St. Cloud City Council Regular Meeting
Thursday, December 11, 2025
St. Cloud Community Center
3101 17th 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

- There are 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.

1) Resolution No. 2025-175R, a resolution of the City Council of the City of St. Cloud, Florida, in support of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) required by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and authorizing the Mayor to approve the report and providing an effective date.
COST: No cost associated with this item.

This item is for the approval and acceptance of the PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

2) Resolution No. 2025-176R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to release Law Enforcement Trust Fund monies to expenditures and/or donations to community support organizations and for the purchase of community support materials, pursuant to Florida State Statute 932.7055(5)(b), and providing an effective date.
COST: up to $20,000.00
This item is to authorize the St. Cloud Police Department to expend and/or donate up to $20,000.00 from the Law Enforcement Trust Funds pursuant to Florida State Statute 932.7055.

3) Resolution No. 2025-177R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the application worksheet by City of St. Cloud under Florida Department of Environmental Protection (FDEP) – Florida's Volkswagen Settlement Diesel Emission Mitigation- Class 4-7 Garbage Trucks for the replacement of up to three (3) eligible diesel garbage trucks, and authorizing the Grants Division or Designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant.
COST: up to $700,000.00 (Project total up to $700,000.00 – Federal/State Share Total $700,000.00/ City Match Total $0).
This item is to authorize submitting an application worksheet for the FDEP– Florida's Volkswagen Settlement Diesel Emission Mitigation Program – Class 4-7 Garbage Trucks for the replacement of up to three garbage trucks.

4) Resolution No. 2025-178R, a resolution of the City Council of the City of St. Cloud, Florida, setting the City Council meeting dates for the year 2026.
COST: No cost associated with this item.
This item is to assign the Council meeting dates for 2026

5) Request City Council's approval of a Subdivision Plan for Thomason Estates, Project #SUB25-00034.
COST: No cost associated with this item.
This item requests approval of the Subdivision Plan for Thomason Estates, which includes 30 lots for single-family detached homes on approximately ±10.31 acres of land, generally located north of Clay Drive, east of Michigan Avenue, south of Fertic Road, and west of South Delaware Avenue.

6) Minutes: January 16, 2025 / Workshop; January 29, 2025 / Workshop; February 6, 2025 / Workshop; March 3, 2025 / Workshop; March 20, 2025 / Workshop; March 27, 2025 / Workshop, May 20, 2025 / Workshop; July 14, 2025 / Budget Workshop; August 14, 2025 / Regular Meeting; August 21, 2025 / Workshop; September 11, 2025 / Regular Meeting and September 18, 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) **PUBLIC HEARING FOR RESOLUTION NO, 2025-171R,** a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for a "Child Care Center" in the Highway Business "HB" Zoning District on the +/- 5.94 acres of land known as Adventure World Kids, Project #CNU25-00007, located at 1386 and 1388 South Narcoosee Road, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-171R**

2) **PUBLIC HEARING FOR RESOLUTION NO. 2025-172R**, a resolution of the City Council of the City of St. Cloud, Florida electing to timely preserve the use of the uniform method of collecting non-ad valorem assessments levied in all or part of the City of St. Cloud for the fiscal year 2026-27 beginning October 1, 2026; stating a possible need for such levy; providing for the timely mailing of this resolution as provided by general law; and providing for an effective date. (Above is full title) **ACTION ON RESOLUTION NO. 2025-172R**

X. Council Action

1) Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of $142,755.70 in accrued fines to $5,000.00, to be paid within 30 days of the Council meeting. Property address 1512 Connecticut Avenue.
COST: Administrative cost imposed by the Special Magistrate are $255.70, post-order costs are $879.29, total costs are $1,134.99.

2) Discussion and possible action regarding the selection of Deputy Mayor.

3) Discussion and possible action regarding Council serving on committee/boards of other entities.

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) There are no First Readings and Introductions at this time

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

Reports:
Warrant List #2 FY26

- Friday, December 12, 2025 – Employee Holiday Luncheon – City offices will be closed from 12:00 p.m. to 2:00 p.m.

  Thursday, December 18, 2025 – City Council Workshop – 1:00 p.m. @ St. Cloud Community Center

  Wednesday, December 24, 2025 – City offices closed in observance of Christmas Eve

  Thursday, December 25, 2025 – City offices closed in observance of Christmas Day

  Thursday, January 1, 2026 – City offices closed in observance of New Year's Day

  Thursday, January 8, 2026 – City Council Meeting – 6:30 p.m. @ City Hall, Council Chambers

XVI. Adjournment

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

Meeting: December 11, 2025

Agenda Item Type: Presentations There are no presentations at this time

City Clerk Agenda Item:
There are no presentations at this time

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: December 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-175R Caper

Procurement Agenda Item:
Resolution No. 2025-175R, a resolution of the City Council of the City of St. Cloud, Florida, in support of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) required by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and authorizing the Mayor to approve the report and providing an effective date.
COST: No cost associated with this item.
This item is for the approval and acceptance of the PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Strategic Key Focus Areas:
Diverse Innovative and Magnetic Economic Development

Background Information:
The City of St. Cloud's CDBG program is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and goals identified in the City's 2024-2028 Consolidated Plan. The City reports to HUD on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

Legal Authority:

Budget and Recommendation:
There is no cost associated with this item.
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:
12/11/2025 - Final Action

Attachments:

1. Resolution No. 2025-175R
2. St. Cloud 2024 CAPER 10.27-clean

RESOLUTION NO. 2025-175R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, IN SUPPORT OF THE 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND AUTHORIZING THE MAYOR TO APPROVE THE REPORT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Consolidated Plan is required by the United States Department of Housing and Urban Development (HUD). The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan; and

WHEREAS**,** the Consolidated Annual Performance and Evaluation Report (CAPER) is a review and summary of the City's performance in meeting these annual goals; and

WHEREAS, the United States Department of Housing and Urban Development (HUD), requires that a Consolidated Annual Performance and Evaluation Report (CAPER), indicating how funds were spent, as well as identifying the households and income levels of those who benefited from the programs, be submitted to HUD on or before December 31, 2025; and

WHEREAS**,** in accordance with the citizen participation requirements including a public notice and comment period that is for at least fifteen (15) days between November 17, 2025 to December 2, 2025;

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 supports the PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER) for the City of St. Cloud.

SECTION II. The City Clerk is hereby directed to retain a copy of this resolution, the PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER) on file at the City Clerk's office for inspection by the public.

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

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

PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT

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

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of St. Cloud is an entitlement city as designated by the U.S. Department of Housing and Urban Development (HUD). As an entitlement grantee, the City was allocated $326,959 in federal Community Development Block Grant (CDBG) funds in PY 2024. Federal CDBG funds help the City to accomplish its objectives that include, but are not limited to affirmatively furthering fair housing, affordable housing development and preservation, public facilities and infrastructure improvements, economic development opportunities and vital public services that improve the quality of life for low-to moderate-income (LMI) households and special needs groups. Each year the City submits an Annual Action Plan (AAP), which describes the City's resources and uses of funds. A Consolidated Annual Performance and Evaluation Report (CAPER) reports on the progress of the City's activities towards its goals in meeting the needs of the community in the AAP and overall 5-Year plan. PY 2024 accomplishments are highlighted below:

Public Services: The City assisted 46 LMI persons with vital public services in PY 2024. These activities were associated with youth services at the City Summer Camp program (#61) and housing counseling by Transition House (#62).

Affordable Housing: The City completed affordable housing development activities that benefitted 45 LMI Households in PY 2024. These activities include rental rehabilitation for 32 LMI seniors at the Osceola Council on Aging Kitchen Rehabilitation activity (#63) and the Habitat for Humanity Roof Replacement Program (#58), which also assisted 13 LMI households with housing rehab in the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A. Improve Access to Public Facilities	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	37450	0	0.00%			
1B. Improve & Expand Public Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	37450	0	0.00%			
2A. Public Services	Non-Homeless Special Needs	CDBG	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	800	46	5.75%	40	46	115.00%
3A. Housing Rehabilitation	Affordable Housing	CDBG	Rental units rehabilitated	Household Housing Unit	40	32	80.00%			
3A. Housing Rehabilitation	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	40	13	32.50%	10	13	130.00%
4A. Economic Development	Non-Housing Community Development	CDBG	Businesses assisted	Businesses Assisted	15	0	0.00%			
5A. Effective Program Management	Non-Housing Community Development	CDBG	Other	Other	5	1	20.00%	1	1	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of St. Cloud has identified affordable housing development and preservation, public facility and infrastructure improvements, economic development and public services to help assist low- to moderate-income (LMI) households as its highest priority needs in its 2024-2028 Consolidated Plan. In PY 2024, the first program year of the new planning period, the City was able to complete several activities to address these needs. The following is a description of how funds were expended within the program year by priority.

Housing: $223,065.25 (79.0%)
Economic Development: $15,000.00 (5.3%)
Administration: $44,210.06 (15.7%)
Total PY 2024: $282,275.31

(Note: The City has also programmed its CDBG funds towards other housing activities and public facility improvements, and once these activities have started the City will meet grant expenditure guidelines. Only 15% of each FY annual allocation may be spent on public services, and no more than 20% may be used on admin costs)

CARES Act Funds

To fund activities that help to prevent, prepare for and respond to the COVID-19 pandemic, the City was allocated a total of $519,782 in CDBG-CV funds. These funds were vital in supporting services for individuals and families impacted by the pandemic and included programs such as food truck services for those sheltering from COVID-19, support for youth programs to help keep children safe and support for small businesses to remain open. In PY 2023, the City spent the remaining $103,262.65 on its food truck program for individuals still recovering financially from the pandemic. This successfully concludes spending for the program, and all activities have also been completed successfully. The completion of the program has been documented in the previous PY 2023 CAPER.

PY 2024 Goals and Accomplishments Comparison

2A. Public Services: The City had a goal to assist 40 LMI persons with public services and assisted 46 LMI persons. These activities were associated with youth services at the City Summer Camp program (#61) and housing counseling by Transition House (#62).

3A. Housing Rehabilitation: The City had a goal to assist 10 households with rental rehab and exceeded this goal with 45 LMI households assisted. These activities include rental rehabilitation for 32 LMI seniors at the Osceola Council on Aging Kitchen Rehabilitation activity (#63) and the Habitat for Humanity Roof Replacement Program (#58), which also assisted 13 LMI households with housing rehab in the program year.

5A. Effective Program Management: Effective program management involves general administration of the CDBG program, monitoring subrecipients, and keeping strict grant based accounting. These activities were completed successfully in PY 2024.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	65
Black or African American	17
Asian	1
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	**84**
Hispanic	47
Not Hispanic	44

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

DATA TABLE NOTE: Due to IDIS input constraints, the table above does not include a category for people identifying as "other or multiracial". While the table above shows 84 persons assisted, there were also 7 "other or multiracial" assisted for a total of 91 persons assisted.

According to the 2019-2023 ACS 5-Year Estimates, the population of St. Cloud was 61,963 and an estimated 50.3% of the population identified as White and 7.0% as Black or African American. Asian persons made up 1.5% of the population and American Indian or Native Americans were 0.3% of the total population. "Some other race" made up 21.0% and "Two or more" races were 19.7%. Persons who identified as ethnically Hispanic made up 48.1% of the population.

In general, persons that benefitted from the CDBG program were in alignment with the racial composition of the City. Of program participants, 71.4% were White, 18.7% were Black or African Americans, and 1.1% were Asian of those assisted with CDBG funding in the program year. "Some other" race received 7.7% of all funding. By ethnicity, 51.6% of persons assisted with CDBG funds were Hispanic.

Housing Needs Assessment

The Needs Assessment in the 2024-2028 Consolidated Plan, assesses if any racial and ethnic group by income category has a disproportionate need in the area with regards to housing problems, severe housing problems and cost burden. Households with housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with severe housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as severely overcrowded homes (more than 1.5 persons per room) and severe cost burden (spending 50% or more of income on housing per month).

NA-15 Housing Problems: According to the Needs Assessment, minority race groups that have a disproportionate need with housing problems are extremely low-income (0-30% AMI) and low-income (50-80% AMI) American Indian and Alaska Native households; and very low-income (30-50% AMI) and low-income (50-80% AMI) Black or African American households.

NA-20 Severe Housing Problems: Minority race groups that have a disproportionate need in severe housing problems are extremely low-income (0-30% AMI) American Indian and Alaska Native households; very low-income (30-50% AMI) Black or African American households; and low-income (50-80% AMI) Asian households.

NA-25 Cost Burden: No groups are disproportionately impacted by regular cost burden (30% of income towards housing costs). For severely cost burdened households (50% or more), there is one group that is disproportionately impacted by cost burden, which are American Indian or Alaska Native households

In comparing the disproportionate needs of certain race/ethnic groups as described by the Needs Assessment to the beneficiary outcomes provided, the City adequately assisted Black and Hispanic households with affordable housing activities. Of the 45 households assisted with housing rehab, 9% were Black and 60% were Hispanic. The City annually assists Black or African American and Hispanic households. While other minority groups such as Asians, American Indian or Native Americans, and Native Hawaiians or Other Pacific Islanders are smaller in number, the City will include these groups in its programs whenever possible.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	326,959	282,275

Table 3 - Resources Made Available

Narrative

The table above details the resources made available during the program year as well as funds expended. The total resources made available in PY 2024 were $326,959 through the annual CDBG allocation. The City of St. Cloud expended $282,275.31 on housing rehab, economic development activities and admin of the program. The following is a description of how funds were spent within the program year by priority.

Housing: $223,065.25 (79.0%)
Economic Development: $15,000.00 (5.3%)
Administration: $44,210.06 (15.7%)
Total PY 2024: $282,275.31

Please note, the City follows strict grant based accounting guidelines. For each FY CDBG grant allocation, there is a maximum spending cap of 15% for public services and 20% for administrative costs. The City ensures it will not spend more than the max allowable caps for public services and admin costs for the FY grant awards. As programmed funds are spent down, the final expenditures will meet the budgeted allocations for these grant requirements. The City's FY grant budgets have been approved by HUD during the AAP review process.

FY CDBG Grant Allocation Close-Out

In PY 2024, there were no annual FY CDBG EN funds completely spent in full. The City ensures that when a FY year grant has been spent in full, all grant requirements and will not exceed the respective admin and public service grant caps of 20% and 15%. In this event, the City will contact its HUD office to initiate the grant close out process for the FY grant allocation as noticed by CPD-22-14.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low/Mod Tracts	100	100	LMI eligible persons and low/mod areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of St. Cloud does not prioritize CDBG funded activities based solely on geographic areas. Instead, the City primarily targets low- to moderate-income (0-80% AMI) citywide. When planned activities are intended to serve individuals or households directly, they must meet income qualifications, as well as residency requirements in order to receive assistance from the program. City staff and/or one of its subrecipients will review eligibility of the applicant before the project/activity is initiated.

Public improvement activities do not target individual persons or households, however; they serve a community or neighborhood. These activities are said to have an "area-wide" benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby a majority of the households are at least 51% low- to moderate-income.

To determine these Tracts the City will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which have defined the eligible Census Block Group Tracts within the St. Cloud. The identified tracts within the jurisdiction that are considered low-moderate income can be found on the HUD Exchange website at: https://www.hudexchange.info/programs/acs-low-mod-summary-data/

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of St. Cloud currently only receives HUD CDBG funds for the activities identified in this plan. CDBG grant funding does not require a match. The City is however working to use CDBG funds to help leverage local and state funds where possible to increase resources to meet the needs of the community.

The following other resources may be available to local non-profit and organizations to undertake the housing strategies identified in the plan:

- Osceola County SHIP funds to address affordable housing needs in the City.
- Continuum of Care Funds through Homeless Services Network to address homeless prevention in the City.

The City does not own any property that could be used to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	10	45
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**10**	**45**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	45
Number of households supported through Acquisition of Existing Units	0	0
Total	**10**	**45**

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Table 1 (Number of Households): For the first table, the City had a goal to assist 10 non-homeless households with affordable housing units. Non-homeless households are served through the CDBG housing rehab program. There were 45 LMI households assisted through the City's housing rehab program.

These activities include rental rehabilitation for 32 LMI seniors at the Osceola Council on Aging Kitchen Rehabilitation activity (#63) and the Habitat for Humanity Roof Replacement Program (#58), which assisted 13 LMI homeowner households with housing rehab in the program year.

Table 2 (Number of Households Supported): For the second table, there was a goal to assist 10 households with housing rehab activities. As noted above there were 45 LMI households assisted through the rehab program.

Note: This section reports on affordable housing activities that meet the terms that are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership as applicable to the select activities.

Discuss how these outcomes will impact future annual action plans.

Affordable housing development and preservation are high priority needs in St. Cloud. The City has successfully met its established affordable housing goals in the AAP. As housing preservation is a priority for the City, it has been identified as a priority and a goal in the five-year plan. These goals will continue to be funded throughout the remainder of the plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual
Extremely Low-income	32
Low-income	12
Moderate-income	1
Total	**45**

Table 7 – Number of Households Served

Narrative Information

While it is required the minimum overall benefit of CDBG funds is to be at least 70% towards low- to moderate-income (LMI) persons or households, the City estimated it would use 100% towards activities that benefit LMI persons or households. The City has met this goal with 100% of affordable housing activities targeted towards LMI households. The City's housing rehab activities assisted 32 extremely low-income, 12 low-income, and 1 moderate-income household.

Worse Case Needs

Those with worst case needs are persons or households at-risk of or experiencing homelessness and are households with extremely low-income. The City will work to target extremely low-income households with its housing programs. The City's housing rehab activities assisted 32 extremely low-income households.

At this time, there are no households with a disability targeted with housing programs. If, however, the City identifies a household with a member that has a disability, the City will make reasonable accommodation to allow for the participation of the household in its programs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of St. Cloud partners with the Homeless Services Network of Central Florida (HSNCF), which serves as the lead agency for the Central Florida Commission on Homelessness Continuum of Care (CoC). HSNCF plays a crucial role in identifying the homeless population and assessing their needs. Additionally, the City collaborates with various local service agencies to provide tailored support for individuals experiencing homelessness. More information about these service providers can be found on the CoC website.

Through the Community HOPE Center, HSNCF is the primary provider of housing and supportive services for St. Cloud's homeless population and for those at risk of becoming homeless. Local CoC participant agencies manage the coordination of programs and funding, alongside administering the Homeless Management Information System (HMIS). HMIS is a comprehensive system designed to collect and share information about individuals experiencing homelessness and the services available in the state of Florida.

The local service providers and agencies in St. Cloud (such as St. Cloud Community Pantry, Community Hope Center, Catholic Charities, A Place for Grace, Help Now of Osceola, Church of St. Luke & St. Peter, JJCC Assembly of God, First United Methodist Church of St. Cloud) provide food and clothing through food pantries, food kitchens and thrift stores as well as homeless services. These services are available to all residents, including the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The unsheltered homeless population is defined by HUD as individuals occupying "places not meant for human habitation," such as bus stops, beaches, riverbeds, vans, RVs, or sidewalks. The sheltered homeless population includes those in emergency shelters or transitional housing, individuals exiting institutions where they temporarily resided, or those lacking a fixed night-time residence. A person will be considered homeless if they are leaving an institution where they lived for up to 90 days, or if they are at risk of losing their primary night-time residence; such as a motel, hotel, or overcrowded living situation within 14 days and lack the resources or support networks to remain housed.

Although the City does not receive ESG funds to directly address the needs for emergency shelter and transitional housing, St. Cloud will continue to collaborate with the Continuum of Care (CoC) and homeless service providers to secure shelter for this population through emergency and transitional housing. The City will also refer homeless individuals to organizations that can provide permanent housing solutions for both the homeless and chronically homeless. Additionally, the City will consider using future CDBG funds to demolish unsafe abandoned properties and provide supportive services for the unsheltered population in the City.

HSNCF offers transitional services through a rapid rehousing program that provides time-limited financial support to assist with housing costs. This program aims to help individuals and families transition to self-sufficiency through case management and referrals. HSNCF employs a “Housing First” approach, prioritizing permanent housing as a foundational step to end homelessness. This approach ensures that individuals and families can meet their basic needs before pursuing additional goals to improve their lives. For more information, please visit their website: https://hsncfl.org/housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of St. Cloud supports the efforts of the Homeless Services Network Coalition (HSNCF) and local agencies that provide services aimed at preventing homelessness for individuals and families. This support is particularly focused on those who have already received assistance or are being released from systems of care.

The most relevant services are accessed through the Coordinated Entry System (CES), which is managed by HSNCF. CES is a person-centered process that simplifies access to the most suitable housing interventions for each individual or family. This system ensures that all participants are identified by name and uses data-driven insights to connect these individuals and families with various agencies and services. CES prioritizes assistance based on the highest needs, enabling a more efficient use of the community's limited resources. Additionally, CES has a specialized process for victims of crime, ensuring that individuals experiencing domestic violence or human trafficking receive prioritized support.

Individuals and families assisted through CES may be eligible through one of the CoC’s housing programs designed to prevent homelessness such as the Prevention & Diversion program which offers help with rent, utilities, and family reunification. The HSNCF Supportive Housing program, which works with permanent supportive housing solutions provides cost-effective solutions to ending and avoiding homelessness for participants who are now having less interaction with crisis systems such as jails and hospitals. Supportive housing services are also available for chronically homeless individuals with disabilities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of St. Cloud has been actively aiding local agencies that assist families and individuals transitioning to permanent housing and independent living. Throughout the program year, the City refers residents at risk of homelessness to these agencies for support. This support includes financial literacy counseling, emergency assistance for rent, mortgage, or utility payments, and job training. These resources help residents remain self-sufficient and avoid homelessness.

Additionally, the Housing Support Network of Central Florida (HSNCF) provides a rapid rehousing program that offers time-limited financial assistance to help homeless individuals and families cover housing costs. The program also includes case management and referrals to support their transition to self-sufficiency. HSNCF employs a "Housing First" approach, which prioritizes securing permanent housing as a solution to end homelessness. This approach allows individuals and families experiencing homelessness to meet their basic needs, enabling them to pursue other life-enhancing goals.

Homeless prevention services are available for youth at Covenant House Florida and Grace Landing. These providers offer temporary homeless shelters and are available for youth ages 18-21 years old.

Rental and utility assistance is also provided in the area for eligible individuals and families seeking to make the transition to permanent housing. These resources are limited, but can be accessed through Catholic Charities, Jewish Family Services, the Osceola County Council on Aging and Osceola County Human Resources.

Veterans and their families are provided a variety of social and housing assistance through The Transition House, Veterans in Crisis, Fighting for our Heroes Foundation and Veteran’s Services.

There is a wide range of supportive services available through the HSNCF network. These include food banks, hot meal services, clothing banks, food stamps, and other cash assistance programs. Additionally, the network offers Medicaid assistance, legal services, medical referral services, and bus services that help alleviate some basic living costs while households work towards achieving independent living.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Osceola County Housing and Community Services, which is part of the Osceola County Human Services Office, administers the Section 8 program in both Osceola County and the City of St. Cloud. The Housing Agency works closely with the City to address the housing needs of residents with very low and extremely low incomes. The City of St. Cloud has identified a significant need for affordable housing that is safe, decent, and sanitary. The Housing Agency plays a crucial role in meeting this need.

A large number of households in St. Cloud earn at or below 50% of the Area Median Income (AMI) and face serious housing challenges and cost burdens. Currently, the Housing Agency administers 202 Housing Choice Vouchers and 28 Veterans Affairs Supportive Housing (VASH) vouchers. All 202 Housing Choice Vouchers are fully utilized, and half of the VASH vouchers are currently leased. In total, the Agency manages 1,600 vouchers, including both Housing Choice Vouchers and Section 8 vouchers, of which 1,300 have been ported into Osceola County.

The Housing Agency has recognized a shortage of sufficient Housing Choice Vouchers to meet the housing demand for low-income individuals, including those households needing special accommodations.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

While the City of St. Cloud and Osceola County lack a local housing authority, the City partners with the Osceola County Housing Agency which currently maintains a self-sufficiency program under the Housing Choice Voucher Program and will continue to follow all federal requirements governing this program. The agency will encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.

Actions taken to provide assistance to troubled PHAs

The Osceola County Housing Agency is not designated as troubled status.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City's Analysis of Impediments was approved on July 25, 2019. It identified four barriers to fair and affordable housing. For each identified barrier, the City outlined a goal and strategies to eliminate these issues. The City is committed to implementing these recommendations and will continue to monitor public policies to ensure that barriers to affordable housing are effectively addressed. The identified barriers include:

Impediment 1: Fair Housing Education and Outreach

Impediment 2: Need for Affordable Rental Housing

Impediment 3: Need for Affordable Housing for Sale

Impediment 4: Need for Accessible Housing Units That Are For-Sale or Rent

In addition, the City is currently reviewing ordinances through its Planning and Zoning Department. This review includes addressing deficiencies in the ordinances as they relate to the policies on development of affordable housing. Actions to address these impediments to affordable housing and fair housing choice are discussed at the end of this section.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Despite the efforts of the City of St. Cloud and various social service providers, significant obstacles remain in addressing the needs of underserved populations. The primary challenge is the scarcity of funding, which severely limits the City's ability to support many valuable public service programs and initiatives. To tackle this issue, the City has prioritized its limited resources to focus on the most pressing needs in St. Cloud, aiming to improve the quality of life for its residents where it is most needed.

While the City has made efforts to address many underserved needs in St. Cloud, the following obstacles still remain the greatest needs to be addressed:

- Lack of decent, safe, sound, and affordable owner and renter housing;
- High cost of rehabilitation work;
- Accessibility improvements for populations who are aging in place;
- Major rehabilitation of the City's aging housing stock;
- Low wages in the service and retail sector job market.

In PY 2024 the City entered into a partnership with the Osceola Council on Aging to rehabilitate existing affordable housing for populations who are aging in place.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead-based paint (LBP) poses serious health hazards, particularly in households with young children. LBP hazards can potentially affect any structure built prior to 1978, which was before LBP usage for housing was banned by law. As a historic urban city with many older housing structures, LBP remains a particular concern for a quarter of homes in St. Cloud.

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition, which have been supported by the City's CDBG housing program. The City of St. Cloud will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

The City has continued to evaluate and reduce LBP hazards by requiring that LBP may not be used in rehab programs funded through the CDBG program. In addition, all CDBG contracts prohibit the use of LBP, as well as a copy of the federal regulations pertaining to the use and removal of LBP, and the requirement to use lead-safe work practices. In the case of identified LBP and required action to remove hazards, the City procures qualified personnel to perform risk management, paint testing, hazard reduction, and clearance services. In the case of lead poisoning and elevated Blood Lead Levels (BLL), the City refers and works with the state health department should young children with these symptoms be identified to determine and ameliorate the cause.

Additionally, the City will ensure a number of activities to address LBP hazards in its affordable housing programs.

For Rehabilitation Programs the City ensures that:

- All rehabilitation activities follow HUD regulations concerning lead-based paint assessment and any necessary interim controls.
- Applicants for rehab funding receive the required LBP info and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all LBP requirements.
- The level of federal rehab assistance is properly calculated, and the applicable LBP requirements

determined.

- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehab specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding LBP evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing LBP maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing LBP maintenance activities, when applicable.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The activities outlined in this report aim to directly reduce the number of families living at or below the poverty level in St. Cloud. The affordable housing initiatives provide individuals and families with access to stable and affordable housing through our rehabilitation program and code enforcement efforts.

Additionally, the City's anti-poverty strategy focuses on attracting various businesses and supporting workforce development, including job training services for low-income residents. These economic development initiatives are designed to directly decrease the number of individuals living in poverty in St. Cloud. The City also collaborates with local social service organizations that specifically target low-income residents.

Furthermore, the City complies with Section 3 requirements, which state that, to the greatest extent possible, contractors working on projects funded by CDBG (Community Development Block Grant) funds must provide job training, employment opportunities, and contract opportunities to low- and very low-income residents. Compliance with Section 3 is reported in CR-58 of this report.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's CDBG Program Manager plays a vital role in coordinating activities among various public and private agencies and organizations. This coordination ensures that the goals and objectives outlined in the Five-Year Consolidated Plan are addressed by multiple agencies. Additionally, the CDBG Program Manager facilitates connections between these public-private partnerships and seeks to develop new opportunities for collaboration.

To implement the Consolidated Plan effectively, it is essential to involve a variety of agencies from both the community and the surrounding region. Ongoing coordination and collaboration among these agencies are crucial for addressing the community's needs. Below, we describe the key agencies involved in implementing the Plan, along with additional resources that may be available.

Public Sector:

- City of St. Cloud - Mayor's Office
- City of St. Cloud - City Clerk
- City of St. Cloud - Building Department
- City of St. Cloud - Public Service Department
- City of St. Cloud - Police Department
- City of St. Cloud - Fire Department
- City of St. Cloud - Procurement Department
- City of St. Cloud - Park and Recreation Department

Non-Profit Agencies:

There are several non-profit agencies that serve target income households in the City of St. Cloud. The City continues to collaborate with these essential service providers. Some of them include:

- Osceola County Human Services Office
- Children's Advocacy Center
- Community Hope Center
- A Place for Grace
- Habitat for Humanity
- The Transition House
- Osceola Council on Aging

Private Sector:

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system. Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents such as health care, small business assistance, home loan programs, and assisted housing, among others. The City has collaborated with the following private sector organizations:

- Orlando Health St. Cloud
- Osceola County Association of Realtors
- Downtown Business Group
- St Cloud Chamber of Commerce

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The primary responsibility for the administration of the CDBG program is assigned to the Economic Development Department at the City of St. Cloud. Throughout the program year the Economic

Development team coordinates activities among the public and private organizations, in their efforts to implement different elements and to realize the prioritized goals of the current Annual Action Plan. The City is committed to continuing its participation and coordination with public, housing, and social service organizations.

The City also received and reviews funding requests for CDBG funds. These requests are reviewed and discussed by a committee of city staff including but not limited to, CDBG Program Manager, Economic Development Director, Strategic Initiatives Administrator, Grants Administrator and the EDD Specialist.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed and City Council approved the most recent Analysis of Impediments to Fair Housing Choice (AI) on July 25, 2019. The AI identified the following barriers to affordable housing:

Impediment 1: Fair Housing Education and Outreach

Action Taken: City Council proclaimed April as "Fair Housing Month" in 2020 and continues this practice each year. The City has and will continue to monitor and review public policies for discriminatory practices and/or impacts on housing availability during this program year. In addition to the proclamation, the City developed activities to promote fair housing such as:

- Distributed pamphlets on Tenant's Rights and Fair Housing to: City Hall, the Libraries, social service organizations, charitable organizations, and code enforcement officers to handout during inspections.
- Displayed the Fair Housing Poster "It's Not an Option – It's the Law."
- Provided fair housing information to landlords.
- Fair Housing Proclamation from City Council.
- Participated in the 2024 Fair Housing Bus Tour, in collaboration with Osceola County Housing & Community Services Department
- Participated in the Osceola Resource Fair, in the distribution of fair housing information and programming

Impediment 2: Need for Affordable Rental Housing

Action Taken: The City has prioritized affordable rental housing in its plan and has begun to address this impediment and will continue to do so in future Annual Action Plans. The City's rehabilitation of affordable units at the Osceola Council on Aging development (#63) that benefitted 32 LMI households has enabled the City to maintain essential affordable units.

Impediment 3: Need for Affordable Housing for Sale

Action Taken: The City will continue to address this impediment in future Annual Action plans. In addition, the City, through its Planning and Zoning Department, continues to review ordinances. This review includes addressing deficiencies in the ordinances as they relate to the policies on development and sale of affordable housing. The City will continue to address the recommendations and continue to monitor public policies to ensure barriers to affordable housing are addressed.

Impediment 4: Need for Accessible Housing Units That Are For-Sale or Rent

Action Taken: The City will continue to address this impediment in future Annual Action Plans. The City funded kitchen improvements at the Osceola Council on Aging development (#63) that benefitted 32 LMI households with improved accessibility.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of St. Cloud's Procurement Services Department has the primary responsibility for monitoring the City's Consolidated Plan and AAP. It maintains records on progress toward meeting the goals and the statutory and regulatory compliance of each activity. Service area documentation is maintained along with income documentation. Timeliness of expenditures is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The EDD is also responsible for the on-going monitoring of any sub-recipients for similar compliance.

