECTION 2

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 3 SEVERABILITY.

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4 CONFLICT.

This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

SECTION 5 CODIFICATION.

Section 1 of this Ordinance shall be codified in the Land Development Code for the City of St. Cloud, Florida, separate and apart from the Code of St. Cloud. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION 6 PUBLICATION AND EFFECTIVE DATE.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

First Reading on the 9th day of October 2025.

Second Reading on the 13th day of November 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

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and 106 return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.

DRAFT

Meeting: October 9, 2025

Agenda Item Type: First Readings and Introduction Ordinance No. 2025-80 NeoCity South

Community Development Agenda Item:
First Reading and Introduction for Ordinance No. 2025-80, 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 +/- 327.4 acres identified as NeoCity South, Project #ZMA25-00016, from "A" Agriculture to "EC" Employment Commercial, generally located north of Clay Whaley Road, east of C31 Saint Cloud Canal, south of Cross Prairie Parkway and west of Florida's Turnpike, providing for amending the official Zoning Map, 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 November 13, 2025) Action on Ordinance No. 2025-80 (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 October 21, 2025.

Final Action will be held on November 13, 2025.

Finance Director's Comments:

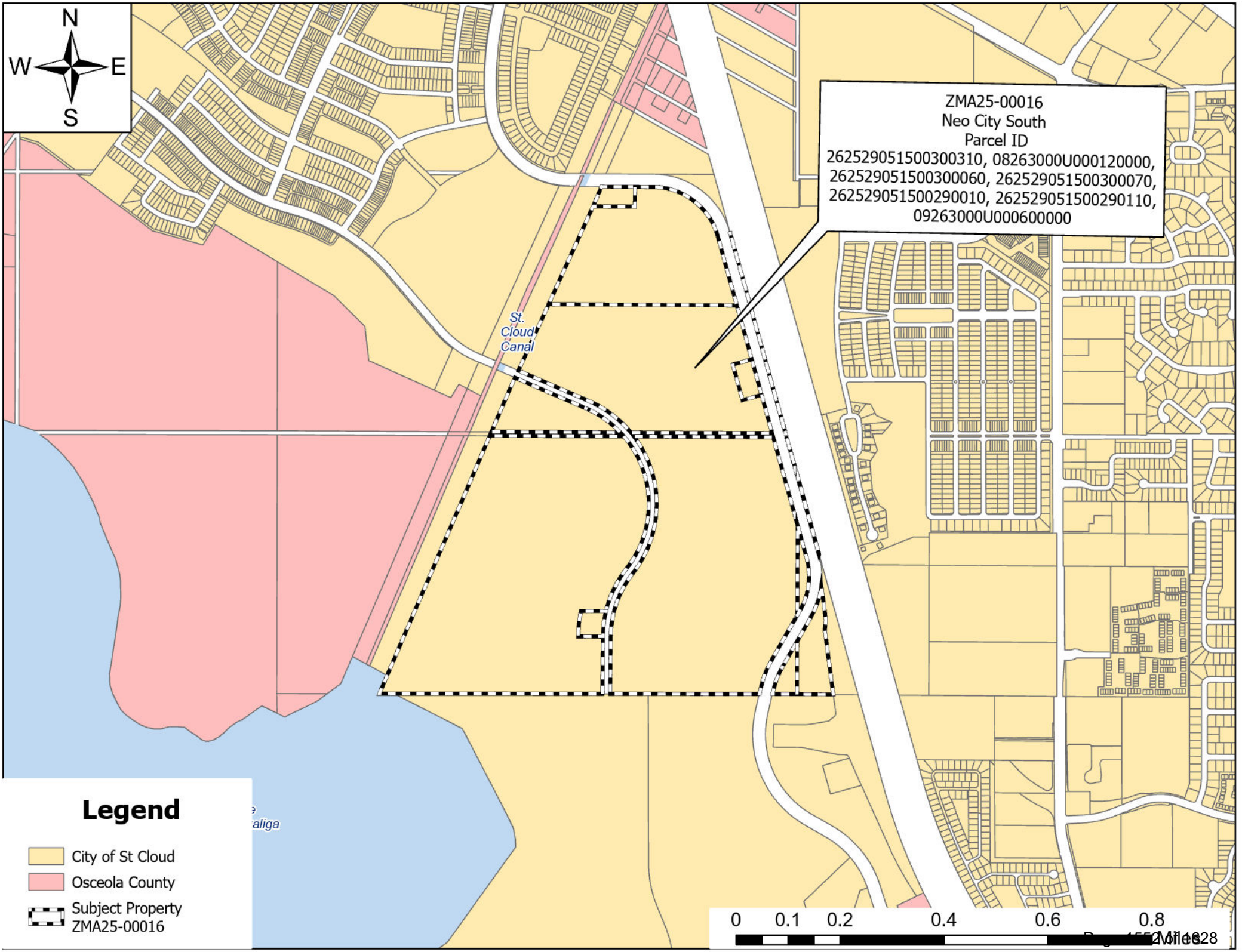
Procurement Director's Comments:

City Manager's Comments:

City Council Action:

11/13/25 - Final Action

Attachments:
1. ZMA25-00016 LOCATION


N
W
E
S
ZMA25-00016
Neo City South
Parcel ID
26252905150030310, 08263000U000120000,
26252905150030060, 26252905150030070,
26252905150029010, 26252905150029110,
09263000U000600000
St.
Cloud
Canal
Legend
City of St Cloud
Osceola County
Subject Property
ZMA25-00016
0
0.1
0.2
0.4
0.6
0.8
Miles

City of St. Cloud

FY25 Warrant List #12

8/29/2025 to 9/25/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/4/2025	21950 ARNCO CONSTRUCTION, INC.		183,745.12
	PS2104 FIRE STATION 32 REBUILD	FIRE STATION 32	
9/4/2025	21951 BOUNDTREE MEDICAL, LLC		282.50
		FIRE MEDICAL SUPPLIES	
9/4/2025	21952 ENVIRONMENTAL PRODUCTS OF FL. CORP.		521,212.48
		2026 VACTOR SEWER CLEANER STREETS	
9/4/2025	21953 EXOTIC EMBROIDERY OF CENTRAL FL.		4,997.39
		FIRE UNIFORMS-LOGISTICS	
9/4/2025	21954 FISHER SAFETY		8,755.90
		FIRE SUPPLIES/EQUIPMENT	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
9/4/2025	21955 HALO BUILDING SERVICES, LLC		32,828.02
		JANITORIAL SERV AUG25	
9/4/2025	21956 JOHNSTON'S SURVEYING, LLC		16,150.00
	PS2401 PUBLIC SAFETY COMPLEX-PH1	NEW STC PD STATION	
9/4/2025	21957 LANGTON ASSOCIATES, INC.		4,333.33
		GRANT WRITING SERV AUG25	
9/4/2025	21958 MILLER ELECTRIC COMPANY		935.00
		BADGE READERS-FLEET	
		STC MARINA CARD READER	
9/4/2025	21959 NAFECO, INC.		1,755.25
		BAG D.BISSELL	
		VEST L.SMITH	
		SOCKS D.FITZGERALD	
		JACKET R.ENNIS	
		PANT J.BRADSHAW	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PANT J.LUZZI	
		SOCKS C.ESTRADA	
		RAIN SHELL A.NICHELSON	
		PANT C.MOQUIN	
		RAIN SHELL D.THIBODEAU	
		RAIN SHELL S.SAGEL	
		PANT A.FALOTICO	
		PANTS N.SMITH	
		POLO M.SIMS	
		BELT T.PETERSON	
		POLO B.HOOVER	
		PANT D.HUNTER	
		SHORT M.GARBADE	
9/4/2025	21960 NATIONAL TRENCH SAFETY, INC.		5,945.00
		SAFETY TRAINING	
		SAFETY TRAINING	
		SAFETY TRAINING	
9/4/2025	21961 PFM FINANCIAL ADVISORS, LLC		84,522.00
		FINANCIAL ADVISORY SERVICES BOND SERIES 2025	
9/4/2025	21962 RAFTELIS		4,587.75
		PROFESSIONAL SERVICES CIP 6/1/25 - 7/31/25	
9/4/2025	21963 SQUIRE PATTON BOGGS (US) LLP		0.00
		2025 CAPITAL PROJECTS FINANCING BOND COUNCIL	
		25 CAP PROJ FIN BOND CLS ACNT VOID-REISSUE CK21963	
9/4/2025	21964 TYLER TECHNOLOGIES, INC.		7,752.51
		EXECUTIME TIME ANNUAL ACCESS 5/1/25 - 4/30/26	
9/4/2025	21965 WORLD WIDE TECHNOLOGY, LLC		20,106.29
		CISCO DUO 7/31/25 - 12/16/26	
		CISCO DUO PO 085042 7/31/25 - 12/16/26	
		CISCO DUO PO 085042 7/31/25 - 12/16/26	
9/11/2025	21968 CLARKS CONSTRUCTION, LLC		3,250.00
		CIVIC CENTER COUNTER TOPS	

City of St. Cloud

FY25 Warrant List #12

8/29/2025 to 9/25/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/11/2025	21969 DEBEAUBIEN, KNIGHT, SIMMONS		16,736.52
		SERVICES THRU 08/31/25	
		SERVICES THRU 8/31/25	
9/11/2025	21970 DIGITECH COMPUTER LLC		10,728.84
		MONTHLY INVOICING JUL25	
9/11/2025	21971 DISTINCTIVE CARE MD LLC		2,542.00
		MEDICAL DIRECTION SEP25	
9/11/2025	21972 DUVAL FORD, LLC		140,498.00
		UNIT 4-137 STREETS	
		UNIT 11-71 FIRE	
9/11/2025	21973 FIFTH THIRD BANK		465,834.13
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
9/11/2025	21974 FL STATE LODGE FRAT.ORDER POLICE		1,225.00
		PAYROLL SUMMARY	
9/11/2025	21975 JONES, EDMUNDS & ASSOCIATES, INC.		587.00
		SERV THRU 7/27/25	
9/11/2025	21976 METROPOLITIAN LIFE INSURANCE CO.		36,885.68
		AUG 2025 PREMIUM DENTAL INSURANCE G#5760484	
		AUG 2025 PREMIUM DENTAL INS G#5760484 (COBRA)	
		AUG 2025 PREMIUM DENTAL INSURANCE G#5760484	
		AUG 2025 PREMIUM DENTAL INSURANCE G#5760484	
9/11/2025	21977 MISSIONSQUARE RETIREMENT		13,601.84
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/11/2025	21978 NATIONWIDE RETIREMENT SOLUTIONS INC		19,462.30
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
9/11/2025	21979 ORLANDO UTILITIES COMMISSION		98,678.61
		AUG 2025 ELECTRIC BILL ALLOCATION	
		AUG 2025 ELECTRIC BILL ALLOCATION	
		AUG 2025 ELECTRIC BILL	
		AUG 2025 ELECTRIC BILL ALLOCATION	
		AUG 2025 ELECTRIC BILL	
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		AUG 2025 ELECTRIC BILL ALLOCATION	
		AUG 2025 ELECTRIC BILL JUFCOMTECH	
		AUG 2025 ELECTRIC BILL JUFCOMTECH	
		AUG 2025 ELECTRIC BILL	
		AUG 2025 ELECTRIC BILL JUFCOMTECH	
		AUG 2025 ELECTRIC BILL	
		AUG 2025 ELECTRIC BILL JUFCOMTECH	
		AUG 2025 ELECTRIC BILL	
		AUG 2025 ELECTRIC BILL	
		AUG 2025 ELECTRIC BILL	
9/11/2025	21980 OSCEOLA ENGINEERING, INC.		508.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PS2104 FIRE STATION 32 REBUILD	SERVICE CONSULTANT JUNE25 21-048-1 FS#32	
9/11/2025	21981 PETROLEUM TRADERS CORP.		44,224.83
		ULTRA LOW SULFUR #2 FUEL PO NUM 085087	
		87 CONVENTIONAL UNLEADED FUEL PO NUM 085028	
9/11/2025	21982 RING POWER CORPORATION		5,797.56
		CATERPILLAR CONTRACT 10/1/25 - 9/30/25	
9/11/2025	21983 SCHOOL DISTRICT OF OSCEOLA COUNTY		283,486.00
		CITATION FEES DUE TO SDOC WEEK ENDING (09/08/2025)	
		EDUCATION IMPACT FEES COLLECTED AUGUST 2025	
9/11/2025	21984 SEMCO CONSTRUCTION, INC.		1,490,536.27
	PR2106 17TH STREET BALLFIELDS	17TH BALLFIELDS P#240111 08/01/25 - 08/31/25	
9/11/2025	21985 SPIES POOL, LLC		596.50
		TANK BODY, SEAL PLATE AND LABOR	
9/18/2025	21988 ALL-RITE FENCE SERVICES, INC.		4,268.00
		REPAIR PD GATE/CANOE CRK ENTRANCE	
9/18/2025	21989 ANN MARIE KNOWLTON		150.00
	PRC022 ZUMBA CLASSES	ZUMBA CLASSES AUG	
9/18/2025	21990 BOUNDTREE MEDICAL, LLC		6,750.86
		FIRE SUPPLIES	
		FIRE SUPPLIES	
9/18/2025	21991 DIGITECH COMPUTER LLC		10,310.77
		MONTHLY INVOICING AUG25	
9/18/2025	21992 EXOTIC EMBROIDERY OF CENTRAL FL.		1,225.00
	PRE022 TRAILS OF TERROR	FOR SALE AT THE TENT FOR TRAIL OF TERROR	
9/18/2025	21993 FIRST RESPONSE TRAINING GROUP		8,795.00
		PARAMEDIC COURSES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/18/2025	21994 GAME OFFICIALS, INC.		2,040.00
		YOUTH BASKETBALL REFEREES 6/30/25-7/12/25	
9/18/2025	21995 GEORGE E. ALVARADO		1,107.75
	PRC023 FUTSAL TERRA INDR SOCCER	FUTSAL INDOOR SOCCER AUG	
9/18/2025	21996 GRAYROBINSON, P.A.		12,000.00
		STATE LOBBYING SEP25	
		FEDERAL LOBBYING SEP25	
		TO CLEAR RECEIVING REPORT STATE LOBBYING MAR25	
		TO CLEAR RECEIVING REPORT STATE LOBBYING PO 084341	
9/18/2025	21997 HABITAT FOR HUMANITY GREATER		1,714.74
		HOUSING REHABILITATION	
9/18/2025	21998 JOE'S AUTO SERVICE CENTER, INC.		125.00
		UNIT# 25-003836 SABRU WRECKER SERVICE	
9/18/2025	21999 JOHNS EASTERN COMPANY, INC (CLAIMS)		42,420.40
		AUGUST EOM 2025	
9/18/2025	22000 LYNCH OIL		3,927.98
		FUEL DELIVERY 8/26/25	
		FUEL DELIVERY 8/29/25	
		FUEL DELIVERY 9/5/25	
		FUEL DELIVERY 9/9/25	
		FUEL DELIVERY 8/22/25	
		FUEL DELIVERY 9/2/25	
9/18/2025	22001 MERMAID AQUATICS, LLC		787.50
	PRC026 MERMAID AQUATICS	RED CROSS CLASSES AUG	
9/18/2025	22002 MILLER ELECTRIC COMPANY		4,482.49
		CITY HALL BLD A NORTHEAST SIDE	
		MARINA AND IT DOOR REPAIR	
9/18/2025	22003 NAFECO, INC.		815.35
		SOCKS S.FROST	
		VEST B.FABER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		BELT R.ENNIS	
		PANTS C.DEAN	
		GLOVE R.RAMIREZ	
		GLOVE R.BROOMELL	
		PANTS M.GUILLEN	
		PANTS B.SPAIN	
		SHORTS A.MCCRYSTAL	
		SHIRTS M.HEYER	
		SOCKS R.WISE	
9/18/2025	22004 OPERATIVE IQ		9,560.00
		LIC-INVEN & ASSET CREDIT 8/19/25-4/3/26 PO 085093	
		LICENSE-INVENTORY & ASSET 8/19/25 - 4/3/26	
9/18/2025	22005 OSCEOLA ENGINEERING, INC.		19,196.55
	PR2301 CHISHOLM PARK MASTER PLAN	SERVICE CONSULTAN AUG25 22-040 CHISHOLM PARK PH I	
	PS2401 PUBLIC SAFETY COMPLEX-PH1	SRVCS CONSULTANT AUG25 24-007-2 PUBLIC SAFETY	
9/18/2025	22006 PETROLEUM TRADERS CORP.		21,680.38
		ULTRA LOW SULFUR #2 FUEL PO NUM 085088	
9/18/2025	22007 RAFTELIS		1,750.00
		MARINA RATE STUDY 2/1/25 - 07/31/25	
9/18/2025	22008 SCHOOL DISTRICT OF OSCEOLA COUNTY		636.00
		CITATION FEES DUE TO SDOC WEEK ENDING (09/12/2025)	
9/18/2025	22009 TESSAH IVEY ENTERPRISES, LLC		152.50
	PRC010 BATON LESSONS	BATON TWIRLING AUG25	
9/18/2025	22010 WASTE CONNECTIONS OF OSCEOLA COUNTY		167,859.93
		CONSTRUCTION DEMOLITION 8/25/25 - 8/28/25	
		MSW DISPOSAL 8/25/25 - 8/30/25	
		TIRE DISPOSAL - VEHICLE 08/05/25	
		CONSTRUCTION DEMOLITION 8/18/25 - 8/23/25	
		MSW DISPOSAL 8/18/25 - 8/23/25	
9/18/2025	22011 WRIGHT-PIERCE		28,543.20
		LANDFILL GAS EMISSIONS SRVCS THRU 8/29/25	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PR2503 DOCK REPAIRS	SERVICES THRU 8/29/25 MARINA DOCK REPAIRS	
9/25/2025	22012 ABM INDUSTRIES INCORPORATED		1,101.00
		HVAC QUARTERLY MAINTNANCE	
9/25/2025	22013 ARNCO CONSTRUCTION, INC.		197,762.82
	PS2104 FIRE STATION 32 REBUILD	CMAR FIRE STATION 32	
9/25/2025	22014 BOUNDTREE MEDICAL, LLC		19,182.73
		FIRE MEDICAL SUPPLIES	
		FIRE MEDICAL SUPPLIES	
		FIRE SUPPLIES	
9/25/2025	22015 CARROT TOP INDUSTRIES		410.97
		FLAG HOLDER BELT FOR HONOR GUARD	
		SHIPPING	
		BACKDROP/CUSTOM SIGNAGE	
		CR APPLD CS264390 RFND FLAG HOLDER BELT	
9/25/2025	22016 EXOTIC EMBROIDERY OF CENTRAL FL.		1,418.40
		STAFF & VOLUNTEER SHIRTS TRAIL OF TERROR FPO 07568	
	PRE022 TRAILS OF TERROR	STAFF & VOLUNTEER SHIRTS TRAIL OF TERROR	
		STAFF & VOLUNTEER SHIRTS TRAIL OF TERROR FPO 07568	
9/25/2025	22017 FIFTH THIRD BANK		539,861.86
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
9/25/2025	22018 FISHER SAFETY		3,505.66
		FIRE SUPPLIES	
		FIRE EQUIPMENT/SUPPLIES	
9/25/2025	22019 FL STATE LODGE FRAT.ORDER POLICE		1,318.33
		PAYROLL SUMMARY	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/25/2025	22020 GAI CONSULTANTS INC.		31,196.96
		SERVICES 2/2/25-5/3/25	
9/25/2025	22021 GAS SOUTH, LLC		5.38
		SERVICE 8/12/25-9/11/25	
9/25/2025	22022 LANGTON ASSOCIATES, INC.		4,333.33
		GRANT WRITING SERV SEP25	
9/25/2025	22023 METRO FORECASTING MODELS, LLC		16,800.00
		SERVICES 8/1/25-8/31/25	
9/25/2025	22024 MISSIONSQUARE RETIREMENT		12,242.11
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
9/25/2025	22025 NATIONWIDE RETIREMENT SOLUTIONS INC		28,984.08
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
9/25/2025	22026 PETROLEUM TRADERS CORP.		20,858.14
		87 CONVENTIONAL FUEL PO NUM 085149	
9/25/2025	22028 PREFERRED GOVERNMENTAL INSURANCE		13,210.27
		DEDUCTIBLE FOR CLAIM #438965	
		DEDUCTIBLE FOR CLAIM #397221	
		DEDUCTIBLE FOR CLAIM #436801	
		DEDUCTIBLE FOR CLAIM #426017	
		DEDUCTIBLE FOR CLAIM #433442	
		DEDUCTIBLE FOR CLAIM #434453	
9/25/2025	22029 QUALITY LAWN SERVICES UNLIMITED,INC		2,276.00
		LAWN MOWED MULTIPLE LOCATIONS	
9/25/2025	22030 RAFTELIS		1,750.00
		MARINA RATE STUDY 8/1/25 - 8/31/25	
9/25/2025	22031 SCHOOL DISTRICT OF OSCEOLA COUNTY		1,656.00
		CITATION FEES DUE TO SDOC WEEK ENDING (09/19/2025)	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
9/25/2025	22032	SOUTHEASTERN SURVEYING & MAPPING		5,839.00
			TOHOQUA K8 PLAT REVIEW 6/4/25 - 8/31/25	
			BROOKEWATER PHASE 1 7/22/25 - 8/31/25	
			WATERS CENTER LAKE RANCH PH#2 6/2/25 - 8/31/25	
			ESPLANADE CENTER LAKE RANCH PH#2 6/2/25-8/31/25	
9/25/2025	22033	SUMMIT GROUP CONSULTING, LLC		3,912.50
			COPS GRANT CONSULTING 1/1/25 - 1/31/25	
			COPS GRANT CONSULTING 7/1/25 - 7/31/25	
			FEMA CONSULTING SERVICES 8/1/25 - 8/31/25	
			COPS GRANT CONSULTING 2/1/25 - 2/28/25	
9/25/2025	22034	TEN-8 FIRE EQUIPMENT		2,322.00
			HYDRANT TOOL BAG	
			HYDRANT TOOL BAG SHIPPING PO 084340	
			E-36 PUMP TEST PASSED	
9/25/2025	22035	THE BURTON CONSULTING COMPANY		1,837.50
			CONSULTING SERVICES 5/9/25 - 8/10/25	
9/25/2025	22036	VERMONT SYSTEMS, INC.		1,050.00
			KEY FOB	
9/25/2025	22038	WASTE CONNECTIONS OF OSCEOLA COUNTY		134,212.09
			MSW DISPOSAL 9/8/25 - 9/13/25	
			CONSTRUCTION DEMOLITION 9/1/25 - 9/5/25	
			TIRE DISPOSAL - VEHICLE 9/5/25	
			CONSTRUCTION DEMOLITION 9/8/25 - 9/13/25	
			MSW DISPOSAL 9/1/25 - 9/6/25	
9/12/2025	106332	LEGAL SHIELD		2,355.50
			PREPAID LEGAL PLAN-JULY 2025 EMP PREMIUM PAYROLL	
9/4/2025	300529	ACCESS SOLUTIONS CORP.		5,121.68
			REPAIRS AT CIVIC CENTER GYM A DOOR	
			REPAIRS-POOL COMPLEX	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/4/2025	300530 BRITE		6,317.40
		GSA CAMERAS 6/6/25-6/5/26 LICENSES	
9/4/2025	300531 MISC CUSTOMER REFUNDS		117.32
		REFUND OF DEPOSIT AQUATIC CENTER PAVILION	
		REFUND OF DEPOSIT AQUATIC CENTER PAVILION	
9/4/2025	300532 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT THE RANCH	
9/4/2025	300533 DAVID MORGAN		118.00
		DAVID MORGAN,IMSA TRAFFIC SIGNAL TECH, T25250, 101	
9/4/2025	300534 DONALD ROSE		108.66
		D.ROSE SHRM HR FL CONFER MILES, PARKING 103	
9/4/2025	300535 EVERNORTH CARE SOLUTIONS, INC.		1,098.10
		EMPLOYEE EAP SEP 2025 695 @ $1.58	
9/4/2025	300536 FEDERAL EASTERN INTERNATIONAL, LLC		24,998.98
		PD TACTICAL EQUIPMENT SHIPPING	
		PD TACTICAL EQUIPMENT	
9/4/2025	300537 GEOGRAPHIC INFORMATION SERVICES,INC		1,070.52
		SERV 6/30/25-7/31/25	
		SERV THRU 6/30/25	
9/4/2025	300538 IMAGEMASTER LLC		2,892.43
		FINANCIAL ADVISORY SERVICES BOND SERIES 2025	
9/4/2025	300539 INTERIOR CONTRACT SERVICES,INC.		2,064.65
	PS2002 FIRE STATION UPGRADES	FS#31 OFFICE FURNITURE	
	PS2002 FIRE STATION UPGRADES	FS#31 OFFICE FURNITURE	
9/4/2025	300540 KONICA MINOLTA BUSINESS SOLUTIONS		966.15
		COPIER LEASE 7/1-31/25 FIRE	
		COPIER LEASE 7/1-31/25 FIRE	
		COPIER LEASE 7/1-31/25 FIRE	
		COPIER LEASE 7/1-31/25 FIRE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/4/2025	300541 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	
9/4/2025	300542 MARYEMMA BACHELDER		16.16
		M.BACHELDER NIOA 2025 CONFER T25262 102	
9/4/2025	300543 MELISSA DUNKLIN		111.84
		MELISSA DUNKLIN, 2025 FL PLANNING CON, T25270, 101	
9/4/2025	300544 MICHAEL MACDONALD		161.67
		REIMBURSMENT OF PAYMENT MICHAEL MACDONALD (FUEL)	
9/4/2025	300545 MOODY'S INVESTORS SERVICE		60,750.00
		CAPITAL IMPROVEMENT REV BOND SERIES 2025	
9/4/2025	300546 NALLYL TATIANA MONTERO		139.60
		N-T.MONTERO 2025 FL PLAN CONFERENCE T25260 101	
9/4/2025	300547 OHANA TERMITE & PEST CONTROL, INC.		536.00
		PEST CONTROL STA#32 & LOGISTICS JUL25	
		PEST CONTROL FS#31 & ADMINISTRATION BLDG JUL25	
		PEST CONTROL FS#33 JUL25	
		PEST CONTROL FS#34 JUL25	
9/4/2025	300548 MISC CUSTOMER REFUNDS		25.00
		DOS:04/20/2025 ACT#65699444 P. FORERO	
9/4/2025	300549 PREFERRED MATERIALS, INC.		661.65
		ASPHALT SP 9.5MM RAP	
		ASPHALT SP 9.5MM RAP	
9/4/2025	300550 RALPH KEITH		189.93
		R.KEITH 2025 PLANNING CONFER T25272 101	
9/4/2025	300551 REP SERVICES, INC.		271,655.15
		LAKEFRONT PARK MARINA SHADE	