The EDD has a "monitoring checklist" that is utilized when programs and activities are formally reviewed. This checklist was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform Administrative Requirement for Grants and Cooperative Agreements of State and Local Governments" and the HUD CPD Monitoring Handbook (HUD 6509.2)

CDBG funded construction activities are monitored periodically, during the construction phase, and a final inspection is performed which details the cost benefit and benefit to LMI persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. Copies of financial statements and audit reports are required and kept on file. For those activities which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payments and on-site employee interviews will be held. These monitoring standards are required for all City administered projects and sub-recipient activities.

For each activity authorized under the National Affordable Housing Act, the EDD has established fiscal and management procedures that will ensure program compliance and fund accountability. Additionally, EDD will ensure that the reports to HUD are complete and accurate.

Subrecipient Annual Risk Assessment

The City conducts an annual risk-assessment for all subrecipients before funds are awarded and may identify high-risk or low risk subrecipients. EDD will conduct a full onsite monitoring for all high risk subrecipients. EDD staff may elect to conduct only a desk monitoring for low risk subrecipients.

Civil Rights Program Requirements

The City requires itself and subrecipients to abide and be governed by Title VI and VII, Civil Rights Act of 1964 (42 U.S.C. §§ 2000 D & E) and Title VIII of the Civil Rights Act of 1968, as amended, which provides in part that there will not be discrimination of race, color, sex, religion, or national origin, in regard to

persons served, or in regard to employees or applicants for employment. Also adhered to is the Age Discrimination Act of 1975, as amended, 42 U.S.C. §§ 6101 et seq., in that there shall be no discrimination against persons in any area of employment because of age. The City also adheres to Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C § 794 and Title III of the American with Disabilities Act, Public Law 101-336, which prohibits discrimination on the basis of disability.

Comprehensive Planning Requirements

The comprehensive planning requirements include the development and consolidated plan process of the 5-Year ConPlan, the AAP, and CAPER. Citizen participation is a vital part of the Consolidated Plan process and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide the City to gather information which is an essential component in identifying the priority housing and community development needs in St. Cloud. The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER. Citizen participation is required in the development of each of these stages as per 24 CFR 91.105. This PY 2024 CAPER reports on the first program year of the 2024-2028 Consolidated Plan.

Citizen Participation for the PY 2024 AAP

The City of St. Cloud adheres closely to its HUD approved Citizen Participation Plan and encourages all citizens, and especially low- to moderate-income households to participate in the planning process. A public hearing was held on June 13, 2024 at 6:30 PM during City Council to gather public input on the Consolidated Plan and the Annual Action Plan. A public comment period was also held from July 8, 2024 to August 8, 2024 to afford citizens an opportunity to review and make comments on the draft plan. There were no comments made at either the public hearing or during the comment period.

Executive Order Compliance

The City of St. Cloud agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

To meet the requirements for citizen participation for the PY 2024 CAPER, as per 24 CFR 91.105, the City gave notice in a local paper that the draft report would be available for a 15-day public comment and review period and a public hearing at a regular City Council meetings to discuss the CAPER. The following is a summary of these efforts.

PUBLIC COMMENT PERIOD: All interested citizens are encouraged to participate. The draft CAPER will be available to the public to review from **November 17, 2025 through December 2, 2025** at the St. Cloud Procurement Department, 1300 9th Street, Bldg. A, St. Cloud, FL 34769 or downloaded from the City's website at: https://www.stcloudfl.gov/2015/Community-Development-Block-Grant

Written comments on the CAPER may be submitted using the address above or emailed to the Procurement Deputy Director, Jamie DeMelo at jamie.demelo@stcloudfl.gov

PUBLIC HEARING: A public hearing will be held at a regularly scheduled City Council meeting on **December 11, 2025 at 6:30 PM.** The City Council meeting will be held at the St. Cloud Community Center, located at 3101 17th St., St. Cloud, FL 34769 in the Magnolia Room.

ACCESSIBILITY: 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, Ivy Llauro, City Clerk at 1300 9th Street, St. Cloud, Florida 34769 or (407) 957-7300 prior to the meeting. If language assistance is required, residents may contact Jamie DeMelo at jamie.demelo@stcloudfl.gov make those arrangements.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The PY 2024 CAPER is the first program year of the City's 5-Year 2024-2028 Consolidated Plan and there have been no changes made to the City's priorities and goals. The City doesn't anticipate any changes to the priorities and goals from the 5-Year plan and the Strategic Plan, which continue to be the basis of the City's CDBG program. If at any point in the future the City determines there is a need to revise objectives identified in the Annual Action Plans or the Consolidated Plan, the City will follow amendment procedures to the plans and any citizen participation requirements as a result of the amendment.

CDBG-CV

In response to the COVID-19 pandemic, the CARES Act was voted into law to assist impacted residents. CDBG-CV funds were granted to entitlement communities, including the City of St. Cloud, to fund activities that prevent, prepare for and respond to the coronavirus. The total amount of CDBG-CV funds awarded to the City was $519,782. These funds were vital in supporting services for individuals and families impacted by the pandemic, and included programs such as food truck services for those sheltering from COVID-19, support for youth programs to help keep children safe and support for small businesses to remain open. In PY 2023, the City spent the remaining $103,262.65 on its food truck program for individuals still recovering financially from the pandemic. This final expenditure concludes the spending in the program and all activities have also been completed. The City will continue to closely monitor the continued impact of the pandemic and continue to address the needs of LMI residents as they arise. The completion of the program has been documented in the previous PY 2023 CAPER.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG
Total Number of Activities	0
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0
Direct, on-the job training (including apprenticeships).	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0
Held one or more job fairs.	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0
Assisted residents with finding child care.	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0
Assisted residents to apply for, or attend vocational/technical training.	0
Assisted residents to obtain financial literacy training and/or coaching.	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0
Provided or connected residents with training on computer use or online technologies.	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0
Other.	0

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

HUD made effective on October 29, 2020 a Final Rule, which set new benchmarks for Section 3 under 24 CFR 75. The purpose of Section 3 (S3) is to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance, such CDBG development programs are directed towards very low- and low-income persons to the greatest extent possible. The program in particular attempts to provide these economic opportunities to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked by qualified Section 3 workers.

The benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Section 3 activities cover housing rehab/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of $200,000 per activity. A $100,000 activity threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. In PY 2024, there were no new activities that were subject to the Section 3 reporting threshold. As the City's annual allocation was only $326,959, it is likely that most years, the City will not have any activities that meet the reporting threshold for Section 3.

Meeting: December 11, 2025

Agenda Item Type: Consent Agenda
Resolution 2025-176R Law Enforcement Trust Fund

Police Department Agenda Item:
Resolution No. 2025-176R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to release Law Enforcement Trust Fund monies to expenditures and/or donations to community support organizations and for the purchase of community support materials, pursuant to Florida State Statute 932.7055(5)(b), and providing an effective date.
COST: up to $20,000.00
This item is to authorize the St. Cloud Police Department to expend and/or donate up to $20,000.00 from the Law Enforcement Trust Funds pursuant to Florida State Statute 932.7055.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
The St. Cloud Police Department actively participates in a wide range of community events and organizational functions each year, demonstrating its commitment to building strong relationships and supporting local initiatives. These engagements provide valuable opportunities for officers to interact with residents, promote public safety, and support causes that strengthen the well-being of the community. Annual participation includes, but is not limited to, events hosted by the Education Foundation of Osceola County, NAACP–Osceola Branch, Blue Light Gala-Concerns of Police Survivors, MADD Gala, Puerto Rican Chamber of Commerce of Central Florida, Runway to Hope Trunk or Treat, Tunnel to Towers 5K, Boys and Girls Club of St. Cloud, and the Boy Scouts of America. The Department may also participate in additional community organizations and events not specifically listed, as opportunities arise.

Legal Authority:
Florida Statute section 932.7055(5)(b) outlines the process for law enforcement to request the expenditure of funds from a forfeited property trust funds.

Budget and Recommendation:
Actual Cost: up to $20,000.00
Staff recommends **APPROVAL** of this request.
IS THIS ITEM BUDGETED: NO

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:
12/11/2025-Final Action

Attachments:
1. Resolution 2025-176R (1) Law Enforcement Trust
2. Resolution 2025-176R Exhibit A

RESOLUTION NO. 2025-176R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE MAYOR TO RELEASE LAW ENFORCEMENT TRUST FUND MONIES TO EXPENDITURES AND/OR DONATIONS TO COMMUNITY SUPPORT ORGANIZATIONS AND FOR THE PURCHASE OF COMMUNITY SUPPORT MATERIALS, PURSUANT TO FLORIDA STATE STATUTE 932.7055(5)(B), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, funds are available in the Law Enforcement Trust Funds account; and pursuant to the provision of the Florida State Statue 932.7055(5)(b), said funds may be used specifically for law enforcement purposes; and

WHEREAS, the St. Cloud Police Department wishes to expend and/or donate certain funds from the Law Enforcement Trust fund in the amount up to $20,000.00, in accordance with Florida State Statue 932.7055 and the St. Cloud Purchasing Policy; and

WHEREAS, the City of St. Cloud Police Department has determined that it is in the best interest of the community to expend and/or donate certain funds to community support organizations, including for the purchase of community support material, in order to strengthen the St. Cloud Police Department community engagement efforts.

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

SECTION I. All expenditures and/or donations shall be made in accordance with Florida State Statute 932.7055 and the St. Cloud Purchasing Policy, utilizing the Law Enforcement Trust fund.

SECTION II. All expenditures and/or donations to community support organizations shall only be used for school resource officer, crime prevention, safe neighborhood, drug abuse education, or drug prevention programs or such other law enforcement purposes, including promotion and advancement of community relations between citizens and law enforcement and support of activities designated and intended to benefit retired, injured and deceased law enforcement members and their families. The City Council does hereby find and determine that the foregoing uses are appropriate and in the best interest of the City of St. Cloud.

SECTION III. As a condition precedent to the receipt of any funds as set forth in this Resolution, the requesting agency or entity shall submit a written certification that the moneys will be used for the authorized purposes, an accounting as to the use of the funds. a statement that the funds will not be used for general operating expenses of the agency or entity and such other certifications or information that the City of St. Cloud may require to comply with applicable Floria Law.

SECTION III. The City Council does accept and approve the release of funds from Law Enforcement Trust Fund to the community support organizations and for the purposes set forth herein and pursuant and in accordance with Florida State Statute 932.7055(5)(b), as set forth in Exhibit 'A'.

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

"Exhibit A"

2025-176R - Law Enforcement Trust Fund

Community Support Organizations

Education Foundation of Osceola County

NAACP-Osceola Branch

Central Florida Concerns of Police Survivors (COPS)

Mothers Against Drunk Driving (MADD)

Puerto Rican Chamber of Commerce of Central Florida

Runway to Hope

Tunnel to Towers

Boys and Girls Club of St. Cloud

Scouting America – Central Florida Council

Survive First Foundation

Community Support Materials

K9 stuffed toys with insignia

The total of the funds distributed hereunder shall not exceed $20,000 nor shall any one agency receive funding more than $5,000.

Doug Goerke, Police Chief of the City of St. Cloud, does hereby certify that the above agencies have demonstrated and agreed that they will use the funds for school resource officer, crime prevention, safe neighborhood, drug abuse education, or drug prevention programs or such other law enforcement purposes, including promotion and advancement of community relations between citizens and law enforcement and support of activities designated and intended to benefit retired, injured and deceased law enforcement members and their families pursuant to Resolution 2025-176R for and in accordance with Section 932.7055, *Florida Statutes*.

Douglas A. Goerke, St. Cloud Police Chief
December 5, 2025

Meeting: December 11, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-177R Grant for Solid Waste Truck Replacements

Procurement Agenda Item:
Resolution No. 2025-177R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the application worksheet by City of St. Cloud under Florida Department of Environmental Protection (FDEP) – Florida's Volkswagen Settlement Diesel Emission Mitigation- Class 4-7 Garbage Trucks for the replacement of up to three (3) eligible diesel garbage trucks, and authorizing the Grants Division or Designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant.
COST: up to $700,000.00 (Project total up to $700,000.00 – Federal/State Share Total $700,000.00/ City Match Total $0).
This item is to authorize submitting an application worksheet for the FDEP– Florida's Volkswagen Settlement Diesel Emission Mitigation Program – Class 4-7 Garbage Trucks for the replacement of up to three garbage trucks.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The Florida Department of Environmental Protection (FDEP) announced a Notice of Funding Availability of $10 million utilizing the funds from the Volkswagen Settlement and EPA's Diesel Emissions Reduction Act (DERA) State Grant Program for projects that mitigate diesel emissions from mobile sources. These funds are available to Florida county governments, Florida municipalities, and non-governmental private commercial entities that provide waste collection services for a Florida county or municipality for the replacement of up to three (3) eligible diesel garbage trucks of engine model year 2009 or older. Replacement vehicles are eligible to be reimbursed at 100% of the purchase value. The Public Works Department would like to apply for three (3) replacement vehicles as part of this program.

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

Budget and Recommendation:
Actual Cost: up to $700,000.00 (Project total $700,000.00 – Federal/State Share Total $700,000.00/ City Match Total $0).
Staff recommends **APPROVAL** of this request.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
Recommends approval

City Manager's Comments:
City Manager recommends approval

City Council Action:
12/11/2025 - Final Action

Attachments:
1. Resolution 2025-177R

RESOLUTION NO. 2025-177R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AUTHORIZING THE GRANT APPLICATION BY CITY OF ST. CLOUD UNDER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) – FLORIDA'S VOLKSWAGEN SETTLEMENT DIESEL EMISSION MITIGATION- CLASS 4-7 GARBAGE TRUCKS FOR THE REPLACEMENT OF UP TO THREE (3) ELIGIBLE DIESEL GARBAGE TRUCKS, AND AUTHORIZING THE GRANTS DIVISION OR DESIGNEE TO SUBMIT THE APPLICATIONS, AND THE CITY MANAGER TO EXECUTE THE APPLICATION AND ALL OTHER DOCUMENTS ASSOCIATED WITH THE IMPLEMENTATION AND EXECUTION OF THE GRANT.

WHEREAS, the Florida Department of Environmental Protection (FDEP) announced a Notice of Funding Availability of $10 million utilizing the funds from the Volkswagen Settlement and EPA's Diesel Emissions Reduction Act (DERA) State Grant Program for projects that mitigate diesel emissions from mobile sources. These funds are available to Florida county governments, Florida municipalities, and non-governmental private commercial entities that provide waste collection services for a Florida county or municipality through Florida's Volkswagen Settlement Diesel Emission Mitigation Program – Class 4-7 Garbage Trucks; and

WHEREAS, the City of St. Cloud currently has three (3) vehicles that meet the requirements for replacement under FDEP Florida's Volkswagen Settlement Diesel Emission Mitigation Program – Class 4-7 Garbage Trucks; and

WHEREAS, the City of St. Cloud is a Florida municipality and is therefore eligible to submit a FDEP Application Worksheet to request $700,000.00 in funding for the replacement of three (3) Solid Waste vehicles. Awarded funds provide 100 percent of funding for vehicles.

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

SECTION I. The FDEP Application Worksheet by the City of St. Cloud for the replacement of three (3) Solid Waste vehicles is hereby authorized.

SECTION II. The Grants Division or designee is authorized to submit FDEP Florida's Volkswagen Settlement Diesel Emission Mitigation Program – Class 4-7 Garbage Trucks Application Worksheet on behalf of the City of St. Cloud, and the City Manager or designee is authorized to execute the application and all other documents associated with the implementation and execution of the award on behalf of the City of St. Cloud.

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

Agenda Item Type: Consent Agenda
Resolution No. 2025-178R - Meeting Dates for 2026

City Clerk Agenda Item:
Resolution No. 2025-178R, a resolution of the City Council of the City of St. Cloud, Florida, setting the City Council meeting dates for the year 2026.
COST: No cost associated with this item.
This item is to assign the Council meeting dates for 2026

Strategic Key Focus Areas:
High-Performing Government

Background Information:
As per City Code Section 2-51 the City Council shall hold regular meetings not less than once a month, normally the same to be held on the second Thursday of each month.

Legal Authority:
City Code Section 2-51.

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:
12/11/2025 - Final Action

Attachments:
1. Res 2025-178R Meeting Dates for 2026 REV

RESOLUTION NUMBER 2025-178R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, SETTING THE CITY COUNCIL MEETING DATES FOR THE YEAR 2026.

WHEREAS, as per City Code Section 2-51 the City Council shall hold regular meetings not less than once a month, normally the same to be held on the second Thursday of each month; and

WHEREAS, the City Council of the City of St. Cloud, Florida wishes to set the City Council meeting dates for the months of January, February, March, April, May, June, July, August, September, October, November and December 2026.

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 sets the City Council meeting date for January 2026, as January 8, 2026; February, 2026 as February 12, 2026; March, 2026 as March 12, 2026; April, 2026 as April 9, 2026; May, 2026 as May 14, 2026; June, 2026 as June 11, 2026; July, 2026 as July 16, 2026; August, 2026 as August 13, 2026; September, 2026 as September 10th and 17th, 2026; October, 2026 as October 8, 2026; November, 2026, as November 12, 2026 and December, 2026 as December 10, 2026.

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

CITY OF ST. CLOUD

_____
Mayor, Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

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

_____
City Attorney, Daniel F. Mantzaris

Meeting: December 11, 2025

Agenda Item Type: Consent Agenda
Subdivision Plan for Thomason Estates, Project #SUB25-00034.

Community Development Agenda Item:
Request City Council's approval of a Subdivision Plan for Thomason Estates, Project #SUB25-00034.
COST: No cost associated with this item.
This item requests approval of the Subdivision Plan for Thomason Estates, which includes 30 lots for single-family detached homes on approximately ±10.31 acres of land, generally located north of Clay Drive, east of Michigan Avenue, south of Fertic Road, and west of South Delaware Avenue.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is generally situated south of Fertic Road and east of Michigan Avenue. Parcel 1 comprises approximately 5.08 acres, and Parcel 2 encompasses approximately 5.23 acres, for a combined total of 10.31 acres.

In accordance with the City of St. Cloud's Comprehensive Plan, the Low-Density Residential Future Land Use designation permits a maximum density of 4.0 dwelling units per acre. This Subdivision Plan is consistent with the proposed R1- B zoning district, the existing Low Density Residential Future Land Use and adheres to all standards defined within the Land Development Code. The proposed development includes the construction of 30 single-family detached units, each with front-loaded access and lot dimensions of 62.5 feet by 120 feet (2.9 dwelling units per acre).

At the City Council meeting held on July 10, 2025, the City Council approved the Preliminary Subdivision Plan (PSP24-00005) with conditions. These conditions as stated on the final approval for PSP24-0005 are as follows:

1. The applicant shall realign the sidewalk at the intersection of Michigan Avenue and Fertic Avenue and ensure pedestrian safety and accessibility. *Addressed on Sheet 4.11 of the Subdivision Construction Plan as Michigan Ave and Fertic Road Intersection.*
2. The existing roadway connection to the south of the property shall be preserved. The proposed parking area shall be relocated from the north side of the site to a location adjacent to the southern roadway extension, as shown on the revised site plan. *Depicted in the Subdivision Construction Plans on Sheet C1.00.*
3. Prior to final, the Subdivision Construction Plans shall be submitted for review and approved by the City Council.

The Subdivision Construction Plans are completed and being brought forward for

consideration of final approval by the council on December 11, 2025.

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. and 2.4.6

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

Staff reviewed this Subdivision Construction Plan on or before April 7, 2025. Staff recommends **APPROVAL** of the Thomason Estates Subdivision Construction Plan (SUB25-00034).

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
12/11/25 - Final Action
07/10/25 - motion by Urban, seconded by Robertson with conditions. Passed 5-0
06/12/25 - motion by Urban to continue to the July 10, 2025 meeting, seconded by Fletcher. Passed 5-0.

Attachments:
1. SUB25-00034 Thomason Estates FKA Clark Property SUB Staff Report CC 12.11.25
2. SUB25-00034 THOMASON ESTATES PLANS.12022025
3. A1.00 ARCHITECTURAL ELEVATIONS AND FLOORPLANS
4. SUB25-00034 Boundary Survey
5. SCR_SUB25-00034_Thomason Estates

DRC Case No. /Ord. No.
SUB25-00034

Type of Application

Subdivision Construction Plan

Case Name
Thomason Estates FKA Clark Property

Applicant/Agent
Poulos & Bennett, LLC
Marc Stehli, PE

Owner(s)
John Slade Clark

Address/Location
north of Clay Drive, east of Michigan Ave, south of Fertic Rd, and west of South Delaware Avenue

Parcel ID No.
Parcel 1:
13-26-30-4950-0001-0070
Parcel 2:
13-26-30-4950-0001-0080

Total Land Area
+/- 10.31 acres

Project Planner
Shaun Raja
Associate Planner

City Council Staff Report
Meeting Date: December 11, 2025

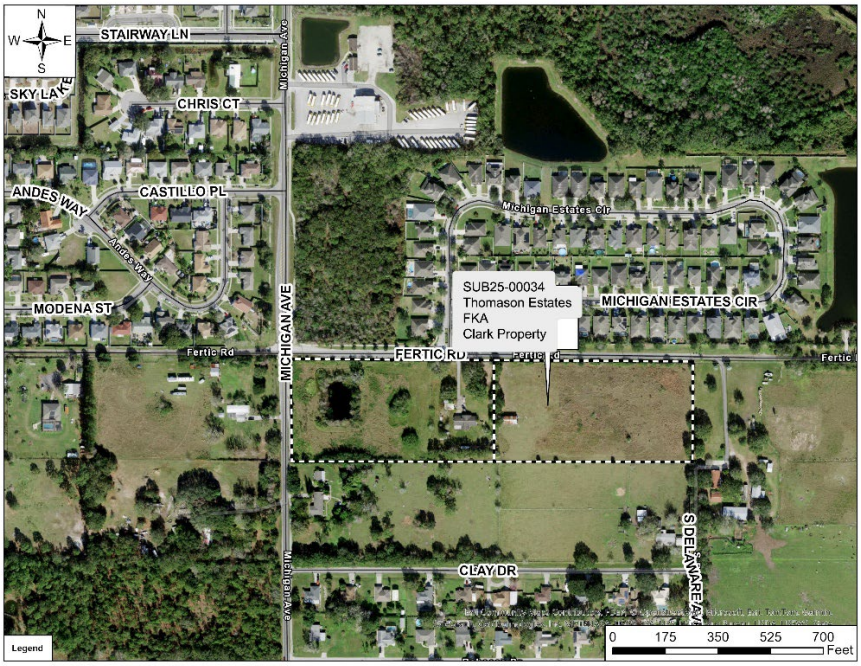


Figure 1 – Aerial Map

Request
The applicant is requesting consideration of a Subdivision Construction Plan for a Subdivision with thirty (30) Single-Family lots on approximately 10.31 acres. The applicant is seeking final approval of their Subdivision plans from council based upon the condition specified in the preliminary subdivision plan, PSP24-00005. Which states that "Prior to final approval, the Subdivision Construction Plans shall be submitted for review and approval by the City Council". The subject property is shown in **Figure 1** above.

Background
The subject property is generally situated south of Fertic Road and east of Michigan Avenue. Parcel 1 comprises approximately 5.08 acres, and Parcel 2 encompasses approximately 5.23 acres, for a combined total of 10.31 acres.

In accordance with the City of St. Cloud's Comprehensive Plan, the Low-Density Residential Future Land Use designation permits a maximum density of 4.0 dwelling units per acre. This Subdivision Plan is consistent with the proposed R1- B zoning district, the existing Low Density Residential Future Land Use and adheres to all standards defined within the Land Development Code. The proposed development includes the construction of 30 single-family detached units, each with front-loaded access and lot dimensions of 62.5 feet by 120 feet (2.9 dwelling units per acre).

At the City Council meeting held on July 10, 2025, the City Council approved the Preliminary Subdivision Plan (PSP24-00005) with conditions. These conditions as stated on the final approval for PSP24-0005 are as follows:

1. The applicant shall realign the sidewalk at the intersection of Michigan Avenue and Fertic Road and ensure pedestrian safety and accessibility. *Addressed on Sheet 4.11 of the Subdivision Construction Plan as Michigan Ave and Fertic Road Intersection.*
2. The existing roadway connection to the south of the property shall be preserved. The proposed parking area shall be relocated from the north side of the site to a location adjacent to the southern roadway extension, as shown on the revised site plan. *Depicted in the Subdivision Construction Plans on Sheet C1.00.*
3. Prior to final approval, the Subdivision Construction Plans shall be submitted for review and approval by the City Council. *The Subdivision Construction Plans are completed and being brought forward for consideration of final approval by the council on December 11, 2025.*

Maximum density for land use and proposed number of units on the property is as follows:

FLU/Zoning	*Max. Units*
LDR (Existing)	*41 (4 units/acre)*
R1-B (Existing)	*30 units (2.9 units/acres)*

**Calculated per gross acreage*

Consistency With Strategic Plan Goals:
The proposed Subdivision Construction 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 Subdivision Construction Plan on or before April 7, 2025.
Staff recommends **APPROVAL** of the Thomason Estates Subdivision Construction Plan (SUB25-00034).

City Council Requested Action
City Council Review, at its regularly scheduled meeting, the City Council shall review the Subdivision Construction Plan per the conditions of approval established during the Preliminary review process (PSP24-00005). 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 Subdivision Construction Plan shall authorize final approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 2.4.5.

On June 12, 2025, motion by Urban to continue to July 10, 2025 meeting, seconded by Fletcher.

Passed 5-0.

On July 10, 2025 , motion by Urban, seconded by Robertson with conditions. Passed 5-0

Attachments

- Thomason Estates Subdivision Construction Plan (full set of plans)
- Thomason Estates Architectural Elevations and Floor Plans
- Boundary Survey
- School Capacity Report

Construction Plans
for
Thomason Estates

City of St. Cloud, FL
SUB25-00034

Utilities Summary:

POTABLE WATER:
3 8" PVC = 1,341 LF
8" G.V. = 7

3 RECLAIMED WATER:
4" PVC = 1,367 LF
4" G.V. = 7

SANITARY SEWER:
8" PVC SDR 35 = 1,082 LF
MANHOLES = 5

Legal Description:

LOT 8, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 PAGE(S) 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS THE WEST 5.0 FEET OF SAID LOT 8.

AND,

LOT 7, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 PAGE(S) 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Parcel Id. No.:
13-26-30-4950-0001-0070
13-26-30-4950-0001-0080

Utility Providers

Electric:
OUC
100 W Anderson Street
Orlando, FL 32801
407.423.9018

Telephone:
Century Link
1101 E Donegan Ave
Kissimmee, FL 34744-1942
407.390.6230

Water, Sewer and Reuse:
Toho Water Authority
951 Martin Luther King Blvd
Kissimmee, FL 34741
407.944.5000

Solid Waste, Fire and Police Protection:
City of St. Cloud Government
1300 9th Street
St. Cloud, FL
407.957.7300

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594
mstehli@poulosandbennett.com

Landscape Architect:
Kimley-Horn
200 S Orange Ave Ste. 600
Orlando, FL 32801
407.898.1511

Environmental:
Modica & Associates
302 Mohawk Road
Clermont, FL 34715
352.394.2000

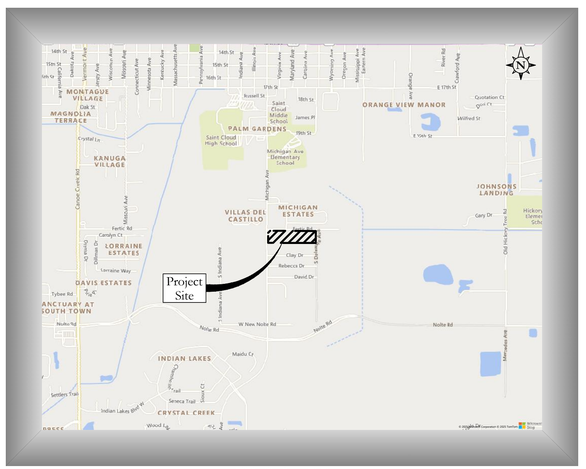
Surveyor:
Johnston's Surveying, Inc.
900 Cross Prairie Parkway
Kissimmee, FL 34744
407.847.2179

Geotechnical Engineer:
Geo-Technology Associates, Inc.
4617 Parkbreeze Court
Orlando, FL 32808
321.482.4239

Transportation:
Traffic & Mobility Consultants, LLC
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332

Owner:
Jon Slade Clark
5200 N. Canoe Creek Rd.
Kenansville, FL 34739

Developer/Applicant:
Forestar Group, Inc.
1064 Greenwood Blvd., Ste. 200
Lake Mary, FL 32746
407.850.3032
alexmadison@forestar.com



Vicinity Map
Scale: 1" = 2,000'

Sheet Index			Subm./Rev.							
Sheet Id.		Sheet Title	-	1	2	3	4	5	6	7
C0.00		Cover Sheet	■	■	■	■				
C0.01		Construction Notes	■	■	■	■				
C0.02		Existing Conditions Plan	■	■	■	■				
C0.10		Wetland Conservation Plan	■	■	■	■				
C1.00		Site Plan	■	■	■	■				
C1.02		Site Data Tables	■	■	■	■				
C1.10		Erosion Control & Demolition Plan	■	■	■	■				
C1.11		Erosion Control Details	■	■	■	■				
C2.00		Geometry, Signing & Striping Plan		■		■				
C3.00		Typical Road Sections & Details	■	■	■	■				
C4.00		Grading & Drainage Plan	■	■	■	■				
C4.10		Grading Sections	■	■	■	■				
C4.11		Grading Details	■	■	■	■				
C5.00		Master Utility Plan		■		■				
C5.10		Wastewater Collection Plan		■		■				
C5.20		Water Distribution Plan		■		■				
C5.30		Reclaimed Water Distribution Plan		■		■				
C6.00	- C6.02	Plan & Profiles		■		■				
C7.00		Fire Access Plan		■		■				
C9.20		TOHO Construction Details		■		■				
3 C9.21		TOHO Construction Notes		■		■				
C9.30	- C9.32	City Of St. Cloud Construction Details		■		■				
		Survey Reference Drawings								
1		Boundary & Topographic Survey	■	■	■	■				
		Landscape Drawings								
A1.00		Architectural Elevations and Floorplans		■		■				
L0.50		Overall Tree Mitigation Plan		■		■				
L0.51		Tree Mitigation Specifications		■		■				
L1.00		Overall Landscape Plans		■		■				
L1.01	- L1.02	Landscape Plan		■		■				
L1.50		Landscape Details		■		■				
L1.51		Landscape Specifications		■		■				
L2.00		Overall Irrigation Plan		■		■				
L2.01	- L2.02	Irrigation Plan		■		■				
L2.50		Irrigation Details		■		■				
L2.51		Irrigation Specifications		■		■				
L3.00	- L3.01	Hardscape Plan		■		■				
L3.50		Hardscape Details		■		■				
L4.00		Overall Photometrics Plan		■		■				
L4.01	- L4.02	Photometrics Plan		■		■				
L4.03		Photometrics Data		■		■				

	Date	Description
-	08/21/2025	Submit to SFWMD
1	09/03/2025	Submit to City of St. Cloud and TOHO
2	10/08/2025	Submit to SFWMD
3	11/17/2025	Submit to City of St. Cloud

PSP24-00005

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND THE ORANGE COUNTY REGULATIONS AND SPECIFICATIONS.
THE DESIGN IS BASED ON TOHO STANDARDS, SPECIFICATIONS, AND DETAILS, 2025 EDITION.

3
Sheet No.:
C0.00

MARC DANIEL STEHLI
LICENSE No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 24-028

Construction Plans for Thomason Estates

Z:\2024\24-028 FORESTAR CLARK PROPERTY - ST. CLOUD\CAD\FINAL\CITY\24-028-FE-CS

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
   WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FDEP & EPA NPDES STORMWATER
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTENT OF ENVIRONMENTAL PROTECTUON IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
3. FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
4. IT IS THE CONTACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.
8. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
10. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
11. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
12. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT.
13. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
14. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
15. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
16. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
17. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
18. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
19. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE (PLAT(S) (ROAD CENTERLINE GEOMETRY AND BUILDING COORDINATES PROVIDED IN THESE PLANS). CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS SHOWN HEREIN WITH THOSE IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKEOUT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE
21. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE; GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
22. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
23. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. IN THE CITY OF ST. CLOUD, EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
   1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.12. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.13. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
   1.14 CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
2. COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
3. IN THE CITY OF ST. CLOUD THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE OCU STANDARD ASSET TABLES TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
4. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
5. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH EPA, W.M.D, AND THE CITY OF ST. CLOUD EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. IN THE CITY OF ST. CLOUD, THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NPDES REQUIREMENTS.
6. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
9. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

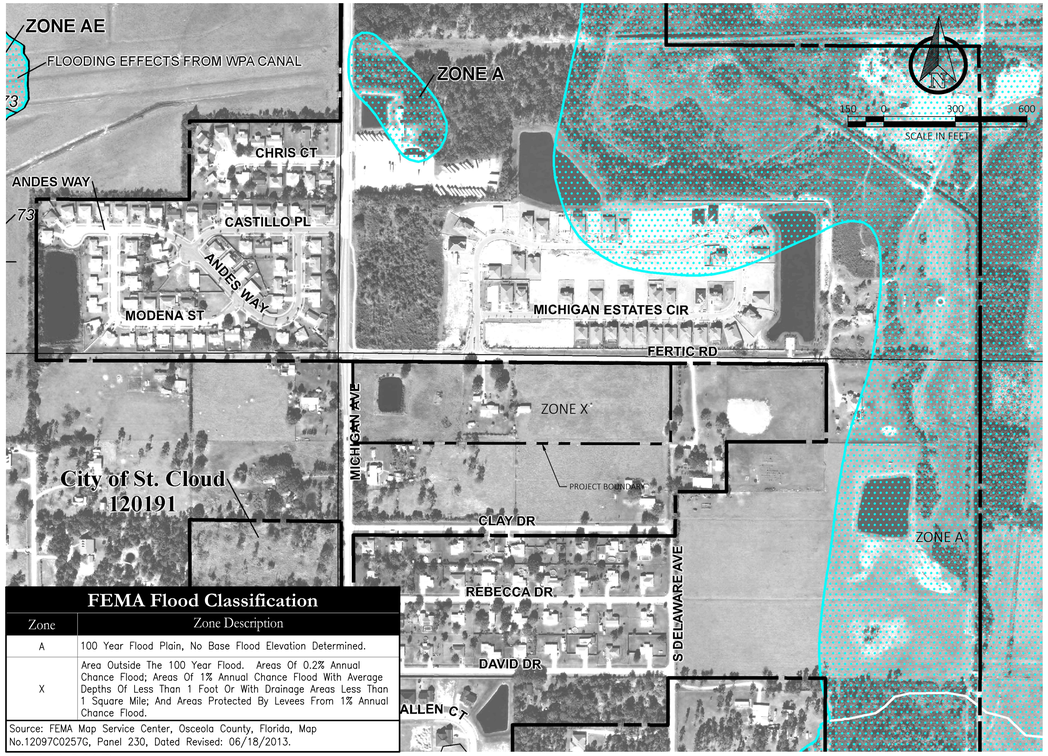
SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:
   SURVEYOR: JOHNSTON'S SURVEYING INC.
   DRAWING NO.: 24-115 ALTA TOPO-REV.dwg
   DATED: JANUARY 13, 2025
   REVISION DATE: N/A
2. SURVEYOR'S REFERENCE VERTICAL BENCHMARK:
   DESCRIPTION: FND. NAIL & DISK (SSMC)
   LOCATION: N/A
   ELEVATION: 71.50 FT. (NAVD88)

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

PAVING, DRAINAGE AND GRADING:

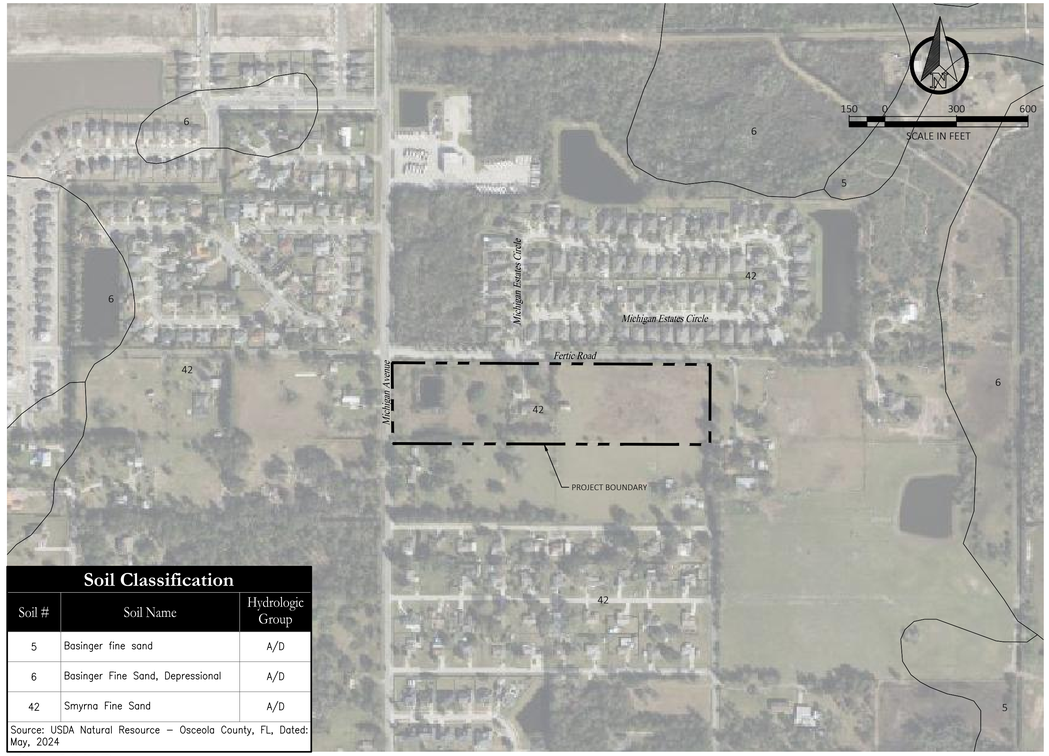
1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREAS THAT DOES NOT MEET DENSITY AS SPECIFIED.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
5. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY.
7. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
8. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
9. ALL PAVEMENT RETURN RADII SHALL BE 35' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
10. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND TO THE CITY OF ST. CLOUD STANDARD SPECIFICATIONS).
11. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
12. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
13. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
14. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 5' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
15. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
17. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
18. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
21. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.
   GEOTECHNICAL ENGINEER: GEO-TECHNOLOGY ASSOCIATES, INC.
   REPORT NO(S).: 31240551
   DATE (S): MAY 6, 2024
22. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
23. FINISHED FLOOR ELEVATION IS TYPICALLY 8 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
24. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF THE CITY OF ST. CLOUD, COMMUNITY PANEL #12097C0257G, DATED JUNE 18, 2013)
25. ALL DISTURBED FDOT AND CITY OF ST. CLOUD RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
26. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. ALL LOWEST FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM 24" ABOVE THE ADJACENT ROAD CROWN, OR A MINIMUM ONE (1') FOOT ABOVE THE DETERMINED 100-YEAR FLOOD.
27. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
28. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
29. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT IF APPLICABLE.
30. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
31. ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.
32. INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.
33. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
34. NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
35. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.
36. THIS PROJECT WAS DESIGNED TO BE IN COMPLIANCE WITH THE CITY OF ST. CLOUD STANDARDS/ORDINANCE. THE DEGREE OF FLOOD PROTECTION AND SURFACE AND GROUNDWATER PROTECTION REQUIRED BY THIS STANDARD/OR



FEMA Flood Classification	
Zone	Zone Description
A	100 Year Flood Plain, No Base Flood Elevation Determined.
X	Area Outside The 100 Year Flood. Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Osceola County, Florida, Map No.12097C0257G, Panel 230, Dated Revised: 06/18/2013.

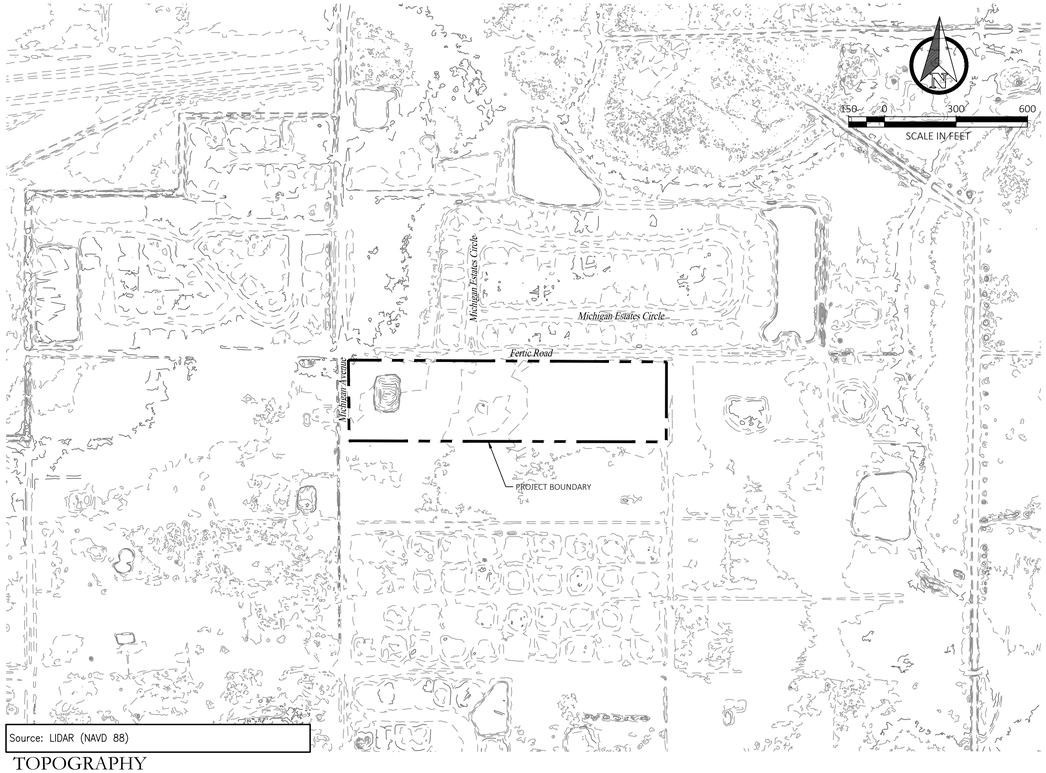
FEMA MAP



Soil Classification		
Soil #	Soil Name	Hydrologic Group
5	Basinger fine sand	A/D
6	Basinger Fine Sand, Depressional	A/D
42	Smyrna Fine Sand	A/D

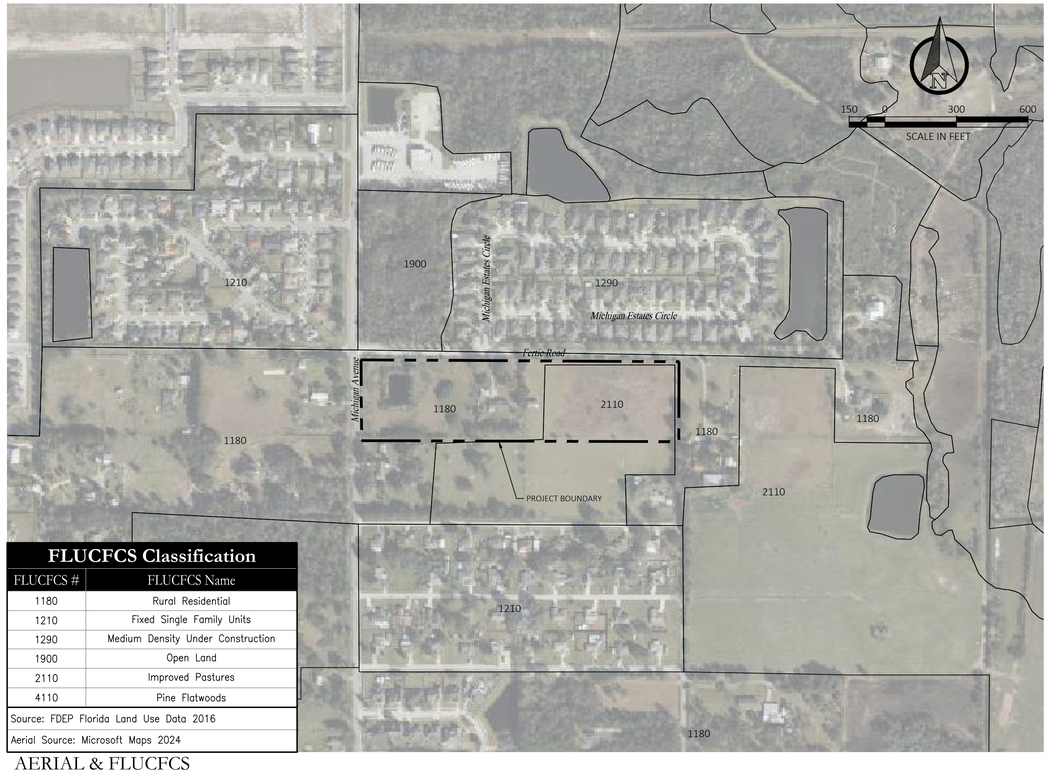
Source: USDA Natural Resource – Osceola County, FL, Dated: May, 2024

SOILS MAP



Source: LIDAR (NAVD 88)

TOPOGRAPHY



FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
1180	Rural Residential
1210	Fixed Single Family Units
1290	Medium Density Under Construction
1900	Open Land
2110	Improved Pastures
4110	Pine Flatwoods

Source: FDEP Florida Land Use Data 2016

Aerial Source: Microsoft Maps 2024

AERIAL & FLUCFCS

Key Map:

Consultant:

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-	08/21/2025	SUBMIT TO SJWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

EXISTING CONDITIONS

Sheet No.:

C0.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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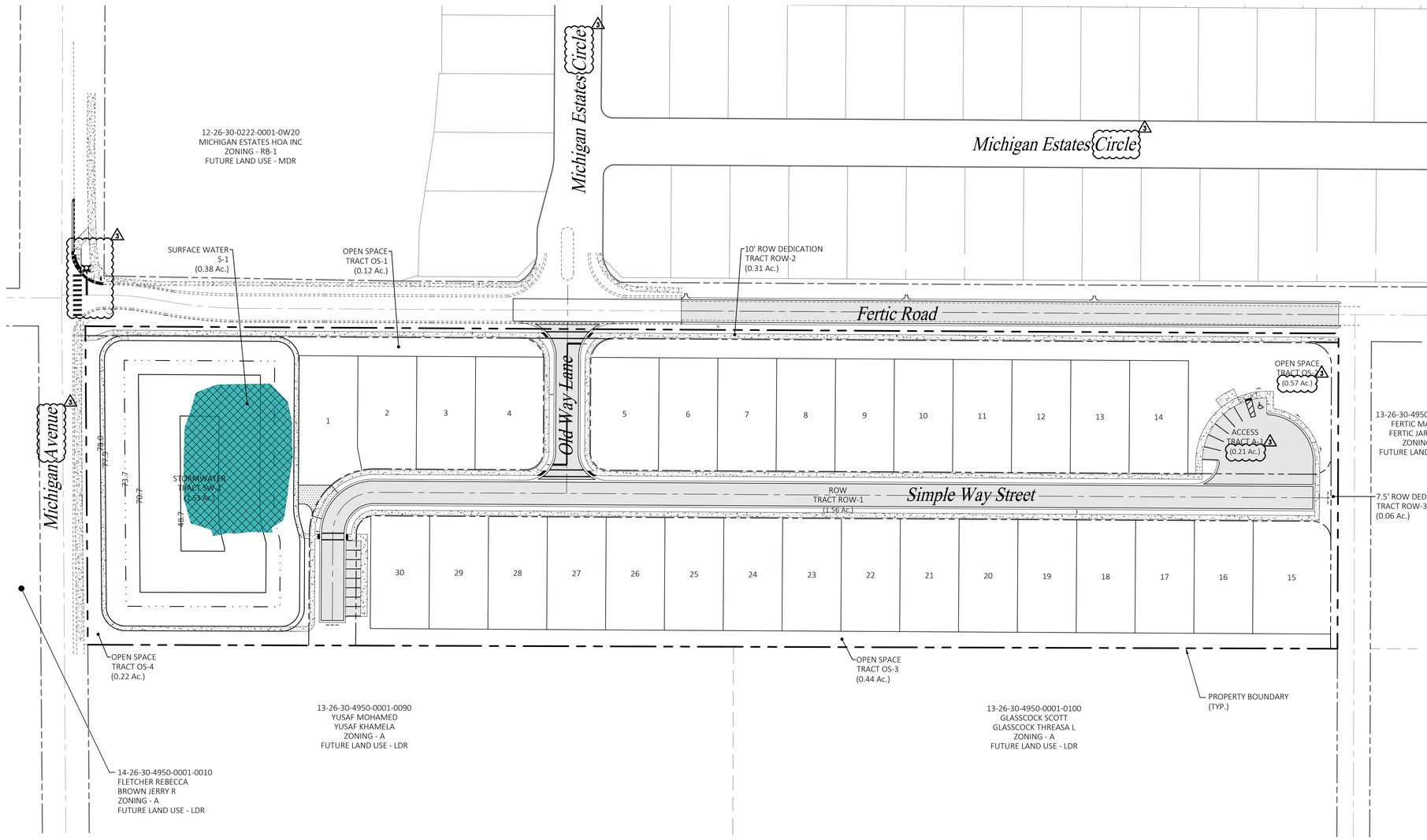

EXISTING WETLANDS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

WETLAND IMPACTS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

SECONDARY WETLAND IMPACTS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

PRESERVED WETLANDS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

EXISTING SURFACE WATERS

TRACT ID	ACREAGE
S-1	0.38
TOTAL	**0.38**

SURFACE WATER IMPACTS

TRACT ID	ACREAGE
S-1	0.38
TOTAL	**0.38**

SECONDARY SURFACE WATER IMPACT

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

PRESERVED SURFACE WATERS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

BUFFERS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

CONSERVATION TRACTS

TRACT ID	ACREAGE
N/A	0.00
TOTAL	**0.00**

CONSERVATION TRACTS INCLUDE PRESERVED WETLAND SURFACE WATERS, AND ADJACENT BUFFER ACREAGE

SUMMARY

EXISTING WETLANDS	0.00
WETLAND IMPACTS	0.00
PRESERVED WETLANDS	0.00
EXISTING SURFACE WATERS	0.38
SURFACE WATER IMPACTS	0.38
PRESERVED SURFACE WATERS	0.00
BUFFERS	0.00
CONSERVATION EASEMENTS	0.00

Key Map:

Consultant:

3	11/17/2025	SUBMIT TO CITY
2	10/08/2025	SUBMIT TO SJWMD
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DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

WETLAND CONSERVATION PLAN

Sheet No.:

C0.10

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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P.E. NO. 0052781
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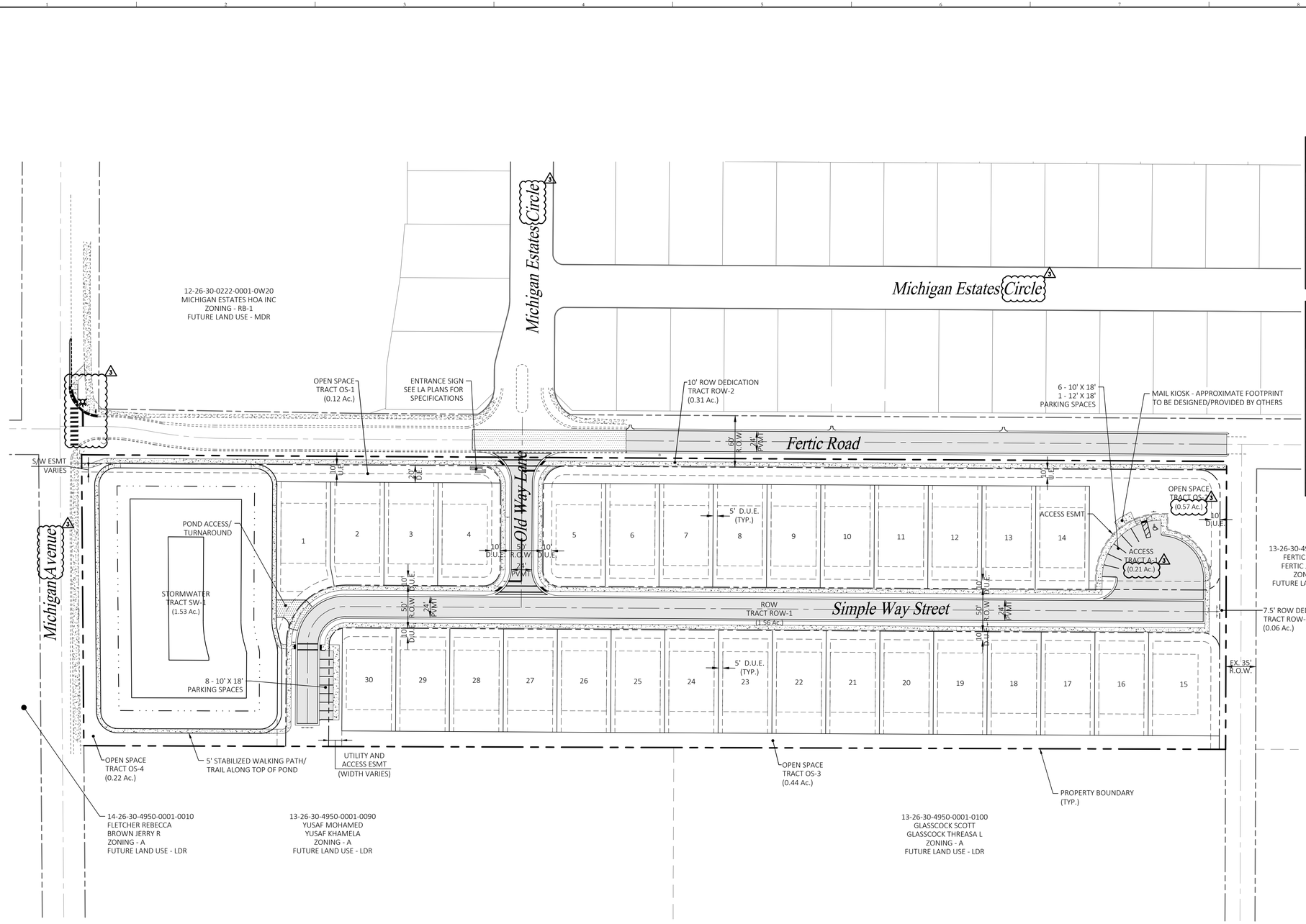

Legend

Linetype	Description
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PROPOSED PAVEMENT
	MILL & RESURFACE

Tract Table

Name	Operation & Maintenance	Area (Ac.)
ROW-1	CITY OF ST. CLOUD	1.56
ROW-2	CITY OF ST. CLOUD	0.31
ROW-3	CITY OF ST. CLOUD	0.06
SW-1	HOA	1.53
OS-1	HOA	0.12
OS-2	HOA	0.57
OS-3	HOA	0.44
OS-4	HOA	0.22
A-1	HOA	0.21
LOTS	PRIVATE	5.29
	TOTAL	10.31

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SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

SITE PLAN

Sheet No.:

C1.00

Seal:

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LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
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DEVELOPMENT INFORMATION

GENERAL	
JURISDICTION	CITY OF ST. CLOUD
FUTURE LAND USE	LDR
ZONING	R-1B
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
TOTAL NUMBER OF UNITS (OVERALL)	30
62.5' X 120' MINIMUM LOT SIZE	30
MAX. BUILDING HEIGHT PERMITTED	35'
MAX. BUILDING HEIGHT PROPOSED	35'

WETLAND SUMMARY	
TOTAL WETLAND AREA (AC.)	0.00
WETLANDS IMPACTED (AC.)	0.00
TOTAL WETLANDS PRESERVED (AC.)	0.00
TOTAL SURFACE WATER AREA (AC.)	0.38
SURFACE WATERS IMPACTED (AC.)	0.38
TOTAL SURFACE WATERS PRESERVED (AC.)	0.00
TOTAL UPLAND BUFFER AREA (AC.)	0.00

DEVELOPABLE LAND SUMMARY	
GROSS AREA (AC.)	10.31
DEDICATED ROW (AC.)	0.37
NET DEVELOPABLE LAND AREA (AC.)	9.94
NET DENSITY PERMITTED (DU/AC.)	4.00 DU/AC
NET DENSITY PROPOSED[1] (DU/AC.)	3.02 DU/AC
LOT COVERAGE PERMITTED	50%
MAX. IMPERVIOUS COVERAGE PERMITTED	80%
MIN. DWELLING SIZE PERMITTIED	1000 SF
MIN. DWELLING SIZE PROPOSED	1000 SF

NOTE:
[1]PROPOSED DENSITY IS BASED ON NET DEVELOPABLE AREA

OPEN SPACE CALCULATIONS

OPEN SPACE AREA REQUIRED

NOTE: A MINIMUM 20% OF DEVELOPABLE AREA SHALL BE OPEN SPACE

	PROJECT AREA		OPEN SPACE REQUIRED		PERCENTAGE
	ACRES	SQ. FT.	ACRES	SQ. FT.	
TOTAL	9.94	432986.40	1.99	86,684.4	20.0%
OPEN SPACE PROVIDED					
	OPEN SPACE OS-1		3 0.12	5,227.2	
	OPEN SPACE OS-2		0.57	24,829.2	
	OPEN SPACE OS-3		0.44	19,166.4	
	OPEN SPACE OS-4		0.22	9,583.2	
	STORMWATER TRACT SW-1		3 1.00 [2]	43,560.0	
TOTAL			2.35	102,366.0	23.6%

1. DEVELOPABLE AREA CALCULATED AS GROSS AREA LESS THE ROW DEDICATION.
2. PER LDC 4.9.3.B, STORMWATER MANAGEMENT MAY ACCOUNT FOR 50% OF REQUIRED OPEN SPACE.

OPEN SPACE TRACTS

TRACT ID	ACREAGE
OS-1	3 0.12
OS-2	0.57
OS-3	0.44
OS-4	3 0.22
TOTAL:	**1.35**

DRAINAGE TRACTS

TRACT ID	ACREAGE
SW-1	1.53
TOTAL:	**1.53**

PHASING

1. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE SINGLE PHASE.

SIGNAGE

1. SIGNAGE SHALL COMPLY WITH CITY OF ST. CLOUD LDC.
2. BILLBOARD SIGNS SHALL BE PROHIBITED.

LIGHTING

1. LIGHTING SHALL COMPY WITH CITY OF ST. CLOUD LDC 4.4.3.

LANDSCAPE

1. ALL LANDSCAPING PLANS TO BE IN ACCORDANCE WITH CITY OF ST. CLOUD LDC.

GARBAGE PICKUP

1. GARBAGE PICKUP SHALL BE PROVIDED BY CITY OF ST. CLOUD SOLID WASTE DIVISION. FRONT LOADED SINGLE UNITS TO BE PICKED UP AT FRONT AT THE RIGHT-OF-

FLOODPLAIN

1. PER FEMA FIRM PANEL 12097C0257G REVISED JUNE 18TH, 2013. THE PROPERTY LIES WITHIN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

FIRE

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF ST. CLOUD SUBDIVISION REGULATIONS.
2. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SF OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SF SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2. NFPA (FFPC 8TH ED). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FT. BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5. NFPA 1 (FFPC 8TH EDITION).
3. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUESTED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION

PARKING REQUIREMENTS

PARKING DESCRIPTION	REQUIRED SPACE PER UNIT	NUMBER OF UNITS	SPACES REQUIRED	TOTAL SPACES PROVIDED
SINGLE FAMILY LOT	4	30	120	120
REMOTE GUEST PARKING	0.5	30	15	15
		TOTAL PARKING:	135	135

NOTE: EACH SINGLE-FAMILY LOT SHALL PROVIDE FOUR SPACES (TWO SPACES IN THE GARAGE AND TWO SPACES IN THE DRIVEWAY).

SCHOOL DEMAND

STUDENT POPULATION PER O.C.

SCHOOL TYPE	RESIDENTIAL UNITS DETACHED	MULTIPLIER PER OCSB [1]	STUDENT POPULATION
ELEMENTARY STUDENTS	30	0.139	4
MIDDLE SCHOOL STUDENTS	30	0.086	3
HIGHT SCHOOL STUDENTS	30	0.144	4
TOTAL STUDENTS:			11

1. STUDENT GENERATION RATE BASED ON SINGLE FAMILY DETACHED (AVERAGE)

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF ST. CLOUD
STORMWATER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH DRAINAGE EASEMENT GRANTED TO CITY OF ST. CLOUD
DRAINAGE EASEMENTS (D.E.)	PRIVATE/ PUBLIC	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION/LOT OWNER WITH DRAINAGE EASEMENT GRANTED TO CITY OF ST. CLOUD
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION/LOT OWNER WITH EASEMENT GRANTED TO TOHO WATER AUTHORITY AND THE PERPETUAL USE OF THE PUBLIC
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY TOHO WATER AUTHORITY
PARKING TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
SIDEWALKS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

MISCELLANEOUS

POTABLE WATER SERVICE	TOHO WATER AUTHORITY
RECLAIMED WATER SERVICE	TOHO WATER AUTHORITY
WASTEWATER SERVICE	TOHO WATER AUTHORITY
ELECTRIC SERVICE	OUC
FIRE PROTECTION	ST. CLOUD FIRE RESCUE

TRAFFIC GENERATION

DESCRIPTION/LAND USE	PEAT TRIP GENERATION RATES*			UNITS	PEAK HOUR TRIPS		
	WEEKDAY	AM	PM		DAILY	AM	PM
SINGLE FAMILY HOMES	9.07	0.66	0.92	30	272.10	19.80	27.60

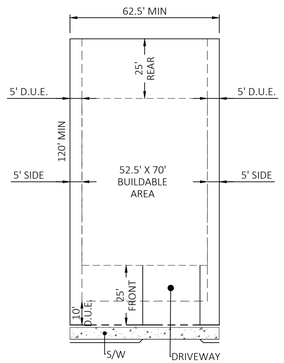
*NOTE: BASED ON THE ITE TRIP GENERATION - 11TH EDITION

LOT SIZE REQUIREMENT

MIN. LOT WIDTH	62.5 FEET
MIN. LOT DEPTH	120 FEET
MIN LOT AREA	7500 SF

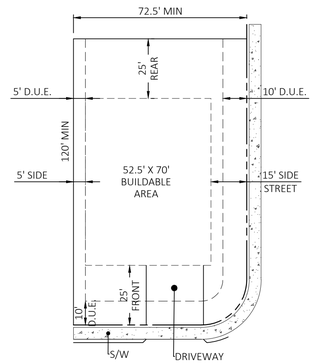
SETBACKS

FRONT	25 FEET
SIDE	5 FEET
SIDE (ON SECONDARY STREET)	15 FEET
REAR	25 FEET



TYPICAL DETACHED 62.5' LOT LAYOUT (FRONT LOADED)

1" = 30'



TYPICAL DETACHED 72.5' LOT LAYOUT (FRONT LOADED CORNER LOT)

1" = 30'

Key Map:

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SCALE IN FEET:	N/A

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

LAND USE TABLES

Sheet No.:

C1.02

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 0052781

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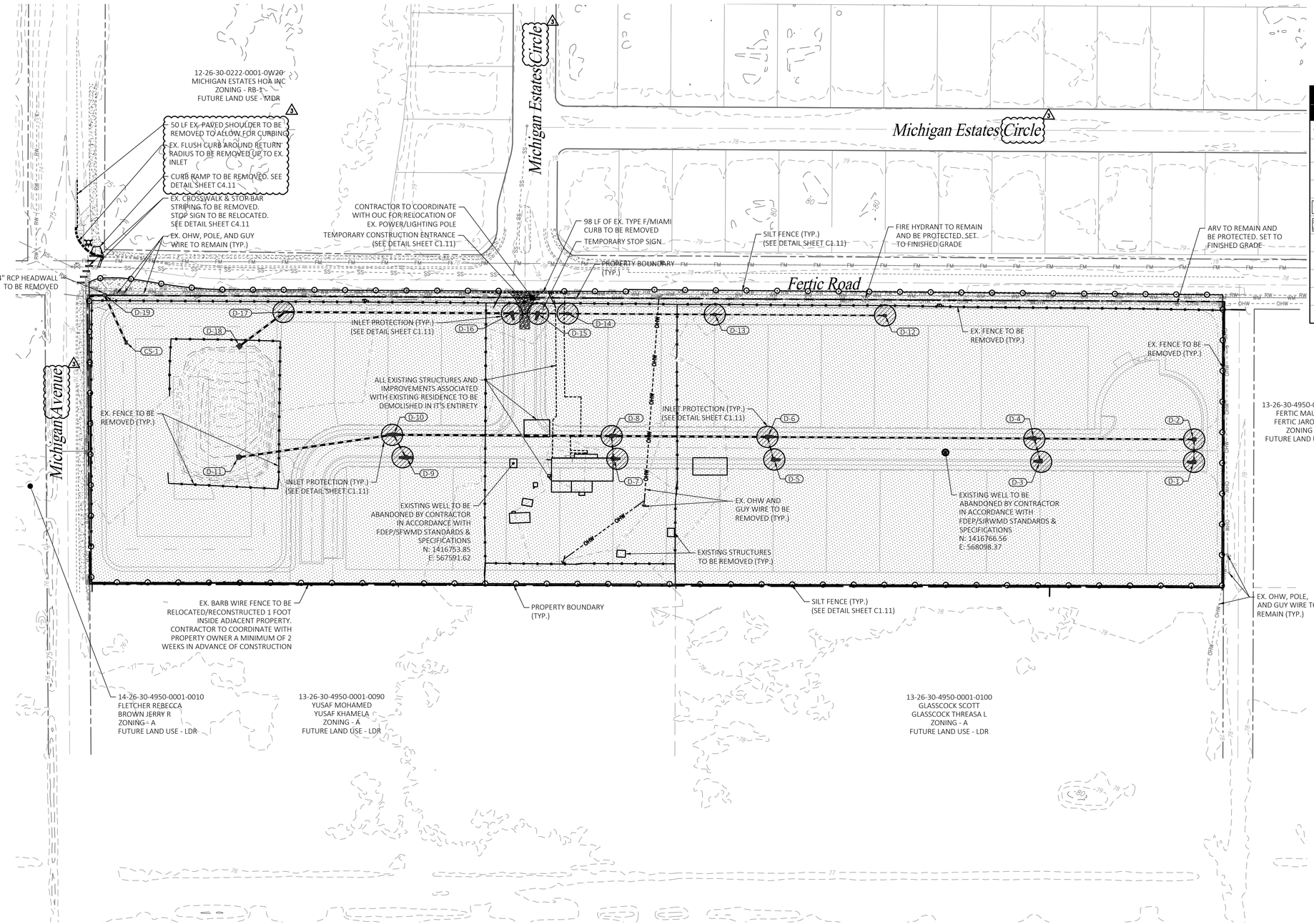

Erosion Legend

Symbol	Description
	PROPERTY BOUNDARY
	SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
80	MAJOR CONTOUR
79	MINOR CONTOUR
	PROPOSED DISTURBED AREA
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	STORM PIPE
	STORM MANHOLE
	INLET
	MITERED END SECTION

30 0 60 120
SCALE IN FEET

DISTURBED AREA
10.50 Ac.