City of St. Cloud

FY25 Warrant List #12

8/29/2025 to 9/25/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/4/2025	300552 R2 UNIFIED TECHNOLOGIES, LLC		583.66
		MICROSOFT AZURE USAGE JUL25	
9/4/2025	300553 SHEREKA ROBINSON		251.81
		S.ROBINSON ICSC-DENIED ACCESS MILES/PARKING 103	
		S.ROBINSON 2025 FL PLAN CONFERENCE T25245 101	
9/4/2025	300554 TAMMY REQUE		139.60
		T.REQUE 2025 FL PLANNING CONFERENCE T25261 101	
9/4/2025	300555 THE BANCORP BANK N.A.		1,205.00
		LEASE 2024 JEEP LAREDO 8/1/25 - 8/31/25	
9/4/2025	300556 TIP TOP TREE EXPERTS LLC		3,500.00
		1009 WISCONSIN AVE TEE SERVICE REMOVAL	
9/4/2025	300557 VERONICA C. MILLER		124.53
		V.MILLER 2025 PLANNING CONFER T25271 101	
		V.MILLER NIOA 2025 CONFER T25263 102	
9/4/2025	300558 VERRA MOBILITY		3,008.88
		FIRST 60 PAID CITATIONS 8/1/25 - 8/31/25	
9/4/2025	300559 WESCO TURF, INC.		546.01
		REPAIR TITLT SHOCK	
9/4/2025	300560 WEX BANK		1,850.76
		FUEL PURCHASES AUG25	
9/11/2025	300563 ACCESS SOLUTIONS CORP.		4,847.18
		DOOR REPAIRS AT THE CIVIC CENTER	
9/11/2025	300564 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
9/11/2025	300565 ALICIA M. SCHWAN		136.45
		ALICIA SCHWAN, INNOVATION CONF FOR EMS, T26034, 101	

City of St. Cloud

FY25 Warrant List #12

8/29/2025 to 9/25/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/11/2025	300566 ARNCO CONSTRUCTION, INC.		35,744.39
	PR2504 LAKEFRONT PAV EXPANSION	LAKEFRONT SITEWORK	
9/11/2025	300567 ATG CONSTRUCTION, INC.		25,221.20
	CM2101 CITY HALL B-A 3RD FL REMD	CITY HALL CHAMBERS REMODL	
9/11/2025	300568 CIVICPLUS		7,793.00
		SERV 8/1/25-9/30/26 PO 085061	
		SERV 8/1/25-9/30/26 RECORDS REQUEST SOFTWARE	
		SERV 8/1/25-9/30/26 PO 085061	
9/11/2025	300569 COREY G. TARGIA		374.20
		REIMBURSEMENT FOR GLASSES INCLUDES BOTH INVOICES	
		REIMBURSEMENT FOR GLASSES INCLUDES BOTH INVOICES	
9/11/2025	300570 FLORIDA CRIME PREVENTION TRAINING		500.00
		GARRETT STOCKDILL, BASIC CPTED, T26037, 101	
9/11/2025	300572 GENUINE PARTS COMPANY		141,418.35
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
		JULY 2025 FLEET PARTS & PERSONNEL EXPENSES	
9/11/2025	300573 JESSICA MONDELLO		165.20
		JESSICA MONDELLO,ADVANCED BLOODSTAIN, T25258, 101	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/11/2025	300576 KONICA MINOLTA BUSINESS SOLUTIONS		6,135.60
		COPIER LEASE 8/1-31/25 PD 4700 NEPTUNE DEPT	
		COPIER LEASE 8/1-31/25 CIVIC CENTER NEW COPIER	
		COPIER LEASE 7/1-31/25 COMMUNITY CENTER	
		COPIER LEASE 8/1-31/25 AQUATICS DECKHOUSE	
		COPIER LEASE 7/1-31/25 CANNERY PARK	
		COPIER LEASE 8/1-31/25 CANNERY PARK	
		COPIER LEASE 8/1-31/25 STREETS	
		COPIER LEASE 2/1-28/25 AQUATICS DECKHOUSE	
		COPIER LEASE 8/1-31/25 PD SHARED USE	
		COPIER LEASE 8/1-31/25 COMMUNITY CENTER	
		COPIER LEASE 8/1-31/25 PD RECORDS DEPT	
		COPIER LEASE 8/1-31/25 IT	
		COPIER LEASE 6/1-30/25 COMMUNITY CENTER	
		COPIER LEASE 7/1-31/25 AQUATICS DECKHOUSE	
		COPIER LEASE 6/25-30/25 CIVIC CENTER	
		COPIER LEASE 4/1-30/25 HUMAN RESOURCES	
		COPIER LEASE 8/1-31/25 FIRE	
		COPIER LEASE 8/1-31/25 BUILDING MAINTENANCE	
		COPIER LEASE 6/1-30/25 CANNERY PARK	
		COPIER LEASE 8/1-31/25 STREETS	
		COPIER LEASE 8/1-31/25 FIRE	
		COPIER LEASE 8/1-31/25 FIRE	
		COPIER LEASE 8/1-31/25 FIRE-CORD AVE	
		COPIER LEASE 8/1-31/25 HUMAN RESOURCES	
		COPIER LEASE 02/1-28/25 CIVIC CENTER	
		COPIER LEASE 2/1-28/25 COMMUNITY CENTER	
		COPIER LEASE 2/1-28/25 CANNERY PARK	
		COPIER LEASE 6/1-30/25 AQUATICS DECKHOUSE	
9/11/2025	300577 LISSETTE OSORIO		165.20
		LISSETTE OSORIO, ADVANCED BLOODSTAIN, T25259, 101	
9/11/2025	300578 MISC CUSTOMER REFUNDS		200.00
		REFUND OF DEPOSIT CANNERY PARK BUILDING	
9/11/2025	300579 OSCAR GONZALEZ		136.45
		OSCAR GONZALEZ, INOVATION CONF FOR EMS, T26035, 101	
9/11/2025	300580 POLICE AND FIREMANS INSURANCE ASSOC		2,681.16

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		POLICE AND FIRE INSURANCE AUG 2025 G#911370 POLICE	
		POLICE AND FIRE INSURANCE AUG 2025 G#905581 (FIRE)	
9/11/2025	300581 PREFERRED MATERIALS, INC.		196.91
		ASPHALT SP 9.5MM RAP	
		ASPHALT SP 9.5MM RAP	
9/11/2025	300582 RINGCENTRAL, INC		9,182.66
		PAYMENT OF INVOICE 08/31/2025-09/29/2025	
9/11/2025	300583 SQUIRE PATTON BOGGS (US) LLP		156,500.00
		25 CAPITAL PROJ FIN BOND COUNCIL REISSUE CK#21963	
9/11/2025	300584 THE BANCORP BANK N.A.		2,300.00
		LEASE 2024 JEEP LAREDO 9/1/25 - 9/30/25	
		LEASE OF 2023 CHEVY TAHOE 9/1/25 - 9/30/25	
9/11/2025	300585 TOHOPEKALIGA WATER AUTHORITY		31,500.00
		BILLING AND COLLECTION SERVICES FOR SEP 2025	
		BILLING AND COLLECTION SERVICES FOR SEP 2025	
9/11/2025	300586 VALLEY DISTRICT OFFICE		30.00
		PAYROLL SUMMARY	
9/11/2025	300587 WE DARE TO CARE INC.		56.00
		PAYROLL SUMMARY	
9/18/2025	300590 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
9/18/2025	300591 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	
9/18/2025	300592 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
9/18/2025	300593 ANDREW SULLIVAN		218.34
		A.SULLIVAN NIOA 2025 T25179 102	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/18/2025	300594 ARDAMAN & ASSOCIATES, INC.		7,511.94
		SERVICES 7/21/25-9/5/25	
9/18/2025	300595 AT&T AUTHORIZED RETAILER #2282		484.20
		SERVICE THRU 9/4/25	
9/18/2025	300596 MISC CUSTOMER REFUNDS		259.63
		REFUND OF DEPOSIT AQUATIC CENTER PAVILION	
		REFUND OF DEPOSIT AQUATIC CENTER PAVILION	
		REFUND OF DEPOSIT AQUATIC CENTER PAVILION	
		REFUND OF DEPOSIT AQUATIC CENTER PAVILION	
9/18/2025	300597 BOZARD FORD COMPANY		50,906.00
		PD UNIT 12-509	
9/18/2025	300598 BRANDON SNOW		308.17
		B.SNOW PRE DELIVERY INSPECTION T25266 102	
9/18/2025	300599 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT BOAT SLIP 76	
9/18/2025	300600 BULK EXPRESS TRANSPORT, LLC		10,898.92
		SUPPLEMENTAL HAULING	
		SUPPLEMENTAL HAULING	
9/18/2025	300601 CARRIER ENTERPRISE, LLC		39,872.24
		10KW ELEC HEATER	
		NEW A/C UNITS	
		A/C CONDENSER COIL	
		2 NEW 7.5 TON A/C UNITS	
9/18/2025	300602 CARROT TOP INDUSTRIES		0.00
		CLEAR ZERO CHECK TOTAL	
		PRINTED IN ERROR	
9/18/2025	300603 CHRISTOPHER A. MOQUIN		203.38
		CHRISTOPHER MOQUIN, 2025 BLUE CARD CONF,T26001,101	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
9/18/2025	300604	CIGNA HEALTH AND LIFE INSURANCE CO		96,735.08
			ADMIN FEE AND STOP LOSS FOR SEPTEMBER 2025	
			ADMIN FEE AND STOP LOSS FOR SEPTEMBER 2025	
			ADMIN FEE AND STOP LOSS FOR SEPTEMBER 2025	
			ADMIN FEE AND STOP LOSS FOR SEPTEMBER 2025	
9/18/2025	300605	COASTALWIDE LLC		1,870.00
			FLOODPALAIN/CRS PROGRAM COMPLIANCE	
9/18/2025	300606	DEPENDABLE WATER TREATMENT INC.		399.17
			ODOR ON WATER	
9/18/2025	300607	DISASTER RECOVERY SERVICES, LLC		39,488.77
			SERVICE 5/24/25-6/30/25 GRANT MANAGEMENT CONSULT	
			SERVICE 3/24/25-4/23/25 GRANT MANAGEMENT CONSULT	
			SERVICE 4/24/25-5/23/25 GRANTS MANAGEMENT CONSULT	
			SERVICES 3/24/25-4/23/25 GRANTS MANAGEMENT CONSULT	
			SERVICE 2/24/25-3/23/25 GRANTS MANAGEMENT CONSULT	
			SERV 1/24/25-2/23/25 GRANTS MANAGEMENT CONSULT	
			SERVICE 7/24/25-8/23/24 GRANTS MANAGEMENT CONSULT	
			SERVICE 5/24/25-6/30/25 GRANT MANAGEMENT CONSULT	
			SERVICE 1/24/25-2/23/25 GRANTS MANAGEMENT CONSULT	
			SERVICE 3/24/25-4/23/25 GRANT MANAGEMENT CONSULT	
9/18/2025	300608	DOUGLAS GOERKE		25.80
			D.GOERKE PRE DELIVERY INSPECTION T25264 102	
9/18/2025	300609	EBIX INC.		833.33
			SERVICE 8/1/25-8/31/25	
9/18/2025	300610	GEORGE RANDOLPH		259.60
			G.RANDOLPH UNDERCOVER DRUG TECHS T25253 101	
9/18/2025	300611	GLENN S. GILBERT		25.80
			G.GILBERT PRE DELIVERY INSPECTION T25267 102	
9/18/2025	300612	MISC CUSTOMER REFUNDS		250.00
			REFUND OF DEPOSIT CANNERY PARK BUILDING	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/18/2025	300613 INSPIRE PLACEMAKING COLLECTIVE, INC		12,510.00
		SERVICES THRU 9/30/25	
9/18/2025	300614 JACQUESON HENRIUS		416.00
		J.HENRIUS HVAC MECHANICAL SER 028 T25234 101	
9/18/2025	300615 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
9/18/2025	300616 JOE DUPRIEST		153.95
		JOE DUPRIEST, 97TH ANNUAL SOUTHERN CONF,T26030, 101	
9/18/2025	300617 JOHN F. JONES, JR.		203.38
		JOHN JONES, 2025 BLUE CARD HAZARD, T26004, 101	
9/18/2025	300618 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT BOAT SLIP 54	
9/18/2025	300619 JULIANNE SOLLAZZO		217.51
		JULIANNE SOLLAZZO, IGNITE T25177, 101	
9/18/2025	300620 JUSTFOIA, INC		2,089.44
		SEVICES 8/20/25-10/19/25	
9/18/2025	300621 KELVIN SOTO, ESQ.		350.00
		RECORDING FEES 2025-054R ACT#176 08/1/25-08/31/25	
9/18/2025	300622 KEVIN DINGEE		416.00
		K.DINGEE HVAC MECHANICAL SER 028 T25233 101	
9/18/2025	300623 KIRK D. ZILKE		89.80
		K.ZILKE PRE DELIVERY INSPECTION T25265 102	
9/18/2025	300624 KONICA MINOLTA BUSINESS SOLUTIONS		752.42
		COPIER LEASE 8/1-31/25 POLICE DEPT CIU	
		COPIER LEASE 8/1-31/25 POLICE DEPT	
		COPIER LEASE 8/1-31/25 PROCUREMENT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/18/2025	300625 LUMEN TECHNOLOGIES GROUP		97,414.96
		911 SERVICES/EQUIPMENT	
9/18/2025	300626 MATTHEW CHESLER		203.38
		MATTHEW CHESLER,2025 BLUE CARD HAZARD, T26003, 101	
9/18/2025	300627 MEDLINE INDUSTRIES, LP		351.00
		FIRE MEDICAL SUPPLIES	
9/18/2025	300628 MVB & ASSOCIATES, INC.		9,796.00
		CIVIC CENTER RENOVATIONS	
9/18/2025	300629 NATHAN R. IRVING		203.38
		NATHAN IRVING, 2025 BLUE CARD HAZARD, T26002, 101	
9/18/2025	300630 OHANA TERMITE & PEST CONTROL, INC.		160.00
		PEST CONTROL FS#34 SEP25	
9/18/2025	300631 OSCEOLA COUNTY ROAD AND		1,203.24
		TRAFFIC SIGNAL PREVENTION MAINTENANCE JUL25	
		TRAFFIC SIGNAL PREVENTION MAINTENANCE AUG25	
9/18/2025	300632 OSCEOLA LEGISLATIVE EFFORT, INC.		30,000.00
		OSCEOLA LEGISTALIVE EFFORT 24-25	
9/18/2025	300633 PASSPORT LABS, INC.		393.05
		TRANSACTION MERCHANT MOBILE PAY FEES AUG25	
9/18/2025	300634 PFM ASSET MANAGEMENT LLC		21,536.68
		INVESTMENT/PORTFOLIO FEE 7/1/25 - 7/31/25	
		INVESTMENT/PORTFOLIO FEE 6/1/25 - 6/30/25	
		INVESTMENT/PORTFOLIO FEE 5/1/25 - 5/31/25	
9/18/2025	300635 PIERCE VERMILLION		259.60
		P.VERMILLION UNDERCOVER DRUG TECHS T25231 101	
9/18/2025	300636 PREFERRED MATERIALS, INC.		219.22

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		ASPHALT SP 9.5MM RAP	
		ASPHALT SP 9.5MM RAP	
9/18/2025	300637 PSA MANAGEMENT		9,968.00
	PR2402 HOPKINS PARK	HOPKINS PARK COMM CENTER PROJECT 6/1/25 - 8/31/25	
9/18/2025	300638 PUBLIC SAFETY TRAINING AND		10,000.00
		FIRE OFFICER DEVELOPMENT PROGRAM WEEK 2	
9/18/2025	300639 QUEST CORPORATION OF AMERICA, INC.		1,650.00
		MARKETING & OUTREACH SERV 5/31/25 - 8/29/25	
9/18/2025	300640 REPUBLIC SERVICES, INC.		543.77
		RECYCLE SERVICES / RESI SINGLE STREAM	
9/18/2025	300641 ROBERT YANTIN		217.51
		ROBERT YANTIN, IGNITE, T25178, 101	
9/18/2025	300642 ROTOLO CONSULTANTS, INC.		14,075.76
		MOWING MULTIPLE LOCATIONS AUG25	
9/18/2025	300643 SD DATA CENTER		2,380.00
		COLOCATION-NETWORK & CONNECTIVITY	
		COLLOCATION CABINET MLB01	
		COLLOCATION CABINET MLB01	
		COLOCATION-NETWORK & CONNECTIVITY	
9/18/2025	300644 SHEPARD,SMITH,HAND & BRACKINS, P.A.		1,009.80
		LEGAL SERVICE AUG2025	
9/18/2025	300645 SHI INTERNATIONAL CORP		4,088.42
		TENABLE-NESSUS PRO 9/29/25 - 9/28/25	
9/18/2025	300646 SHINE YOUR LIGHT ACADEMY OF DANCE		2,014.67
	PRC020 SHINE YOUR LIGHT DANCE	DANCE CLASSES AUG25	
9/18/2025	300647 SKANSKA USA BUILDING INC.		28,017.49
	PS2103 FIRE STATION 35 NEW BUILD	SERVICES THRU 08/30/25 FS#35	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	PS2401 PUBLIC SAFETY COMPLEX-PH1	PROFFESIONAL SERVICES THRU 08/30/25 PS2401	
	PS2104 FIRE STATION 32 REBUILD	SERVICES THRU 08/30/25 FS#32	
	PR2106 17TH STREET BALLFIELDS	SERVICES THRU AUG25 17TH ST TBALL IMPROVEMENT	
9/18/2025	300648 SOUTHERN MONUMENT STUDIO, INC.		1,600.00
		HEADSTONE REPAIRS AND COR CORRECTIONS	
9/18/2025	300652 TOHOPEKALIGA WATER AUTHORITY		32,906.96
		CITY UTILITY BILLS AUG25	
		CITY UTILITY BILLS AUG25	
		CITY UTILITY BILLS AUG25	
		CITY UTILITY BILLS AUG25	
		CITY UTILITY BILLS AUG25	
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		CITY UTILITY BILLS AUG25	
		CITY UTILITY BILLS AUG25	

City of St. Cloud

FY25 Warrant List #12

8/29/2025 to 9/25/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/18/2025	300653 TOHOPEKALIGA WATER AUTHORITY (WIRE)		43,054.00
	PS2104 FIRE STATION 32 REBUILD	WATER AND SEWER SDC FEE FOR FIRE STATION 32	
9/18/2025	300654 WANDA ESPINAL		217.51
		WANDA ESPINAL, IGNITE, T25176, 101	
9/25/2025	300657 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
9/25/2025	300658 ARDAMAN & ASSOCIATES, INC.		3,952.62
		SERVICES 7/11/25-7/25/25	
9/25/2025	300659 CALVIN,GIORDANO & ASSOCIATES, INC.		7,820.00
		FIRE PLAN REVIEW	
		FIRE PLANNING REVIEW	
9/25/2025	300660 CANARX GROUP, INC.		190.90
		SEPTEMBER 1-15, 2025 SAINT CLOUD MEDS	
9/25/2025	300661 CENTRAL FLORIDA GAS		281.98
		GAS-POOL HEATER 8/13-9/11	
9/25/2025	300662 COASTALWIDE LLC		850.00
		FLOODPALAIN/CRS PROGRAM COMPLIANCE	
9/25/2025	300663 EVERNORTH DIRECT HEALTH, LLC		47,951.09
		EMPLOYEE HEALTH CLINIC	
9/25/2025	300664 FEDERAL EASTERN INTERNATIONAL, LLC		7,384.96
	GR2405 2023 BPV GRANT	PD EQUIPMENT NICHOLAS GALEANO	
		PD EQUIPMENT NICHOLAS GALEANO	
		PD EQUIPMENT AMIRIA JONES	
		PD EQUIPMENT ELIAS VANLANDINGHAM	
		PD EQUIPMENT ALEXANDER CORREA	
	GR2405 2023 BPV GRANT	PD EQUIPMENT AMIRIA JONES	
		PD EQUIPMENT LUIS VALEZ-TORRES	
	GR2405 2023 BPV GRANT	PD EQUIPMENT LUIS VALEZ-TORRES	
	GR2405 2023 BPV GRANT	PD EQUIPMENT ALEXANDER CORREA	
	GR2405 2023 BPV GRANT	PD EQUIPMENT ELIAS VANLANDINGHAM	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/25/2025	300665 JENNIFER PAUL		81.15
		J.PAUL IEMO 1 T26027 101	
9/25/2025	300666 KELVIN SOTO, ESQ.		1,930.00
		PLANNING RECORDING 8/1/25-8/31/25	
		PLANNING RECORDING 6/1/25-6/30/25	
		PLANNING RECORDING 6/1/25-6/30/25	
		PLANNING RECORDING 6/1/25-6/30/25	
		PLANNING RECORDING 6/1/25-6/30/25	
		PLANNING RECORDING 8/1/25-8/31/25	
		PLANNING RECORDING 8/1/25-8/31/25	
		PLANNING RECORDING 6/1/25-6/30/25	
9/25/2025	300667 KOLBY URBAN		81.15
		K.URBAN IEMO 1 T26029 101	
9/25/2025	300669 KONICA MINOLTA BUSINESS SOLUTIONS		3,586.62
		COPIER LEASE 7/1/-30/25	
		COPIER LEASE 8/1-31/25	
		COPIER LEASE 4/1-30/25 PO 084650	
		COPIER LEASE 11/1-31/24 PO 084650	
		COPIER LEASE 06/1-30/25	
		COPIER LEASE 11/1-31/24	
		COPIER LEASE 8/1-31/25 FINANCE	
		COPIER LEASE 4/1-30/25	
		COPIER LEASE 8/1-31/25	
		COPIER LEASE 7/1-31/25	
		COPIER LEASE 8/1-31/25 PO 084684	
		COPIER LEASE 8/1-31/25 PO 084684	
		COPIER LEASE 7/1-31/25 PO 084684	
		COPIER LEASE 7/1-31/25 FINANCE	
		COPIER LEASE 7/1-31/25 LANDFILL	
		COPIER LEASE 7/1-31/25 LANDFILL	
		COPIER LEASE 7/1-31/25 LANDFILL	
		COPIER LEASE 06/1-30/25 PO 084444	
		COPIER LEASE 6/1-30/25	
9/25/2025	300670 LEIGH ANNE TOMANIO		151.55
		LEIGH ANN TOMAINO, 2025 FL PLANNING, T25240, 102	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/25/2025	300671 MASCHMEYER CONCRETE CO. OF FLORIDA		935.00
		READY MIX CONCRETE-ROADS	
9/25/2025	300672 MEDLINE INDUSTRIES, LP		288.00
		FIRE MEDICAL SUPPLIES	
9/25/2025	300673 MELISSA DUNKLIN		87.23
		MELISSA DUNKLIN, FRA ANN CONFERENCE, T26032, 101	
9/25/2025	300674 OFFICE DEPOT		7.69
		HANGING TABS 2"FOR 1/5 CUT TABS	
9/25/2025	300675 OHANA TERMITE & PEST CONTROL, INC.		490.00
		TRAINING FACILITY PEST CONTROL SEP25	
		PEST CONTROL FS#33 SEP25	
		PEST CONTROL FS#31 & ADMIN BLDG SEP25	
9/25/2025	300676 OSCEOLA GLASS AND MIRROR, LLC		940.00
		1/4" CLEAR TEMPERED GLASS WITH 3 SLOTS	
9/25/2025	300677 PRECISION ROOFING SOLUTIONS, INC.		3,774.00
	PW2502 PROGRESS LN OFFICE RENOV	LABOR AND MATERIALS TO COMPLETE ROOF REPAIRS	
9/25/2025	300678 PREFERRED MATERIALS, INC.		149.38
		ASPHALT SP 9.5MM RAP	
		ASPHALT SP 9.5MM RAP	
9/25/2025	300679 VALLEY DISTRICT OFFICE		30.00
		PAYROLL SUMMARY	
9/25/2025	300680 VANASSE HANGEN BRUSTLIN, INC		520.00
		PLANNING & LANDSCAPING SRVCS THRU 8/3/25-8/30/25	
9/25/2025	300681 VEYTEC, INC.		18,195.33
		INSTALL,CONFIGURE & PROGRAM PD	
9/25/2025	300682 WE DARE TO CARE INC.		56.00

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
			PAYROLL SUMMARY	
9/25/2025	300683	WESCO TURF, INC.		4,355.56
			MULTI PRO WORKMAN SPRAYER PARTS AND REPAIR	
			SPRING GOVERNOR	
8/29/2025	7007788	INTERNAL REVENUE SERVICE		400,149.54
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
8/29/2025	7007789	FLSDU		4,863.06
			PAYROLL SUMMARY	
			PAYROLL SUMMARY PROCESSING FEE	
9/4/2025	7007790	FIFTH THIRD BANK		1,441,979.60
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
			PENSION FUND CALEND.2024 ACCT# 44-44-000-9412016	
9/4/2025	7007791	WEBSTER BANK, N.A.		1,905,031.00
			9/01/25 LOAN PYMT 1156220 RE:2019 CAPITAL IMPRV REV	
			9/01/25 LOAN PYMT 1156220 RE:2019 CAPITAL IMPRV REV	
			9/01/25 LOAN PYMT 1156220 RE:2019 CAPITAL IMPRV REV	
			9/01/25 LOAN PYMT 1156220 RE:2019 CAPITAL IMPRV REV	
9/4/2025	7007792	FLORIDA LOCAL GOVERNMENT FINANCE		18,107,607.92
			FLGFC COMMERCIAL LOAN DRAW A-1-1 SEPT 2025	
			FLGFC COMMERCIAL LOAN DRAW A-1-1 SEPT 2025	
			FLGFC COMMERCIAL LOAN DRAW A-1-1 SEPT 2025	
			FLGFC COMMERCIAL LOAN DRAW A-1-1 SEPT 2025	

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
			FLGFC COMMERCIAL LOAN DRAW A-1-1 SEPT 2025	
			FLGFC COMMERCIAL LOAN DRAW A-1-1 SEPT 2025	
9/11/2025	7007793	GLOBAL PAYMENTS DIRECT, INC.		5,694.49
			MERCHANT CARD SERVICES AUGUST 2025	
9/11/2025	7007794	AMERICAN EXPRESS TRAVEL RELATED		3.11
			AUG25 POLICE DEPT WT 7007794	
			AUG25 FINGERPRINTING WT 7007794	
9/11/2025	7007795	AUTOMATED MERCHANT SYSTEMS, INC.		35.51
			FINGERPRINT AUG25 WT 7007795	
9/11/2025	7007796	AUTOMATED MERCHANT SYSTEMS, INC.		77.79
			POLICE DEPT AUG25 WT 7007796	
9/11/2025	7007797	AUTOMATED MERCHANT SYSTEMS, INC.		581.26
			MERCH SERV AUG25 WT 7007797	
9/11/2025	7007798	VERMONT SYSTEMS, INC.		1,049.24
			PAYTRAC RETAIL AUG25 WT 7007798	
			PAYTRAC RETAIL AUG25 WT 7007798	
			PAYTRAC RETAIL AUG25 WT 7007798	
			PAYTRAC RETAIL AUG25 WT 7007798	
			PAYTRAC RETAIL AUG25 WT 7007798	
9/11/2025	7007799	VERMONT SYSTEMS, INC.		362.26
			PAYTRAC WEB AUG25 WT 7007799	
			PAYTRAC WEB AUG25 WT 7007799	
			PAYTRAC WEB AUG25 WT 7007799	
			PAYTRAC WEB AUG25 WT 7007799	
			PAYTRAC WEB AUG25 WT 7007799	
9/11/2025	7007800	FLORIDA DEPARTMENT OF REVENUE		2,095.51
			RENTAL & MISC SALES & USE TAX RETURN AUG25	
			RENTAL & MISC SALES & USE TAX RETURN AUG25	
			RENTAL & MISC SALES & USE TAX RETURN AUG25	
9/11/2025	7007801	FLORIDA DEPARTMENT OF REVENUE		460.00