Key Map:

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THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:
CITY OF ST. CLOUD, FL

Sheet Title:
EROSION CONTROL & DEMOLITION PLAN

Sheet No.:
C1.10

Seal:
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MARC DANIEL STEHLI P.E. NO. 0052781
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EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, INCLUDING WETLANDS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
3. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH WMD AND CITY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
5. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED. CONTRACTOR SHALL REFER TO CITY LDC FOR PERMANENT EROSION CONTROL MEASURES REQUIRED BY CITY.
7. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY AND WMD EROSION PROTECTION STANDARDS.
8. CONTRACTOR IS RESPONSIBLE FOR PREPARING, OBTAINING THE STORMWATER NOI, AND ADHERING TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS MANUAL PUBLISHED BY FDEP.
9. CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
10. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, WMD, AND CITY BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
11. THE CONTRACTOR MUST PERFORM ALL WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PLAN FOR THE PROJECT.
12. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
13. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE TO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY PER LDC.
14. ENTIRE SURFACE WATER IMPACT/WETLAND IMPACT AREAS WILL BE DEWATERED AND ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY AND/OR ROCK WILL BE EXCAVATED AND REMOVED BEFORE PLACING OF FILL.
15. ONLY SUITABLE MATERIALS AS APPROVED BY A PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE USED FOR THE WETLAND AND/OR SURFACE WATER FILL AND SHALL BE DONE IN LAYERS NOT EXCEEDING 12" IN THICKNESS AND COMPACTED TO A 95% MAX DENSITY PER AASHTO T-180.
16. THE CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES ACCORDING TO BEST MANAGEMENT PRACTICES, COUNTY SPECIFICATIONS, AND FDEP REGULATIONS.
17. THE CONTRACTOR SHALL REFER TO THE CONSTRUCTION DEWATERING OPERATIONS REPORT PREPARED BY GEOTECHNICAL ENGINEER AND THE INCLUDED DEWATERING OPERATIONS PLANS (DWP-1) AND DEWATERING DETAILS & NOTES (DWP-2).
18. THE CONTRACTOR SHALL ENSURE ALL SOILS EXPOSED DURING SITE ALTERATION SHALL BE STABILIZED AND ENSURE RUNOFF AND SILTATION SHALL BE DIRECTED TO TEMPORARY SEDIMENT BASIN AND/OR SEDIMENT TRAPS IN SUCH A MANNER AS TO PREVENT OFF-SITE IMPACTS PER COUNTY LDC.
19. CLEARING AND GRUBBING SHALL BE PERFORMED IN ACCORDANCE WITH COUNTY STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF FDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION.
20. CONTRACTOR SHALL COORDINATE WITH ENVIRONMENTAL CONSULTANT TO ENSURE SUFFICIENT PROTECTION AND/OR MITIGATION IS IN PLACE FOR PROTECTED LANDS, FLORA, AND FAUNA.

DUST ABATEMENT NOTE:

CONTRACTOR SHALL PROVIDE DUST CONTROL USING WATER TRUCKS FILLED WITH DEWATERED WATER AND USED AS NEEDED TO CONTROL DUST. THE WATERING TRUCK SHALL BE MAINTAINED ONSITE FOR IMMEDIATE DEPLOYMENT AT THE DISCRETION OF THE OPERATOR.

SEED AND MULCH SPECIFICATIONS

1.	WINTER (SEPTEMBER THROUGH JANUARY)	PER ACRE
	A. RYE GRASS	30 POUNDS
	B. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
	C. FERTILIZER 10-10-10	
	C.1. STAGE 1 (AT PLANTING)	400 POUNDS
	C.2. STAGE 2 (AT GERMINATION)	400 POUNDS
2.	SPRING (FEBRUARY THROUGH MARCH)	PER ACRE
	A. RYE GRASS	20 POUNDS
	B. BROWN TOP MILLET	20 POUNDS
	C. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
	D. FERTILIZER 10-10-10	
	D.1. STAGE 1 (AT PLANTING)	400 POUNDS
	D.2. STAGE 2 (AT GERMINATION)	400 POUNDS
3.	SUMMER (MARCH THROUGH AUGUST)	PER ACRE
	A. BROWN TOP MILLET	35 POUNDS
	B. BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
	C. FERTILIZER 10-10-10	
	C.1. STAGE 1 (AT PLANTING)	400 POUNDS
	C.2. STAGE 2 (AT GERMINATION)	400 POUNDS

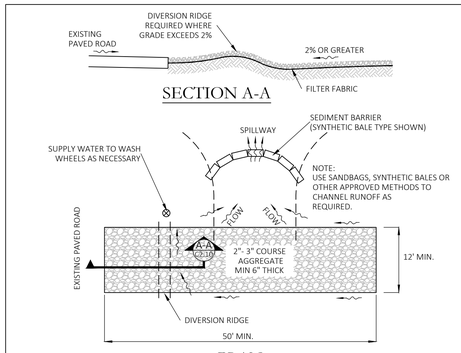
NPDES PERMIT

IF NEEDED CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES", PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTION AND RETAIN ALL INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR FDEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES FDEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.

NPDES Information

Address	Fertic Road
Latitude	28°13'51.70" N
Longitude	81°16'28.17" W
Jurisdictional Authority	City Of St. Cloud
Total Area (Per Survey)	10.31 ac
Project (Disturbed) Area	10.50 ac
Area Operator	N/A
MS4 Operator	N/A
Receiving Water Name	East Lake Tohopekaliga
Soils (USDA NCRS "Web Soil Survey")	No. 5 Basinger Fine Sand, 0 To 2 Percent Slopes
	No. 6 Basinger Fine Sand, Depressional, 0 To 1 Percent Slopes
	No. 42 Smyrna Fine Sand, 0 To 2 Percent Slopes

NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.

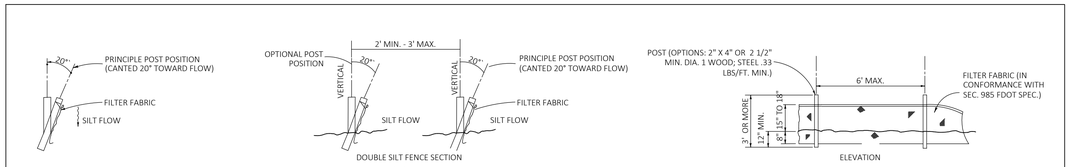


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

TEMPORARY GRAVEL CONSTRUCTION ACCESS

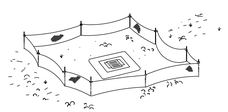
N.T.S.



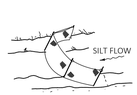
NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE

N.T.S.

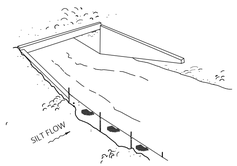


TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART ~ SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3.

TYPE III SILT FENCE

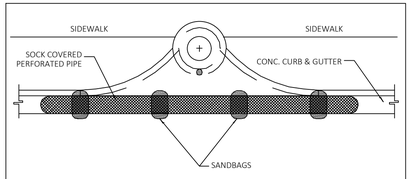


TYPE III SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

N.T.S.



PLAN VIEW

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB AND GUTTER SEDIMENT BARRIER

N.T.S.

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

EROSION CONTROL DETAILS

Sheet No.:

C1.11

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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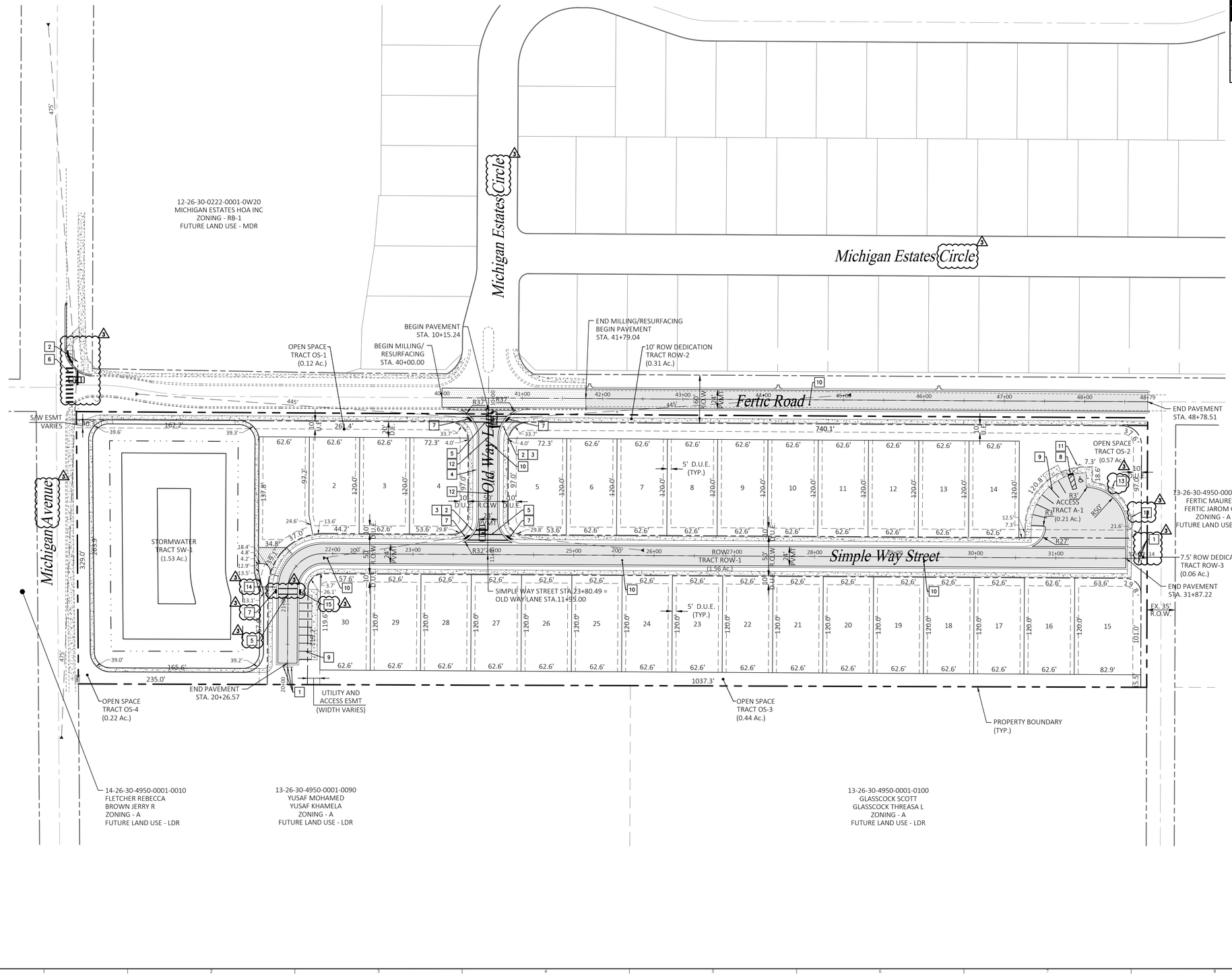

Legend

Linetype	Description
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL

SIGN LEGEND:

1. STREET TERMINATION BARRIER PER FDOT INDEX 700-109
2. STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX 700-010
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (R2-1)
5. 6 FOOT WIDE STANDARD CROSSWALK PER FDOT INDEX 711-001
6. 8 FOOT WIDE SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 711-001
7. DETECTABLE WARNING MAT WITH DROP CURB ACROSS SIDEWALK, PER FDOT INDEX 520-001 & 522-002
8. CR-C CURB RAMP AND DETECTABLE WARNING MAT PER FDOT INDEX 522-002
9. 6" WHITE STRIPING, FDOT TRAFFIC RATED PAINT
10. BLUE REFLECTIVE PAVEMENT MARKER
11. H/C SIGNAGE AND STRIPING, SEE DETAIL SHEET C4.11
12. 50 LF - 6" DOUBLE YELLOW STRIPING
13. NO PARKING SIGN WITH AN ARROW SUB PLATE (R8-3)
14. 30" X 30" PEDESTRIAN CROSSING SIGN (W11-2) WITH 24" X 12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
15. CR-G CURB RAMP AND DETECTABLE WARNING MAT PER FDOT INDEX 522-002

DESIGN SPEED/SIGHT DISTANCE:

1. INTERNAL STREETS:
   DESIGN SPEED = 30 MPH
   POSTED SPEED = 25 MPH
   SIGHT DISTANCE = 200' PER FDOT DESIGN MANUAL TOPIC #122.5.6 STOPPING SIGHT DISTANCE RESIDENTIAL STREET DESIGN FOR 30 MPH DESIGN SPEED
2. FERTIC ROAD:
   DESIGN SPEED = 40 MPH
   POSTED SPEED = 35 MPH
   SIGHT DISTANCE = 445' PER FDM EXHIBIT 212-4 FOR 40 MPH DESIGN SPEED
3. MICHIGAN AVENUE:
   DESIGN SPEED = 40 MPH
   POSTED SPEED = 35 MPH
   SIGHT DISTANCE = 475' PER FDM EXHIBIT 212-4 FOR 40 MPH DESIGN SPEED

NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF ST. CLOUD ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
6. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
7. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF ST. CLOUD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
8. HOA SHALL MAINTAIN STREET TREES AT A VERTICAL CLEARANCE OF 13.5 FT

30 0 60 120
SCALE IN FEET

Key Map:

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JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

GEOMETRY, SIGNING & STRIPING PLAN

Sheet No.:

C2.00

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
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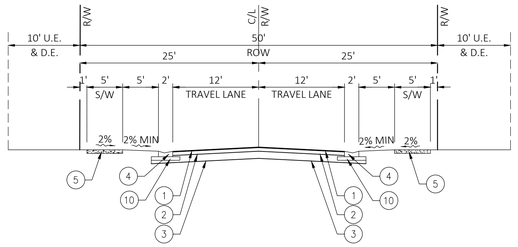
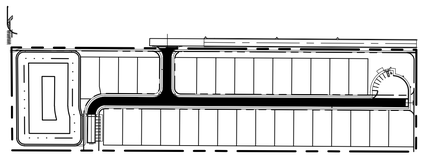
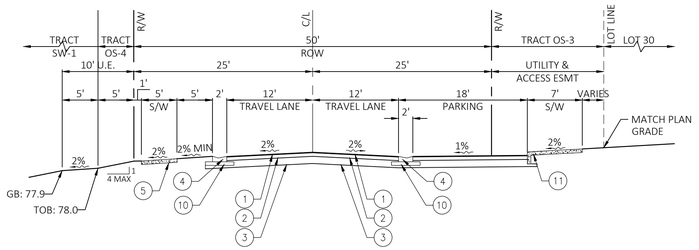


A Typical Internal Road Section

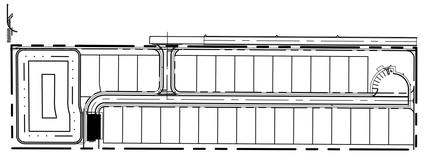
N.T.S.

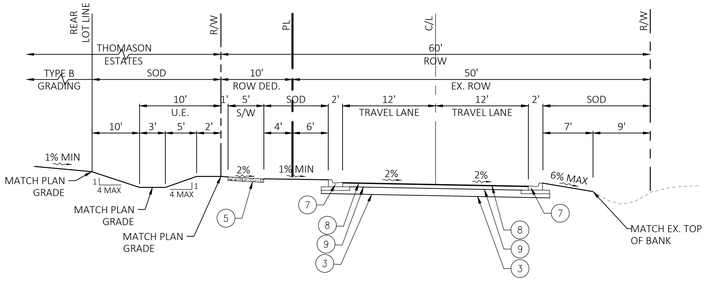




B Typical Internal Road Section

N.T.S.





C Fertic Road Section

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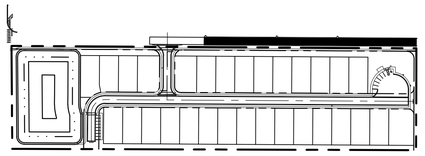
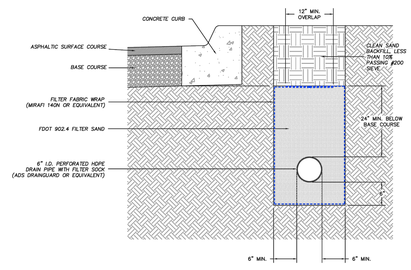


Legend	
1	1.5" (IN.) TYPE SP-9.5 ASPHALT PLACED IN ACCORDANCE WITH FDOT SPECIFICATIONS.
2	6"(IN.) RECYCLED CRUSHED CONCRETE BASE SOURCED FROM AN FDOT APPROVED SUPPLIER, COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 WITH AN LBR OF 150.
3	12" (IN.) STABILIZED SUBGRADE MINIMUM OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY ACCORDING TO SPECIFICATIONS IN ASTM D-1557, WITH A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40.
4	MIAMI CURB 4" (IN.) THICK (3000 PSI)
5	CONCRETE SIDEWALK
6	TYPE 'D' CURB
7	TYPE 'F' CURB & GUTTER
8	2.5" (IN.) TYPE SP-12.5 ASPHALT PLACED IN ACCORDANCE WITH FDOT SPECIFICATIONS.
9	9" (IN.) SOIL-CEMENT BASE WITH A MINIMUM (7) DAY-STRENGTH OF 300 to 500 POUNDS PER SQUARE INCH (PSI). PLACE SOIL CEMENT IN MAXIMUM 6-INCH UNIFORM LIFTS AND COMPACT IN PLACE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO SPECIFICATIONS IN ASTM D-558.
10	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV, 95% AASHTO MODIFIED PROCTOR T-180.
11	4" (IN.) THICK MONOLITHIC CONCRETE SIDEWALK (3000 PSI)

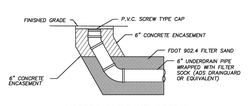
NOTES:
1. A 10' MIN UTILITY EASEMENT (10' U.E.) WILL BE PROVIDED ALONG ALL PUBLIC RIGHT-OF-WAY.
2. ALL ROADWAYS AND STORM SEWER FACILITIES LOCATED WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE OWNED AND MAINTAINED BY CITY OF ST. CLOUD.
3. ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY CITY OF APOPKA.
4. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.
5. CONTRACTOR SHALL INSTALL A 2' STRIP OF SOD ALONG THE BACK OF ALL ROADWAY CURBING.
6. SEE GEO-TECHNOLOGY ASSOCIATES, INC., PROJECT NO. 31240551, DATED MAY 6, 2024 FOR PAVEMENT RECOMMENDATIONS.

3



CURBSIDE UNDERDRAIN DETAIL

SCALE: 1" = 1'-0"



UNDERDRAIN CLEANOUT DETAIL

NOT TO SCALE

NOTES:
1. CURBSIDE UNDERDRAIN SHALL BE LOCATED WITHIN 5 FEET OF CURB.
2. WHERE UNDERDRAIN MUST CROSS OTHER UTILITIES, UNDERDRAIN SHALL BE PLACED BENEATH UTILITY.
3. CONTRACTOR TO NOTIFY THE PROJECT GEOTECHNICAL ENGINEER IF WATER TABLE IS OBSERVED WITHIN 2 FEET OF ROAD GRADE IN AREAS NOT UNDERDRAINED.
4. CLEAN SAND BACKFILL SHALL HAVE NOT MORE THAN 10 PERCENT PASSING THE NO. 200 SIEVE.
5. UNDERDRAIN INSTALLATION SHALL BE PERFORMED UNDER FULL-TIME OBSERVATION BY A PROJECT GEOTECHNICAL ENGINEER REPRESENTATIVE.
6. SLOPE UNDERDRAIN AT MIN. 0.2 PERCENT SLOPE TOWARDS OUTFALL.
7. CLEANOUTS SHALL BE INSTALLED AT TERMINAL ENDS AND EVERY 300 FEET ALONG UNDERDRAIN.

Typical Underdrain Detail

N.T.S.

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THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

TYPICAL ROAD SECTION & DETAILS

Sheet No.:

C3.00

Seal:

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LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
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Eng. Bus. No. 28567

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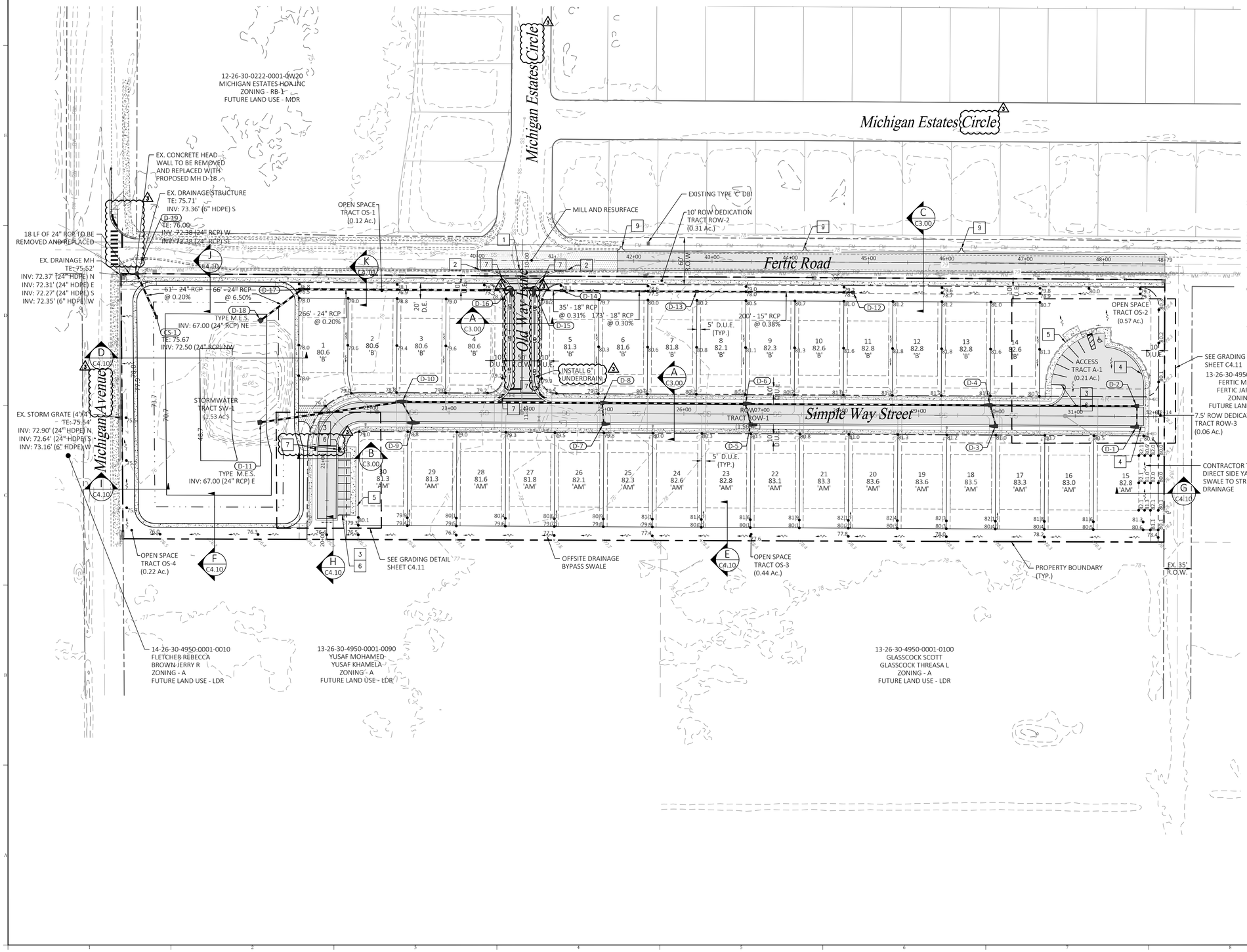

STORMWATER LEGEND	
SYMBOL	DESCRIPTION
x82.7	EXISTING ELEVATION
82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	PROPOSED FES, CI, MH & DBI
	STORM PIPE
	STORM MANHOLE
	CURB INLET
	MITERED END
	DRAINAGE FLOW ARROW
UD	UNDERDRAIN

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C1.02 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF ST. CLOUD AND A.D.A. SPECIFICATIONS.
7. ALL STORM PONDS AND DRAINAGE FACILITIES (I.E. INLETS AND CONVEYANCE SWALES) LOCATED WITHIN HOA PROPERTY ARE TO BE OWNED, OPERATED, AND MAINTAINED BY HOA.

Legend	
1	3' VALLEY CROSSING, FDOT INDEX 520-001
2	5' TRANSITION FROM F CURB TO VALLEY CROSSING
3	TYPE D CURB, FDOT INDEX 520-001
4	TYPE F CURB, FDOT INDEX 520-001
5	7'-4" (IN.) THICK CONCRETE MONOLITHIC SIDEWALK (3000 PSI)
6	3' TRANSITION TYPE D CURB TO MIAMI
7	CAST IN PLACE DETECTABLE WARNING MAT AND DROP CURB ACROSS SIDEWALK, FDOT INDEX 522-002
8	CAST IN PLACE DETECTABLE WARNING MAT AND CR-E CURB RAMP, FDOT INDEX 522-002
9	CONCRETE FLUME W/ ENERGY DISSIPATER BLOCKS

Storm Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
D-12	'C' D.B.I.	78.55	74.05 – 15" (W)
D-13	'C' D.B.I.	77.70	73.29 – 15" (E) 73.04 – 18" (W)
D-14	'C' D.B.I.	77.30	72.52 – 18" (E) 72.02 – 18" (W)
D-15	'5' C.I.	78.09	71.91 – 18" (E) 71.91 – 18" (W)
D-16	'5' C.I.	78.09	71.82 – 18" (E) 71.82 – 24" (W)
D-17	'C' D.B.I.	76.50	71.29 – 24" (E) 71.29 – 24" (SW)

Key Map:

Consultant:

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SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

GRADING AND DRAINAGE PLAN

Sheet No.:

C4.00

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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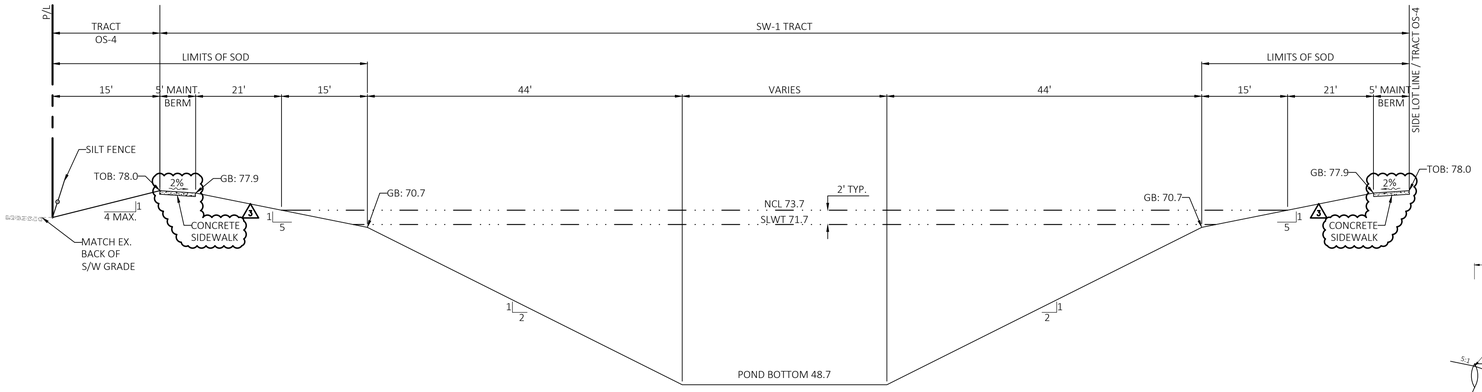
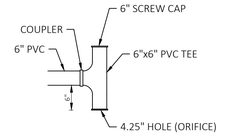
Pond SW-1	
Storms	Peak Stages (ft)
10 YR/24 HR	76.29
10 YR/72 HR	77.02
25 YR/72 HR	77.45
100 YR/72 HR	77.69

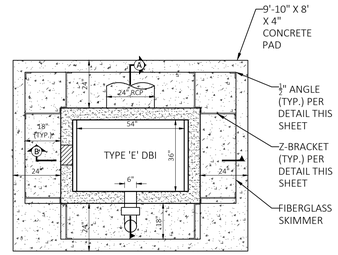


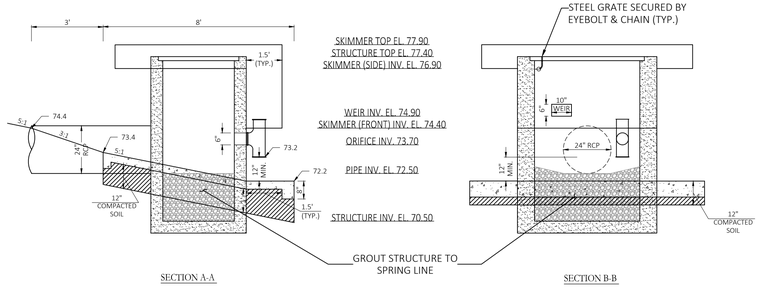
D POND SW-1 TYPICAL SECTION
N.T.S.



BLEEDER DETAIL
N.T.S.

NOTES:
1. CONTRACTOR SHALL MOUND MIN. 1' DIRT ON CONTROL STRUCTURE OUTFALL PIPE TO AVOID DAYLIGHTING OF PIPE. STABILIZE/SOD AFTER EARTHWORK.
2. CONTRACTOR SHALL INSTALL CONCRETE PIPE CONNECTORS PER FDOT INDEX NO. 430-022 FOR ALL EXPOSED PIPE JOINTS.

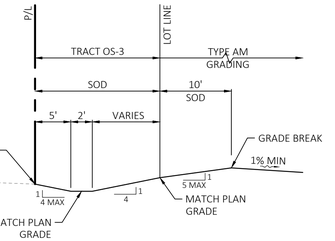




SECTION A-A

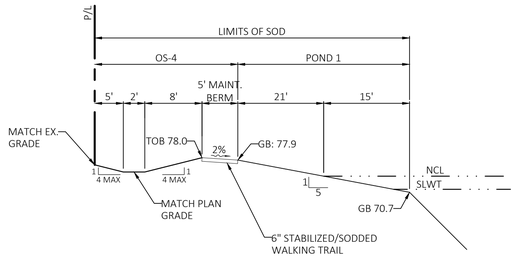
SECTION B-B

Outfall Structure CS-1
1" = 3'



E TYPICAL GRADING SECTION
N.T.S.