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
			CITATION FEES DUE TO FDOR WEEK ENDING (09/08/2025)	
9/12/2025	7007802	INTERNAL REVENUE SERVICE		395,778.25
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY ROUNDING OFF	
			PAYROLL SUMMARY	
9/12/2025	7007803	FLSDU		4,816.77
			PAYROLL SUMMARY PROCESSING FEE	
			PAYROLL SUMMARY	
9/18/2025	7007804	SUNTRUST BANKCARD NA		501,322.09
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
			TO PAY P-CARD CHARGES FOR PERIOD 07/28-08/27/25	
9/18/2025	7007805	PTM DOCUMENT SYSTEMS/PRINT-TO-MAIL		253.96
			SECURITY CASH BAGS SHIPPI	
			SECURITY CASH BAGS	
9/18/2025	7007806	CIGNA HEALTH AND LIFE INSURANCE CO		741,204.82
			AUTOMATIC CIGNA MONTHLY BANKING 08/1/25-08/31/25	
			AUTOMATIC CIGNA MONTHLY BANKING 08/1/25-08/31/25	
9/18/2025	7007807	FLORIDA DEPARTMENT OF REVENUE		1,219.00
			CITATION FEES DUE TO FDOR WEEK ENDING (09/12/2025)	
9/25/2025	7007808	FLORIDA DEPARTMENT OF REVENUE		3,174.00
			CITATION FEES DUE TO FDOR WEEK ENDING (09/19/2025)	
9/25/2025	7007809	FLORIDA PUBLIC ASSETS FOR LIQUIDITY		15,898,414.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		ESTABLISH INVESTNEBT FUND ACCOUNT WITH FLPALM	
9/12/2025	9106313 A-LINE FIRE & SAFETY, INC.		1,105.00
		SEMI ANN FIRE INSPECTION FS31 & FS34	
		ENVIRONMENTAL HANDLING, FUSIBLE LINK,INSPECTION	
9/12/2025	9106314 AIR SCIENCE USA, LLC		1,420.00
		HEPA FILTERS, SHIPPING	
		HEPA FILTERS, SHIPPING	
9/12/2025	9106315 ALL AMERICAN AUTO BODY		2,701.60
		REPAIRS TO UNIT 12-441, RO #64807-1	
		REPAIRS TO UNIT 12-441 RO# 64807-1	
9/12/2025	9106316 ALL-RITE FENCE SERVICES, INC.		985.00
		GATE REPAIRS SERVICE CALL -PD	
9/12/2025	9106317 AMERICAN PLANNING ASSOCIATION		1,220.00
		REG- TAMMY R T25261	
		POSITION POSTING 8/25/25	
		REG- TATIANA M T25260	
9/12/2025	9106318 AMERICAN PORTABLE AIR OF ORLANDO		5,000.00
		PORTABLE A/C-IT DATA CENTER 06.23.25-07.22.25	
		PORTABLE A/C-IT DATA CENTER 05.23.25-06.22.25	
9/12/2025	9106319 AT TRAILER CENTER		67.59
		NEW LIFT JACK UNIT 5-60 RO #64972-1	
		SHACKLE NUTS/BOLT 7-190 RO #64951-1	
9/12/2025	9106320 CITY ELECTRIC SUPPLY COMPANY		3,526.96
		THHN-10-STR-WHT-CU-5-GATE REPAIRS-PD	
		NON FUSED AC DLS	
		CABLE,SQUARED,HALEX	
		BOLLARD LIGHT REPAIR	
		SELF-TEST- MARINA DOCK	
		GENERAL TAPE,PULLING LUBE	
		TAGOUT KIT,WIRE MARKER BOOK,FLEX GLOW ROD	
		SIEMENS CKT BRKR-GATE REPAIRS- PD	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106321 COMMERCIAL ENERGY SPECIALISTS, LLC		3,716.91
		PREVENTATIVE MAINTENANCE COMPLETE PM OF BECSYS	
		GENERAL SERVICE CALL	
		SENSOR,SHIPPING	
		SENSOR	
		GENERAL SERVICE CALL	
		GENERAL SERVICE CALL	
		PREVENTATIVE MAINTENANCE CLEAN PH& ORP PROBES	
		PREVENTATIVE MAINTENANCE COMPLETE PM OF BECSYS	
9/12/2025	9106322 COMPASS PEST CONTROL		1,671.58
		AUGUST 2025-SENIOR BLDG 702 INDIANA AVE	
		AUGUST 2025-ICE CREAM SHOP-LAKESHORE	
		AUGUST 2025-CITY HALL B	
		AUGUST 2025-CEMETARY OFFICE 755 E 10TH STREET	
		AUGUST 2025-LAWN DEPT- MAINT BLDG 2500 PEGHORN	
		AUGUST 2025-POLICE TRAIN FACILITY CORD AVE	
		AUGUST 2025-BB FIELD CONCESSION-CIVIC CENTER	
		AUGUST 2025-LANDFILL 2705 PEGHORN WAY	
		AUGUST 2025-STORAGE BLDG BB FIELD- CIVIC CENTER	
		AUGUST 2025-3101 A PRGSS LANE BLVD	
		AUGUST 2025-CIVIC CENTER 3001 17TH STREET	
		AUGUST 2025-CITY HALL A	
		AUGUST 2025-SIGN SHOP 17TH STREET	
		AUGUST 2025-LEARNING CNTR 2100 PEGHORN WAY	
		AUGUST 2025-VETERANS MEM LIBRARY 1012 MASS AVE	
		AUGUST 2025-GYMNASIUM 3001 17TH STREET	
		AUGUST 2025-WELCOME CNTR 2100 PEGHORN WAY	
		AUGUST 2025-MAINT BLDG 1900 BUDINGER	
		AUGUST 2025-WOMENS CLUB 1014 MASSACHUSETTS	
		AUGUST 2025-FS #33 3369 CORD AVE	
		AUGUST 2025-HOUSE ON STILTS 1375 S LAKE AVE	
		AUGUST 2025-MOBILE HOME- 4700 CHISHOLM PARK TR	
		AUGUST 2025-HORSESHOE CT	
		AUGUST 2025-RODENTS ONLY 2800 LAKESHORE DR	
		AUGUST 2025-OEC/SCADA BLG 924 MISSOURI AVE	
		AUGUST 2025-MEDICAL CLINIC 2950 LAKESHORE	
		AUGUST 2025-SHUFFLEBOARD CLUB 701 OHIO AVE	
		AUGUST 2025-RED BARN 5452 JONES RD	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		AUGUST 2025-PAP RODENTS 1402 LAKESHORE DR	
		AUGUST 2025-MOBILE HOME GATE# 7731 5452 JONES RD	
		AUGUST 2025-HOPKINS PARK 620 17TH STREET	
		AUGUST 2025-FIRE TRAIN BLDG 2901 17TH STREET	
		AUGUST 2025-COMM CENTER 3101 17TH STREET	
		AUGUST 2025-POLICE DEPT 4700 NEPTUNE RD	
		AUGUST 2025-BANQUET HALL- CRABBYS 2950 LAKESHORE	
		AUGUST 2025-CLOCK TOWER 923 NEW YORK AVE	
		AUGUST 2025-JOINT USE FAC COMMUNICATIONS BLVD	
		AUGUST 2025-NEW POOL BLDG 1300 17TH ST	
9/12/2025	9106323 COX AUTOMOTIVE MOBILITY FLEET		**85,188.84**
		UNIT#12-240 RO# 63711-1 REISSUE CK #9104385 3/17	
		UNIT #12-431 RO #64407-1 REISSUE CK #9105733 7/10	
		12-356 #63599-1 BRAKE REISSUE CK #9104385 3/17	
		UNIT #4-114 RO #64481-1 REISSUE CK #9105733 7/10	
		UNIT#12-408 RO# 63692-1 REISSUE CK #9104385 3/17	
		SYSTEM 12-304 #63506-1 REISSUE CK #9104385 3/17	
		#23-25 #63527-1 REISSUE CK #9104385 3/17	
		FITTING 12-409 #63547-1 REISSUE CK #9104385 3/17	
		23-18 #63515-4 REISSUE CK #9104385 3/17	
		UNIT 5-55 RO# 63609-1 REISSUE CK #9104385 3/17	
		UNIT #12-451 RO #64371-1 REISSUE CK #9105733 7/10	
		UNIT #3-46 RO #64435-3 REISSUE CK #9105733 7/10	
		PLUGS 12-378 #63362-1 REISSUE CK #9104385 3/17	
		12-470 #63508-1 REISSUE CK #9104385 3/17	
		UNIT #12-246 RO #64375-2 REISSUE CK #9105733 7/10	
		UNIT #11-33 RO #64424-1 REISSUE CK #9105733 7/10	
		UNIT #3-46 RO #64435-3 REISSUE CK #9105733 7/10	
		UNIT# 4-116 RO# 63700-1 REISSUE CK #9104385 3/17	
		UNIT# 5-93 RO# 63601-1 REISSUE CK #9104385 3/17	
		UNIT#12-381 RO# 63706-1 REISSUE CK #9104385 3/17	
		UNIT# 8-182 RO# 63675-1 REISSUE CK #9104385 3/17	
		UNIT#11-49 RO# 63702-1 REISSUE CK #9104385 3/17	
		UNIT #5-120 RO #64245-1 REISSUE CK #9105733 7/10	
		UNIT #23-18 RO #64520-1 REISSUE CK #9105733 7/10	
		RADIATOR 5-97 #63530-1 REISSUE CK #9104385 3/17	
		AC,TIRES,INSPECTION-UNIT# 12-447 RO# 64957-1	
		UNIT #12-246 RO #64375-1 REISSUE CK #9105733 7/10	
		UNIT #12-345 RO #64417-1 REISSUE CK #9105733 7/10	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #11-33 RO #64424-1 REISSUE CK #9105733 7/10	
		UNIT #4-77 RO #64552-1 REISSUE CK #9105733 7/10	
		UNIT #12-386 RO #64488-1 REISSUE CK #9105733 7/10	
		04-126 # 63538-2 REISSUE CK #9104385 3/17	
		UNIT# 11-49 RO# 63601-1 REISSUE CK #9104385 3/17	
		UNIT #12-328 RO #64560-1 REISSUE CK #9105733 7/10	
		12-383 #63546-1 REISSUE CK #9104385 3/17	
		UNIT #4-77 RO #64539-1 REISSUE CK #9105733 7/10	
		23-18 #63515-2 REISSUE CK #9104385 3/17	
		5-59 #63505-1 REISSUE CK #9104385 3/17	
		UNIT# 5-110 RO#63696-1 REISSUE CK #9104385 3/17	
		12-317 #63525-1 REISSUE CK #9104385 3/17	
		17-1 #63543-1 HYDRAULIC REISSUE CK #9104385 3/17	
		24-74 #63470-2 REISSUE CK #9104385 3/17	
		UNIT #23-18 RO #64520-2 REISSUE CK #9105733 7/10	
		4-126 #63538-1 REISSUE CK #9104385 3/17	
		UNI# 5-93 RO# 63601-1 REISSUE CK #9104385 3/17	
		12-355 #63526-1 REISSUE CK #9104385 3/17	
		12-465 #63540-1 REISSUE CK #9104385 3/17	
		UNIT #12-319 RO #64476-2 REISSUE CK #9105733 7/10	
		UNIT#12-342 RO# 63621-1 REISSUE CK #9104385 3/17	
		UNIT #12-262 RO #64477-1 REISSUE CK #9105733 7/10	
		UNIT #4-114 RO #64481-1 REISSUE CK #9105733 7/10	
		18-209 #63563-1 REISSUE CK #9104385 3/17	
		UNIT # 24-49-T RO#63660-1 REISSUE CK #9104385 3/17	
		UNIT 24-49-T RO# 63660-1 REISSUE CK #9104385 3/17	
		UNIT #12-246 RO #64375-2 REISSUE CK #9105733 7/10	
		UNIT# 11-49 RO# 63702-1 REISSUE CK #9104385 3/17	
		12-328 63516-1 THERMOSTAT REISSUE CK #9104385 3/17	
		7-169 #63550-1 REISSUE CK #9104385 3/17	
		UNIT# 5-55 RO# 63609-3 REISSUE CK #9104385 3/17	
		UNIT# 5-74 RO# 63615-1 REISSUE CK #9104385 3/17	
		UNIT# 24-49-T RO# 63660-1 REISSUE CK #9104385 3/17	
		UNIT #12-352 RO #64292-2 REISSUE CK #9105733 7/10	
		UNIT# 5-55 RO# 63609-4 REISSUE CK #9104385 3/17	
		12-368 #63539-1 REISSUE CK #9104385 3/17	
		UNIT# 14-28 RO# 63657-1 REISSUE CK #9104385 3/17	
		UNIT# 3-47 RO# 63677-1 REISSUE CK #9104385 3/17	
		UNIT #12-319 RO #64476-1 REISSUE CK #9105733 7/10	
		7-169 #63550-1 REISSUE CK #9104385 3/17	
		UNIT #5-90 RO #64545-1 REISSUE CK #9105733 7/10	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #23-18 RO #64520-1 REISSUE CK #9105733 7/10	
		UNIT #12-353 RO #64499-3 REISSUE CK #9105733 7/10	
		UNIT #12-404 RO #64515-1 REISSUE CK #9105733 7/10	
		DUP CHR INV13601146461 REISSUE CK #9105733 7/10	
		UNIT #12-449 RO #64785-1 PM INSPECTION	
		HOSE UNIT14-28 RO#63657-1 REISSUE CK #9104385 3/17	
		24-74 #63470-2 REISSUE CK #9104385 3/17	
		UNIT #12-404 RO #64515-1 REISSUE CK #9105733 7/10	
		UNIT# 24-49-T RO# 63660-1 REISSUE CK #9104385 3/17	
		UNIT #12-386 RO #64488-1 REISSUE CK #9105733 7/10	
		UNIT# 8-182 RO# 63675-1 REISSUE CK #9104385 3/17	
		UNIT# 12-430 RO# 63689-1 REISSUE CK #9104385 3/17	
		UNIT# 5-93 RO# 63601-2 REISSUE CK #9104385 3/17	
		UNIT# 12-379 RO# 63650-1 REISSUE CK #9104385 3/17	
		UNIT# 24-76 RO# 63678-3 REISSUE CK #9104385 3/17	
		7-169 #63550-1 REISSUE CK #9104385 3/17	
		UNIT #3-46 RO #64435-2 REISSUE CK #9105733 7/10	
		UNIT #12-466 RO #64467-1 REISSUE CK #9105733 7/10	
		UNIT# 5-74 RO# 63615-3 REISSUE CK #9104385 3/17	
		UNIT #12-462 RO #64466-1 REISSUE CK #9105733 7/10	
		UNIT #12-453 RO #64534-1 REISSUE CK #9105733 7/10	
		UNIT #12-440 RO #64446-1 REISSUE CK #9105733 7/10	
		12-304 #63506-1 REISSUE CK #9104385 3/17	
		UNIT #12-353 RO #64499-1 REISSUE CK #9105733 7/10	
		UNIT# 12-371 RO# 63688-1 REISSUE CK #9104385 3/17	
		UNIT #12-353 RO #64499-1 REISSUE CK #9105733 7/10	
		UNIT #4-77 RO #64552-1 REISSUE CK #9105733 7/10	
		UNIT# 4-125 RO# 637408-1 REISSUE CK #9104385 3/17	
		UNIT# 4-122 RO# 63656-1 REISSUE CK #9104385 3/17	
		UNIT#24-77 RO# 63730-1 REISSUE CK #9104385 3/17	
		UNIT# 2-67 RO# 63569-3 REISSUE CK #9104385 3/17	
		UNIT#18-199 RO#63562-2 REISSUE CK #9104385 3/17	
		UNIT# 12-240 RO# 63711-2 REISSUE CK #9104385 3/17	
		UNIT# 11-33 RO# 63658-1 REISSUE CK #9104385 3/17	
		UNIT# 19534 RO# 63706-1 REISSUE CK #9104385 3/17	
		UNIT# 6-23 RO# 63612-1 REISSUE CK #9104385 3/17	
		UNIT# 24-76 RO#63678-3 REISSUE CK #9104385 3/17	
		UNIT# 11-49 RO# 63702-1 REISSUE CK #9104385 3/17	
		UNIT #4-114 RO #64481-1 REISSUE CK #9105733 7/10	
		UNIT #12-416 RO #64344-1 REISSUE CK #9105733 7/10	
		UNIT #12-430 RO #64861-1 PM INSPECTION	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #3-50 RO #64921-1 PM INSPECTION	
		UNIT #12-329 RO # 64912-1 BRAKES ALL AROUND	
		UNIT #12-311 RO #64819-1 PM INSPECTION	
		UNIT #17-171 RO #64832-2 AC ASSEMBLY	
		UNIT #12-431 RO #64407-1 REISSUE CK #9105733 7/10	
		UNIT #18-171 RO #64413-1 REISSUE CK #9105733 7/10	
		UNIT #12-262 RO #64363-2 REISSUE CK #9105733 7/10	
		UNIT #23-18 RO #64411-1 REISSUE CK #9105733 7/10	
		UNIT #12-262 RO #64363-1 REISSUE CK #9105733 7/10	
		UNIT #12-262 RO #64363-1 REISSUE CK #9105733 7/10	
		UNIT #14-45 RO #64370-1 REISSUE CK #9105733 7/10	
		UNIT S-99 RO# 63625-1 REISSUE CK #9104385 3/17	
		UNIT #12-484 RO #64831-1 PM INSPECTION	
		UNIT #12-329 RO #64912-1 FRONT BRAKES AND DRUMS	
		UNIT #12-416 RO #64344-1 REISSUE CK #9105733 7/10	
		UNIT #12-416 RO #64344-1 REISSUE CK #9105733 7/10	
		UNIT #12-466 RO #64340-1 REISSUE CK #9105733 7/10	
		UNIT #5-111 RO #64864-1 MOBILE SERVICE	
		UNIT #12-475 RO #64970-1 PM INSPECTION	
		UNIT #12-469 RO #64963-1 PM INSPECTION	
		UNIT #17-178 RO #64926-1 PM INSPECTION	
		UNIT #3-54 RO #64942-1 PM INSPECTION	
		UNIT #12-468 RO #64922-1 MIRRORS	
		UNIT #12-487 RO #64943-1 PM INSPECTION	
		UNIT #14-45 RO #64370-1 REISSUE CK #9105733 7/10	
		REISSUE CK #9104385 3/17 UNIT 24-55 RO# 63583-1	
		UNIT #12-323 RO #64911-1 AC ASSEMBLY	
		UNIT #17-171 RO #64832-1 COILS AND SPARK PLUGS	
		UNIT #5-122 RO #64416-1 REISSUE CK #9105733 7/10	
		UNIT #12-431 RO #64407-1 REISSUE CK #9105733 7/10	
		UNIT #12-431 RO #64407-1 REISSUE CK #9105733 7/10	
		UNIT #12-323 RO #64776-1 PM INSPECTION	
		UNIT #14-45 RO #64370-1 REISSUE CK #9105733 7/10	
		UNIT #5-111 RO #64864-1 MOBILE SERVICE	
		UNIT #12-346 RO #64722-4 DOOR PANELS	
		UNIT #3-48 RO #64815-1 WINDSHIELD WIPERS	
		UNIT #12-346 RO #64722-4 FRONT DOOR PANELS	
		UNIT #12-305 RO #64855-1 PM INSPECTION	
		UNIT #12-435 RO #64844-1 FRONT SHOCKS	
		UNIT #5-97 RO #64773-1 EXHAUST WORK	
		UNIT #12-454 RO #64916-1 TIRES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT #17-171 RO #64832-2 AC ASSEMBLY	
		UNIT #24-48 RO #64858-1 HOOD	
		UNIT #12-435 RO #64844-1 PM INSPECTION	
		UNIT #12-311 RO #64819-1 PM INSPECTION	
		UNIT #12-323 RO #64911-1 AC ASSEMBLY	
		UNIT #12-439 RO # 64867-1 PM INSPECTION	
		UNIT #4-125 RO #64923-1 PM INSPECTION	
		UNIT #6-24 RO #64798-1 PM INSPECTION	
		UNIT #12-488 RO #64809-1 PM INSPECTION	
		UNIT #12-430 RO #64861-1 PM INSPECTION	
		UNIT #12-317 RO #64868-1 BATTERY AND CABLES	
		UNIT #12-317 RO #64868-1 PM INSPECTION	
		UNIT #12-329 RO #64750-1 SEATS	
		UNIT #12-323 RO #64911-1 AC ASSEMBLY	
		UNIT #12-465 RO #64349-1 REISSUE CK #9105733 7/10	
		UNIT #12-346 RO #64722-4 FRONT DOOR PANELS	
		UNIT 24-48 RO# 63460-1 REISSUE CK #9104385 3/17	
		12-378 63362-1 REISSUE CK #9104385 3/17	
		5-92 #63577 TIRE, AXLE REISSUE CK #9104385 3/17	
		UNIT# 20-15 RO# 63655-1 REISSUE CK #9104385 3/17	
		5-92 #63577-1 PM INSP REISSUE CK #9104385 3/17	
		UNIT #25-8 RO #64729-1 PM INSPECTION	
		UNIT #15-176 RO #64412-1 REISSUE CK #9105733 7/10	
		18-209 #63563-1 REISSUE CK #9104385 3/17	
		RO#63460-1 UNIT 24-4 REISSUE CK #9104385 3/17	
		UNIT #20-15 RO #64744-1 PM INSPECTION	
		UNIT #14-50 RO #64733-1 PM INSPECTION	
		12-374 #63534-1 REISSUE CK #9104385 3/17	
		12-428 #63544-1 REISSUE CK #9104385 3/17	
		UNIT 5-92 RO# 63577-1 REISSUE CK #9104385 3/17	
		UNIT #5-60 RO #64072-1 REISSUE CK #9105733 7/10	
		UNIT #12-345 RO #64417-1 REISSUE CK #9105733 7/10	
		UNIT #5-97 RO #64773-1 COMPUTER DIAGNOSTIC	
		UNIT# 24-64-T RO# 63683-1 REISSUE CK #9104385 3/17	
		24-07 # 63470-2 REISSUE CK #9104385 3/17	
		UNIT 12-356 RO# 63599-1 REISSUE CK #9104385 3/17	
		23-18 #63515-4 REISSUE CK #9104385 3/17	
		UNIT #12-435 RO #64844-1 FRONT DRUMS AND BRAKES	
		UNIT #12-286 RO #64791-1 AC ASSEMBLY	
		UNIT 5-55 RO# 63609-2 REISSUE CK #9104385 3/17	
		12-356 #63599-1 WATER PUM REISSUE CK #9104385 3/17	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT 5-97 RO# 63640-1 REISSUE CK #9104385 3/17	
		UNIT #14-50 RO #64733-1 PM INSPECTION	
		UNIT #11-33 RO #64424-1 REISSUE CK #9105733 7/10	
		UNIT #12-285 RO #64808-1 PM INSPECTION	
		UNIT #12-311 RO #64819-3 DOOR PANELS	
		UNIT 12-446 RO# 63623-1 REISSUE CK #9104385 3/17	
		4-120 #63627-1 ADJUSTER - REISSUE CK #9104385 3/17	
		1-115 #63558-1 REISSUE CK #9104385 3/17	
		UNIT #12-286 RO #64791-1 AC ASSEMBLY	
		UNIT #12-346 RO #64722-1 PM INSPECTION	
		UNIT #12-286 RO #64791-1 AC ASSEMBLY	
		UNIT #12-468 RO #64796-1 PM INSPECTION	
		UNIT #12-405 RO #64801-1 PM INSPECTION	
9/12/2025	9106324 DANA SAFETY SUPPLY, INC.		**8,655.00**
		SIG SEMI AUTO PISTOLS TO OUTFIT PD, FRIGHT	
		SIG SEMI AUTO PISTOLS TO OUTFIT PD, FRIGHT	
		TROUBLE SHOOT & UPDATE SIREN UNIT 12-437	
		SLI TLR WEAPON LIGHTS	
9/12/2025	9106325 EMBROIDERY PLUS PROMOTIONAL INC.		**898.25**
		RUIZ, DELAROSA, PINNELL REYES, CHAPPELL, VOL	
		RUIZ, DELAROSA, PINNELL REYES, CHAPPELL, VOL	
		RUIZ, DELAROSA, PINNELL REYES, CHAPPELL, VOL	
9/12/2025	9106326 EXCELLANCE INCORPORATED		**209.20**
		REPAIR/DOOR CADDY ON CURBSIDE FOOR	
9/12/2025	9106327 EXOTIC EMBROIDERY OF CENTRAL FL.		**3,306.05**
		HOODED SHIRT - PATROL	
		MARINIE UNIT UNIFORM - PANTS, HOODED TEES, HATS	
	PRE015 SENIOR PROGRAMS	CHAIR VOLLEYBALL SHIRTS FOR VOLUNTEERS	
9/12/2025	9106328 GAS SOUTH, LLC		**5.38**
		POOL HEATER GAS	
9/12/2025	9106329 HODGINS HOME APPLIANCE STORE, LLC		**126.67**
		STOVE BURNER REPAIR- 4135 RUMMEL RD	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106330 KCS FARM STORE LLC		241.99
		DISC AXLE,PRESSUR	
9/12/2025	9106331 KNAPHEIDE TRUCK EQUIPMENT SOUTHEAST		6,962.49
		UNIT #5-120 RO #64245-1 SIDE RUNNERS	
		UNIT #5-123 RO #64529-1 SIDE RUNNERS	
		UNIT #5-121 RO #64368-1 SIDE RUNNERS	
9/12/2025	9106333 LIFEGUARD STORE, INC.		930.70
		HATS, WHISTLES& WOMENS SWIMSUITS	
9/12/2025	9106334 MOTOROLA SOLUTIONS, INC.		2,255.09
		REMOVE + INSTALL RADIO ON E31 (11-44)	
9/12/2025	9106335 NEXTRAN TRUCK CENTER		22,125.48
		UNIT #5-101 RO #64630-2 MOBILE SERVICE	
		UNIT #5-87 RO #64853-1 MOIBLE SERVICE	
		UNIT #24-76 RO #64716-1 MOBILE SERVICE	
		UNIT #5-110 RO #64577-1 MOBILE SERVICE	
		UNIT #5-74 RO #64748-1 MOBILE SERVICE	
		UNIT #5-89 RO #64589-2 MOBILE SERVICE	
		UNIT #24-77 RO #64827-1 MOBILE SERVICE	
		UNIT #24-61 RO # 64859-2 MOBILE SERVICE	
		UNIT #24-74 RO #64777-1 MOBILE SERVICE	
		UNIT #24-54 RO #64856-1 PM SERVICE AND AC	
		UNIT #24-61 RO #64905-1 DIAGNOSTIC	
		UNIT #5-111 RO #64864-1 MOBILE SERVICE	
		UNIT #5-101 RO #64901-2 BRAKE SYSTEM REPAIR	
		UNIT #5-81 RO #64623-3 MOBILE SERVICE	
		UNIT #5-89 RO #64589-1 MOBILE SERVICE	
9/12/2025	9106336 O'REILLY AUTO PARTS		72.16
		ANTIFREEZE - E35 (11-45)	
		ANTIFREEZE, PFM 20243	
9/12/2025	9106337 PARK AVENUE LIMOUSINE, INC.		4,550.00
	PRE006 HOPKINS PARK SUMMER CAMP	TRANSPORTATION FOR SUMMER CAMP FIELD TRIP	
	PRE002 SUMMER CAMP	TRANSPORTATION FOR SUMMER CAMP FIELD TRIP	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106338 PARRISH PLUMBING, INC.		245.00
		MOP SINK REPAIR 2ND FLOOR IT MECHANICAL RM	
9/12/2025	9106339 PRIORITY DISPATCH CORP		850.00
		EFD TRNG ONLINE- J.TORRES	
		EFD TRNG ONLINE - E. GONZALES	
9/12/2025	9106340 QUICKSCORES.COM		49.00
		ADULT BASKETBALL LEAGUE SCHEDULER	
9/12/2025	9106341 R.S. HUGHES CO. INC		377.61
		DISPOSABLE GLOVES	
9/12/2025	9106342 SAFETY PRODUCTS, INC.		1,698.00
		BOMBER SAFETY JACKET- STORM WATER EMPLOYEES	
		BOMBER SAFETY JACKET- STORM WATER EMPLOYEES	
		BOMBER JACKET REMOVABLE JACKETS LIME/BLACK	
		BOMBER SAFETY JACKET- STORM WATER EMPLOYEES	
9/12/2025	9106343 SOUTHERN SEWER EQUIPMENT SALES		3,671.64
		UNIT #5-101 RO #64630-1 REPAIRS TO HYDRAULICS	
9/12/2025	9106344 ST. CLOUD PRINTING		1,432.25
		UNIFORM PANTS- FREDRICK SANCHEZ	
		SHIRTS-ETHEN PADGETT	
		STEVEN GONVSLEV WORK SHIRTS	
		PROMOTIONAL LAPEL PIN GIVEAWAYS- COUNCIL	
		UNIFORMS- R.DEATHERAGE	
		WORK SHIRTS-JEFFREY RAGGI	
		ELECTRICAL STICKERS	
9/12/2025	9106345 SURPLUS STEEL & SUPPLY, INC.		871.09
		ANGLE,CHANNEL,FLAT BAR- INLET CHERRYWOOD& MUTTER	
9/12/2025	9106346 TAMPA CRANE & BODY		2,555.16
		UNIT #5-112 RO #64365-1 MECHANICAL WORK	
9/12/2025	9106347 UNIFORM WIZARD		124.00
		UNIFORMS- OMAR CRUZ	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106348 24SEVEN GRAPHIC DESIGN & SUPPLY, IN		900.00
		REMOVE ST CLOUD BADGE AND INSTALL NEW BADGE	
9/12/2025	9106349 4IMPRINT, INC		2,449.92
		REUSABLE ICE PACK, FREIGHT	
		REUSABLE ICE PACK, FREIGHT	
		FLASHLIGHTS, NOTEBOOKS, TOTE, SHIPPING	
		FLASHLIGHTS, NOTEBOOKS, TOTE, SHIPPING	
		POWER CLIP,STRESS BALL, DRAWSTRING,SHIPPING	
		POWER CLIP,STRESS BALL, DRAWSTRING	
9/12/2025	9106350 AAA AUTO GLASS, INC.		1,979.43
		UNIT #24-74 RO #64777-2 WINDSHIELD	
		GLASS REPAIR ON LOADER (LOADER ON LOAN)	
		UNIT #5-119 RO #64713-2 WINDSHIELD	
9/12/2025	9106351 ABOUT PHASE ACADEMY, LLC		1,100.00
		REG-D.MORGAN T25249	
9/12/2025	9106352 P-CARD TRAVEL - HOTEL		514.66
		HOTEL- M.BACHELDER T25262	
		HOTEL- V.MILLER T25263	
9/12/2025	9106353 P-CARD TRAVEL - OTHER EXPENSES		40.66
		PARKING- V.MILLER T25262	
9/12/2025	9106354 ACCURATE DIVING BOARD SOLUTIONS LLC		747.00
		PREVENTATIVE MAINTENANCE	
9/12/2025	9106355 ADRENALINE BIKE WORKS LLC		515.00
		BIKE EQUIP-BATTERY, AC CHARGER	
9/12/2025	9106356 ADT, LLC		131.61
		ADT 09.01.25-11.30.25	
9/12/2025	9106357 ADVANCE AUTO PARTS		9.99
		UNIT #12-435 RO #64844-1 SPRING	
		SHOP SUPPLIES HITCH CLIP	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			UNIT #12-435 RO #64844-1 SPRING	
9/12/2025	9106358	ADVANCED TRAUMA SPECIALTIES, LLC.		1,779.50
			FIRST AID KITS FOR SWORN, SHIPPING	
			FIRST AID KITS FOR SWORN, SHIPPING	
9/12/2025	9106359	ADVENTHEALTH CENTRA CARE (ADVENTIST		1,350.00
			EMPLOYEE DRUG TEST	
			RANDOM SCREENING-DATE OF SVC 05/23/2025	
			POST ACCIDENT SCREENING DATE OF SVC 07/17/2025	
			RANDOM DRUG SCREENING DA TE OF SVC 05/29/2025	
			EXPOSURE HOTLINE SVC 7/10/2025	
			RANDOM DRUG-ALCOHOL SCREENING-JUNE 2025	
9/12/2025	9106360	MISC VENDOR PAYMENTS		5,018.08
			ER PURCHASE-CHISHOLM HOUSE HAS MOLD,TAX	
			ER PURCHASE-CHISHOLM HOUSE HAS MOLD	
9/12/2025	9106361	AIRGAS USA LLC		1,940.16
			TORCH REEL- TRUCK UNIT 5-80 RO# 64553	
			WIRE MIG,OXYGEN,ACETYLENE REFILLS-WELD SHOP	
			OXYGEN BOTTLE RENTAL 7/1/25-7/31/25	
			HELIUM	
			WELD SHOP WELDING WIRE	
9/12/2025	9106386	AMAZON.COM		52,076.34
			DC OFFICE CHAIR	
			IPHONE OTTERBOX-DC	
			LAPTOP BACKPACK, MONITOR FOR NEW DC	
			USB 3.0 EXTENSION CABLE	
			ASURION 2 YR PROTECTION PLAN RECORDS LAPTOP	
			RECORDS LAPTOPS	
			KLEIN TOOLS-FLUSH CUTTERS	
			MAGPUL UTILITY ORGANIZER	
			UBIQUITI ADAPTERS	
			EBERLESTOCK BANDIT PACKS	
			KEY HOLDER-DC RUIZ	
			OFFICE CHAIR-DC RUIZ OFC	
			BUBBLE POUCHES, BUG KILLER-EVIDENCE	
			CAR COVERS-EVIDENCE	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		BIKE LOCK, STORAGE BAGS- EVIDENCE	
		SEOM - NAPKINS, STERNO, CUTLERY, PLATES	
		LUKE3DP WATCH ADAPTER-KEY FOBS	
		APILDELLA TRIPLE LAPTOP SCREEN EXTENDERS	
		ANKER USB C ADAPTER	
		SAFETY INCENTIVE-COOLER BACKPACKS	
		MOPHIE IPHONE JUICE PACK	
		IPHONE CASE, SCREEN PROECTOR, CHARGER	
		KLEIN TOOLS-MULTI-BIT RATCHETING, SCREWDRIVER	
		ALUMINUM ROHS, SURGE PROTECTOR-IT NETWORK	
		MONITOR STAND-DISPATCH POS #8	
		VT CABLE-DISPATCH TESTER	
		SEOM-WAFFLE MAKER, GLOVES TABLECLOTH	
		MAGPUL TACTICAL BAGS, POLMER POUCH	
		CSW-LUNCH BOX, CREAM, PLANT STAND, UTENSILS	
		TRANSFER SWITCH-NEW SCALE HOUSE	
		CLEANING DUSTER	
		WATER FILTER-TRNG BLDG	
		FIRST AID KIT-TRNG BLDG	
		MICROWAVE FOR DARKSIDE KITCHEN	
		STREAMLIGHT TACTICAL WEAPON LIGHT FOR PD	
		COPY PAPER	
		TONER	
		PURE LIFE WATER-NHO	
		PRIVACY SCREEN PROTECTOR- DC	
		METERING LAVATORY FAUCET- CITY HALL FAUCETS	
		WELLNESS PGRM:BREAST CANCER-CREAM+NAIL FILE	
		HAND SANITIZER, PAPER TOWELS, PENS, WIPES, PENS	
		SAFETY PRIZES-GLASS GLASS CONTAINERS, GOVEE LIGHT	
		TRASH CAN	
		MEETING IN PROGRESS SIGN	
		IT-COUNCIL-TRIPOD STAND, PROJECTOR SCREEN	
		CARGO PANTS - JEAN SUAREZ	
		SAFETY INCENTIVE-YETI RAMBLER	
		TV MOUNT-CHIEFS OFFICE	
		CLEAR PVC COVER,PLANNER	
		CABLE MATTERS,KLEIN TOOLS ETERNET CABLE - IT EQUIP	
		IT EQUIP-FIBER OPTIC ST CLEANER	
		IT EQUIP-KEYBOARD W/MOUSE	
		CLEAR WRITING DESK PAD	
		HELMETS-ERT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		STORAGE BOXES-HARDWARE COOLER-RANGE	
		MONITOR FOR CHIEF	
		SAFETY INCENTIVE PGRM - ULTRA PAIN RELIEF PILLOW	
		CARGO PANTS-JEAN SUAREZ	
		IT EQUIPMENT - DIGITAL SIGNAGE	
		LASERJET TONER-DISPATCH	
		BLOTTERS	
		MICROSOFT SURFACE 4 DOCK- D. BRIDLE	
		LOGITECH KEYBOARD-FRANK A -BLDG DEPT	
		SWITCHFLUX USB-C + JSAUX USB C ADAPTER	
		DISPLAY PORT CABLE, HDMI SWITCH	
		BADGE HOLDER	
		CLEAR FILM - MOTORS UNIT, SHIPPING	
		WELLNESS PGRM:ZEN DRAWING COLOR PENCIL, SKETCH PADS	
		STORAGE BAGS FOR EVIDENCE	
		FILE CABINET- COUNCIL MEMBER PAUL	
		UNIFORM WORK SHOES- L.JAIMES	
		UNIFORM WORK SHOES- L.JAIMES	
		CT SHOES- MARIO GARCIA	
		WASP SPRAY-BEAUTIFICATION	
		GLOVES,FACE MASKS,SAFETY GLASSES	
		SHEET PROTECTORS,STENO BOOKS,LYSOL WIPES	
		SHEET PROTECTORS,STENO BOOKS,LYSOL WIPES	
		SAFETY INCENTIVE-YETI RAMBLER	
		CLEAR FILM - MOTORS UNIT, SHIPPING	
		TECH TOOL ALLOWANCE TIMOTHY ROSS	
		CR APPLE 6517032-7737005 REFUND COLORED PENCILS	
		IPHONE CAR CHARGER	
		GRILL HEAT PLATES	
		WELLNESS PGRM:HEALTH FAIR BLUETOOTH SPEAKER	
		SAFETY INCENTIVE-HEATING PADS	
		SEOM LUNCHEON-STEAM PANS	
		SAFETY INCENTIVE - PAPER SHREDDERS	
		PLANNER REFILLS,DRY ERASE CALENDAR	
		SAFETY PRIZE-PICKLEBALL SET	
		BUNKER BOXES	
		ST SHOES- G.KLOCKARS	
		TONER, PENS, SCOTCH TAPE	
		CALCULATOR RIBBON, ROLL	
		LEXMARK RIBBON IBM/6400/ 6408- GREEN BAR PRINTER	
		DRYWALL ANCHOR-INTEL WALL	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SURGE PROTECTORS, UNDER DESK LAPTOP DRAWER	
		LAPTOP CHARGER	
		OTTERBOX BELT CLIP, USB C CHARGER	
		TRASH BAGS FOR SHREDDER	
		WORK TRUCK TOOL BOX, SHIPPING	
		PAPER TOWELS	
		SWIVEL CLAMP	
		BLACK CABLE TIES	
		NOISE CANCELLING MIRCOPHONE	
		RADIO ANTENNA	
		HARD HATS	
		SAFETY VESTS	
		LAPTOP BAGS-ROBBIE	
		50" SMART TV-TKT# 18108	
		WALL CALENDAR	
		NETGEAR POE SWITCH	
		WORK TRUCK TOOL BOX	
		FIELD STAFF HYDRATION POWDER	
		FIELD STAFF HYDRATION POWDER	
		HAZMAT SUITS- STORMWATER	
		2 CYCLE OIL	
		INK CARTRIDGE	
		POST-ITS,MARKERS	
		METAL HOUSE LETTERS	
		GLOVES	
	PRE027 TODDLER TIME PROGRAMS	WOODEN ORNAMENTS SETS	
	PRE002 SUMMER CAMP	GYM EXERCISE MATS	
		HAND SANITIZER, PAPER TOWELS, PENS, WIPES, PENS	
	PRE015 SENIOR PROGRAMS	SEED STARTER TRAYS	
	PRE020 HOPKINS AFTER SCHOOL PRGM	RAMEN COOKER,FLOOR CLEANER,SCRATCH PAPER	
		BABY WIPES FOR CLEANING	
	PRE022 TRAILS OF TERROR	BLK LIGHT BAR,SOLAR FLAME FLAMELESS CANDLES,LANTERN	
		PATCHBOX INSTALLATION TOOL	
		KEURIG-LOGISTICS	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	SMELL PROOF BAGS, MAILERS	
	PRE002 SUMMER CAMP	GYM EXERCISE MATS, SHIPPING	
	PRE027 TODDLER TIME PROGRAMS	BASKETBALL HOOPS	
	PRE027 TODDLER TIME PROGRAMS	BALLS,TOY WEIGHTS,GYM EQUIP,BOUNCER	
	PRE027 TODDLER TIME PROGRAMS	BASEBALL SETS,BALANCE STONES,BALL BIT	
	PRE027 TODDLER TIME PROGRAMS	TURTLE BALANCE,BASEBALL STAND X3	
	PRE027 TODDLER TIME PROGRAMS	CR APPLD 2353781-1319427 REFUND BASEBALL SET	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		DEWALT CORDLESS VACUUM	
		SAFETY INCENTIVE-TABLE CLOTH, DONUT CAKE MAKER	
		HOODIE SHIRTS-I.BATIZ	
	PRE027 TODDLER TIME PROGRAMS	WOODEN ORNAMENTS	
	PRE002 SUMMER CAMP	BOAS& HEART SUNGLASSES- FAMILY NIGHT	
		RECEIPT PAPER-SCALEHOUSE	
		RECEIPT PAPER-SCALEHOUSE	
		LABEL MACHINE	
		JEANS-ERIC HOLLOWAY	
		BOOKSHELF	
		ST SHOE- CODY PADRON	
		BORE TIRE PRESSURE GAUGE	
		LOCK KEY LOCK BOX	
		SPRIT SQUAD - BLUETOOTH SPEAKER, LEGO	
		WORK PANTS- J.AUSTIN	
	PRE002 SUMMER CAMP	GLOW PARTY BALLOONS,BEACH BALLS	
	PRE002 SUMMER CAMP	GLOW STICKS,GLOW LIGHT UP TUBES	
		DATE STAMP	
		SELF INKING STAMP	
		CASH DRAWER- HOPKINS	
		LAPTOP CHARGER	
		LAPTOP CASES-RECORDS	
		DC RUIZ COAT RACK	
		SHARPIE FOR EVIDENCE	
		ENVELOPES,DRY ERASE, PLANNERS	
		DESK ORGANIZER	
		SAMSUNG SMART TV	
		PLANTRONIC HEADSETS	
		IT EQUIPMENT-POWER STRIPS	
		PANTS-MICHAEL WAGER	
		SHOP SUPPLIES GLOVES	
		SHOP SUPPLIES GLOVES	
		SHOP SUPPLIES GLOVES	
		NAME PLATE HOLDER	
		NAME PLATE HOLDER, SHIPPING	
		LEGAL PADS,PUSH PINS,PENS CALENDAR,FILE FOLDER	
		CROCKPOT, HOSE NOZZLE, DOORBELL FOR FS32	
		SAFETY INCENTIVE-POPCORN MAKERS	
		RESTROOM SIGN	
		SAFETY INCENTIVE-NINJA	
		SAFETY INCENTIVE-NINJA BLENDERS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SHELVING-SUPPLY ROOM	
		IT EQUIPMENT-FAST CHARGER	
		TELESCOPING MIRRORS, SHIPPING	
		LOGITECH KEYBOARD + MOUSE	
		PANEL MOUNTING, PATCH CABLE, UBIQUITI U FIBER	
		ETHERNET CABLE, PATCH CABLE, INTERNET ROUTER	
		CAT 6 COUPLERS	
		NEAT BAR BUNDLE, HDMI CABLE	
		FOLDING CART OC	
		SAFETY INCENTIVE PGRM- MUGS, FONDUE POT	
		SAFETY INCENTIVE-COOLER BACKPACKS	
		CIU WALL PROJECT- PATCH CABLE, HDMI CABLE	
		CIU WALL PROJECT-SHELF, ETHERNET & PATCH CABLE	
		RECORDS PC PARTS- CRUCIAL PRO DDR5 RAM 64GB KIT	
		SANDISK SDXC CARD-CAMERA STORAGE	
		APC BACK-UPS PRO SURGE PROTECTORS	
		CISCO POWER SUPPLY SWITCH SHIPPING	
		CISCO POWER SUPPLY SWITCH SHIPPING	
		SCILAB FORCEPS CLAMPS, DEXSUR FORCEPS	
		INFANT CAR SEATS	
		METAL CLIPBOARDS FOR RESCUES	
		SAFETY INCENTIVE PGRM- YETI MUG	
		SILICA GEL BEADS PACKS, JUNCTION BOX - MT. PEACE	
		DISHWASHER PACS	
		SHOP SUPPLIES HAND CLEANER	
		ST BOOTS -DANIEL RICHARDS	
		TED BRODA TENNIS NET REEL REPAIRS	
		PANTS -DANIEL RICHARDS	
		OFFICE CHAIR	
		HDMI CABLES, MULTISURFACE CLEANER - IT	
		BOONLIGHT SHORT-UNIFORM KEVIN DOUGLAS	
		BOONLIGHT SHORT-UNIFORM KEVIN DOUGLAS	
		BOONLIGHT SHORT-UNIFORM KEVIN DOUGLAS	
		DIGITAL CAMERA, ADAPTER CABLE FOR IM OFFICE	
		CR APPLD 7847539-6533844 REFUND LAPTOP CHARGER	
		WORK PANTS-ROGER MCCRIMON	
		BOOTS-TOM SMITH	
		TENT CARDS	
		HARD HATS	
		CLEAR GEAR DISINFECTANT	
		TABLE & TV CREDENZA	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		RECEIPT PAPER-SCALEHOUSE	
		WORK PANTS-ROGER MCCRIMON	
		CR APPLD 3595672-0201831 REFUND CASH DRAWER	
		CR APPLD 4875733-0416248 REFUND - RING HOOKS.	
		CHAIRS- CONFERENCE ROOM	
		CR APPLD 9397921-9373023 REFUND RACK SHELF	
		CR APPLD 9397921-9373023 RFND SLIDING RACK SHELF	
		CR APPLD 9587614-8376238 RFND LAPTOP CASES-RECORDS	
		PAPER CLIPS	
		BOOTS-MICHAEL WAGER	
		OFFICE CHAIR MAT	
		CHAIRS FOR NEW DC	
		BATTERIES FOR INVENTORY	
		HARD HATS	
		BLUETOOTH SAFETY EARBUDS- T&L CREW	
		PANTS-TOM SMITH	
		TELESCOPING MIRRORS	
		TOOLBOX- NEW STORMWATER TRUCK	
		BACKSTROKE FLAGS &O RING HOOKS	
		SHOVEL-REMOVE CHARCOAL- POOL GRILLS	
		STEEL BLACK ASH TRAY PAIL POOL GRILLS	
		SCOOPER FOR POOL GRILLS	
		OFFICE CHAIRS-NEW BREAK ROOM	
		WORK PANTS-XAVIER SERRANO	
		HANGING FILE FOLDER BOX	
9/12/2025	9106387 AMERICAN INSTITUTE OF CERTIFIED		**570.00**
		AICPA + CGMA MEMBERSHIP M. GUMULA II	
9/12/2025	9106388 AMERICAN PAYROLL ASSOCIATION		**340.00**
		PAYROLL.ORG SUBSCRIPTION AUG 25-AUG 26- A.TOMKO	
9/12/2025	9106389 AMERICAN PLANNING ASSOCIATION		**605.00**
		REG- V.MILLER T25271	
9/12/2025	9106390 AMERICAN RED CROSS		**544.00**
		CPR/AED RECERTIFICATION AT PD	
		RED CROSS CPR/AED TRNG AT PD	
9/12/2025	9106391 AMERICAN SCREENING, LLC		**506.56**

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		ORAL CUBE FLUID TEST, SHIPPING	
		ORAL CUBE FLUID TEST, SHIPPING	
9/12/2025	9106392 ANYPROMO, INC.		1,889.05
		STADIUM CUPS-COM GIVEAWAY SHIPPING	
		MINI TISSUE PACKS - COMM GIVEAWAYS	
		STADIUM CUPS-COM GIVEAWAY SHIPPING	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	KEYCHAINS	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	CANVAS TOTE BAG	
	PRE026 SAMI'S BIRTHDAY CELEBRATN	CANVAS TOTE BAG,SHIPPING	
9/12/2025	9106393 APPLE, INC.		0.99
	PS0304 MONEY LAUNDERING OPERAT.	WORK PHONE ICLOUD STORAGE	
9/12/2025	9106395 APPLIED AQUATIC MANAGEMENT, INC.		4,930.01
		AQUATIC PLANT MANG JUN25 CHISHOLM PARK	
		AQUATIC PLANT MANG JUL25 S.ROTHSTEIN PARK	
		AQUATIC PLANT MANG JUL25 EAST LAKE MARINA/RIP RAP	
		AQUATIC PLANT MANG JUL25 BARROW PIT	
		AQUATIC PLANT MANG JUN25 BARROW PIT	
		AQUATIC PLANT MANG JULY AND AUG MARINA	
		AQUATIC PLANT MANG JUN25 PEGHORN NATURE PARK TRAIL	
		AQUATIC PLANT MANG JUN25 EAST LAKE MARINA/RIP RAP	
		AQUATIC PLANT MANG JUN25 S.ROTHSTEIN PARK	
		AQUATIC PLANT MANG JUL25 MARINA	
		AQUATIC PLANT MANG JUL25 PEGHORN PARK TRAIL	
		AQUATIC PLANT MANG JUL25 EAST LAKE BEACH AREA	
		AQUATIC PLANT MANG JUN25 MARINA	
		AQUATIC PLANT MANG JUN25 EAST LAKE BEACH AREA	
		AQUATIC PLANT MANG JUL25 CHISHOLM PARK	
9/12/2025	9106396 APWA		375.00
		APWA ADVERTISING FEE- ENGINEER POSITION	
9/12/2025	9106397 AT&T AUTHORIZED RETAILER #2282		17,176.65
		SERVICE 6/18/25-7/17/25	
		MOBILE SERV 7/1-31/25	
		SERV 6/18/25-7/17/25	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106398 AVIS BUDGET GROUP		3,013.84
		TOLLS FOR CIY-LEASE	
		CIU LEASE 07.10.25-08.09.25	
		LEASE 7.10.25-08.09.25	
		LEASE 7.10.25-08.09.25	
		CIU LEASE 7.10.25-8.9.25	
9/12/2025	9106399 AXON ENTERPRISE, INC.		3,648.00
		SIGNAL+CABLE ASSEMBLY UNITS	
9/12/2025	9106400 BATTERIES PLUS		3,239.74
		EMERGENCY LIGHT REPLCMNT- COUNCIL	
9/12/2025	9106401 BEEF 'O' BRADY'S		200.96
		CHICKEN, SALAD, DESSERT COUNCIL MEETING 8/14	
9/12/2025	9106402 BJ'S WHOLESALE CLUB		350.32
	PRE015 SENIOR PROGRAMS	VINEGAR,AVOCADO,POTATOES, LEMONS,LIMES,GARLIC,MINT	
	PRE015 SENIOR PROGRAMS	YOGURT,QUAKER,ORANGES- SENIOR CELEBRATION	
	PRE015 SENIOR PROGRAMS	PLATES,CUPS,NAPKINS,BOWLS PLATTER	
9/12/2025	9106403 BMW MOTORCYCLES OF ORLANDO		57.68
		MOTORCYCLE-POD SHELL CVR	
9/12/2025	9106404 BOOT BARN		403.72
		CT BOOTS-FREDRICK SANCHEZ	
		CT BOOTS- JOE RUIZ	
		MARK CARCIA ALLOY TOE BOOTS	
9/12/2025	9106405 MISC VENDOR PAYMENTS		85.00
		BACKDROP FOR EMERGENCY MGMT	
9/12/2025	9106406 BRADY INDUSTRIES OF FLORIDA, LLC		234.18
		PAPER TOWELS	
		KITCHEN TOWELS-PD	
9/12/2025	9106407 BREATHING AIR SYSTEMS		475.02
		ANNUAL PREVENTATIVE MAINT 7/17/25	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106408 BRENNTAG MID-SOUTH, INC.		3,470.41
		POOL CHEMICALS	
		POOL CHEMICALS FINANCE CHARGE	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
		POOL CHEMICALS	
9/12/2025	9106409 BUZZSPROUT		12.00
		PODCAST 08/23/25-09/22/25	
9/12/2025	9106410 CANVA PTY LIMITED		20.50
		BUSINESS CARDS-DC RUIZ	
9/12/2025	9106411 CARD INTEGRITY		1,030.00
		CARD INTEGRITY JULY25	
9/12/2025	9106412 CARRIER ENTERPRISE, LLC		3,417.04
		A/C 3 TON TABS	
		A/C 3 TON TABS,SHIPPING	
		A/C REPAIRS& SERVICES	
		A/C REPAIRS& SERVICES, SHIPPING	
		A/C MOTOR,SHIPPING	
		A/C MOTOR	
9/12/2025	9106413 CENTRAL FLORIDA CHAPTER OF NIGP INC		20.00
		REG-ZUZELL M -CLASS C	
9/12/2025	9106414 CENTRAL FLORIDA GAS		500.83
		NATURAL GAS - FS31 07/17/25 - 08/12/25	
		SERVICE 6/17/25-7/16/25 POOL HEATER GAS	
9/12/2025	9106415 CENTURYLINK-EMBARQ FLORIDA, INC		5,743.52
		LOCAL PHONE SERVICE 07/25/2025 TO 08/24/2025	
		LOCAL SERVICE PHONE 08/04/2025 TO 09/03/2025	
		LOCAL PHONE SERVICE 07/25/2025-08/24/2025	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		LOCAL PHONE SERVICE 08/04/2025 TO 09/03/2025	
		LOCAL SERVICE PHONE 08/07/2025 TO 09/06/2025	
		LOCAL SERVICE PHONE 08/07/2025 TO 09/06/2025	
		LOCAL PHONE SERVICE 07/25/2025 TO 08/24/2025	
		LOCAL PHONE SERVICE 08/04/2025 TO 09/03/2025	
		LOCAL PHONE SERVICE 07/25/2025 TO 08/24/2025	
9/12/2025	9106416 CHAPCO FENCE, LLC		3,882.50
		JUF GATE REPAIRS	
		BALLFIELD BACKSTOP REPAIR	
9/12/2025	9106418 CHOPPER'S LAWN EQUIPMENT LLC		5,388.61
		MOWING EQUIPMENT-IDLER PULLEY FOR DIXIE CHOPPER	
		BUSHING,WASHER,PULLEY	
		MOWING EQUIPMENT-BELT, DECK BELT,SPRING	
		MOWING EQUIPMENT-HOUSING SPINDLE BEARING,ROD END	
		BYPASS LOOPER,REACHER,OIL BLADES	
		ROD END CLEAR ZINC	
		REPAIRS &MAINTENANCE- MOWER 18-193	
		MOWING EQUIPMENT-DECK ROLLER,BOLT,NUT	
		KIT-4 BEARING,SPACER, WHEEL-MOWER 18-208	
		MOWING EQUIPMENT-IDLER ARM,BOLT,SHOULDER	
		REPAIRS &MAINTENANCE- MOWER 18-164	
		WHEEL,SPEED-FEED HEAD, BELT	
9/12/2025	9106419 P-CARD TRAVEL - OTHER EXPENSES		52.07
	PS0304 MONEY LAUNDERING OPERAT.	FUEL FOR SCIRS LEASE VEHICLE	
9/12/2025	9106420 MISC VENDOR PAYMENTS		28.12
		FUEL FOR CITY VEHICLE	
9/12/2025	9106421 CLASS ON GLASS SOUTH LLC		500.00
		WINDOW TINT UNIT# 5-124 RO# 64738-3	
		WINDOW TINT UNIT# 5-114 RO# 64802-1	
9/12/2025	9106422 COMCAST BUSINESS COMMUNICATIONS,LLC		160.67
		COMCAST 07.30.25-08.29.25	
9/12/2025	9106423 COMMERCIAL FITNESS PRODUCTS, INC		620.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PREVENTATIVE MAINTENANCE	
		PREVENTATIVE MAINTENANCE	
		PREVENTATIVE MAINTENANCE	
		PREVENTATIVE MAINTENANCE	
9/12/2025	9106424 CONSTANT CONTACT, INC.		141.00
		MONTHLY SUSBSCRIPTION 08/13/25	
9/12/2025	9106425 COSTCO WHOLESALE CORPORATION		4,965.37
		FLOOR-CHISHOLM PARK HOME, TAX	
		FLOOR-CHISHOLM PARK HOME	
9/12/2025	9106426 P-CARD TRAVEL - HOTEL		198.00
		HOTEL- D.MORGAN T25249	
9/12/2025	9106427 COUNTY OF OSCEOLA		496.16
		DUP TITLE RANCH MBL, TAG UNIT 11-50,11-57,12-367	
		DUP TITLE RANCH MBL, TAG UNIT 11-50,11-57,12-367	
		ORION DRIVER LICENSE - STEVEN SCHEIRER	
		TAGS/TITLES UNITS 4-135, 12-504, 12-356	
		TAGS/TITLES UNITS 4-135, 12-504, 12-356	
		DUP TITLE RANCH MBL, TAG UNIT 11-50,11-57,12-367	
9/12/2025	9106428 CREATIVE PRINTING SERVICES, INC		1,740.80
	PRE026 SAMI'S BIRTHDAY CELEBRATN	SAMI'S STAR-SPANGLED - YARD SIGNS & BANNERS	
	PRE002 SUMMER CAMP	DISCIPLINE FORMS	
		2500 LOGO ENVELOPES	
		BUSINESS CARDS- ED SWAP	
		SOLID WASTE GENERAL BUSINESS CARDS	
		BUSINESS CARDS	
		WHITE ENVELOPES W/WINDOWS	
		BUSINESS CARDS-A.ABREU	
		BUSINESS CARDS- MULTIPLE STAFF	
		MOTORIZED MOBILITY ORD CARDS	
9/12/2025	9106429 CROWN TROPHY ORLANDO		270.00
		RETIREMENT PLAQUE INVESTIGATOR RYAN MANNING	
		RETIREMENT PLAQUE - SEGR. C MELENDEZ	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106430 CUMBERLAND INTERNATIONAL TRUCKS		1,358.36
		UNIT #23-25 RO #64829-2 MOBILE SERVICE	
9/12/2025	9106431 D'S ACE HARDWARE		232.33
		DUCT TAPE	
	PRE015 SENIOR PROGRAMS	SEEDS, POTTING SOIL LUNCH AND LEARN	
		KEYKRAFTER, JGSW BIM, WIRE WHEEL, SURGE PRO	
9/12/2025	9106432 P-CARD TRAVEL - REGISTRATION		995.00
		LESS LETHAL ICP TRAINING R. TURNER, T26028	
9/12/2025	9106433 DEPARTMENT OF BUSINESS AND		15.00
		FLDBPR 2025 RENEWAL- R.DEATHERAGE	
9/12/2025	9106434 DIRECTV		355.98
		DIRECTV 7.19.25-8.18.25	
		DIRECTV 6.19.25-7.18.25	
9/12/2025	9106435 DIVERSIFIED COMMUNICATIONS		594.00
		2025 ASAP MEMBER RENEWAL- F.AYALA	
		TEAM TRAIINING SESSIONS- MIRNALY M. ONLINE	
9/12/2025	9106436 DIXIE CLEANERS (SSONAR INC)		1,568.11
	PRE007 4TH OF JULY CELEBRATION	DRY CLEANING BLUE DRAPES 4TH JULY EVENT	
		FIRE UNIFORM CLEANING	
		LAUNDRY SERVCES FOR SWORN	
		TABLECLOTH CLEANING	
9/12/2025	9106437 DOBB'S EQUIPMENT, LLC		1,464.40
		UNIT #24-70 RO #64816-1 SERVICE	
9/12/2025	9106438 DOLLAR TREE		38.25
	PRE002 SUMMER CAMP	TABLECLOTH,CURTAIN, CUTOUTS,BACKDROP,STREAMER	
	PRE002 SUMMER CAMP	TINSEL GARLAND,STREAMER, DISCO SMILEY	
9/12/2025	9106439 DRIVE SHACK ORLANDO LLC		623.25
		TEAM BUILDING EVENT-FOOD DEPOSIT	
9/12/2025	9106440 P-CARD TRAVEL - HOTEL		1,071.76