NOTE: SEE GEO-TECHNOLOGY ASSOCIATION, INC., PROJECT NO. 31240551, BERM STABILITY AND UNDERDRAIN ANALYSIS LETTER, DATED AUGUST 25, 2025. POND BERM GENERAL CONSTRUCTION RECCOMENDATION.



F TYPICAL GRADING SECTION
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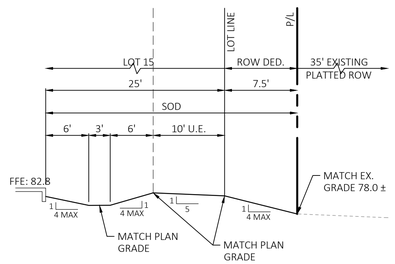

G TYPICAL GRADING SECTION
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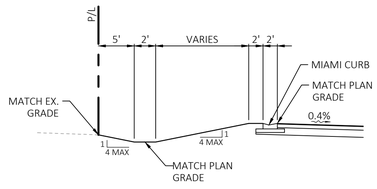

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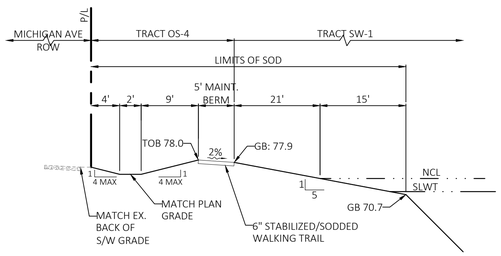

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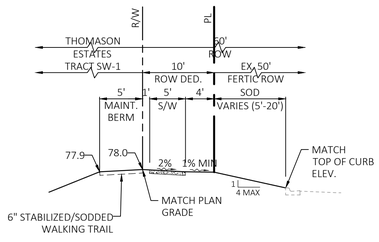

J TYPICAL GRADING SECTION
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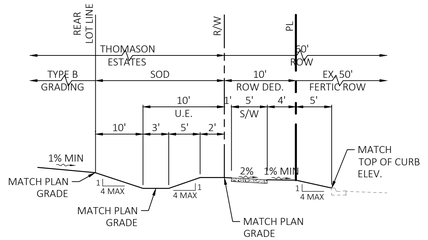

K TYPICAL GRADING SECTION
N.T.S.

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Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

GRADING SECTIONS

Sheet No.:

C4.10

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 0052781

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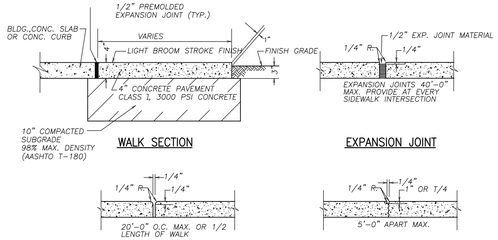
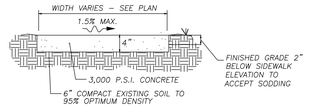


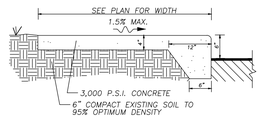
SIDEWALK JOINT DETAIL

NTS



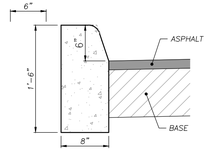
SIDEWALK/CONCRETE PAD DETAIL

NTS



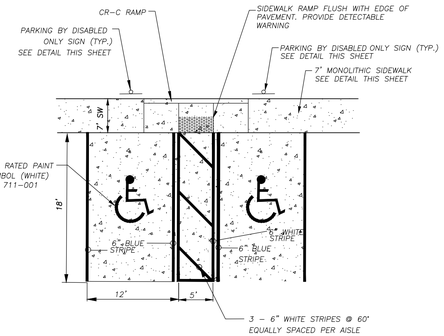
MONOLITHIC SIDEWALK/CURB DETAIL

NTS



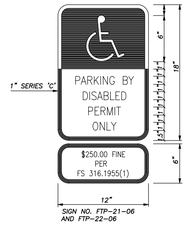
TYPE 'D' CURB

N.T.S.



ADA PARKING DETAIL

N.T.S.

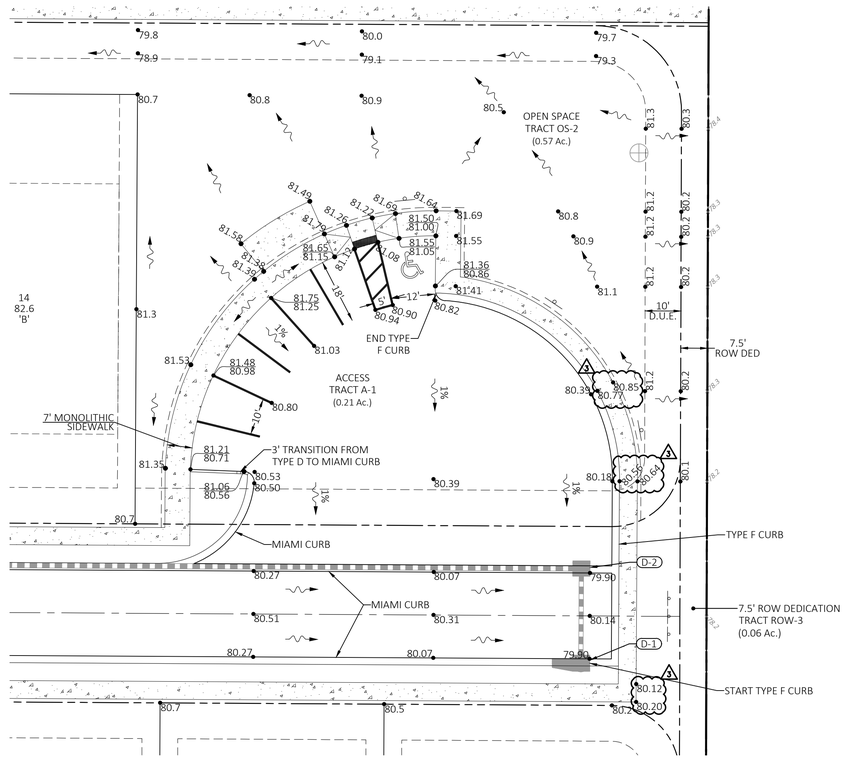


NOTES:

1. TOP PORTION OF FTP-21-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACK-GROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

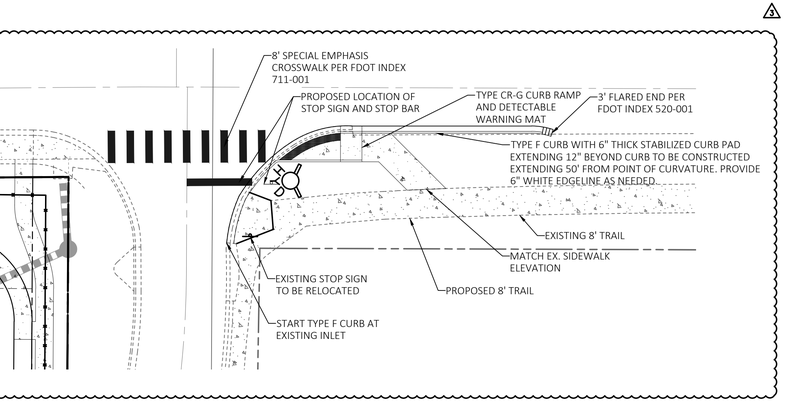
HANDICAP SIGN DETAIL

N.T.S.



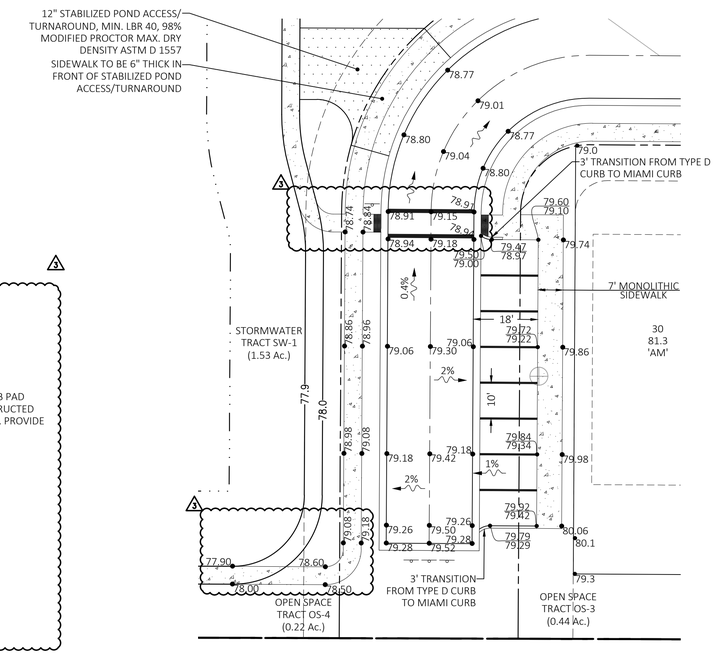
CUL-DE-SAC GRADING DETAIL

1" = 20'



MICHIGAN AVE AND FERTIC ROAD INTERSECTION

1" = 20'



PARKING LOT GRADING DETAIL

1" = 20'

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Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

GRADING DETAILS

Sheet No.:

C4.11

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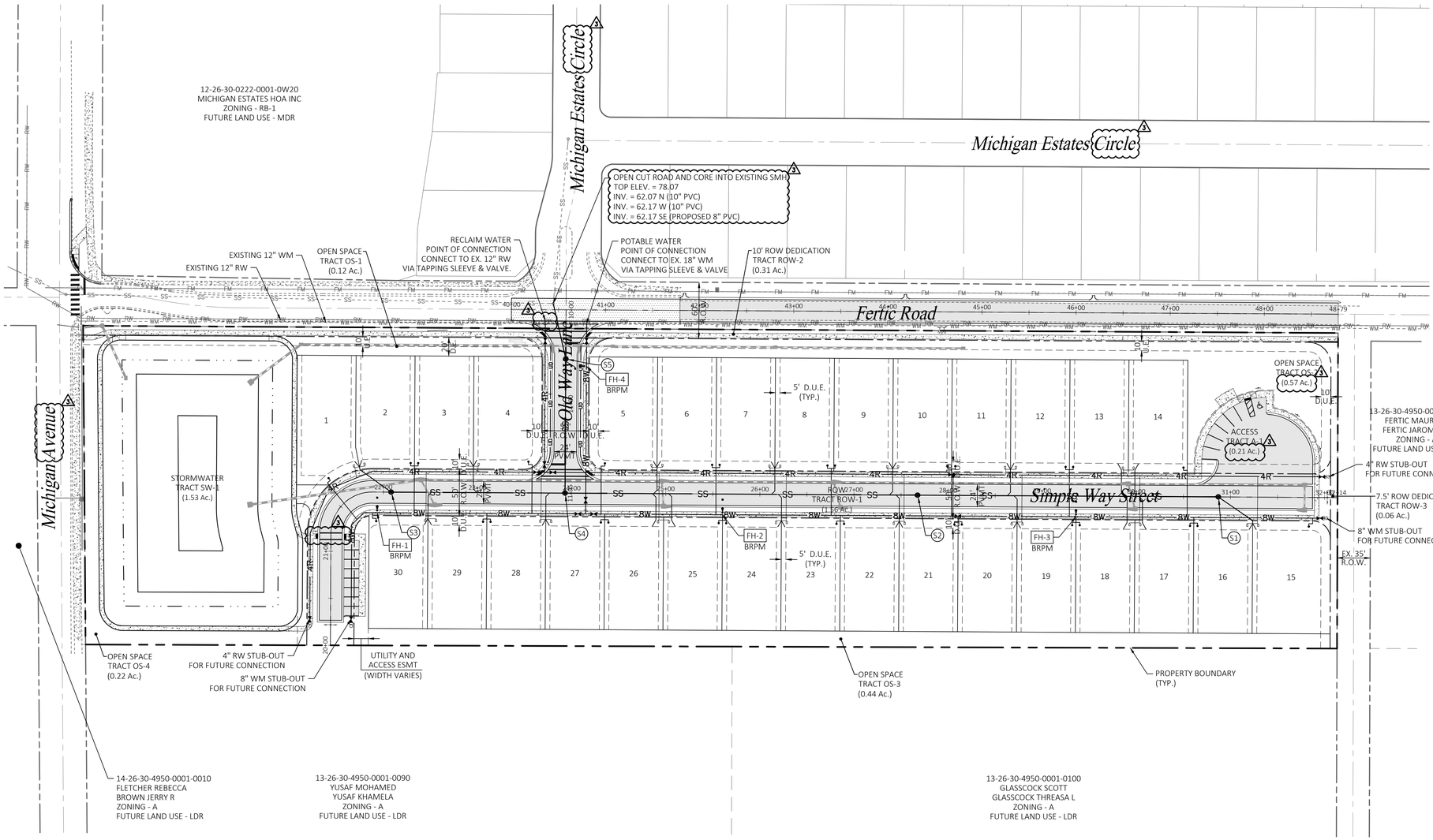

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	4R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	FM
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE DRAINAGE AND UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 50% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND RECLAIMED WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.
7. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.
8. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
9. ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) SHALL MAINTAIN A 6 FOOT MINIMUM, 10 FOOT PREFERRED, SEPARATION FROM TOHO MAINTAINED UTILITIES. CONTRACTOR SHALL COORDINATE WITH OUC TO ADVISE THEM OF THIS REQUIREMENT AND TO PROVIDE AS-BUILT UTILITY INFORMATION TO OUC PRIOR TO OUC INSTALLATION OF LIGHT POLES.
10. PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 15 FEET OF HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
11. WATER & REUSE SERVICES 2" AND SMALLER SHALL INCLUDE DOUBLE STRAP TAPPING SADDLE & CORPORATION STOP. WATER SHALL BE BLUE PE TUBING AND REUSE SHALL BE PURPLE PE TUBING. NO FITTING SHALL BE ALLOWED BETWEEN CORP. STOP AND CURB STOP.
12. END OF TOHO MAINTENANCE RESPONSIBILITY SHALL END AT METER FOR WATER AND RECLAIM SERVICES, AND CLEANOUT AT THE RIGHT OF WAY. PROJECTS WITH PRIVATE LIFT STATIONS, SANITARY RESPONSIBILITY SHALL BE NOTED WITH A GATE VALVE, JUST WITHIN THE PROPERTY LINE, AT THE RIGHT-OF-WAY.
13. CONTRACTOR TO ENSURE NO UTILITY VALVES ARE LOCATED IN CURBS.
12. FOR DOUBLE AND SINGLE SANITARY SERVICES TOHO'S MAINTENANCE RESPONSIBILITY SHALL END AT THE SINGLE 6" RISER AT PROPERTY LINE.
13. CLEANOUTS SHALL BE LOCATED AT THE LOT LINE, WITH 3 FEET OF SEPARATION FROM ALL OTHER SERVICES (INCLUDING ELECTRICAL AND TELECOM PEDESTALS).
14. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 6 INCHES WITH A MINIMUM SLOPE OF 1.0%.
15. HAND HOLE LIDS WILL BE REQUIRED FOR CLEANOUTS LOCATED IN AREAS WITH VEHICULAR TRAFFIC.
16. SIZE ON SIZE TAPS SHALL UTILIZE FULL BODY DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND VALVE.

Key Map:

SCALE IN FEET: 30 0 60 120

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Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

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CITY OF ST. CLOUD, FL

Sheet Title:

MASTER UTILITY PLAN

Sheet No.:

C5.00

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Eng. Bus. No. 28567

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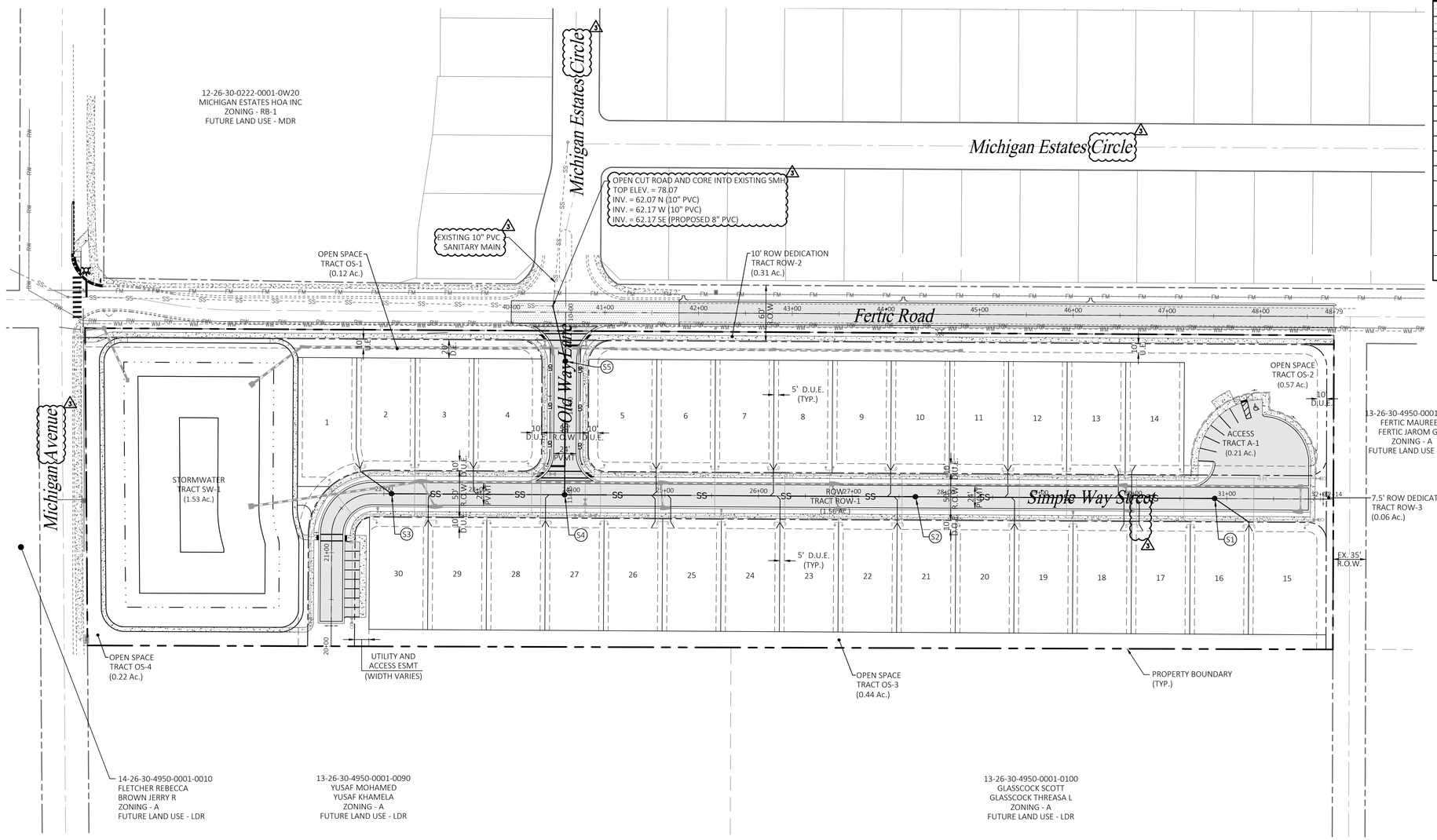

30 0 60 120
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
– WM – – – – WM –	WATER MAIN (WM)	8W
– RW – – – – RW –	RECLAIM WATER MAIN (RW)	4R
– SS – – – – SS –	SANITARY SEWER (SS)	SS
– FM – – – – FM –	FORCE MAIN (FM)	FM
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE DRAINAGE AND UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 50% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN AND RECLAIMED WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.
7. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.
8. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO MAINTAINED UTILITIES.
9. ALL PROPOSED POLES (SIGN, TRAFFIC, LIGHT, ETC.) SHALL MAINTAIN A 6 FOOT MINIMUM, 10 FOOT PREFERRED, SEPARATION FROM TOHO MAINTAINED UTILITIES. CONTRACTOR SHALL COORDINATE WITH OUC TO ADVISE THEM OF THIS REQUIREMENT AND TO PROVIDE AS-BUILT UTILITY INFORMATION TO OUC PRIOR TO OUC INSTALLATION OF LIGHT POLES.
10. PERMANENT STRUCTURES SHALL MAINTAIN A MINIMUM 15 FEET OF HORIZONTAL SEPARATION FROM TOHO MAINTAINED UTILITIES.
11. WATER & REUSE SERVICES 2" AND SMALLER SHALL INCLUDE DOUBLE STRAP TAPPING SADDLE & CORPORATION STOP. WATER SHALL BE BLUE PE TUBING AND REUSE SHALL BE PURPLE PE TUBING. NO FITTING SHALL BE ALLOWED BETWEEN CORP. STOP AND CURB STOP.
12. END OF TOHO MAINTENANCE RESPONSIBILITY SHALL END AT METER FOR WATER AND RECLAIM SERVICES, AND CLEANOUT AT THE RIGHT OF WAY. PROJECTS WITH PRIVATE LIFT STATIONS, SANITARY RESPONSIBILITY SHALL BE NOTED WITH A GATE VALVE, JUST WITHIN THE PROPERTY LINE, AT THE RIGHT-OF-WAY.
13. CONTRACTOR TO ENSURE NO UTILITY VALVES ARE LOCATED IN CURBS.
12. FOR DOUBLE AND SINGLE SANITARY SERVICES TOHO'S MAINTENANCE RESPONSIBILITY SHALL END AT THE SINGLE 6" RISER AT PROPERTY LINE.
13. CLEANOUTS SHALL BE LOCATED AT THE LOT LINE, WITH 3 FEET OF SEPARATION FROM ALL OTHER SERVICES (INCLUDING ELECTRICAL AND TELECOM PEDESTALS).
14. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 6 INCHES WITH A MINIMUM SLOPE OF 1.0%.
15. HAND HOLE LIDS WILL BE REQUIRED FOR CLEANOUTS LOCATED IN AREAS WITH VEHICULAR TRAFFIC.
16. SIZE ON SIZE TAPS SHALL UTILIZE FULL BODY DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND VALVE.

Sanitary Structure Table

Structure Number	Structure Type	Top Elev.	Inverts
S1	48" MH	80.50	73.42 – 6" (SE) 73.25 – 8" (W)
S2	48" MH	80.74	71.97 – 8" (E) 71.87 – 8" (W)
S3	48" MH	78.79	71.28 – 6" (NW) 71.11 – 8" (E)
S4	48" MH	79.24	70.37 – 8" (E) 70.37 – 8" (W) 70.27 – 8" (N)
S5	48" MH	78.14	69.70 – 8" (S) 69.60 – 8" (N)

Sanitary Pipe Table

From Structure	Length	Size & Materials	Slope
S1	320'	8" SDR35 PVC	0.40%
S2	375'	8" SDR35 PVC	0.40%
S3	185'	8" SDR35 PVC	0.40%
S4	143'	8" SDR35 PVC	0.40%
S5	60'	8" SDR35 PVC	11.56%

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS
3	11/17/2025	SUBMIT TO CITY
2	10/08/2025	SUBMIT TO SFWMD
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-	08/21/2025	SUBMIT TO SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

WASTEWATER COLLECTION PLAN

Sheet No.:

C5.10

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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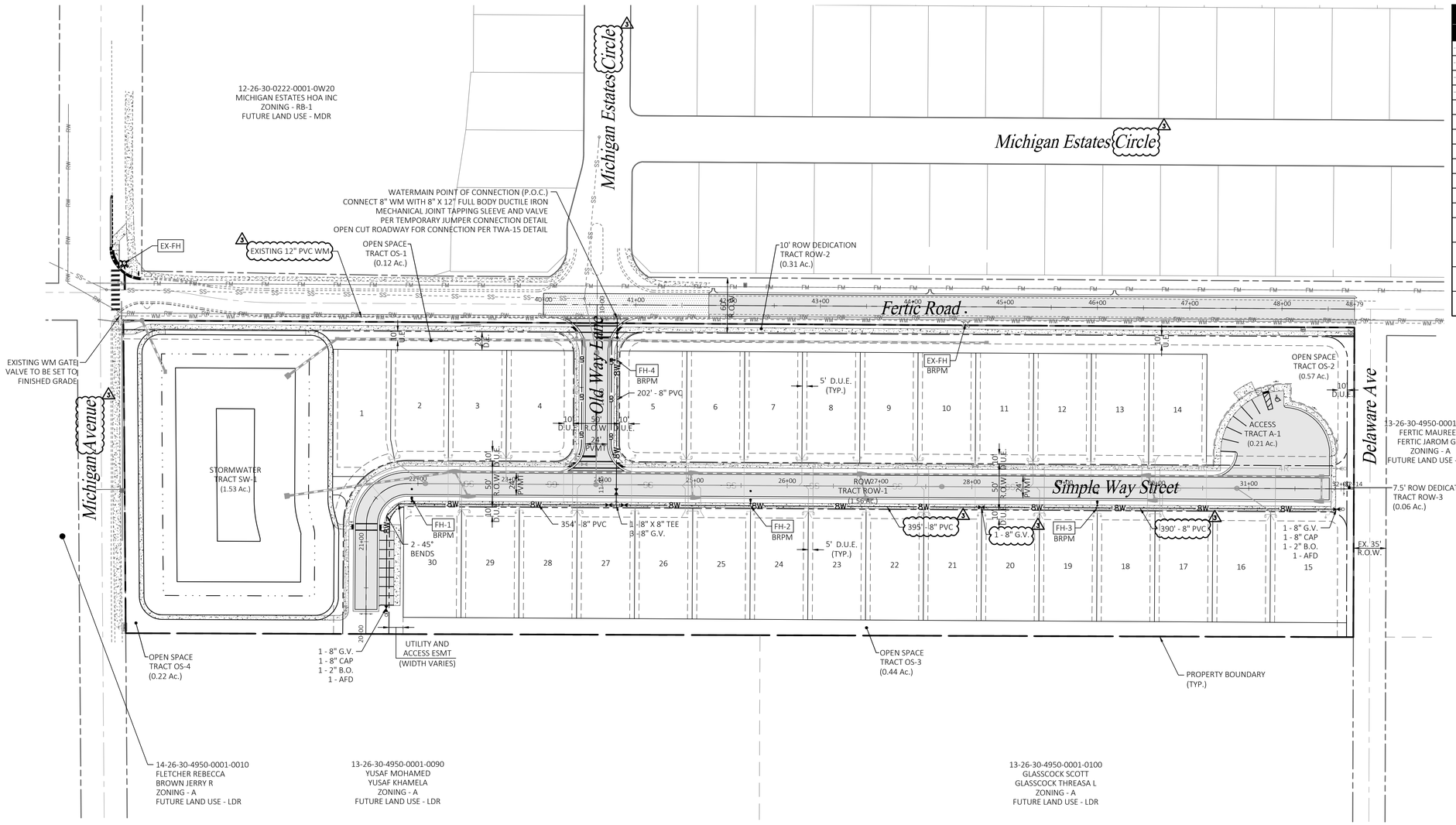

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	4R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	FM
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

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Key Map:

30 0 60 120
SCALE IN FEET

Consultant:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

WATER DISTRIBUTION PLAN

Sheet No.:

C5.20

Seal:

MARC DANIEL STEHLI LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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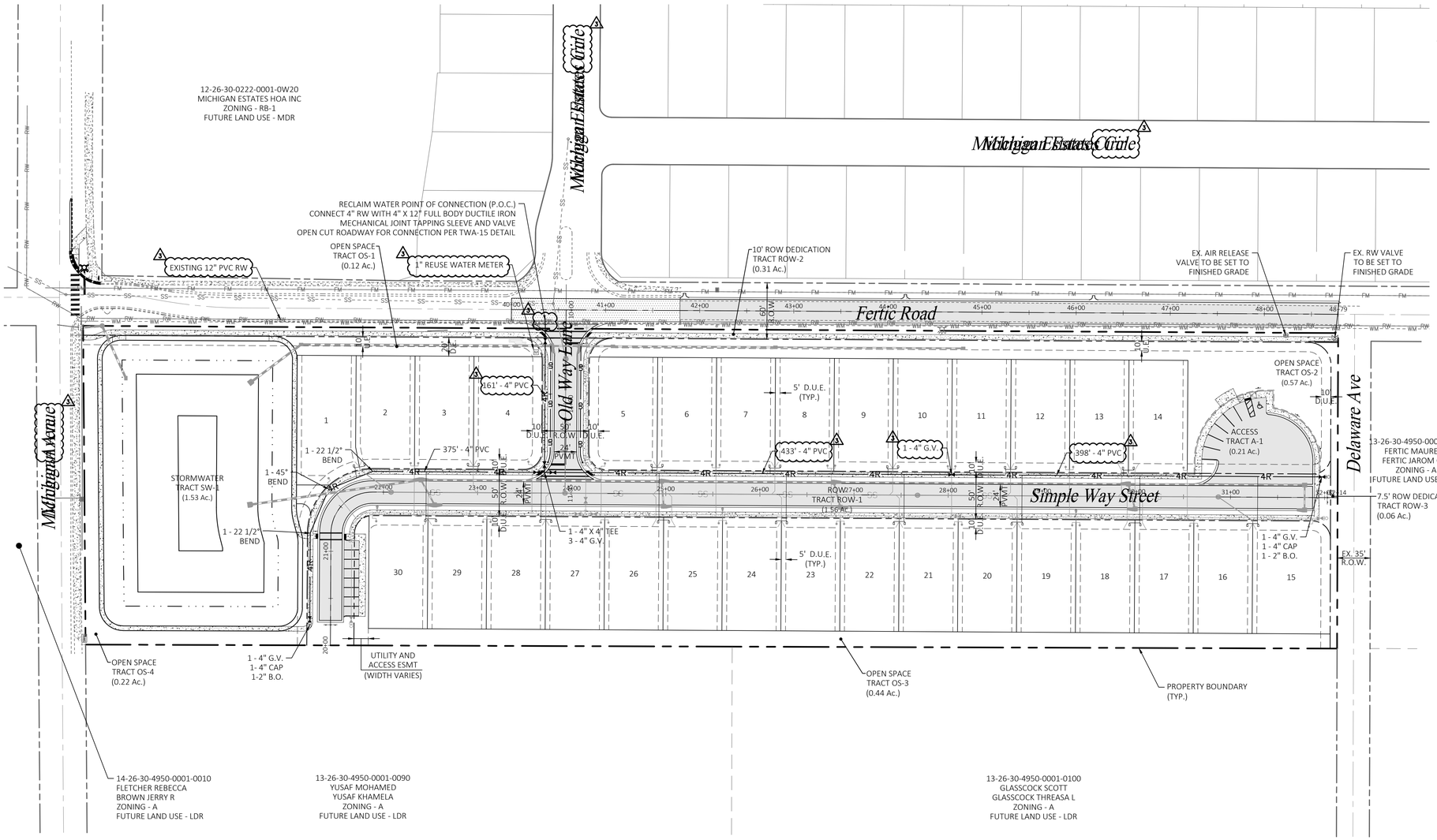

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Key Map:

SCALE IN FEET: 30 0 60 120

Consultant:

NO.	DATE:	DESCRIPTIONS
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

RECLAIMED WATER DISTRIBUTION PLAN

Sheet No.:

C5.30

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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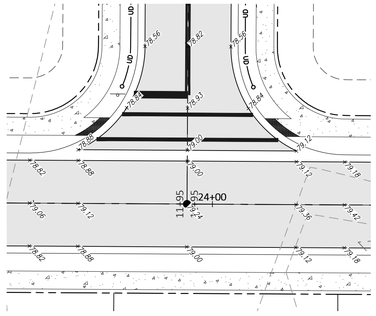
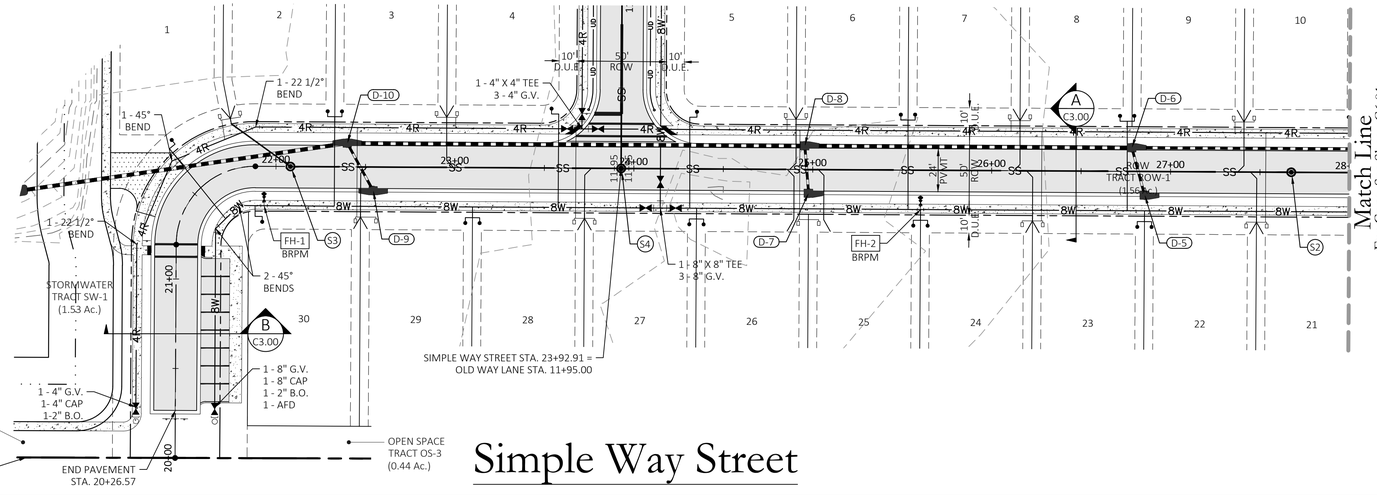
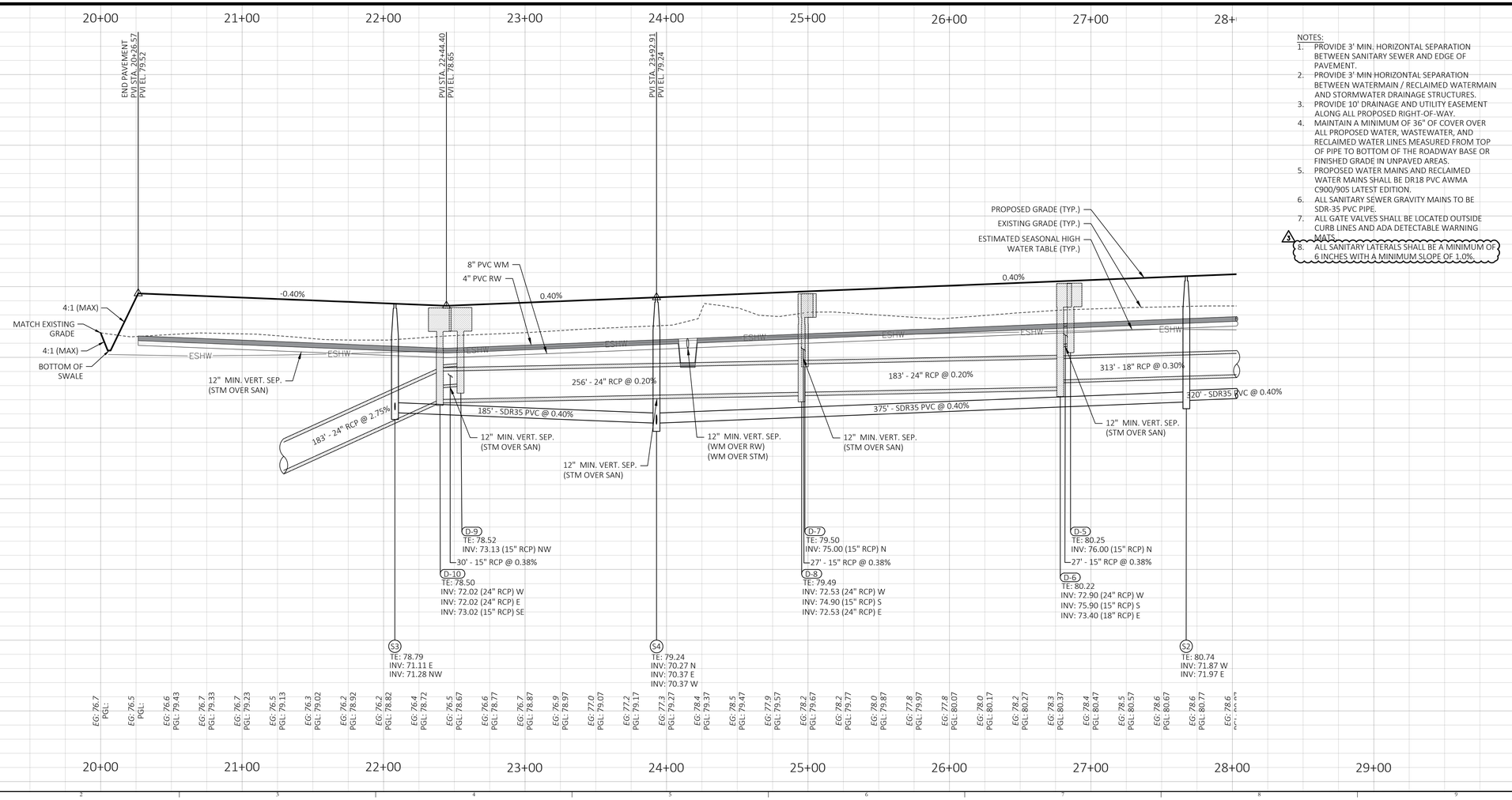


Old Way Lane Intersection

1"=20'



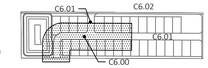
Simple Way Street



NOTES:

1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. PROVIDE 3' MIN HORIZONTAL SEPARATION BETWEEN WATERMAIN / RECLAIMED WATERMAIN AND STORMWATER DRAINAGE STRUCTURES.
3. PROVIDE 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL PROPOSED RIGHT-OF-WAY.
4. MAINTAIN A MINIMUM OF 36" OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES MEASURED FROM TOP OF PIPE TO BOTTOM OF THE ROADWAY BASE OR FINISHED GRADE IN UNPAVED AREAS.
5. PROPOSED WATER MAINS AND RECLAIMED WATER MAINS SHALL BE DR18 PVC AWMA C900/905 LATEST EDITION.
6. ALL SANITARY SEWER GRAVITY MAINS TO BE SDR-35 PVC PIPE.
7. ALL GATE VALVES SHALL BE LOCATED OUTSIDE CURB LINES AND ADA DETECTABLE WARNING MATS.
8. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 6 INCHES WITH A MINIMUM SLOPE OF 1.0%.

Key Map:



Consultant:

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SCALE IN FEET:	1" = 40'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

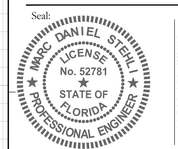
Sheet Title:

SIMPLE WAY STREET PLAN & PROFILE

Sheet No.:

C6.00

Seal:



MARC DANIEL STEHLI
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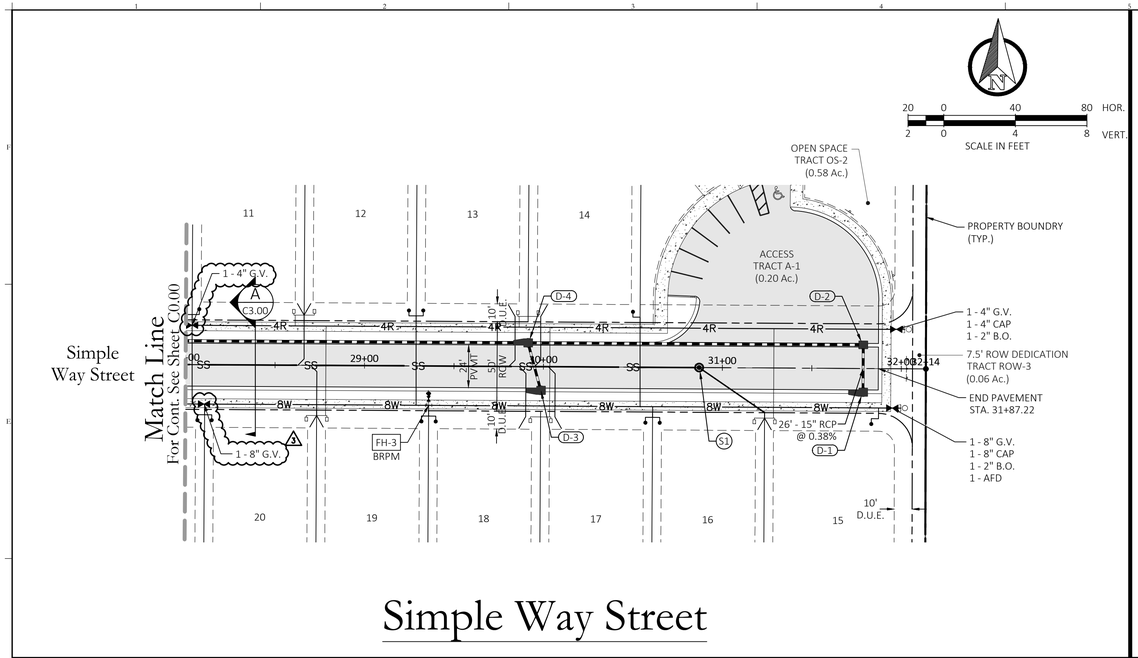
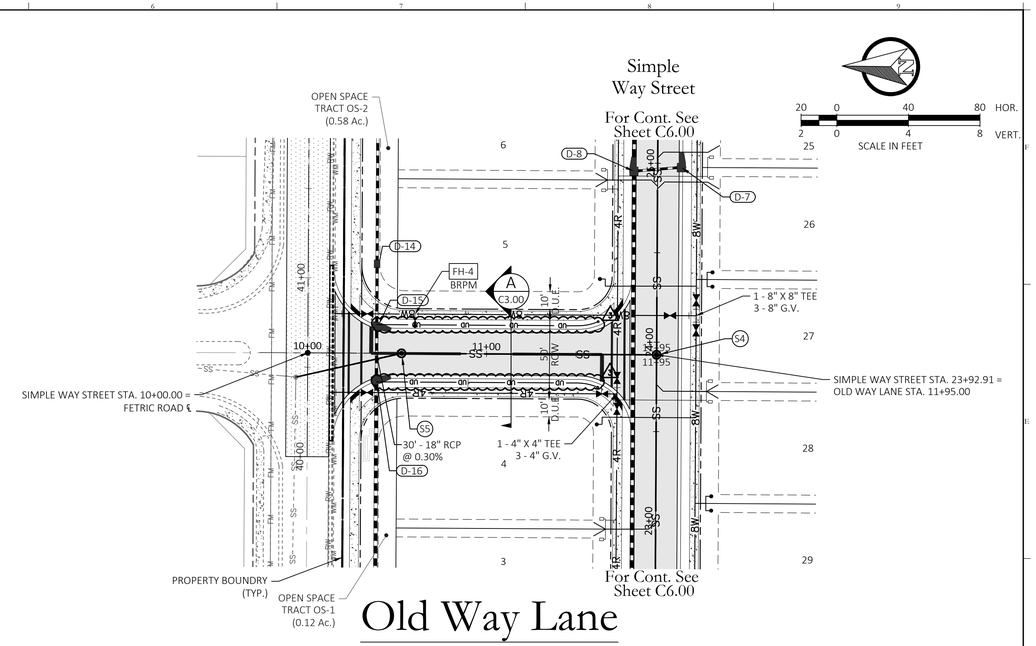
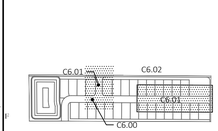


Simple Way Street



Old Way Lane



Key Map:

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APPROVED BY:	MDS
SCALE IN FEET:	1" = 40'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

OLD WAY LANE & SIMPLE WAY STREET PLAN & PROFILE

Sheet No.:

C6.01

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
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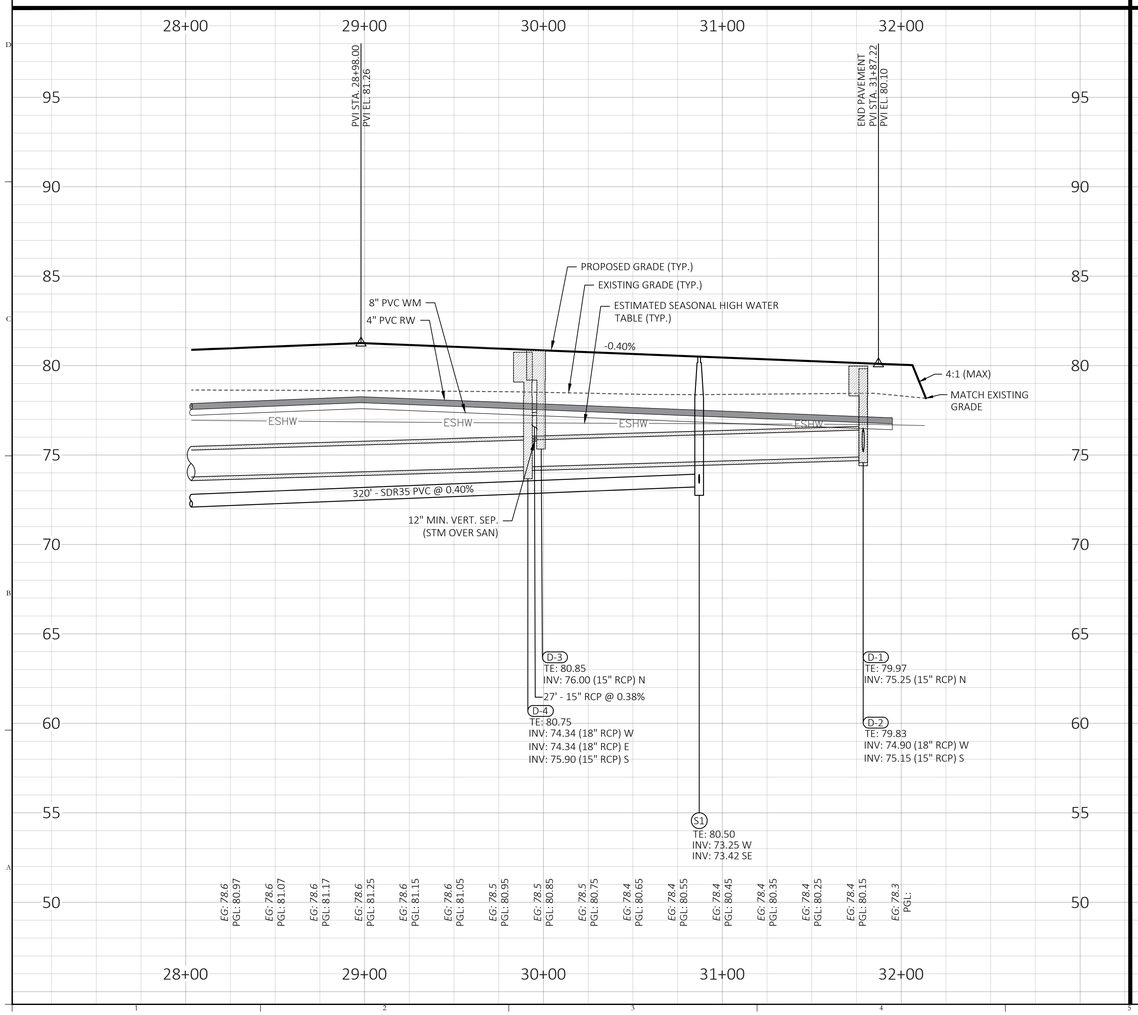
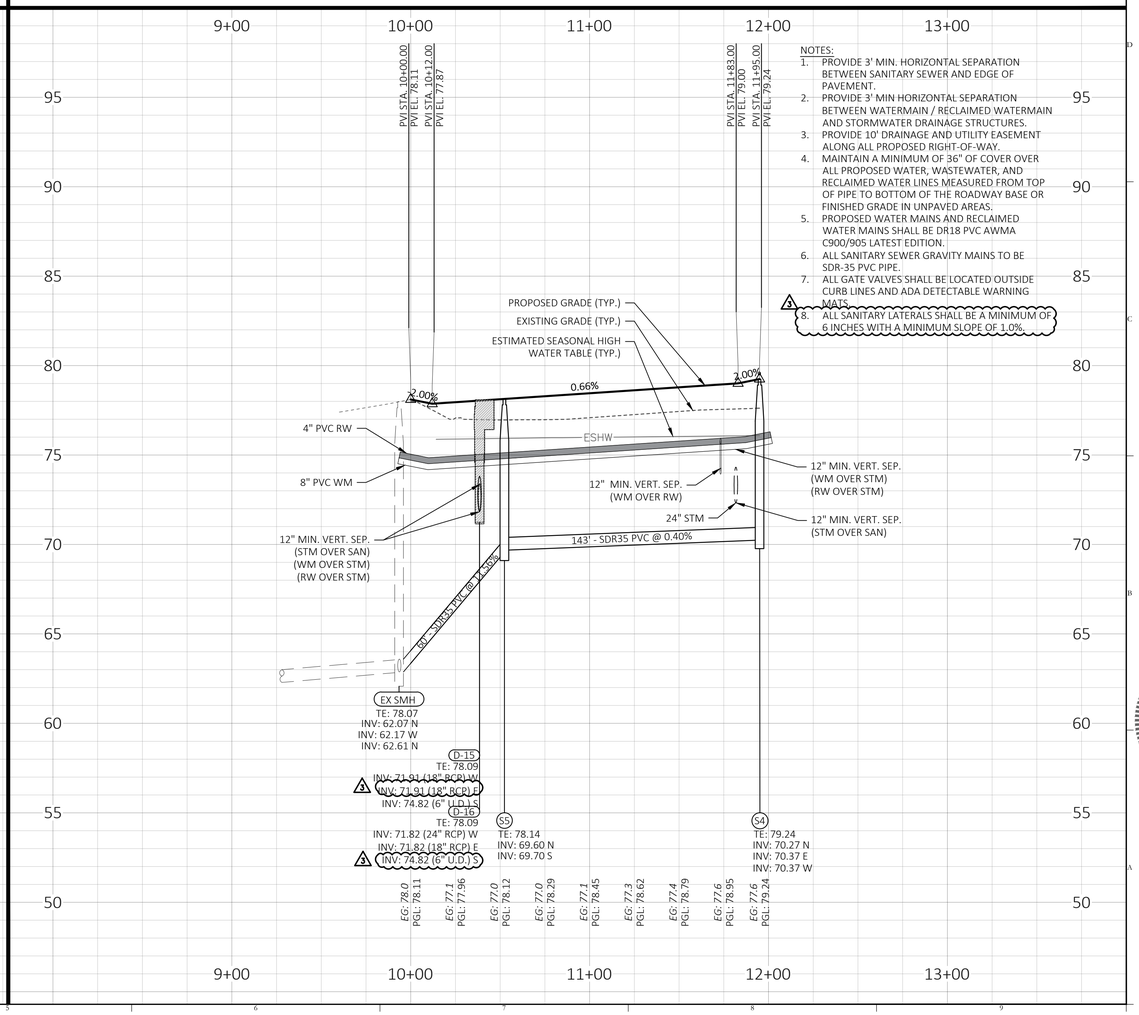
Eng. Bus. No. 28567





NOTES:
1. PROVIDE 3' MIN. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. PROVIDE 3' MIN HORIZONTAL SEPARATION BETWEEN WATERMAIN / RECLAIMED WATERMAIN AND STORMWATER DRAINAGE STRUCTURES.
3. PROVIDE 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL PROPOSED RIGHT-OF-WAY.
4. MAINTAIN A MINIMUM OF 36" OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES MEASURED FROM TOP OF PIPE TO BOTTOM OF THE ROADWAY BASE OR FINISHED GRADE IN UNPAVED AREAS.
5. PROPOSED WATER MAINS AND RECLAIMED WATER MAINS SHALL BE DR18 PVC AWMA C900/905 LATEST EDITION.
6. ALL SANITARY SEWER GRAVITY MAINS TO BE SDR-35 PVC PIPE.
7. ALL GATE VALVES SHALL BE LOCATED OUTSIDE CURB LINES AND ADA DETECTABLE WARNING MATS.
8. ALL SANITARY LATERALS SHALL BE A MINIMUM OF 6 INCHES WITH A MINIMUM SLOPE OF 1.0%.

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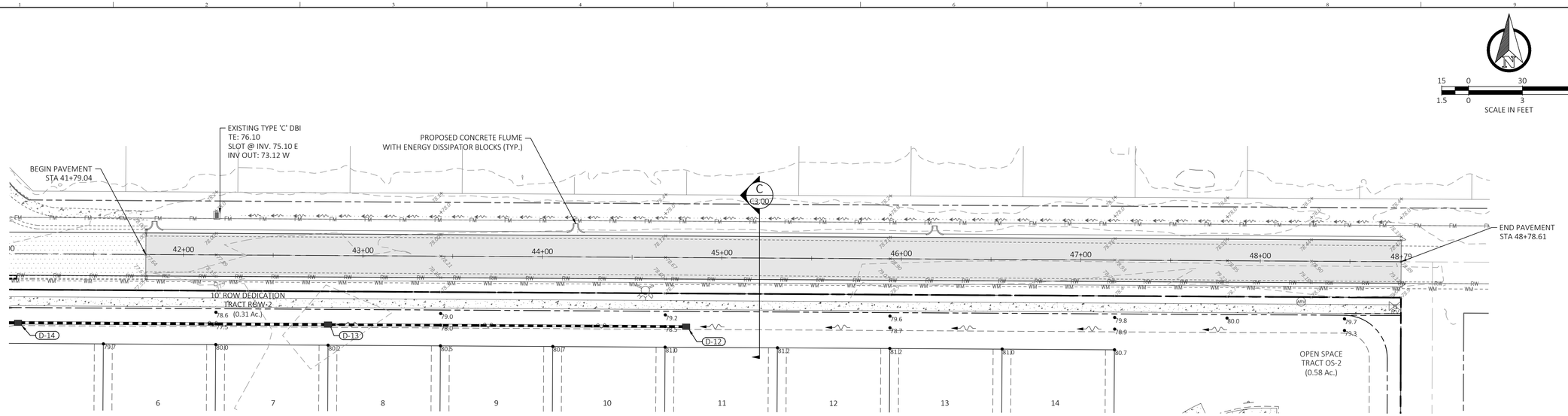
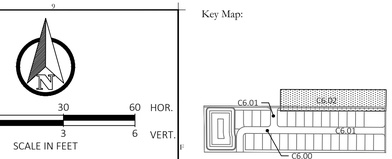
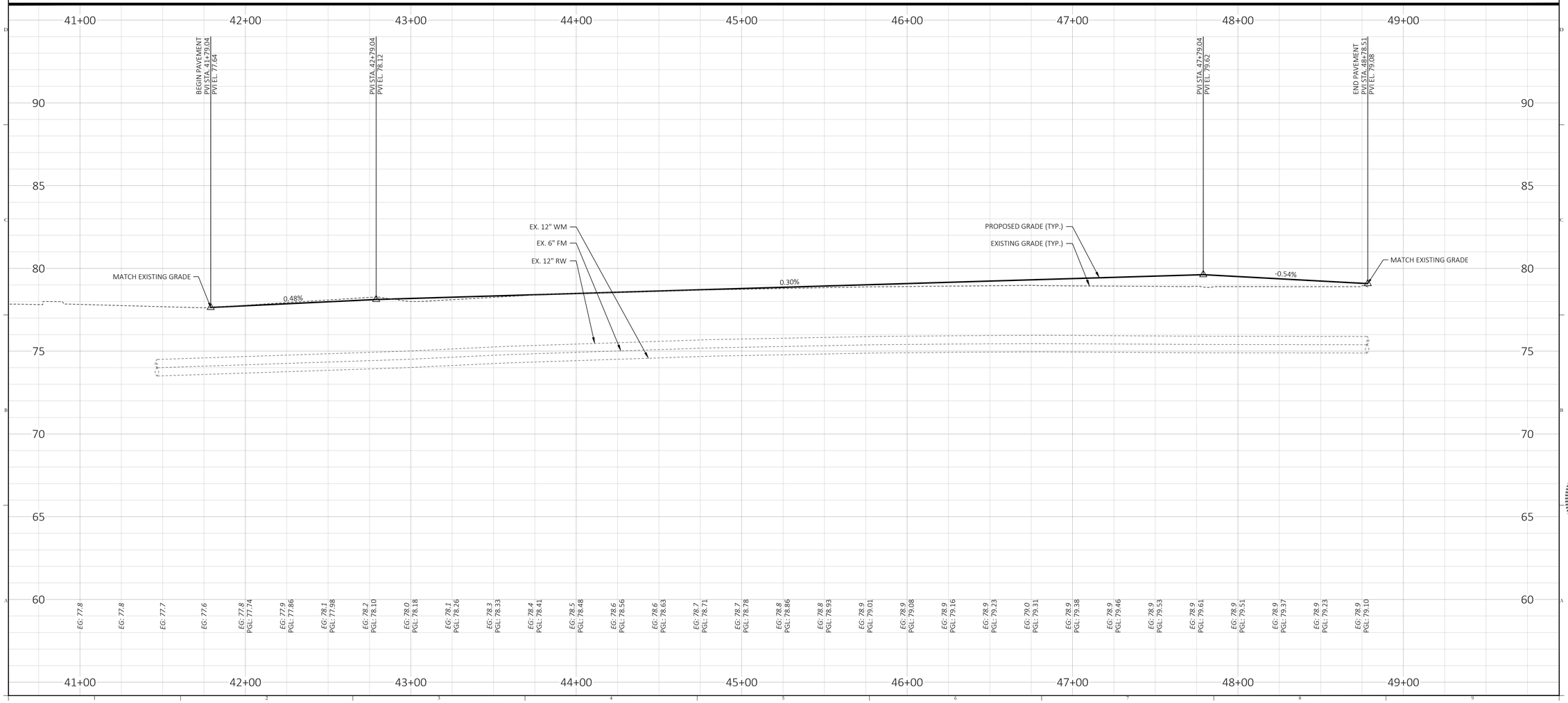




Fertic Road



Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS
3	11/17/2025	SUBMIT TO CITY
2	10/08/2025	SUBMIT TO SJWMD
1	09/05/2025	SUBMIT TO CITY AND TOHO
-	08/21/2025	SUBMIT TO SJWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 40'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

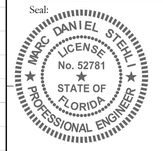
Sheet Title:

FERTIC ROAD PLAN & PROFILE

Sheet No.:

C6.02

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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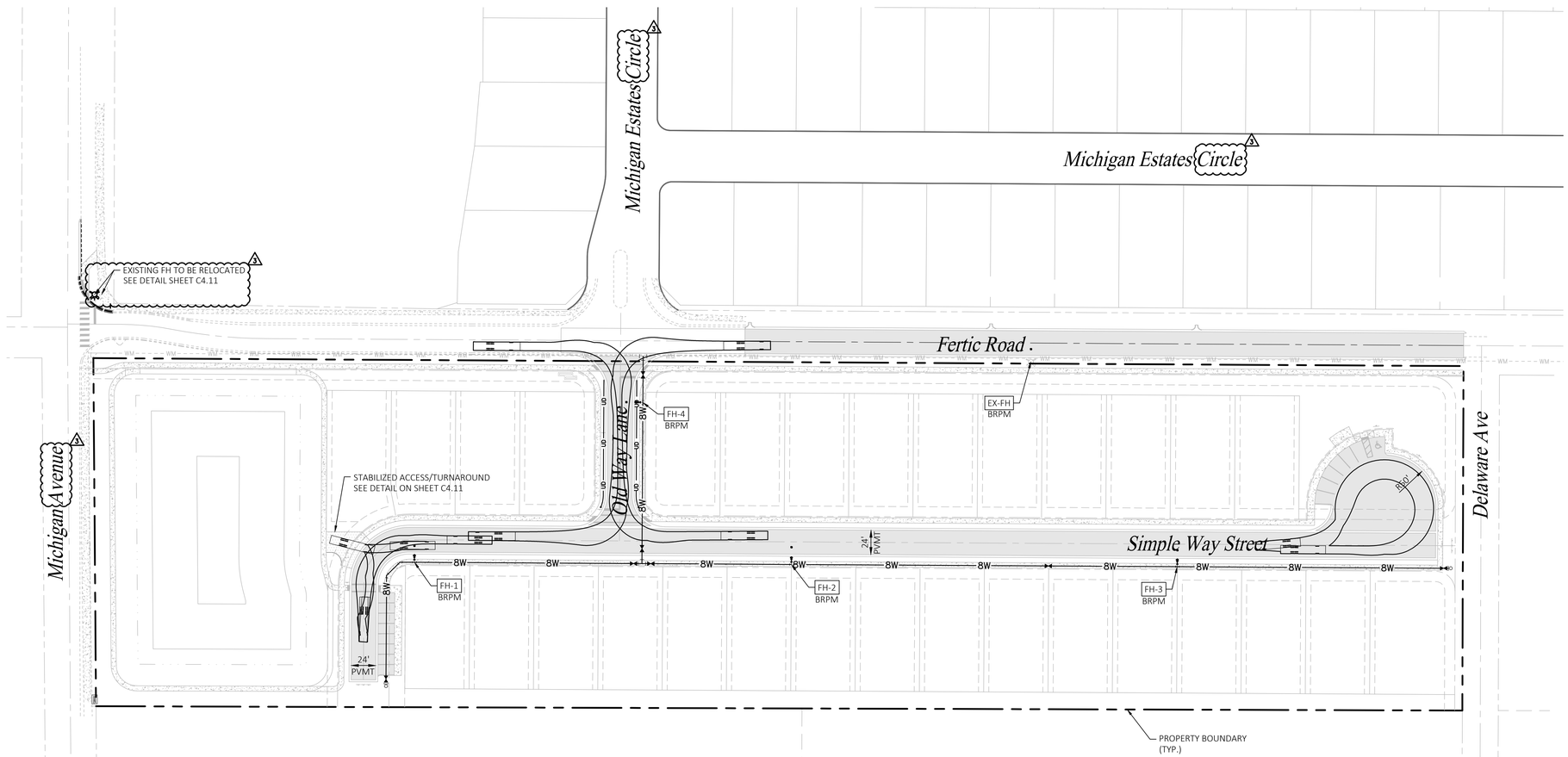

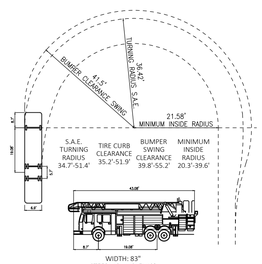

OSCEOLA FIRE DEPARTMENT AERIAL TRUCK

(REPORTED BY FEDERAL MOTORS)

N.T.S.

FIRE NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF ST. CLOUD LDL AND THE FFPC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE FFPC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.
3. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH NFPA 1 18.5.2 (FFPC 7TH EDITION 2020) AND BOTH OF THE FOLLOWING:
   (1) THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 600 FEET.
   (2) THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   (1) THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 400 FEET.
   (2) THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1 OF THE FFPC 7TH EDITION 2017, NFPA 1 AND 101 7TH EDITION. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 18.4.5.1.4 NFPA 1 (FFPC 7TH EDITION).
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER FFPC 7TH EDITION AND NFPA 1 (2018) WITH FLORIDA AMENDMENTS.
7. FIRE DEPARTMENT ACCESS ROADS SHALL EXTEND TO WITHIN 50 FEET OF A SINGLE EXTERIOR DOOR PROVIDING ACCESS TO THE INTERIOR OF THE BUILDING IN ACCORDANCE WITH 18.2.3.2.1 NFPA 1 (FFPC 7TH EDITION, 2020)
8. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING IS LOCATED NOT MORE THAN 150 FEET (450 FEET IF EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM) FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY IN ACCORDANCE WITH 18.2.3.2.2 NFPA 1 (FFPC 7TH EDITION, 2020).
9. DETACHED BUILDINGS (I.E. GARAGES, MOTHER-IN-LAW APARTMENTS) IN SINGLE-FAMILY AND ONE-TWO DWELLINGS SHALL BE CONSIDERED AS SEPARATE BUILDINGS. ACCESS TO THESE BUILDINGS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF NFPA 1, 2015 EDITION (FFPC 7TH EDITION).
10. ALL FIRE HYDRANTS SHALL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF ST. CLOUD CRITERIA.
11. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE ADJACENT TRAVEL LANE TO MARK THEIR LOCATIONS.
12. CLEAR SPACE OF 36 INCH RADIUS SHALL BE MAINTAINED AROUND FIRE HYDRANTS.