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		HOTEL-K.DINGEE T25233 & J.HENRIUS T25234	
9/12/2025	9106441 E-PASS SERVICE CENTER		10.00
		NEW F-250'S TRANSPONDERS	
9/12/2025	9106442 EAGLE EQUIPMENT SERVICE 1, CORP.		237.50
		REPAIRS-SUMMER COVE COMPACTOR	
9/12/2025	9106443 ENGLAND ENTERPRISES TRAINING DIV.		158.00
		ELECTRICAL INSPECTOR EXAM C.SORENSON	
		2021 HOUSING REHAB/PROP MAINT PRACTICE QUIZ	
9/12/2025	9106444 ENTENMANN ROVIN CO.		1,879.90
		BADGES - HONOR GUARD OFFICIAL UNIFORM, FREIGHT	
		BADGES - HONOR GUARD OFFICIAL UNIFORM, FREIGHT	
9/12/2025	9106445 EXTREME DETAILING FLORIDA		400.00
		UNIT 12-352 INTERIOR DETAIL	
		UNIT 12-421 INTERIOR DETAIL	
		UNIT 12-432 INTERIOR DETAIL	
9/12/2025	9106446 FAT BOYS BBQ-ST. CLOUD		83.25
		FOOD- PROFESSIONAL DAY 7/31/25	
9/12/2025	9106447 FEDERAL EASTERN INTERNATIONAL, LLC		1,164.14
		ZERO 9 PROTABLE RADIO CASES, SHIPPING	
		ZERO 9 PROTABLE RADIO CASES, SHIPPING	
9/12/2025	9106448 FERGUSON ENTERPRISES, LLC		8,825.92
		250 ASPH MATERIAL FINE MIX 60# BG	
		HYDRA PLUG CMNT FAST 50# PAIL RED	
		COLONIAL RED ALERTTILE	
9/12/2025	9106449 FIRE RESCUE SUPPORT, INC.		1,625.00
		CRISIS INT TRNG-KROKOSZ MARTINEZ,SCHAFFER,GRENUS	
		REG-CRISIS INTERVENTION L. WRIGHT, CLASS C TVL	
9/12/2025	9106450 FIREBOY EMERGENCY MOBILE SERVICES		6,027.50
		UNIT 11-65 RO 64964-1	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT 11-44 RO 64876-1 FIRE EQUIPMENT MAINT.	
		UNIT 23-23 RO 64920-1	
		UNIT 11-58 RO#64779-1	
		UNIT 23-20 RO 64919-1	
		UNIT 11-62 RO 64875-1 FIRE EQUIPMENT MAINT.	
		UNIT 11-58 RO 64779-1 FIRE EQUIPMENT MAINT.	
9/12/2025	9106451 FIREHOUSE SUBS		**237.38**
		FOOD -EXCAVATION SAFETY TRAINING	
		FOOD -EXCAVATION SAFETY TRAINING	
9/12/2025	9106452 FLORIDA ASSOCIATION OF CITY CLERKS		**300.00**
		FACC MEMBERSHIP-STACEY W.	
		FACC MEMBERSHIP-IVY L.	
9/12/2025	9106453 FLORIDA DEPT OF TRANSPORTATION		**100.95**
		TOLLS-UNIT # 4-115	
		TOLL- 5-120	
		TOLL- 5-117	
		TOLL- 5-122	
		TOLLS-WELDING TRUCK 5-124	
		TOLLS- UNIT 4-130	
		TOLLS UNIT # 4-126	
		TOLLS-VEHICLE 15-177	
		TOLLS UNIT # 4-104	
		TOLLS- VEHICLE #3-47	
9/12/2025	9106455 FLORIDA DEPT. OF LAW ENFORCEMENT		**416.00**
		FINGERPRINT-MARY HASTINGS	
		FINGERPRINTS-JACOB EAKIN P&R	
		FINGERPRINTS - RONALD PENDLETON	
		FINGERPRINT - GEORGE HASTINGS	
		FINGERPRINTS - GRACE RALL	
		MVR DEPOSIT FOR PRE - EMPLOYMENT	
		FINGERPRINTS-DELLANARA ALAVA-ASTUDILLO	
		FINGEPRINTS-MARCUS THOMAS	
		FINGERPRINT-MARVA MOO-YIN	
		FINGERPRINT-CHRISTIAN VELEZ-PUBLIC WORKS	
		FINGERPRINT-MARILY WINTER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106456 P-CARD TRAVEL - REGISTRATION		550.00
		FFEA REG, OAKLEY GRAY, CLASS C TVL	
9/12/2025	9106457 FLORIDA FESTIVALS AND EVENTS ASSOC.		100.00
		DIRECTOR TKT-FFEA 8.12.25	
9/12/2025	9106458 FLORIDA GOVERNMENT FINANCE		660.00
		FGFOA MMBR Z.FACEY 7/1/25-6/30/26	
		FGFOA MEMBERSHIP-GLORIA E 7/1/25-6/30/25	
		FGFOA MMBR O.MATHURA 7/1/25-6/30/26	
		FGFOA MEMB, S. COVER 07.01.2025-06.30.2026	
		FGFOA MEMB D. COOLEY 07.01.25-06.30.26	
		CENTRAL FL + FGFOA MEMBERSHIP - M. GUMULA II	
		2025 CGFO RENEWAL FEE- GLORIA E.	
9/12/2025	9106459 FLORIDA INSTITUTE OF CERTIFIED		430.00
		FICPA DUES M. GUMULA II	
9/12/2025	9106460 FLORIDA LEAGUE OF CITIES		1,540.00
		REG- C.ROBERTSON T26033	
		REG-C.ROBERTSON CLASS C	
		REG- K.URBAN T26031	
9/12/2025	9106461 FLORIDA NOTARY ASSOCIATION, INC.		252.00
		NOTARY RENEWAL- PAM N	
		NOTARY- DEMETRIUS SMITH	
9/12/2025	9106462 FLORIDA RECREATION & PARK ASSOC.		1,160.00
		CPSI COURSE& EXAM- J.HALLETT CLASS C	
		FRPA JOB POSTING FEE - RECREATION SUPERINTENDENT	
		FRPA REG, OAKLEY GRAY, CLASS C TRAVEL	
9/12/2025	9106463 FLORIDA STATE FIRE COLLEGE (FSFC)		15.00
		RENEWAL-FL STATE FIRE TRNG ONLINE, N. IRVING	
9/12/2025	9106464 FS.COM INC		1,995.40
		PATCH CABLE	
		IT EQUIPMENT-PATCH CABLE	
		PATCH CABLES	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		TRANSCEIVER MODULE	
		PATCH CABLE	
9/12/2025	9106466 GALLS, LLC		2,685.26
		COLLAR INSIGNIA-OFFICIAL UNIFORM, SHIPPING	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		PD UNIFORMS	
		UNIFORMS- EVERETT & OMAR	
		COLLAR INSIGNIA-OFFICIAL UNIFORM, SHIPPING	
		PD UNIFORMS	
9/12/2025	9106467 GEAR WASH		1,895.71
		UNIFORM PPE CLEANING	
		UNIFORM PPE CLEANING	
		UNIFORM PPE CLEANING	
9/12/2025	9106468 GLENDALE PARADE STORE, LLC.		658.00
		FLAG-FIRE AND PREVENTION	
		FLAG-FIRE AND PREVENTION	
9/12/2025	9106469 MISC VENDOR PAYMENTS		109.39
		BOAT FUEL-UNIT 215	
9/12/2025	9106470 GLORY SANDBLASTING, INC.		1,320.00
		SANDBLASTING &POWDER COATING TRAFFIC BOLLARDS	
9/12/2025	9106471 P-CARD TRAVEL - OTHER EXPENSES		30.00
		PARKING KAITLYN BURKARD, T25128	
9/12/2025	9106472 GOLF VENTURES, INC.		2,139.93
		GARDEN SOIL &PLANTERS	
		GARDEN SOIL &PLANTERS, FREIGHT	
9/12/2025	9106473 GOVERNMENT FINANCE OFFICERS ASSOC.		1,349.25

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REG.- A.HAWKINS ONLINE	
		GAAFR 2024 EDITION STUDY BOOK	
9/12/2025	9106474 GRAMMARLY, INC.		144.00
		GRAMMARLY 12 MTHS SUBCRIP	
9/12/2025	9106475 GT DISTRIBUTORS, INC.		3,115.25
		TRI-CHAMBER,VAPOR GRENADE SAF-SMOKE-SWAT SUPPLIES	
9/12/2025	9106479 HANDYMAN HARDWARE		2,138.02
		WHITE SPRAY PAINT-RUMMEL HOUSE	
		LATITUDE COOLER	
		WD40, WRENCH, WASP & HORNET SPRAY	
		BATTERY,PHOTO SMOKE ALARM COMMUNITY HOUSE REPAIRS	
		SOLDER, SOLDER KIT-A/C CHISHOLM PK MOBILE HOME	
		COMBO PADLOCK	
		CERAMIC DISC MAGNET,MOUNT TAPE	
		EXT POLE-TRUCK STOCK 14-65	
		BALL VALVE	
		YELLOW CONNECTOR, CORD PLUG	
		AUTO WASH, DLX WASH BRUSH	
		FASTENERS, ARMORED CONNECTOR	
		ARMORED CONNECTOR	
		SMOKE ALARM	
		PROPANE	
		CORD PLUG, ARMORED CONNECTOR	
		PROPANE	
		FASTENERS, THREADLOCKER	
		ENTRY LEVER,KEYS-FD 32 DOOR	
		HOSE BIBB,MIP ADAPTER	
		PAINT+REMOVER, HANDLE, ROLLER-WEST END RESTROOM	
		ENTRY KNOB,KEY-THE RANCH DOOR	
		ROLLING TOOL,SCREEN &FLAT SPLINE- 4135 RUMMEL RD	
		ICEMAKER BOX-PD ADMIN	
		SAND CLOTH, SANDER,XL ZIP SANDPAPER - TRUCK-14-58	
		50 BL BLACK, 50 LB SD SC, SILICONE SLNT - IT EQUIP	
		KEYS,ENTRY LEVER-FIRE TRAINING BLDG DOOR	
		PWR STRIP, EXT CORD, BUNGEY ASSORT-CIVIC CTR.	
		SPRAY TIP,SOCKET	
		KO COVER, IMPACT DRIVER	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PVC PIPE,MALE ADAPTER, CLEANER,WETSET-HORSESHOE	
		COBALT SET,MENDING PLATE- CANNERY PARK	
		CLOSET KIT- TOILETS HORSE SHOE CLUB	
		STAIN REMOVER,WASP KILLER -4135 RUMMEL RD	
		ROYAL CLOSET VALVE- HORSESHOE FACILITY	
		COBALT BIT SET,CUP HOOK, SDS NEO	
		LED BULB, E26 BULB CITY HALL	
		POOL SCREEN,DRIP PAN-4135 RUMMEL RD HOUSE	
		KWKSL CAULK	
9/12/2025	9106480 HERSHEY CREAMERY COMPANY		649.44
		ICE CREAM- POOL RETAIL	
		BLUE RASPBERRY POP BARS- POOL RETAIL	
9/12/2025	9106481 HERSHEY FLORIST, INC.		136.85
		FLORAL ARRANGEMENT- COUSIL TO L.FLORES,TAX	
		FLORAL ARRANGEMENT- COUNCIL TO L.FLORES	
		CR APPLD 27122 RFND TAXES ON FLORAL	
9/12/2025	9106482 HILTON DAYTONA BEACH RESORT		212.63
		HOTEL DEPOSIT J.DUPRIEST T26030	
9/12/2025	9106483 P-CARD TRAVEL - HOTEL		561.39
		HOTEL DEPOSIT- V.MILLER T25271	
		HOTEL DEPOSIT- TATIANA M T25260	
		HOTEL DEPOSIT-TAMMY R T25261	
9/12/2025	9106484 P-CARD TRAVEL - HOTEL		208.09
		HOTEL-A. FORBES, NO TVL# RES CANCEL LATE-NO RFND	
9/12/2025	9106485 P-CARD TRAVEL - HOTEL		653.14
		HOTEL- K.URBAN T26031	
		HOTEL-C.ROBERTSON T26033	
9/12/2025	9106491 HOME DEPOT		10,435.17
		PAINT, DROPCLOTH,SHEDLESS KNIT, TRAY SET, PGP BLOCK	
		SHOP TOWEL,FLAT BRUSH, STRIPING,ANCHOR	
		SHEDLESS KNITS	
		MULTI-TIP SWDVR-HVAC TECH	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		HANGER,KNOCK OUT,SEAL, TUBE CUTTER,FASTBACK	
		LED LIGHT,ROOF VENT- CEMETERY EXHAUST FAN	
		EMT CONDUIT,JUSKY CLAMP- PD GATE	
		DUROMETER NEOPRENE SHEET	
		DECKMATE,TAPCON,SAW& ARBOR,J-CHANNEL	
		WD-40 & TAPE MEASURE	
		PROGRADE,FAST DRY,MOLDX, CORNERBREAD	
		BARK NUGGETS- CITY HALL GAZEBO	
		MOLD &MILDEW,NIFTY NABBER ANGLE BRUSH	
		HDX TOTE - PREVENTION SUPPLIES	
		CLEAR DRUM LINERS,HOMER BUCKET,ZINC	
		SANDE PLYWOOD - CITY HALL	
		DIMOND BLADE, IMPACT BIT SET, GLOVES, CARB PRUNING	
		PHL PAN, MCH SCRW, CORNER BRACE, RIVETS, FLAT PLT	
		GLASS FOAM,ROLLER,TOWELS- TRUCK 14-65	
		PAINT, ROLLER FRAME, EXT POLE, CONTAINER-LOGISTICS	
		HUSKEY SET-FS33, AEROSOL SPRAY, CLNR, NOZZLE, FAN	
		ZINC MALE HOSE, NOZZLE MENDOR HOSE-FS34	
		COB LED, SILVER METALLIC STAPLE - CIVIC CENTER	
		DUOPWR ANCOR, MONKEY HOOK - STOCK TRUCK 14-64.	
		MOULDING,MAIN TEE,CARBIDE RIVET-STREETS MATERIA	
		CONTRACTOR GRD SLIT FENCE	
	PRE022 TRAILS OF TERROR	PLYWOOD,SHEATHING PANEL, LUMBER -TRAIL OF TERROR	
	PRE022 TRAILS OF TERROR	RESIST CABLE TIE	
	PRE020 HOPKINS AFTER SCHOOL PRGM	DISH SOAP,LAUNDRY SOAP, SPONGES,AIR FRESHENER	
	PRE002 SUMMER CAMP	DUST MOP	
		HUSKY SHELF - EVIDENCE	
		SHOCKWAVE DRILL BIT SET, HYDRAULIC CLOSERS	
		STRAIT SNIP, SCREW, GUTTER GRD	
		GUTTER GUARD, FLEXASPOUT, FRONT ELBO, SPLSHBK BRN	
		WELDING RODS-A/C REPAIRS AT CHISHOLM PARK	
		60 WATT -MARINA DOCK	
		CARB CLEANER,NIPPLE,ELBOW PIPE TAPE,BUSHING	
		DOORSTOP, WALL GUARD	
		ANGLE WIZARD KIT	
		TAPE,ANT BAIT,AXE,SOCKET SET,WD-40	
		SLEDGEHAMMER	
		SNAP2 IT CONN,MC BOX WITH EARS	
		SOFT WHITE,LED UNIVERSAL	
		METAL BOX,WALLPLATE,PUSH- IN CONNECTORS	
		WALL ORNGPL, PENCIL PULL PULL HOLDER, DOORSTOP-SW	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		12 STRANDED GREEN-GATE REPAIR-PD	
		MARKING WAND,MARK WHITE	
		10YR PATTERY PWRD SMOKE ALARMS	
		PVC, COUPLING, DEG VENT STREETS & SIGN SHOP A/C	
		CATCH-DBL ROLLER	
		DUCTBOARD COLLAR-STREETS HVAC VENT RPMENT	
		IT-CUT LEVEL, CUTTING KIT PRIMER, PVC SOLVENT	
		BARK NUGGETS- CITY HALL GAZEBO	
		LEAF RAKE,TELESCOPIC POLE	
		TIRE INPLATE,BRASS COMP, STRAP-TRUCK 4-126	
		WHITE STEP STONE,ADHESIVE	
		PRIMER, BALLLAST, BUCKET, SPACKLING - CITY HALL	
9/12/2025	9106492 MISC VENDOR PAYMENTS		1,051.50
		ER-CHISHOLM-MOLDY HOUSE- DIDN'T USE-REFUND COMING	
9/12/2025	9106493 P-CARD TRAVEL - HOTEL		839.80
		HOTEL-M. BACHELDER T25163	
9/12/2025	9106494 P-CARD TRAVEL - HOTEL		1,012.00
		HOTEL- K.BURKARD T25128	
9/12/2025	9106495 P-CARD TRAVEL - REGISTRATION		675.00
		2025 IACA CONF REG K. BURKARD, CLASS C TVL	
9/12/2025	9106496 P-CARD TRAVEL - REGISTRATION		599.00
		14TH ANN IAHTI CONF N.SEGARRA, T25246	
9/12/2025	9106497 INSTITUTE OF COMMERCIAL PAYMENTS		297.00
		IOCP CPCP ONLINE TRAINING KEARSTIN MASSON	
9/12/2025	9106498 P-CARD TRAVEL - REGISTRATION		1,390.00
		ADVANCED BLOODSTAIN TRNG T25258, JESSICA MONDELLO	
		ADVANCED BLOODSTAIN TRNG LISSETTE OSORIO, T25259	
9/12/2025	9106499 INTERNATIONAL ACADEMIES OF		240.00
		IAED RECERT ONLINE-SUAREZ L. CARNIVALE, M. WELSH	
		IAED RECERT ONLINE- L. HAND, E. SMITH	
		IAED RECERT ONLINE-ELSA,S ERICA, LOUIS, PYE, DELVA	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			CR APPLD SIN396611 REFUND IAED RECERT ONLINE	
			IAED RECERT ONLINE- Y. VARGAS	
			IAED RECERT ONLINE- L. CARNIVALE	
			IAED RECERT ONLINE-WYNNE L RANGEL, T. STRECKER	
9/12/2025	9106500	INTERNATIONAL ASSOCIATION OF		2,306.32
			NATIONAL ELECTRICAL CODE BOOK	
			NATIONAL ELECTRICAL CODE BOOK,SHIPPING	
			REG.-J.DUPRIEST CLASS C	
9/12/2025	9106501	INTERNATIONAL CODE COUNCIL, INC.		1,438.00
			ICC PERMIT TECH TEST- T.PERSICHILLI	
			INSP EXAM ONLINE- C.SOTO	
			ICC CERTIFICATE RENEWALS (3 RENEWALS)-C.SOTO	
			2021 PERMIT STUDY PDF	
			HOUSING INSPECTOR TEST- S.VALDIVIA	
			HOUSING INSPECTOR TEST- L.LUGO	
			ICC CODE SPECIALIST TEST- C.CRUZ	
			ICC CODE SPECIALIST TEST- C.BURNETTE	
9/12/2025	9106502	P-CARD TRAVEL - OTHER EXPENSES		999.84
			FLT-INSPECT TACTICAL VEH B. SNOW T25266	
			FLT-INSPECT TACTICAL VEH CHIEF GOERKE T25264	
			FLT-INSPECT TACTICAL VEH G. GLIBERT T25267	
			FLT-INSPECT TACTICAL VEH K. ZILKE T25265	
9/12/2025	9106503	JOSAM PRODUCTS, INC.		488.46
			UNIT #5-112 RO #64902-1 REPAIRS	
9/12/2025	9106504	K & M CUSTOM CREATIONS		150.85
			CITY LOGO ON UNIFORM SHIRTS - IRVING BATIZ	
			UNIFORM POLOS -MIRNALY	
9/12/2025	9106505	KATY EQUIPMENT, INC.		455.22
			AIR COMPRESSOR SERVICE	
9/12/2025	9106506	KISSELBACK FORD		818.95
			KEY + KEY FOB BATTERY 2022 FORD F150	
			UNIT #12-495 RO #64822-1 OVERHEATING FIX	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106507 KISSIMMEE VALLEY FEED		119.88
		CATFISH FLOATING,LAYER PELLET,KALMBACH SCRATCH	
9/12/2025	9106508 LAWSON PRODUCTS, INC.		41.50
		UNIT #23-18 RO #64775-1 SHOP ITEMS	
9/12/2025	9106509 LINE-X OF ST.CLOUD		2,150.00
		UNIT #14-60 RO #64806-1 LINER INSTALL	
9/12/2025	9106510 LOWE'S		55.92
	PRE015 SENIOR PROGRAMS	4-27 GAL TOTE	
9/12/2025	9106511 LUMEN TECHNOLOGIES GROUP		844.40
		LOCAL PHONE SERVICE 08/01/2025 TO 08/31/2025	
9/12/2025	9106512 LUSTRE-CAL NAMEPLATE CORPORATION		1,109.00
		ST CLOUD FIRE ALUMINUM LABELS	
9/12/2025	9106513 LYNN PEAVEY CO.		1,750.63
		POUCH, SPRAY, SWAB, TUBE EVIDENCE BOXES, SHIPPING	
		FINGERPRINT PWDER, QUICK CK NARCOTIC, SHIPPING	
		POUCH, SPRAY, SWAB, TUBE EVIDENCE BOXES, SHIPPING	
		FINGERPRINT PWDER, QUICK CK NARCOTIC, SHIPPING	
9/12/2025	9106514 P-CARD TRAVEL - HOTEL		427.15
		HOTEL- V. MILLER T25263	
		HOTEL- M.BACHELDER T25262	
9/12/2025	9106515 MCMASTER-CARR SUPPLY CO.		70.26
		UNIT #23-18 RO #64775-1 RIVET NUTS	
		OVERHEAD SUPPLIES CLAMPS	
9/12/2025	9106516 MEDTECH FORENSICS, INC.		82.00
		EVIDENCE-RHODAMINE, BIOHAZARD LBLS, SHIPPING	
		EVIDENCE-RHODAMINE, BIOHAZARD LBLS, SHIPPING	
9/12/2025	9106517 MEMORABLE MOMENTS CORP.		2,000.00