Key Map:

30 0 60 120

SCALE IN FEET

Consultant:

NO.	DATE:	DESCRIPTIONS:
3	11/17/2025	SUBMIT TO CITY
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1	09/05/2025	SUBMIT TO CITY AND TOHO
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

FIRE ACCESS PLAN

Sheet No.:

C7.00

Seal:

MARC DANIEL STEHLI
LICENSE
No. 52781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: November 17, 2025

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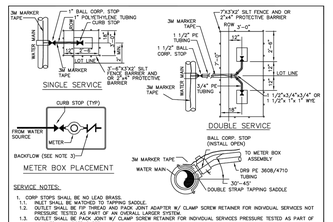


METER BOX PLACEMENT

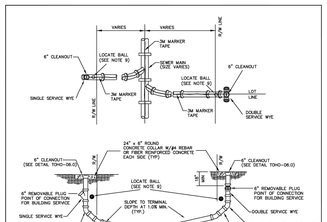
SERVICE NOTES:

1. CORP STOPS SHALL BE NO LEAD BRASS.
1.1. TAPS SHALL BE MADE WITH A DOUBLE STRAP SADDLE.
1.2. OUTLET SHALL BE FIP THREAD AND PACK JOINT ADAPTER W/ CLAMP SCREW RETAINER FOR INDIVIDUAL SERVICES NOT PRESSURE TESTED AS PART OF AN OVERALL LARGER SYSTEM.
1.3. OUTLET SHALL BE MJ THREAD W/ CLAMP SCREW RETAINER FOR INDIVIDUAL SERVICES PRESSURE TESTED AS PART OF AN OVERALL LARGER SYSTEM.
2. CURB STOPS SHALL BE LOCKING TYPE, STRAIGHT BALL VALVE, NO LEAD BRASS.
2.1. INLET SHALL BE PACK JOINT W/ CLAMP SCREW RETAINER.
2.2. OUTLET SHALL BE SWIVEL METER NUT CONNECTION TO MATCH METER SIZE.
3. BACKFLOW PREVENTER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE CORP STOP, DOWNSTREAM OF THE METER INLET AND OUTLET.
4. SERVICE LINE SHALL BE CONTINUOUS, NO FITTINGS ARE PERMITTED ON THE POLY LINE BETWEEN THE CORP STOP AND THE CURB STOP OR BETWEEN THE CORP STOP AND THE WYE AND THE WYE AND THE CURB STOP.
5. SERVICE LINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 36".
6. SERVICE TAPS SHALL BE A MINIMUM OF 12" FROM JOINTS, FITTINGS, OR OTHER TAPS ON THE MAIN.
7. SERVICE TUBING SHALL BE POLYETHYLENE DR9, 200PSI, BLUE FOR POTABLE, PURPLE FOR REUSE.
8. PLACE APPROVED 3M MARKER TAPE TO THE CURB STOP(S) INSIDE THE BOX AND TIED INTO THE MARKER TAPE AT THE MAIN.
9. SERVICE LINES SHALL BE MARKED IN THE CURB OR SIDEWALK IMMEDIATELY ADJACENT TO PARKING SPACES WITH A 3" TALL "W" FOR WATER OR 3" TALL "R" FOR REUSE. MARKS SHALL BE PAINTED BLUE FOR WATER AND PURPLE FOR REUSE.
10. THIS DETAIL IS INTENDED FOR 1" AND 1" RESIDENTIAL METERS ONLY. FOR 1.5" OR 2" METERS REFER TO TOHO-02.
11. THIS DETAIL IS INTENDED FOR SINGLE OR DOUBLE SERVICE RESIDENTIAL CONNECTIONS ONLY. FOR GROUPS OF 3 -18 METERS REFER TO TOHO-03.0, TOHO-03.1, AND TOHO-03.2

METER AND METER BOX PLACEMENT NOTES:

1. METERS 1" TO 1" ARE PAID FOR BY THE DEVELOPER AND INSTALLED BY TOHO.
2. METER BOX(ES), SERVICE LINE(S), AND ALL ASSOCIATED APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER.
3. TOHO PROVIDES APPROVED IN-GROUND BACKFLOW DEVICES ON ALL 1" AND 1" RESIDENTIAL METERS.
4. CURB STOP SHALL BE INSTALLED WITH THE OPERATING NUT FACING THE METER BOX.
5. METER BOX SHALL BE INSTALLED WITH THE LID PARALLEL TO THE CURB OR SIDEWALK, BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE METER BOX.
6. BUILDER SHALL MAKE FINAL HORIZONTAL AND VERTICAL ADJUSTMENTS TO METER ASSEMBLY AND BOX:
6.1. METER BOX LID SHALL BE SOLID PLASTIC WITH NO METAL ACCESS DOOR, BLACK FOR WATER, PURPLE FOR REUSE.
6.2. SINGLE LOT SERVICES SHALL HAVE METERS INSTALLED PERPENDICULAR TO THE CURB OR SIDEWALK.
6.3. DOUBLE LOT SERVICES SHALL HAVE BOXES PARALLEL TO THE CURB OR SIDEWALK.
6.4. TOP OF METER BOX/LID SHALL BE FLUSH WITH FINISH GRADE.
7. METER BOX LID SHALL BE SOLID PLASTIC WITH NO METAL ACCESS DOOR, BLACK FOR WATER, PURPLE FOR REUSE.

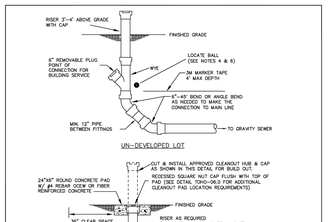
Toho Water Authority	DESIGNED BY: KML	ISSUED:	TYPICAL POTABLE WATER SERVICE	01.0
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



NOTES:

1. ALL RESIDENTIAL AND COMMERCIAL LATERALS SHALL BE 6".
2. THE SINGLE 6" RISER DENOTES THE END OF TOHO'S MAINTENANCE RESPONSIBILITY.
3. THE SINGLE 6" TOHO CLEANOUT SHALL BE PLACED ON THE LOT LINE AND WITHIN 24" OF THE RIGHT-OF-WAY LINE.
4. NO CLEANOUTS SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR IN A SIDEWALK OR WALKWAY.
5. ALL PIPE SHALL BE SDR 35 PVC WITH A MINIMUM 1/4" PER FOOT SLOPE.
6. LATERALS SHALL BE MARKED WITH A 3" HIGH "S" IN THE CURB OR SIDEWALK ADJACENT TO A PARKING SPACE WHERE THE LATERAL CROSSES THE CURB OR SIDEWALK. MARK SHALL BE PAINTED GREEN.
7. CONNECTIONS TO THE TOHO CLEANOUT VERTICAL STRAIGHTS ARE NOT PERMITTED.
8. FITTINGS USED SHALL NOT EXCEED 45 DEGREES. A MINIMUM OF 12" OF PIPE IS REQUIRED BETWEEN ALL FITTINGS.
9. ALL SEWER MAINS SHALL BE 8" MINIMUM. SEE TOHO-01.0 FOR ADDITIONAL NOTES AND REQUIREMENTS.
10. NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, OR OTHER CLEANOUTS USED FOR TESTING PURPOSES SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE TOHO CLEANOUT.
11. PLACE TOHO APPROVED 3M MARKER TAPE FROM THE MAIN TO THE SINGLE OR DOUBLE SERVICE WYE.
12. SEE TOHO-01.0 FOR ADDITIONAL NOTES AND REQUIREMENTS.
13. 8.1. IF MARKER TAPE IS INSTALLED MORE THAN 18" ABOVE A LATERAL DUE TO DEPTH OF THE PIPE, ADDITIONAL TOHO APPROVED MARKING TAPE SHALL BE REQUIRED 12" - 18" ABOVE THE PIPE.
9. PROVIDE TOHO APPROVED LOCATE BALLS AT ALL SINGLE AND DOUBLE SERVICE WYES.
10. SEE SANITARY CLEANOUT DETAIL TOHO-06 FOR ADDITIONAL NOTES AND REQUIREMENTS.

Toho Water Authority	DESIGNED BY: KML	ISSUED:	SANITARY SEWER LATERAL	05
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



NOTES:

1. SITE CONTRACTOR SHALL LEAVE THE CLEANOUT RISER 3" - 4" ABOVE FINISHED GRADE AT LOT BUILD OUT THE RISER SHALL BE CUT AND CAPPED WITH A CLEANOUT HUB AND CAP INSTALLED IN A CONCRETE PAD SET FLUSH WITH FINISH GRADE OR IN A CAST IRON HANDHOLE IF IN A DRIVEWAY.
2. THE SINGLE 6" TOHO CLEANOUT SHALL BE PLACED ON THE LOT LINE.
3. NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, OR OTHER CLEANOUTS USED FOR TESTING PURPOSES SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE TOHO CLEANOUT.
4. PROVIDE TOHO APPROVED LOCATE BALLS AT ALL SINGLE AND DOUBLE SERVICE WYES.
5. PLUMBER SHALL CONNECT TO SERVICE WYE WITH GASKETED PUSH FITTING ONLY, GLUE OR NON GASKETED FITTINGS SHALL NOT BE PERMITTED.
6. SEE SANITARY SEWER LATERAL DETAIL TOHO-05 AND SANITARY CLEANOUT PAD TOHO-06.1 FOR ADDITIONAL NOTES AND REQUIREMENTS.

Toho Water Authority	DESIGNED BY: KML	ISSUED:	SANITARY SEWER CLEANOUT	06.0
	DRAWN BY: EHW	11/17/2025		
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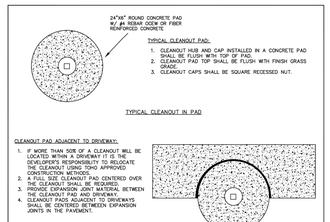
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



1. CLEANOUT HUB AND CAP INSTALLED IN A CONCRETE PAD SHALL BE FLUSH WITH TOP OF PAD.
2. CLEANOUT PAD TOP SHALL BE FLUSH WITH FINISH GRASS GRADE.
3. CLEANOUT CAPS SHALL BE SQUARE RECESSED NUT.

CLEANOUT PAD ADJACENT TO DRIVEWAY:

1. IF MORE THAN SIDE OF A CLEANOUT WILL BE LOCATED WITHIN A DRIVEWAY IT IS THE DEVELOPER'S RESPONSIBILITY TO RELOCATE THE CLEANOUT USING TOHO APPROVED CONSTRUCTION METHODS.
2. A FULL SIZE CLEANOUT PAD, CENTERED OVER THE CLEANOUT SHALL BE REQUIRED.
3. THERE SHALL BE A MINIMUM OF 12" BETWEEN THE CLEANOUT PAD AND DRIVEWAY.
4. CLEANOUT PADS ADJACENT TO DRIVEWAYS SHALL BE CENTERED BETWEEN EXPANSION JOINTS IN THE PAVEMENT.

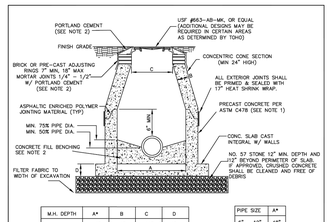
CAST IRON HANDHOLE:

1. CLEANOUT HUB AND CAP INSTALLED IN A CAST IRON HANDHOLE SHALL BE SET 4" BELOW FINISH GRADE.
2. CAST IRON HANDHOLE TOP SHALL BE SET FLUSH WITH DRIVEWAY OR PAVER TOP GRADE.
3. CAST IRON HANDHOLE SHALL BE 8" WIDE X 8" DEEP MINIMUM

GENERAL NOTES:

1. CLEANOUTS ARE NOT PERMITTED WITHIN SIDEWALKS, ENTRY WALKS, OR ANY OTHER PAVED AREA INTENDED FOR FOOT TRAFFIC ONLY.
2. LATERALS SHALL BE MARKED WITH A 3" HIGH "S" ON THE CURB OR SIDEWALK ADJACENT TO A PARKING SPACE WHERE THE LATERAL CROSSES THE CURB OR SIDEWALK.
3. NO PLANTINGS, STRUCTURES, OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, OR OTHER CLEANOUTS USED FOR TESTING PURPOSES SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF THE TOHO CLEANOUT.
4. NO CLEANOUTS SHALL BE PLACED IN DRIVEWAYS.
5. SEE SANITARY SEWER CLEANOUT DETAIL TOHO-06 FOR ADDITIONAL NOTES AND REQUIREMENTS.

Toho Water Authority	DESIGNED BY: KML	ISSUED:	SANITARY SEWER CLEANOUT PAD	06.1
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



M.H. DEPTH	A*
UP TO 11.99'	48"
12' - 15' +	60"

PIPE SIZE	A*
6" - 12"	48"
14" - 24"	60"
> 24"	72"

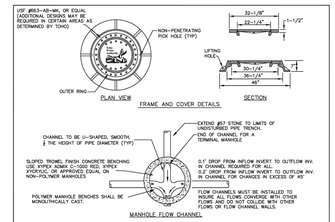
B	C	D
6"	36"	8"
8"	36"	10"

* MANHOLES 12' OR DEEPER ALLOWED ONLY ON CASE-BY-CASE BASIS WITH CEO/EXECUTIVE DIRECTOR APPROVAL

NOTES:

1. PRECAST CONCRETE SHALL BE TYPE 2 CEMENT, 4000 PSI WITH XYPEX ADMIX C-1000 RED, XYPEX XYCRYLIC ADMIX, OR APPROVED EQUAL.
2. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE OR OUTSIDE OF A NON-POLYMER MANHOLE SHALL REQUIRE XYPEX C-1000 RED, XYPEX XYCRYLIC ADMIX OR APPROVED EQUAL.
3. NON-POLYMER AND POLYMER MANHOLES SHALL REQUIRE XYPEX C-1000 RED, XYPEX XYCRYLIC ADMIX OR APPROVED EQUAL.
4. LIFT HOLES ARE NOT PERMITTED THROUGH PRECAST SECTIONS.
5. REINFORCING STEEL PER ASTM C478 (MOST RECENT EDITION) SHALL BE REQUIRED.
6. MANHOLE DESIGNS MUST MAINTAIN A MINIMUM OF 508 UNINTERRUPTED WALL AREA ON ANY HORIZONTAL PLANE FOR THE INSTALLATION OF A SINGLE SERVICE SADDLE.
7. CONCENTRIC FLAT TOP SLABS ARE ONLY ALLOWED WHERE THE DEPTH OF COVER OVER THE PIPE IS LESS THAN 48" OR WHERE OTHERWISE APPROVED BY TOHO.
8. SERVICE LATERALS SHALL BE PERMITTED DIRECTLY INTO MANHOLES MATCHING THE CROWN ELEVATION OF THE OUTFLOW PIPE ONLY. DROPS OR FILLETED FLUMES ARE NOT PERMITTED FOR LATERALS.
9. FOR DROP MANHOLES OR FOR MANHOLES FOLLOWING MANHOLES REFERENCE THE POLYMER MANHOLE DETAIL TOHO-07.1 FOR ADDITIONAL REQUIREMENTS.
9.1. MANHOLES 15' OR DEEPER.
9.2. MANHOLES THAT RECEIVE FORCE MAINS.
9.3. MANHOLES WITH 90° DEFLECTIONS.
9.4. MANHOLES WITHIN 400' UPSTREAM OR DOWNSTREAM OF 8.2 OR 8.3 ABOVE.
10. WHERE MANHOLES ARE NOT IN PAVED AREAS OR COMPLETELY PROTECTED FROM VEHICULAR TRAFFIC, A CONCRETE COLLAR PER TOHO-28 SHALL BE REQUIRED.

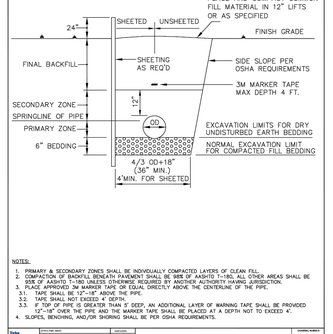
Toho Water Authority	DESIGNED BY: KML	ISSUED:	STANDARD MANHOLE	07.0
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



NOTES:

1. ALL EXTERIOR JOINTS SHALL BE CLEANED, PRIMED, DRIED, AND SEALED WITH 17" HEAT SHRINK WRAP.
2. ALL INTERIOR JOINTS SHALL BE CLEANED, PRIMED, AND GROUTED.
3. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE NON-POLYMER MANHOLES OR OUTSIDE OF NON-POLYMER AND POLYMER MANHOLES SHALL REQUIRE XYPEX C-1000 RED, XYPEX XYCRYLIC ADMIX OR APPROVED EQUAL.
4. ALL PORTLAND CEMENT, GROUT, OR CONCRETE FILL USED INSIDE POLYMER MANHOLES SHALL REQUIRE POLYMER MODIFIED GROUT OR CONCRETE FILL APPROVED BY TOHO.
5. CONCENTRIC FLAT TOP SLABS ARE ONLY ALLOWED WHERE THE DEPTH OF COVER OVER THE PIPE IS LESS THAN 48" OR WHERE OTHERWISE APPROVED BY TOHO.
6. CONNECTIONS TO BRICK MANHOLES SHALL BE COMPLETED UTILIZING SDR35 OR SDR26 SAND COLLAR(S) AND 4,000PSI CONCRETE WITH XYPEX C-1000 RED, XYCRYLIC ADMIX OR APPROVED EQUAL.

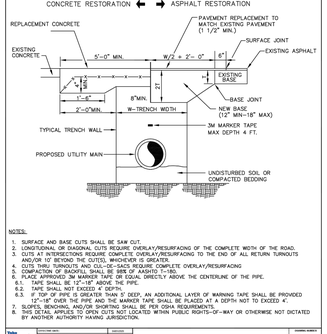
Toho Water Authority	DESIGNED BY: KML	ISSUED:	MISCELLANEOUS MANHOLE	08.0
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



NOTES:

1. PRIMARY & SECONDARY ZONES SHALL BE INDIVIDUALLY COMPACTED LAYERS OF CLEAN FILL.
2. SIDE SLOPES SHALL BE PER OSHA REQUIREMENTS. SHEETING SHALL BE USED IN OTHER AREAS SHALL BE SIDE OF AASHTO T-180 UNLESS OTHERWISE REQUIRED BY ANOTHER AUTHORITY HAVING JURISDICTION.
3. PLACE APPROVED 3M MARKER TAPE OR EQUAL DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
3.1. TAPE SHALL BE 1'-0" ABOVE THE PIPE.
3.2. TAPE SHALL NOT EXCEED 4' DEPTH.
3.3. IF TOP OF PIPE IS GREATER THAN 5' DEEP, AN ADDITIONAL LAYER OF WARNING TAPE SHALL BE PROVIDED 12"-18" OVER THE PIPE AND THE MARKER TAPE SHALL BE PLACED AT A DEPTH NOT TO EXCEED 4'.
4. SLOPES, BENCHING, AND/OR SHORING SHALL BE PER OSHA REQUIREMENTS.

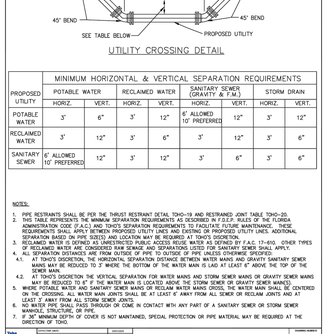
Toho Water Authority	DESIGNED BY: KML	ISSUED:	TYPICAL PIPE TRENCH	14
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



NOTES:

1. SURFACE AND BASE CUTS SHALL BE SAW CUT.
2. SURFACE/BASE OR DIAGONAL CUTS REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE ROAD.
3. CUTS AT INTERSECTIONS REQUIRE COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN TURNOUTS AND/OR 10' BEYOND THE CUT(S), WHICHEVER IS GREATER.
4. CUTS THRU TURNOUTS AND CUL-DE-SACS REQUIRE COMPLETE OVERLAY/RESURFACING
5. COMPACTION OF BACKFILL SHALL BE 98% OF AASHTO T-180.
6. FLAT BOTTOM HOLES SHALL BE DUG BY HAND TO ACCEPT THE COUPLER INLET AND OUTLET.
6.1. TAPE SHALL BE 1'-0" ABOVE THE PIPE.
6.2. TAPE SHALL NOT EXCEED 4' DEPTH.
6.3. IF TOP OF PIPE IS GREATER THAN 5' DEEP, AN ADDITIONAL LAYER OF WARNING TAPE SHALL BE PROVIDED 12"-18" OVER THE PIPE AND THE MARKER TAPE SHALL BE PLACED AT A DEPTH NOT TO EXCEED 4'.
7. SLOPES, BENCHING, AND/OR SHORTING SHALL BE PER OSHA REQUIREMENTS.
8. THIS DETAIL APPLIES TO OPEN CUTS NOT LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR OTHERWISE NOT DICTATED BY ANOTHER AUTHORITY HAVING JURISDICTION.

Toho Water Authority	DESIGNED BY: KML	ISSUED:	OPEN CUT	15
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



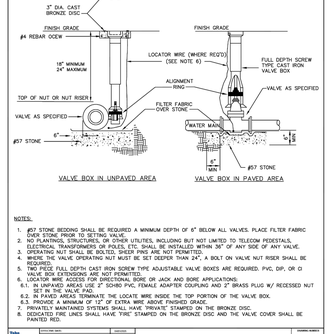
UTILITY CROSSING DETAIL

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER (GRAVITY & F.M.)		STORM DRAIN	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	3'	6"	3'	12"	6' ALLOWED 10' PREFERRED	12"	3'	12"
RECLAIMED WATER	3'	12"	3'	6"	3'	12"	3'	6"
SANITARY SEWER	6' ALLOWED 10' PREFERRED	12"	3'	12"	3'	6"	3'	6"

NOTES:

1. PIPE RESTRAINTS SHALL BE PER THE THRUST RESTRAINT DETAIL TOHO-19 AND RESTRAINED JOINT TABLE TOHO-20.
2. THE TOHO SEPARATION IS THE MINIMUM SEPARATION REQUIREMENTS AS OUTLINED IN F.A.C. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.) AND TOHO'S SEPARATION REQUIREMENTS TO FACILITATE FUTURE MAINTENANCE. THESE REQUIREMENTS SHALL APPLY BETWEEN PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES. ADDITIONAL SEPARATION BASED ON PIPE SIZES AND LOCATION MAY BE REQUIRED AT TOHO'S DISCRETION.
3. RECLAIMED WATER IS DEFINED AS UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF REUSE WATER SHALL REQUIRE ADDITIONAL SEPARATION AS DETERMINED BY TOHO AND/OR FDEP ON A CASE-BY-CASE BASIS ONLY.
4. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED.
4.1. AT TOHO'S DISCRETION, THE HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY SANITARY SEWER MAINS MAY BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6" ABOVE THE TOP OF THE SEWER MAIN.
4.2. AT TOHO'S DISCRETION THE VERTICAL SEPARATION FOR WATER MAINS AND STORM SEWER MAINS OR GRAVITY SEWER MAINS MAY BE REDUCED TO 6" IF THE WATER MAIN IS LOCATED ABOVE THE STORM SEWER OR GRAVITY SEWER MAIN(S).
5. WHERE POTABLE WATER AND SANITARY SEWER MAINS OR RECLAIM WATER MAINS CROSS, THE WATER MAIN SHALL BE CENTERED ON THE CROSSING. ALL WATER MAIN JOINTS SHALL BE AT LEAST 6' AWAY FROM ALL SEWER OR RECLAIM JOINTS AND AT LEAST 3' AWAY FROM ALL STORM SEWER JOINTS.
6. NO PIPE SHALL BE LAID, PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER OR STORM SEWER MANHOLE, STRUCTURE, OR INLET.
7. IF 36" MINIMUM DEPTH OF COVER IS NOT MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL MAY BE REQUIRED AT THE DIRECTION OF TOHO.

Toho Water Authority	DESIGNED BY: KML	ISSUED:	PIPE CLEARANCES AND CROSSINGS	16
	DRAWN BY: EHW	11/17/2025		
	CHECKED BY: KML			
	APPROVED BY: MDS			
	SCALE IN FEET: N/A			



NOTES:

1. #57 STONE BEDDING SHALL BE REQUIRED A MINIMUM DEPTH OF 6" BELOW ALL VALVES. PLACE FILTER FABRIC OVER STONE AT TOP OF STONE.
2. NO PLANTINGS, STRUCTURES OR OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO TELECOM PEDESTALS, ELECTRICAL TRANSFORMERS OR POLES, ETC. SHALL BE INSTALLED WITHIN 36" OF ANY SIDE OF ANY VALVE.
3. OPERATING NUT SHALL BE EXCITED, SHEER PINS ARE NOT PERMITTED.
4. WHERE THE VALVE OPERATING NUT MUST BE SET DEEPER THAN 24", A BOLT ON VALVE NUT RISER SHALL BE REQUIRED.
5. TWO PIECE FULL DEPTH CAST IRON SCREW TYPE ADJUSTABLE VALVE BOXES ARE REQUIRED. PVC, DIP, OR O VALVE BOX EXTENSIONS ARE NOT PERMITTED.
6. LOCATOR WIRE ACCESS FOR DIRECTIONAL BORE OR JACK AND BORE APPLICATIONS.
6.1. IN UNPAVED AREAS USE 2" SCH80 PVC, FEMALE ADAPTER COUPLING AND 2" BRASS PLUG W/ RECESSED NUT FOR WIRE ACCESS.
6.2. IN PAVED AREAS TERMINATE THE LOCATE WIRE INSIDE THE TOP PORTION OF THE VALVE BOX.
6.3. PROVIDE A MINIMUM OF 12" OF EXTRA WIRE ABOVE FINISHED GRADE.
7. PRIVATELY MAINTAINED SYSTEMS SHALL HAVE "PRIVATE" STAMPED ON THE BRONZE DISC.
8. DEDICATED FIRE LINES SHALL HAVE "FIRE" STAMPED ON THE BRONZE DISC AND THE VALVE COVER SHALL BE PAINTED RED.

Toho Water Authority	DESIGNED BY: KML	ISSUED:	VALVE AND BOX	17.

General:

1. Where conflicts arise between the Toho accepted plans, Toho Standards & Specifications Manual, Toho Standard Details, best practices, or other applicable government or industry standards, the developer or their assigned representative shall seek guidance from Toho for direction on how to proceed.

2. Reference Toho's Standards, Specifications and Details, latest Edition for issues not specifically addressed below or on the Toho accepted plans.

4. Utilities shall be constructed in accordance with Toho accepted plans and shop drawings. Any deviation from the Toho accepted plans must be coordinated through the developer's engineer and approved by Toho.

6. A preconstruction meeting with the Toho's staff is required prior to initiating construction.

7. All required permits including but not limited to FDEP water and wastewater permits, right-of-way utilization permit(s), dewatering permit(s), and temporary construction easement(s) shall be obtained prior to initiating construction.

Permits, Plans, Shop Drawings:

1. FDEP Water and Wastewater Permits or Letters of Determination shall be obtained for the potable water distribution and sanitary sewer collection system prior to commencement of construction.

2. Shop drawings for all water, reuse, and sanitary sewer materials and structures shall be submitted to Toho prior to initiating construction.

4. Installation of materials and/or structures prior to Toho shop drawing approval is done at the Contractor's own risk. Any material or structure found to be out of compliance with Toho standards shall be removed at the expense of the contractor.

5. A stamped set of Toho accepted plans shall be always present on the site. Plans are valid for 12 months from the date of plan acceptance by Toho. If construction does not begin within this 12-month period, the developer must contact Toho for a project status review and possible approval for extension.

6. One hard copy and one electronic copy of record drawings shall be submitted to Toho before the pre-final inspection. Record drawings shall conform to sections 11.6 of Toho's Standards, Specifications and Details, latest Edition.

Miscellaneous:

1. All tie-ins to existing manholes shall be via core drill. Connect pipe to manhole using a flexible connector or approved A-lok.

2. All mechanical joints shall be restrained. Thrust blocks are not permitted on Toho maintained infrastructure.

3. Maintain a minimum 36" of cover measured from the bottom of the sub-grade to the top of all water, reuse, and sanitary sewer pipes. If 36" of cover cannot be maintained, notify the project engineer and Toho for evaluation.

4. Galvanized pipe is not allowed and if encountered shall be replaced with approved materials.

5. 3M Locate Tape shall be installed 12" to 18" over all pipe but no deeper than 4'. If a main is more than 5' deep to top of pipe the 3M marker tape shall be placed within the top 3' of fill and an additional layer of standard metallic marking tape shall be place 12" above the pipe.

6. All PVC pipe shall be green in color (for sewer), blue in color (for water) and purple in color (for reuse). DIP shall have a continuous 2" wide, permanent green, blue, or purple stripe of oil based enamel on the top of the pipe.

7. Directional bores shall use 1 - 8 gauge steel core copper and 1 - 8 gauge solid copper tracer wire.

8. One compaction test shall be taken for each 12" layer of fill from the spring-line of the pipe to finish grade for each 300 feet of pipe and for every 100 square feet of backfill around structures.

9. All existing water, reuse, and sanitary sewer appurtenances on or around a project site which might be affected by the work shall be protected during construction and shall be brought to finished grade per the Toho's Standards, Specifications and Details, latest Edition.

10. All tree and shrub root balls shall be placed with a minimum of 5' horizontal separation from Toho owned and maintained utilities.

11. If the underground contractor de-mobilizes between phases of a project and the water distribution system has been cleared for use by FDEP, the contractor will be required to install automatic flushing devices on all potable water main dead-ends whether intended as stub-outs or as incomplete construction. If the site has not been cleared for use by FDEP, the contractor will be required to physically disconnect all un-cleared mains from the points-of-connection to cleared mains.

12. When required by another regulatory agency, masonry walls around lift stations shall require anti-climb measures at the top of the wall with appropriate signage on all exterior walls indicating the use of anti-climb measures that may not be visible.

13. All permanent structures including but not limited to building foundations, walls, and light poles shall be placed with a minimum 12' horizontal separation from all Toho owned infrastructure.

14. A minimum 12-foot-wide access road shall be provided for all Toho owned utilities which are located outside of paved roadways. The top 8" of the access road(s) shall be stabilized to a Florida Bearing Value of 75 psi, and compacted to 98% of AASHTO T-180.

15. Pipe deflection for pressure pipe cannot exceed 25% of the pipe manufacturer's recommendation.

Separation Requirements:

1. Per FDEP requirements and subject to Toho approval.

Potable Water and Reuse Water - Testing:

1. Potable water lines shall be installed, cleaned, flushed, disinfected and bacteriologically tested and cleared for service in accordance with the latest AWWA standards and FDEP rules and regulations.

   a. Disinfection and bacteriological sampling shall be done by an accredited contractor and/or lab and witnessed by Toho.

2. All potable water and reuse water distribution systems shall be flushed clean of all deleterious material prior to any testing. Mains 4" and larger shall be pigged and mains and services smaller than 4" shall be flushed. All pigging and flushing shall be through a metered source of potable water previously cleared for use by FDEP and Toho.

3. Potable water and reuse water lines shall be pressure tested in accordance with AWWA-C600 (ductile iron pipe) and AWWA-C605/M23 (PVC pipe) specifications at 150 psi and witnessed by Toho personnel. No leakage shall be allowed.

4. All tapping saddles and sleeves shall be pressure tested at 150 psi and witnessed by Toho personnel prior to initiating the tap. The tapping valve or corporation stop shall be tested with the saddle or sleeve.

Potable Water and Reuse Water - Materials:

1. PVC pipe (4) inches through thirty-six (36) inches shall be AWWA C-900/905, latest edition.

2. DIP pipe four (4)" through fifty-four (54)" shall be ANSI/AWWA A21.51/C151 with a minimum working pressure class 150 pipe.

   a. Any fittings required shall be mechanical joint ductile iron conforming to ANSI/AWWA A21.10/C110, 250 psi minimum pressure rating, or ductile iron compact fittings in accordance with ANSI/AWWA A21.53/C153.

   b. Joints for ductile iron pipe shall be push-on or mechanical joints conforming to ANSI/AWWA A21.11/C111. Above ground joints shall be flanged with stainless steel bolts, nuts and washers. Flanged joints shall conform to ANSI Standard B 16.1-125 LB.

   c. Where ductile iron pipe and fittings are to be below ground or installed in a casing pipe the exterior coating shall be a minimum 1.0 mil thick in accordance with ANSI/AWWA A21.51/C151.

   d. Where ductile iron pipe and fittings are to be installed above ground, pipe, fittings, and valves shall be thoroughly cleaned and given one exterior field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer, and two finish coats (minimum 1.5 mils dry thickness each).

   e. All ductile iron pipe and fittings shall have an interior protective lining of cement-mortar with a seal coat of asphaltic material in accordance with ANSI/AWWA A21.4/C104.

   f. The pipe shall be polyethylene encased (8 mil) where shown on the Toho accepted plans and in accordance with ANSI/AWWA A21.51/C105.