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
		PRE011 SUMMER YOUTH BASKETBALL	DJ SERVICES + EQUIPTMENT FOR BASKETBALL	
			DJ-LIFEGUARD APPRECIATION DAY 7/31	
		PRE042 BACK TO SCHOOL BASH	DJ SERVICE-BACK TO SCHOOL BASH	
		PRE002 SUMMER CAMP	CAMP GLOW PARTY DJ	
		PRE002 SUMMER CAMP	PHOTO BOOTH- FAMILY NIGHT	
9/12/2025	9106518	MERCURY ENTERPRISES, INC.		1,122.95
			AIRTRAQ SUPPLIES-SIZE 0-4 FREIGHT	
			AIRTRAQ SUPPLIES-SIZE 0-4 FREIGHT	
9/12/2025	9106519	METTLER-TOLEDO INTERNATIONAL, INC.		1,588.02
			SCALE MAINTENANCE,CC FEE	
9/12/2025	9106520	MILLERS JUMP TIME ENTERTAINMENT LLC		599.00
			INFLATABLE OBSTACLE COURSE	
9/12/2025	9106521	MINER, LTD		580.48
			FS33 GARAGE OPERATOR REPAIR	
9/12/2025	9106522	MISTER CAR WASH		80.00
			CODE TRUCK WASH-OMAR CRUZ	
			CODE TRUCK WASH- A.MILLER	
			CODE TRUCK WASH- AB	
			LIGHT GREY CODE TRUCK WASH	
			CODE TRUCK WASH- PN	
			CAR WASH	
		PRE002 SUMMER CAMP	CAR WASH 15-176	
		PRE002 SUMMER CAMP	CAR WASH 15-174	
9/12/2025	9106523	MODERN WELDING CO OF FLORIDA, INC.		339.90
			PIPE S40-DUMPSTER BOTTOM RACK	
9/12/2025	9106524	MR FIRST AID		238.60
			FIRST AID SUPPLY- ELASTIC STRIPS,HYDRO MAX,INSECT	
9/12/2025	9106525	MSC INDUSTRIAL SUPPLY CO.		170.20
			OVERHEAD SUPPLIES	
			OVERHEAD SUPPLIES CLAMPS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106526 MUNICIPAL EQUIPMENT COMPANY, LLC		4,729.40
		LION BUNKER GEAR COAT	
		BUNKER GEAR HOODS	
9/12/2025	9106527 NAACP OSCEOLA BRANCH 5121-B		1,000.00
		NAACP FREEDOM FUND PEARL GALA-2025	
9/12/2025	9106528 NAPA AUTO PARTS		825.31
		OVERHEAD SUPPLIES BOLTS, NUTS, AND WASHERS	
		SHOP SUPPLIES PURPLE POWER	
		BOLTS,NUTS,WASHERS- SIGNS	
		OVERHEAD SUPPLIES	
9/12/2025	9106529 NATIONAL RECREATION & PARK ASSOC.		237.50
		NPRA JOB POSTING FEE- REC SUPERINTENDENT	
9/12/2025	9106530 NATIONAL TACTICAL OFFICERS ASSOC.		857.00
		REG-NTOA SWAT SCHOOL- H. HERRERA, T#25256	
9/12/2025	9106531 NIMBLE SOFTWARE SYSTEMS, INC.		315.13
		SCHEDULING ADVANCE & BASE FEE 8/17/25 - 9/17/25	
9/12/2025	9106532 NORTH-SOUTH SUPPLY, INC.		360.01
		BROKEN IRRIGATION TIMERS AT BALLFIELDS	
		VALVE BOX,CEMENT WET OR DRY,CLEAR PVC	
9/12/2025	9106533 NOTARY PUBLIC UNDERWRITERS		183.40
		NOTARY STAMP, SHIPPING	
		NOTARY STAMP, SHIPPING	
9/12/2025	9106534 OFFICE DEPOT		1,389.20
		INK,PENS,SANITIZER,BINDER STICKY NOTES	
		WALL CALENDAR	
		MINI CLIPS	
		DESK CALENDAR	
		BINDER,BATTERIES,FOLDERS	
		TONER- KELLIE & STACEY	
		LINED NOTES,MARKERS	
		DESK CALENDAR,INK,PENS, STICKY NOTES	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106535	OHANA TERMITE & PEST CONTROL, INC.		257.50
			INSPECTION FOR WASPS-PD, CC FEE	
9/12/2025	9106536	ONESOURCE PARTS, LLC		591.61
			UNIT #5-84 RO #63172-7 SENSOR	
9/12/2025	9106537	ORIGINAL WATERMEN, INC.		1,754.80
			MEN & WOMEN LIFEGUARD SHORTS	
9/12/2025	9106538	P-CARD TRAVEL - OTHER EXPENSES		64.00
			PARKING, K.ZILKE, T25265	
9/12/2025	9106539	ORLANDO SENTINEL COMMUNICATIONS		14.00
			MONTHLY E-SUB-VERONICA	
9/12/2025	9106540	OSCEOLA COUNTY HEALTH DEPT.		1,320.00
			BEACH SAMPLES- ST. CLOUD BEACH	
			AUGUST SAMPLES-ST CLOUD BEACH	
			BEACH SAMPLES-CHISHOLM PARK	
			AUGUST SAMPLES- CHISHOLM PARK	
9/12/2025	9106541	OSCEOLA NEWS GAZETTE		1,189.96
			SC RESOLUTION 2025-100R*	
			SC ORDINANCE 2024-50	
			ANX25-00017 ORD 2025-61	
			SC ORDINANCE 2025-55	
			SC ORDINANCE 2025-54	
			ANX25-00017 ORD 2025-61	
9/12/2025	9106542	PERFORMANCE ASSESSMENT NETWORK, INC		231.00
			16PF FIFTH ED-APPLICANT PSCY TEST	
9/12/2025	9106543	PEST PATROL OF CENTRAL FLORIDA INC.		595.00
			COMM CNTR,PD,VETERANS PARK-7/31/25	
9/12/2025	9106544	PET SUPERMARKET, INC.		245.91
			K-9 FOOD	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		GEORGE FOOD-CHK TENDERS MORSEL STK, SIERRA MNT	
9/12/2025	9106545 POSITIVE PROMOTIONS		2,648.93
		LAPTOP BAGS, TUMBLER, CUPS SHIPPING-CS WK-PROMO	
		EMERGENCY PREPAREDNESS GUIDE, SHIPPING	
		LUNCH BAGS, 2026 CALENDAR SHIPPING,CS WK 2025 PROMO	
		LAPTOP BAGS, TUMBLER, CUPS SHIPPING-CS WK-PROMO	
		SUNGLASSES - CS WK 2025 PROMO ITEMS	
		SUNGLASSES - CS WK 2025 PROMO ITEMS	
		LUNCH BAGS, 2026 CALENDAR SHIPPING,CS WK 2025 PROMO	
		EMERGENCY PREPAREDNESS GUIDE, SHIPPING	
9/12/2025	9106546 PRO CHEM, INC.		303.20
		GALLON JUGS ALUMIN-X	
9/12/2025	9106548 PROMO DIRECT		1,154.85
		BULK PENS,SHIPPING	
		BULK PENS,SHIPPING	
		PENS	
		PENS,SHIPPING	
		FOLDERS/FOIL-PROMO ITEMS	
		BULK PENS	
		PENS BULK	
		BULK PENS,SHIPPING	
		PENS BULK,SHIPPING	
		BULK PENS	
		BULK PENS	
		FOLDERS/FOIL-PROMO ITEMS, SHIPPING	
9/12/2025	9106549 MISC VENDOR PAYMENTS		175.00
		DRONE EXAM-SARAH GONZALEZ ONLINE TRNG	
9/12/2025	9106551 PUBLIX SUPER MARKETS, INC.		4,316.63
		COCA-COLA & CREAMERS	
		PLATES& CUPS	
		CUPS	
		LEMONADE, SWEET TEA FOR DC RUIZ SWEARING	
		STAMPS FOR MAILERS	
		COKE,SPRITE,TEA- EXCAVATION TRAINING	
		COKE,SPRITE,TEA- EXCAVATION TRAINING	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		TRANSPONDER FOR 15-177	
		CHWY TRL,GRAN BAR,PROTEIN BAR CRKR, OREO - COUNCIL	
	PRE015 SENIOR PROGRAMS	STEAMFRESH,BEANS,VIGO, TOMATOES	
	PRE015 SENIOR PROGRAMS	LEMONS, CAKE, ORANGE, MINT, LIMES-SENIOR BDAY	
		COFFEE, CREAMER - MEETING	
9/12/2025	9106552 PUERTO RICAN CHAMBER OF COMMERCE		2,461.25
		TICKET - PREMIOS EL JOSCO 2025	
		TICKET - PREMIOS EL JOSCO 2025	
		TICKET - PREMIOS EL JOSCO 2025	
		GALA PR CHAMBER OF COMMERCE	
9/12/2025	9106553 QUADIENT, INC.		288.50
		METER TAPES LBLS, SERIES STD INK CART	
9/12/2025	9106555 RAPCO SUPPLY		13,464.25
		CONCRET PAD - A/C REPAIRS	
		COMPRESSOR-PROGRESS LN FIRE ADMIN	
		A/C REPAIRS-TSTAT,PRGRM, LYRIC	
		FAN BLADE	
		FAN BLADE,BLOWER PULLER	
		ALUMINUM STICK-COPPER BRASS STEEL	
		CONCRET PAD, THERMOSTAT WIRE - A/C REPAIRS	
		COMPRESSOR, LIQUID LINE DRIER, NITRO REFILL-PD	
		CONDENSER MOTOR - FD 33 & GYM A/C	
		COMPRESSOR, REFRIGERANT, LINE DRIER-FIRE PROGRESS	
		CONCRETE PAD-DRONE PRJCT	
		CONCRETE PAD-DRONE PRJCT	
9/12/2025	9106556 RAY ALLEN MANUFACTURING, LLC		189.98
		LEATHER AGITATION MUZZLE	
		LEATHER AGITATION MUZZLE, SHIPPING	
9/12/2025	9106557 REEVES COMPANY, INC.		178.50
		NAME PINS FOR OFFICIAL UNIFORM	
9/12/2025	9106558 P-CARD TRAVEL - OTHER EXPENSES		125.20
		PARKING-FFEA CONF- S.HOLTKAMP CLASS C	
		PARKING-OAKLEY GRAY, CLASS C TRAVEL	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PARKING FEE, OAKLEY GRAY, CLASS C TRAVEL	
9/12/2025	9106559 RENTAL WORLD OF OSCEOLA, INC.		2,235.69
		CONCRETE CUTTER SAW	
9/12/2025	9106560 RENTAL WORLD OF ST. CLOUD		1,251.19
		CERAMIC CHIPPING HAMMER	
		HAND HELD BLOWER REPAIR	
		WHIRL A WAY STAINLESS- PRESSURE WASHER	
		CERAMIC CHIPPING HAMMER	
		FAN HOUSING,SCABBARD, SPARK PLUGS- CHAINSAW	
		LEAF BLOWER &CHAIN SAW- CEMETERY	
9/12/2025	9106561 REP SERVICES, INC.		2,320.96
		REPLACEMENT PLAYGROUND SLIDE PANEL	
		REPLACEMENT PLAYGROUND SLIDE PANEL,SHIPPING	
9/12/2025	9106562 RUSH TRUCK CENTER OF FLORIDA		4,674.51
		UNIT #5-93 RO #64237-1 SERVICE	
9/12/2025	9106563 SA INTERNATIONAL, INC.		1,663.98
		SIGN PROGRAM- 08/2025-08/2026	
9/12/2025	9106564 SAFETY-KLEEN SYSTEMS, INC.		1,204.19
		USED FILTER DISPOSAL	
		GUN CLEANER, CHEMISTRY/ RECOVERY FEE	
		WASTE DISPOSAL	
		GUN CLEANER,CHEMISTRY/ RECOVERY FEE	
9/12/2025	9106565 SAM'S CLUB		2,034.55
		HALLOWEEN CANDY FOR PD COMM ENGAGEMENT	
		SAM'S MEMBERSHIP RENEWAL 08/04/2025-08/04/2026	
	PRE002 SUMMER CAMP	COOKIE, HOT DOGS, BUNS HAMBURGERS, CHEESE, CHIPS	
		WELLNESS PGRM:HEALTH FAIR BARS, COOKIE, SLIM JIM	
	PRE002 SUMMER CAMP	FOIL, PLATES, PANS, LIGHTER FLUID	
	PRE020 HOPKINS AFTER SCHOOL PRGM	PAPER PLATES,PAPER TOWELS	
	PRE042 BACK TO SCHOOL BASH	PAPER PLATES,FREEZER BAGS	
	PRE020 HOPKINS AFTER SCHOOL PRGM	SNACKS,ICED TEA	
	PRE002 SUMMER CAMP	WIPES & LYSOL	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106566 P-CARD TRAVEL - OTHER EXPENSES		27.45
		PARKING- V.MILLER T25262	
9/12/2025	9106567 SHERWIN WILLIAMS COMPANY, THE		194.75
		PAINT FOR DC + CHIEF'S OFFICE	
9/12/2025	9106568 SHERWIN-WILLIAMS		72.90
		PAINT - POOL BUILDING	
		SOLID WASTE - PAINT	
9/12/2025	9106569 SITEONE LANDSCAPE SUPPLY LLC		603.58
		RAKE & PITCH FORK	
		HERBICIDES	
9/12/2025	9106570 SMITH EQUIPMENT & SUPPLY CO., INC.		1,920.00
		PIT BRUSH,STRIPS,LENGHT, MOUNTNG STYLE,BOLT HOLES	
9/12/2025	9106571 SOCIETY FOR HUMAN RESOURCE		10,475.00
		SHRM ANNUAL CONF, D. ROSE C CLASS TVL	
		SHRM26 CONF JUDITH H CLASS C TVL	
		SHRM 26 REG-J. SOLLAZZO CLASS C TVL	
		SHRM REG, JUSTIN KLUESNER CLASS C TVL	
		SHRM CONFERENCE REG, S. ROLDAN, CLASS C TVL	
9/12/2025	9106572 P-CARD TRAVEL - OTHER EXPENSES		417.97
		FLIGHT, DOUGLAS GOERKE, T26036	
9/12/2025	9106574 SPECTRUM/BRIGHTHOUSE NETWORKS, LLC		7,749.55
		INTERNET SERVICES FS#31 7/19/25 - 8/18/25	
		INTERNET SERVICES FS#33 7/17/25 - 8/16/25	
		POLICE DEPARTMENT 8/1/25 - 8/31/25	
		TV SERVICE-CIVIC CENTER 07/26-08/25/25	
		INTERNET FS33 07/17/25-08/16/25	
		INTERNET SERVICES FS#31 8/19/25 - 9/18/25	
		INTERNET FS33 07/17/25 - 08/16/25	
		TV- SENOR CENTER 07/26/25 -08/25/25	
		INTERNET SERVICES IT DEPT 07/27/2025 - 08/26/2025	
		INTERNET FS31 07/19/25-08/18/25	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		NET SERV. IT DEPT. 08/01/2025 TO 08/31/2025	
		NET SERV. IT DEPT. 08/01/2025 TO 08/31/2025	
		INTERNET FS31 07/19/25-08/18/25	
		INTERNET SERVICES FS#33 8/17/25 - 9/16/25	
		INTERNET SERVICE IT DEPT 07/27/2025-08/26/2025	
		INTERNET 07/21/2025- 08/20/2025	
		SPECTRUM 7.27-08.26 2025	
		NET SERV. IT DEPT. 08/012025 TO 08/31/2025	
9/12/2025	9106575 SPEX FORENSICS		335.56
		EVIDENCE-EQUIP SERVICE, SHIPPING	
		EVIDENCE-EQUIP SERVICE, SHIPPING	
9/12/2025	9106576 P-CARD TRAVEL - OTHER EXPENSES		459.96
		AIRLINE-K.DINGEE T25233 & J.HENRIUS T25234	
9/12/2025	9106577 ST. CLOUD TWIN		2,400.00
	PRE002 SUMMER CAMP	MOVIE- FIELD TRIP	
9/12/2025	9106578 STALKER RADAR		2,405.00
		TRAFFIC DATA COLLECTOR	
		TRAFFIC DATA COLLECTOR, SHIPPING	
9/12/2025	9106581 STAPLES BUSINESS ADVANTAGE		3,452.39
		SIGN FLAGS, BLK TONER, BNDR CLIPS, RUBBER BANDS	
		PAPER,SHARPIES	
		COPY PAPER,BROCHURE HOLDER	
		BINDERS/FOLDERS	
		LARGE MANILLA ENVELOPES- MAILINGS	
		SIGN FLAGS, BLK TONER, BNDR CLIPS, RUBBER BANDS	
		USB FOR STATE	
		CALENDAR, COPY PAPER	
		CARD STOCK	
		COPY PAPER, DESK PAD, SCISSORS, PENS, POST-IT	
		LABLE,FOLDERS	
		HP TONER, SHARPIE, COPY PAPER	
		PAPER,ZIPPER BAGS & CARD STOCK	
		MOUSE PAD	
		MOUSE PAD	
		PEDESTAL	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		WHITE OUT TAPE	
		HP TONER, SHARPIE, COPY PAPER	
		TONER FLASH DRIVES - EVIDENCE	
		SWIVEL TASK CHAIRS	
		RECEIPT PAPER-SCALEHOUSE	
9/12/2025	9106582 STARR MECHANICAL, INC.		606.25
		WALKIN COOLER REPAIR AT THE RANCH	
9/12/2025	9106583 STYLISH PAWZ		240.00
		GEORGE GROOMING	
		GEORGE GROOMING	
		GEORGE GROOMING	
9/12/2025	9106584 SUBURBAN PROPANE L.P.		403.89
		PROPANE, REPAIR LABOR + PARTS	
		PROPANE, REPAIR LABOR + PARTS	
9/12/2025	9106585 SUDDATH WORKPLACE SOLUTIONS		5,129.40
		MOVING DESKS	
		MOVING &SANITIZE PROPERTY -CHISHOLM MOBILE	
		OFFICE FURNITURE ASSEMBLY	
9/12/2025	9106586 P-CARD TRAVEL - REGISTRATION		500.00
		QUALITY ASSURANCE LATENT J. MONDELLO, C CLASS TVL	
		QUALITY ASSURANCE LATENT L. OSORIO, C CLASS TVL	
9/12/2025	9106587 MISC VENDOR PAYMENTS		19.41
		FUEL-NO RECEIPT ACCIDENT USE PCARD INSTEAD OF WEX	
9/12/2025	9106588 SUNPASS OPERATIONS		11.31
		TOLLS ON NEW VEHICLE	
9/12/2025	9106589 SWIM ANGELFISH, LLC		118.00
		ADAPTIVE SWIM LESSON TRAINING-JESSICA GARCIA	
		ADAPTIVE SWIM TRAINING- SHELLA NEWTON	
9/12/2025	9106590 SYN-TECH SYSTEMS INC.DBA FUELMASTER		430.00
		PROKEES (BLACK)	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106591 T-MOBILE USA, INC.		6,540.58
		LOCAL PHONE SERVICE 07/01/2025 TO 07/31/2025	
9/12/2025	9106592 TEXTME, INCORPORATED		75.00
		INFORMATION REQUEST PROCESSING	
9/12/2025	9106593 THE BANCORP BANK N.A.		1,077.00
	PS0304 MONEY LAUNDERING OPERAT.	SCIRS LEASE VEHICLE 08.01-08.31, 2025	
9/12/2025	9106594 THE GRAPHICS SIGNS & IDENTITIES GRO		438.36
		FRAME &BOAT RAMP CLOSURE SIGNAGE	
9/12/2025	9106595 THE PARTS HOUSE		255.84
		SHOP SUPPLIES SHOP TOWELS	
		SHOP SUPPLIES SHOP TOWELS	
9/12/2025	9106596 TOI TOI USA, LLC		1,344.15
		TOILET RENTAL BMX & THE RANCH	
		BLU STANDARD- 8/18/25-9/14/25	
		TOILET RENTAL BMX & THE RANCH	
		TOILET RENTAL BMX & THE RANCH	
		TOILET RENTAL BMX & THE RANCH,FEE	
		TOILET RENTAL BMX & THE RANCH,FEE	
		TOILET RENTAL BMX & THE RANCH	
9/12/2025	9106597 TOWLANDO TOWING & RECOVERY INC.		533.34
		UNIT #24-75 RO #64897-1 TOW	
		UNIT #5-112 RO #64902-1 TOW	
9/12/2025	9106598 TRACTOR SUPPLY COMPANY		535.10
		UNIFORM PANTS- SCOTT HAIR	
		PANTS- R.SHELTON	
		AIR HOSE	
		DPC STRAW LIFEGUARD	
		PROPANE-RANCH FORKLIFT	
9/12/2025	9106599 P-CARD TRAVEL - OTHER EXPENSES		15.00
		BOOKING FEE-INSPECT TACT T25264,25265,25266,T25267	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
9/12/2025	9106600 P-CARD TRAVEL - REGISTRATION		749.00
		REG-PRACTICAL SHOOTING A. CARROLL, CLASS C TVL	
9/12/2025	9106601 TRUELOVE CREATIVE GROUP		525.00
	PRE022 TRAILS OF TERROR	TRAIL OF TERROR 2025 T-SHIRT DESIGN	
9/12/2025	9106602 TWO VETS TRIPODS		4,638.00
		V2, DUAL CLAMP,AI AX RAIL ARCALOCK CLAMP FOR BIPOD	
9/12/2025	9106603 P-CARD TRAVEL - OTHER EXPENSES		17.14
		UBER, MARYEMMA B, T25262	
9/12/2025	9106605 UBIQUITI INC.		9,921.70
		ACCESS POINTS, UI CARE, SHIPPING	
		ETHERNET SURGE PROTECTION CAMERA, SHIPPING	
		UI CARE, GATEWAY FIBER, CYBERSECURE, SHIPPING	
		ACCESS POINT, UI CARE, ADAPTER, SHIPPING	
		AIRMAX LITEBEAM, SHIPPING	
		ETHERNET SURGE PROTECTION CAMERA, SHIPPING	
		G5 CAMERA, UI CARE, SHIPPING	
		AIRMAX LITEBEAM, SHIPPING	
		CAMERA-DUAL+CORNER MOUNT IU CARE,CAMERAS, SHIPPING	
		CAMERA-DUAL+CORNER MOUNT IU CARE,CAMERAS, SHIPPING	
		G5 CAMERA, UI CARE, SHIPPING	
		ACCESS POINTS, UI CARE, SHIPPING	
		ACCESS POINT, UI CARE, ADAPTER, SHIPPING	
		ACCESS POINT, ADAPTER UI CARE, SHIPPING - IT	
		ACCESS POINT, ADAPTER, UI CARE, SHIPPING - IT	
		UI CARE, GATEWAY FIBER, CYBERSECURE, SHIPPING	
9/12/2025	9106606 UDEMY, INC.		382.50
		ANDRAE MCNISH-COMPTIA SECURITY + ONLINE COURSE	
9/12/2025	9106607 ULINE, INC.		7,741.57
		LAMINATE TOP, PEDESTAL FILE, PANEL,POST-LIBRARY	
		CABINETS FOR CUBICLES	
		STORAGE LOCKERS, BIKE RACK, SHIPPING	
		STORAGE LOCKERS, BIKE RACK, SHIPPING	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		CABINETS FOR CUBICLES, SHIPPING	
		LAMINATE TOP, PEDESTAL FILE, PANELS,POST-LIBRARY	
9/12/2025	9106608 UNITED PARCEL SERVICE		16.92
		UPS SHIPPING CHARGES	
9/12/2025	9106609 UNITED STATES POSTAL SERVICE		3,131.00
		STAMPS FOR FLU MAILERS	
		POSTAGE-ALS LICENSE RENEWAL	
9/12/2025	9106610 UPS STORE, THE		60.99
		SHIPPED MEDVAULT BOX TO KNOX	
9/12/2025	9106611 USAMM,LLC		53.96
		DC RUIZ-PD AWARD RIBBONS, SHIPPING	
		DC RUIZ-PD AWARD RIBBONS, SHIPPING	
9/12/2025	9106612 VERIZON WIRELESS		6,806.92
		LOCAL PHONE SERVICE 06/24/2025 TO 07/23/2025	
		LOCAL PHONE SERVICE 07/02/2025 TO 08/01/2025	
9/12/2025	9106613 W.W. GRAINGER, INC.		3,197.47
		BATHRMFAN- PD EXHAUST FAN	
		WAY BALL VALVE- MARINA	
		SHOWER HOLDER,HANDWALL SHOWER HEAD	
		ANTIFATIGUE RUNNER	
		FUSE CLASS T-CITY HALL HVAC	
		NEOPRENE SHEET-A/C REPAIR	
		POOL SHOWER REPAIR #40056	
		SHOWER HEAD REPAIRS-POOL #40056	
		RESPIRATOR FOR HVAC TECH	
9/12/2025	9106615 WAL-MART COMMUNITY		5,357.35
	PRE002 SUMMER CAMP	WATER-SUMMER CAMP	
		GRAN BAR, LH ASST, LUVS, TEE-EVENT-2025-218-238	
		COKE, WATER, CRACKERS FOR L380 CLASS AUG 11-14	
		UNIFORM PANTS- F.SANCHEZ	
	PRE002 SUMMER CAMP	WICKED MOVIE-SUMMER CAMP	
		CAKE-DC RUIZ SWEARING	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		WATER- FIELD GUYS	
		SAMSUNG 75" SMART TV	
		WATER,COKE,SPRITE, GATORADE	
		INSPECTORS PHONE VEHICLE MOUNT	
		BUNS,DRESSING,COLESLAW, PATTIE,BEANS	
		WATER,BELVITA,FLAVOR- DISASTER PREP 9/14/25	
	PRE022 TRAILS OF TERROR	WATER & GATORADE	
		DAWN, PUR ORIG, SPONGE DAD - COMMUNICATIONS	
	PRE002 SUMMER CAMP	VOLLYBALL,TORNADO MOP, REYNERA 13 INCH	
9/12/2025	9106616 WALGREEN CO.		8.98
		LOGO LAMINATION-DC CAKE TOPPER	
9/12/2025	9106617 WATER SAFETY PRODUCTS, INC.		70.80
		LIFEGUARD HATS	
9/12/2025	9106618 WAWA, INC.		77.17
		FUEL FOR BOAT 31 (11-19)	
9/12/2025	9106619 MISC VENDOR PAYMENTS		250.00
		UNIT 12-421 FULL DETAIL	
		AUTO DETAILING-DERYL AMES TRUCK	
9/12/2025	9106620 WILD FLORIDA AIRBOATS,LLC		6,420.00
	PRE002 SUMMER CAMP	SUMMER CAMP FIELD TRIP TO WILD FLORIDA	
9/12/2025	9106621 WINN DIXIE #2240		79.13
		FOOD 7/31/25 PARC &REC PROFESSIONAL DAY	
9/12/2025	9106622 WOWZA MEDIA SYSTEMS, LLC		347.17
		CLOUD STANDAR SILVER SUB 8/5/25 - 9/4/25	
9/12/2025	9106623 ZOOM VIDEO COMMUNICATIONS, INC.		267.90
		ZOOM 08.09.25-09.08.25	
9/12/2025	9106624 ZOPAX INSPECTIONS AND SERVICE, LLC		2,200.00
		QUARTERLY INSPECTION FOR ALL LOCATIONS	
9/12/2025	9106625 MISC VENDOR PAYMENTS		53.48

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FUEL-CIU INVESTIGATION	
9/12/2025	9106626 836 TECHNOLOGIES CORPORATION		1,785.38
		COMMAND POST INSTALL KIT, SHIPPING	
		COMMAND POST INSTALL KIT, SHIPPING	
	Grand Total		46,415,475