3. Polyethylene pipe four (4)" through twelve (12)" shall be AWWA standard C906, PE3408 latest edition. The polyethylene pipe shall have a minimum working pressure rating of 160 psi and shall have a standard dimension ratio (SDR) of 11. Pipe shall be the same ID as ductile iron pipe.

   a. Polyethylene pipe shall have fusion bonded joints.

   b. Fittings used with polyethylene pipe shall be fabricated fusion fittings in accordance with AWWA Standard C906.

3. Polyethylene pipe three-quarter (¾)" through two (2)" shall be AWWA standard C901, PE3608, blue for potable water and purple for reuse water. The polyethylene pipe shall have a minimum working pressure rating of 160 psi and shall have a standard dimension ratio (SDR) of 9 (PC250). 4" and larger service pipe shall be C-900 PVC or DIP.

4. 3" service lines shall not be permitted.

5. Valves shall be resilient wedge gate valves.

6. Valves shall be located at not more than 500-foot intervals in commercial, industrial and high-density residential areas and at not more than 1000-foot intervals in all other areas. Appropriate valving shall also be provided on all sides of tees and crosses and on both sides of a directional bore or jack and bore.

7. All meters 2" and smaller shall be installed by Toho after all payment of applicable fees and charges. All meters 2" and less in size shall be installed underground in an approved meter box.

8. Meters larger than 2" shall be installed above ground and are the responsibility of the developer. In general, meters 2" and larger shall be located in a meter easement located adjacent to the public right of way and outside of paved areas or as shown on the Toho accepted plans.

Gravity Sewer - Testing:

1. Prior to any testing, passing soil density tests and slope surveys shall be submitted to Toho.

2. All sanitary manholes shall be inspected by Toho personnel prior to installing in ground and prior to backfilling once installed.

3. Sanitary sewers shall be video inspected and witnessed by Toho personnel in accordance with the Toho's Standards, Specifications and Details, latest Edition.

4. Sanitary sewers shall be low pressure air tested with no allowable loss and witnessed by Toho personnel.

5. Gravity sanitary sewer mains shall require a mandrel test which shall be witnessed by the Toho inspector in accordance with the Toho's Standards, Specifications and Details, latest Edition.

Gravity Sewer - Materials:

1. PVC pipe eight (8)" through twelve (12)" shall be ASTM D3034, SDR 35. The joints shall be integral bell elastomeric gasket joints manufactured in accordance with ASTM D3212 and ASTM F477/ Applicable UNI-Bell Plastic Pipe Association standard is UNI B-4.

2. PVC pipe fifteen (14)" through twenty-seven (27)" shall be ASTM F679, SDR 35. The joints shall be integral bell elastomeric gasket joints manufactured in accordance with ASTM D3212 and ASTM F477/ Applicable UNI-Bell Plastic Pipe Association standard is UNI B-7.

3. All PVC pipe shall bear the NSF-DW seal. The minimum standard length of pipe shall be thirteen (13) feet. PVC pipe with less than 15 ft of cover shall be SDR 35. Where permitted by Toho, PVC pipe with 15 to 20 ft of cover shall be SDR 26 and PVC pipe with 20 to 30 ft of cover shall be DR 18 pressure pipe conforming to AWWA C-900/C-905

4. Joint Materials:

   a. PVC sewer pipe joints shall be flexible elastomeric seals per ASTM D3212.

   b. Joints between pipes of different materials shall be made with a rigid PVC coupling. Fernco adapters shall only be permitted when transitioning between clay pipe and PVC.

Sanitary Sewer Force Mains – Testing:

1. All sanitary sewer force mains shall be flushed clean and pigged prior to any testing. All pigging shall be through a metered source of potable water already cleared for use by FDEP and Toho.

2. Sanitary sewer force mains shall be pressure tested in accordance with AWWA-C600 (ductile iron pipe) and AWWA-C605/M23 (PVC pipe) specifications at 100 psi or 1.5 times the operating pressure, whichever is greater for a minimum of 2 hours and witnessed by Toho personnel. No leakage shall be allowed.

Sanitary Sewer Force Mains - Materials:

1. PVC pipe four (4)" through twelve (12)" shall be AWWA standard C-900/905 with a dimension ratio (DR) of 25.

   a. PVC pipe shall be integral bell, push-on type joints.

2. DIP pipe four (4)" through fifty-four (54)" shall be ANSI/AWWA A21.51/C151 with a minimum of pressure class 150 and an interior protective lining of "Protecto 401" epoxy or equal with a minimum dry film thickness 40 mils.

   a. Above ground fittings and joints shall be flanged with T5 cadmium plated bolts, nuts, and washers. Flanged joints shall conform to ANSI Standard B16.1-125 LB.

   b. Ductile iron pipe, fittings, and valves shall be thoroughly cleaned and given one exterior field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer, and two finish coats (minimum 1.5 mils dry thickness each).

3. Polyethylene pipe four (4)" through twelve (12)" shall be in accordance with AWWA standard C906, latest edition. The polyethylene pipe shall have a minimum working pressure rating of 100 psi and shall have a dimension ratio (DR) of 17.

   a. Polyethylene pipe shall have fusion bonded joints.

   b. Fittings used with polyethylene pipe shall be fusion fittings in accordance with AWWA Standard C906.

4. Polyethylene pipe smaller than four (4)" shall be AWWA standard C901, PE3608, green. The polyethylene pipe shall have a minimum working pressure rating of 160 psi and shall have a standard dimension ratio (SDR) of 9 (PC250). 4" and larger service pipe shall be C-900 PVC or DIP.

5. Wastewater force mains shall be equipped with air release valves located at piping high points immediately upstream of dips, or other elevation declines and as shown on the Toho accepted plans.

6. Valves shall be resilient wedge gate valves.

7. Valves shall be located at not more than 2,000-foot intervals in all areas.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS
3	11/17/2025	SUBMIT TO CITY
2	10/08/2025	SUBMIT TO SPRMD
1	09/05/2025	SUBMIT TO CITY AND TOHO
-	08/21/2025	SUBMIT TO SPRMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:

CITY OF ST. CLOUD, FL

Sheet Title:

TOHO CONSTRUCTION NOTES

Sheet No.:

C9.21

DATE: November 17, 2025

POULOS & BENNETT
a Pape-Dawson company
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-028 FORESTAR CLARK PROPERTY - ST. CLOUD\CAD\ENGINEERING\CITY\24-028-FE-TWACN

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN CONFORMANCE WITH THE CITY OF ST. CLOUD SPECIFICATIONS AND ANY OTHER AGENCIES' SPECIFICATIONS AND REQUIREMENTS. THEY SHALL OBTAIN A COPY OF THE SOIL REPORT REFERENCED HEREIN AND VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. THEY SHALL CLEAR AND GRUB ALL RIGHT-OF-WAYS, TRACTS AND APPROPRIATE EASEMENTS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, AND ALL OTHER DELETERIOUS MATERIAL.
2. THE EXACT LOCATIONS OF EXISTING UTILITIES ARE UNKNOWN. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING BY NOTIFYING THE UTILITY COMPANY TO LOCATE THEIR UTILITIES OR BY FIELD VERIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED UTILITY RESULTING FROM THE CONTRACTOR'S CONSTRUCTION AT THE CONTRACTOR'S OWN EXPENSE.
3. THE REQUIREMENTS OF THE CITY OF ST. CLOUD STANDARD SPECIFICATIONS AND STANDARD DETAILS SHALL GOVERN ALL WORK. WHERE A CONFLICT EXISTS IN THE REQUIREMENTS OF A REFERENCED MATERIAL OR INSTALLATION STANDARD, THE REQUIREMENTS OF CITY OF ST. CLOUD SHALL PREVAIL. WHERE THE REQUIREMENTS OF A STATE OR LOCAL AGENCY HAVING JURISDICTION ARE MORE STRINGENT, THOSE REQUIREMENTS SHALL PREVAIL.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING STAMPED APPROVED PLANS, SPECIFICATIONS, AND ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
5. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
8. ALL COPIES OF REQUIRED TEST RESULTS ARE TO BE SENT TO THE CITY OF ST. CLOUD DIRECTLY FROM THE TESTING AGENCY.
9. ALL PAVING AND DRAINAGE TO BE CONSTRUCTED PER APPROVED PLANS PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
10. ALL SIGNAGE TO BE PERMITTED BY SEPARATE INSTRUMENT.
11. THE CONTRACTOR MUST COMPLY WITH ALL TRENCH SAFETY STANDARDS.
12. THE SITE IS TO BE CLEARED AND GRUBBED.
13. ALL UNPAVED AREAS WITHIN THE CONSTRUCTION AREA AND RIGHT OF WAY SHALL BE SODDED WITH BAHIA GRASS AND/OR LANDSCAPED AS NOTED.
14. REFER TO PLANS FOR ALL EASEMENT REQUIREMENTS. EASEMENTS SHALL BE IN PLACE PRIOR TO THE CERTIFICATE OF COMPLETION BEING ISSUED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGED RESULTING FROM THE CONTRACTOR'S CONSTRUCTION AT THE CONTRACTOR'S OWN EXPENSE.
16. SECTION 6 OF CITY OF ST. CLOUD LAND DEVELOPMENT CODE WILL BE UTILIZED IN CONJUNCTION WITH THESE DETAILS IN THE EVENT THAT THERE ARE CONFLICTING TERMS IN THE STANDARD DETAILS

AS-BUILT NOTES

THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF AS-BUILT DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A). DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

B). DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

C). DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

D). LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.

E). DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

F). EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY A REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILTS DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

PAVING, GRADING & DRAINAGE NOTES

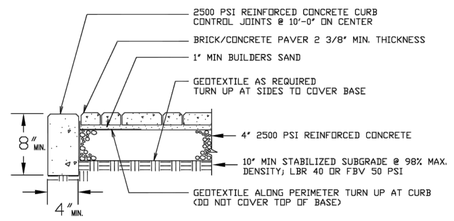
1. ALL ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD
2. AND BRIDGE CONSTRUCTION, OSCEOLA COUNTY AND CITY OF ST. CLOUD STANDARDS. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED ON THE PLANS AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND
3. IS WELL ESTABLISHED. ALL PAVED AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVING
4. SECTIONS AS INDICATED. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTORS SHALL SAW-CUT THE EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT
5. ELEVATIONS WITH THE PROPOSED PAVEMENT. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM DRAINAGE STRUCTURES TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL, PRIOR TO ORDERING MATERIALS.
6. THE CITY OF ST. CLOUD MAY BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE SOUTH FLORIDA
7. WATER MANAGEMENT DISTRICT PERMIT. DOCUMENTS ARE ON FILE UNDER SFWMD PERMIT ANY UNSUITABLE MATERIAL FOUND WITHIN LIMITS OF ROADWAY OR PAVEMENT SHALL BE
8. REMOVED AND MAY BE USED FOR SHOULDER OR BEHIND CURB PLACEMENT. ALL RUBBLE, CONCRETE SLABS, PAVEMENT, FOOTING MUCK, ORGANIC FINE SAND WITH ROOTS AND OTHER UNDESIRABLE MATERIALS SHALL BE REMOVED FROM THE SITE. THE UNDESIRABLE MATERIALS RESULTING FROM THE CLEARING OPERATION SHALL BE
9. DISPOSED OF IN A PROPER MANNER BEYOND THE LIMITS OF THE CLEARED SITE. ALL AREAS TO BE FILLED SHALL BE DONE WITH CLEAN, SUITABLE MATERIAL COMPRISED OF NON-PLASTIC SAND WITH LESS THAN ABOUT 12% FINES CONTENT. AND NOT CONTAINING ANY SIGNIFICANT AMOUNT OF ORGANIC SUBSTANCES (LESS THAN 3% BY WEIGHT) OR OTHER DELETERIOUS MATERIALS. FILL SHALL BE COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180 AND 95% FOR AREAS BELOW ROAD SUBGRADE AS DETERMINED BY ASTM D-1557. FILL SHALL BE COMPACTED IN 12" MAX. LIFTS TO 98% OR 95% MAX. DENSITY.
10. UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SOD ALL RETENTION AREAS AND ALL SIDE SLOPES AND OTHER DISTURBED AREAS ADJACENT TO DRAINAGE CONVEYANCE AREAS.

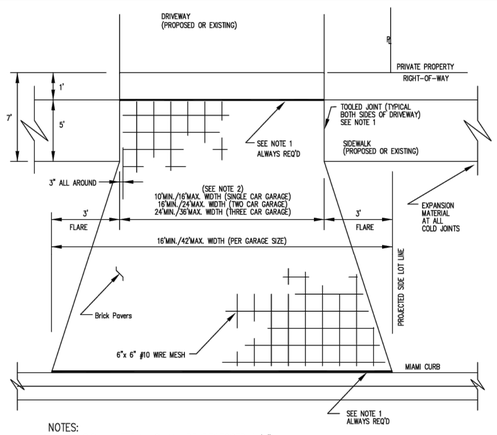
EROSION CONTROL
WATER QUALITY MANAGEMENT

1. THE CONTRACTOR MUST SELECT, IMPLEMENT, AND OPERATE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF WATER QUALITY STANDARD AS SPECIFIED IN CHAPTERS 17-301, 17-302, 17-4, F.A.C. THE CONTRACTOR IS ENCOURAGED TO USE APPROPRIATE BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROLS AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DER, 1988).
2. THE CONTRACTOR SHALL CONTROL TURBID RUNOFF FROM THE PROJECT BY ROUGH EXCAVATING THE PROPOSED RETENTION AREAS IMMEDIATELY FOLLOWING CLEARING AND GRUBBING OPERATIONS. ALL DEWATERING DISCHARGE SHALL BE DIRECTED TO THESE AREA(S) FOR SETTLING PRIOR TO DISCHARGE OFF-SITE.
3. THE CONTRACTOR SHALL INSTALL WATER QUALITY CONTROL DEVICES ALONG THE SITE PERIMETER, AS DESIGNATED ON THESE PLANS. THE CONTRACTOR SHALL RECEIVE THE ENGINEER'S APPROVAL OF THE INSTALLATION PRIOR TO ANY OTHER SITE CONSTRUCTION.
4. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE IN ACCORDANCE WITH INDEXES 102 AND 103 OF THE LATEST EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" SILT FENCES, HAY BALES, AND/OR TURBIDITY BARRIERS SHALL BE INSTALLED AT ALL OFF-SITE DISCHARGE POINTS. ALL EROSION CONTROL/WATER QUALITY DEVICES SHALL BE LEFT IN PLACE UNTIL THE DISTURBED AREAS ARE COMPLETELY STABILIZED AND/OR VEGETATED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SOIL MOISTURE TO PREVENT WIND GENERATED SOIL EROSION. ALL SURFACES DISTURBED FOR 30 OR MORE DAYS SHALL BE VEGETATED WITH A TEMPORARY OR PERMANENT COVER.

PAVER DRIVEWAY DETAIL

NTS





NOTES:
1. EXPANSION MATERIAL SHALL BE RECESSED 1/4" BELOW FINISHED CONCRETE W/ TOOLED JOINT RADIUS (#40 PRESSURE TREATED 1"x6" BOARD OR APROVED ALTERNATE MATERIAL.)
2. MIN. AND MAX. WIDTHS ARE FOR GARAGE SETBACKS OF 50' OR LESS. FOR SETBACKS GREATER THAN 50', USE 10' MIN. / 20' MAX
3. WIRE MESH SHALL HAVE 3" CLEARANCE FROM FORM BOARDS AND EDGE OF PAVEMENT.
4. FLARE IN RIGHT OF WAY SHALL NOT EXTEND BEYOND PROJECTED SIDE LOT LINE.
5. DRIVEWAY FINISHED GRADE SHALL BE 2" ABOVE GRADE OF LOT PRIOR TO SODDING. DRIVEWAY FINISHED GRADE SHALL BE 1" ABOVE GRADE OF LOT WHEN SEEDING/MULCHING.
6. SUBGRADE IS REQUIRED TO BE FIRM AND UNYEILDING MATERIAL WITH NO MUCK, PEAT, OR ANY ORGANINC MATERIAL.
7. CITY OF ST. CLOUD WILL NOT MAINTAIN, REPAIR, OR REPLACE ANY BRICK OR CONCRETE PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY. IF THE PAVERS ARE REMOVED BY THE CITY OF ST. CLOUD PERSONNEL, THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACING THE PAVERS. A RIGHT OF WAY PERMIT MUST BE APPLIED FOR AND APPROVED PRIOR TO WORKING WITHIN THE RIGHT OF WAY.
8. CHANGES TO THIS STANDARD DETAIL MUST BE APPROVED PRIOR TO CONSTRUCTION.

CONSTRUCTION EROSION CONTROL

An erosion control plan and a detailed description of the measure to be taken during construction to control erosion within the limits of the project, and to prevent the deposition of sediment in off-site systems or receiving water bodies, shall be submitted with final engineering construction plans of the development. Included with this submittal shall be calculations supporting the effectiveness of the proposed plans.

A. Erosion Control Plan

The erosion control plan, details and calculations shall document the measures necessary to limit the transport of sediment outside the limits of the project(s) to the volume and amount of that existing prior to the commencement of construction. This pre-construction condition shall be satisfied for the total anticipated construction period. Provision must be made to preserve the integrity and capacity of check weir, sediment basins, slope drains and grading patterns, required to meet this provision throughout the project construction life.

1. Temporary Fence

The erosion Control Plan shall include provisions for a temporary 6' foot fence suitable for mitigating wind erosion and for providing visual relief during construction. Fences shall withstand normal wind loads. The developer may in lieu of temporary fencing:

i. Erect the required buffer yard screens as required in the landscaping plans if it meets the intent of the erosion control plan.

ii. Disturb less than ten (10) acres and provide adequate means to control materials from leaving the construction site. Logical phasing of the disturbed areas will need to be shown on the erosion control plan if the site is larger than 10 acres.

B. Stockpiling Material

No excavated materials shall be stockpiled in such a manner as to direct runoff directly off the project site or into any adjacent water body or stormwater collection facility.

C. Exposed Area Limitation

The surface area of open, raw, erodible soil, exposed by clearing and grubbing operations, or excavation and filling operations, shall not exceed ten acres. This requirement may be waived for large projects with an a[pproved dust control plan, which demonstrate that opening of additional areas will not significantly affect off-site deposit of sediments. This waiver will be by written authorization from the City Engineer. Any violations of the dust control plan will result in the immediate voiding of this waiver and could result in the construction activities being suspended until the site is brought back into compliance.

D. Inlet Protection

Inlets and catch basins shall be protected from sediment-laden storm runoff until the completion of all construction operations that may contribute to the inlet.

E. Temporary Seeding and Mulching

Areas opened by construction operations, that are not anticipated to be dressed and receive final grassing treatment within thirty days, shall be seeded with a quick-growing grass species which will provide an early cover during the season in which it is planted, and will not later compete with permanent grassing. The rate of seeding shall be 30 pounds per acre. Slopes steeper than 4:1 shall receive mulching of approximately 2 inches loose measure of mulch material cut into the soil of the seeded area to a depth of four inches.

F. Temporary Grassing

As required by the City of St. Cloud, the seed or seeded and mulched area shall be rolled and watered to assure optimum growing conditions, for the establishment of a good grass cover.

G. Temporary Regrassing

If, after fourteen days, the temporary grassed areas have not attained a minimum of 75% good grass cover, the area will be reworked and additional seed applied sufficiently to establish the desired vegetative cover. 75% of good stand of grass must be established within 30 days of the initial treatment or area shall be sodded.

H. Maintenance

All features of the project designed and constructed to prevent erosion and sediment, shall be maintained during the project construction life, so as to function as they were originally designed and constructed. The contractor is responsible for keeping any temporary grass in a mowed condition.

Permanent Erosion Control

The erosion control facilities of the project shall be designed to minimize the impact of off-site facilities. All stormwater discharge from the project limits shall be routed through detention basins to trap suspended sediments, and discharge facilities from these basins shall be provided with a skimming device to trap floatable debris.
A copy of the site's FDEP NPDES permit shall be provided to the Public Works Department prior to a Notice to Proceed being issued.

A. Permanent Seeding

All areas which have been disturbed by construction shall, at a minimum, be fertilized and seeded in accordance with City of St. Cloud Road Construction Specification.

B. Permanent Seeding and Mulching

In addition to the minimum requirements above, slopes from 6:1 to 3:1, inclusive, will be mulched with a uniform thickness of approximately two inches, loose measure, of mulch material incorporated into the soil by mixing to a depth of four inches.

C. Permanent Sodding

All retention/detention basins shall be solid sodded. All exposed areas, including public rights-of-way, with slopes steeper than 4:1 shall be solid sodded.

D. Strip Sodding

Strip sod, 1 foot wide or greater, shall be placed adjacent to all curbs, walkways and pavement. In areas with a sidewalk, the entire area between the sidewalk and the back of curb, and/or pavement, shall be sodded.

E. Regrassing

All grassed areas will be maintained to assure a good stand and sufficient ground cover to minimize erosion. If, after 60 days, an adequate ground cover has not been established, the area with be regressed.

F. Additional Fertilizer

Grassed areas, not accepted within 90 days of their completion, shall be re-fertilized at an application rate of 250 lb. per acre.

G. Maintenance

Prior to the project being accepted by the City, the contractor is responsible for mowing the grass to remain in compliance with the City Code.

PUBLIC WORKS DEPARTMENT
1300 NINTH STREET
ST. CLOUD, FL 34769
(407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

NOTES: ALL REFERENCES TO 'EQUAL' OR 'APPROVED EQUAL' PROVIDE AN OPPORTUNITY TO SUBSTITUTE MATERIALS. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ST. CLOUD CITY MANAGER OR DESIGNEE BY SUBMITTING MANUFACTURER'S SPECIFICATIONS AND PRODUCT DATA SHEETS PRIOR TO CONSTRUCTION.

THIS DOCUMENT WILL BE CONSIDERED A COPY ONLY, UNLESS EMBOSSED BY A REGISTERED ENGINEERS SEAL

REVISIONS

DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:	DR:	CK:
REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:		DESCRIPTION:			

DRAWN BY: | DATE: | CHECKED BY: | DATE:
SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 01-GENERAL-NOTES
XREF'S:

DRAWING NUMBER: 2024-01-GN
SHEET 1 OF 3

St. Cloud FLORIDA

GENERAL NOTES

APPROVED BY
KEVIN FELBLINGER, P.E.
FL REG. No. 68532
DPWD/CITY ENGINEER
DATE

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS
3	11/17/2025	SUBMIT TO CITY
2	10/08/2025	SUBMIT TO SFWMD
1	09/05/2025	SUBMIT TO CITY AND TOHO
-	08/21/2025	SUBMIT TO SFWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:
THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:
CITY OF ST. CLOUD, FL

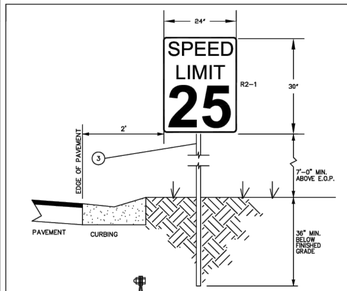
Sheet Title:
CITY OF ST. CLOUD CONSTRUCTION DETAILS

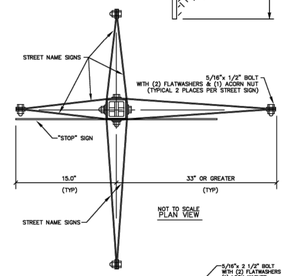
Sheet No.: C9.30

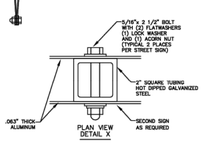
DATE: November 17, 2025

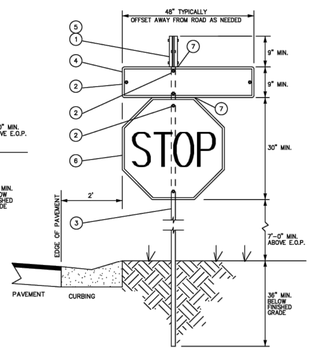
POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-028 FORESTAR CLARK PROPERTY - ST. CLOUD\CAD\FINAL\CITY\24-028-FE-SCD







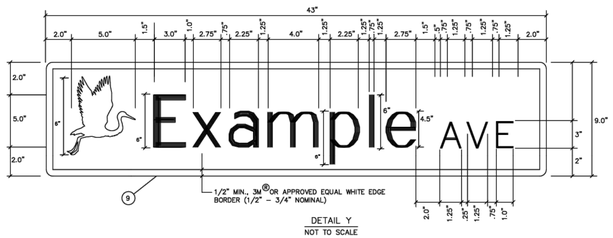


NOTES FOR DUAL STREET SIGN WITH STOP SIGN:

1. STREET SIGN LENGTH TO BE 24" MINIMUM & 60" MAXIMUM. LONGER SIGNS BY SPECIAL PERMISSION FROM THE CITY ONLY. STREET NAME SIGNS MAY BE ON SEPARATE POST INSTALLATIONS WHEN REQUIRED USE 3M® OR APPROVED EQUAL BLUE FACE SHEETING MATERIAL WITH 1/2" WHITE BORDER ON EDGE OF FACE
2. STAINLESS STEEL FLATWASHER TO FACE EACH SIDE; ADDITIONAL LOCKWASHER TO GO BETWEEN ACORN NUT & FLATWASHER ON OPPOSITE SIDE FROM BOLT HEAD. USE ALL STAINLESS STEEL FASTENERS. ALL HOLES TO BE 5/16" DIA. MIN. TO 7/15" DIA. MAX. HOLES ON END OF STREET SIGN FOR REQUIRED PINNING OF (2) SIGNS TOGETHER
3. SIGN POST SHALL BE 2" (OUTSIDE) SQUARE TUBING, HOT DIP GALVANIZED, PRE-PUNCHED, 12 GA. STEEL POST SHALL BE 14' MIN. TOTAL LENGTH, ONE PIECE. "STOP" SIGN SHALL BE 7' (MIN.) ABOVE E.O.P. AT 2' CLEAR FROM E.O.P. TO EDGE OF STOP SIGN FACE. POST TO BE SET 3' MIN. IN GROUND, AND EARTH PACKED FIRMLY AROUND POST END WITH TAMPING ROD
4. LOWER STREET SIGN SHALL NOT BE MOUNTED PERPENDICULAR TO "STOP" SIGN FACE; THESE TWO SIGN SURFACES ARE TO OCCUPY THE SAME VERTICAL PLANE.
5. TOP END OF SIGN POST SHALL MEET TOP EDGE OF TOP SIGN
6. "STOP" SIGN FACE SHALL BE 3M® OR APPROVED EQUAL, "HIGH INTENSITY."
7. ALL SIGNS SHALL BE ALUMINUM BLANKS, 0.063" THK. FOR STREET SIGNS, 0.080" THK. FOR STOP SIGNS, 3M® OR APPROVED EQUAL COVERED
8. SIGNING LAYOUT REQUIREMENTS: "STREET NAME" SHOWN

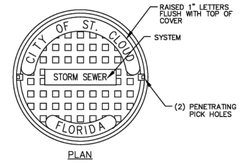
TYPICAL STROKE .75"	6.0" "C" SERIES, UPPER CASE
TYPICAL SINGLE GAP .75"	4.5" "C" SERIES, LOWER CASE
TYPICAL GAP & A HALF 1.25"	3.0" "C" SERIES, UPPER CASE
TYPICAL DOUBLE GAP 1.50"	

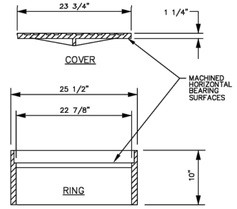
9. DETAIL "Y" SHOWS REQUIRED USE OF THE 5" SERIES "D" UPPER CASE LETTER WITH 4" LOWER CASE LETTERS FOLLOWING THE INITIAL LETTER OF THE STREET NAME.
   PUBLIC ROAD SIGNS SHALL HAVE A BLUE BACKGROUND WITH WHITE LETTERING. PRIVATE ROAD SIGNS SHALL HAVE A WHITE BACKGROUND WITH BLUE LETTERING.
10. SHEETING: ALL SHEET MATERIAL SHALL BE 3M® BRAND OR APPROVED EQUAL. INK SCREENED STREET NAME SIGNS SHALL BE 3M® OR APPROVED EQUAL INK.
11. INSPECTION: ALL ERECTED STREET NAME SIGN MATERIAL SHALL BE SUBJECT TO REJECTION.
12. SPEED LIMIT SIGNS INDICATING THE STATUTORY SPEED LIMITS SHALL BE INSTALLED AT THE ENTRANCES. ADDITIONAL SIGNS MAY BE REQUIRED BY THE CITY MANAGER OR DESIGNEE.



OFF STREET PARKING STALL REQUIREMENT TABLE

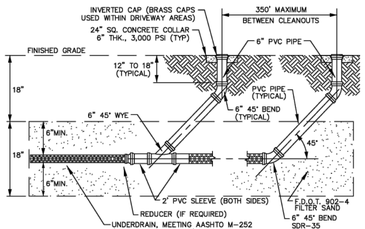
PARKING ANGLE	WIDTH OF STALL	DEPTH OF STALL	MINIMUM WIDTH OF TRAVELWAY	LENGTH OF CURB PER CAR
COMMERCIAL 0°	10'-0"	23'-0"	24'-0"	23'-0"
COMMERCIAL 45°	10'-0"	19'-10"	16'-0"	12'-9"
COMMERCIAL 60°	10'-0"	21'-0"	18'-0"	10'-5"
COMMERCIAL 90°	10'-0"	20'-0"	24'-0"	10'-0"
RESIDENTIAL	8'-0"	20'-0"	10'-0"	
ADA ACCESSIBLE PARKING	12'-0"	20'-0"	AS COMMERCIAL ABOVE	



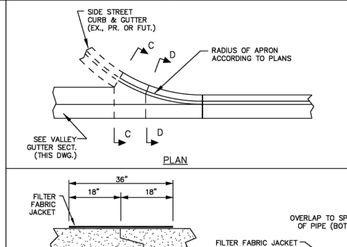


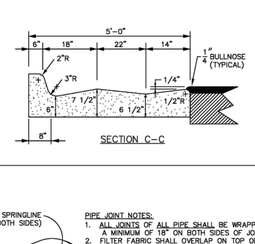
RING & COVER NOTES:
1. RING & COVER TO BE USF 1182 OR APPROVED EQUAL
2. RING & COVER TO BE USF 195E OR APPROVED EQUAL FOR "BUILD UP" TYPE (SEE DWG# 12001)

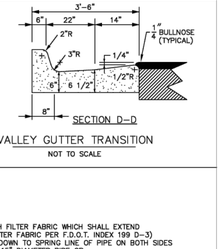
FLUSH MOUNT RING & COVER



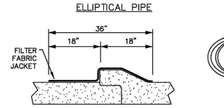
UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

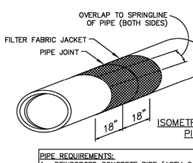






VALLEY GUTTER TRANSITION
NOT TO SCALE





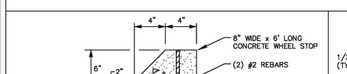
PIPE JOINT NOTES:
1. ALL JOINTS OF ALL PIPE SHALL BE WRAPPED WITH FILTER FABRIC WHICH SHALL EXTEND A MINIMUM OF 18" ON BOTH SIDES OF JOINT (FILTER FABRIC PER F.D.O.T. INDEX 199 D-3)
2. FILTER FABRIC SHALL OVERLAP ON TOP OF PIPE DOWN TO SPRING LINE OF PIPE ON BOTH SIDES
3. ALL STORM DRAINAGE PIPE SHALL BE A MINIMUM 15" DIAMETER PIPE OR ITS HYDRAULIC EQUIVALENT 12" X 18" E.R.C.P.
4. CONFLICT STRUCTURES SHALL BE APPROVED ON A CASE BY CASE BASIS
5. ALL STORM INLETS, CATCH BASINS & MANHOLES SHALL BE PRECAST CONCRETE SEE F.D.O.T. ROAD & TRAFFIC DESIGN STANDARDS (LATEST EDITION)
* (EXTERIOR WALL JOINTS SHALL BE WRAPPED WITH CON-WRAP, E-Z WRAP OR APPROVED EQUAL)

FILTER FABRIC JACKET FOR PIPE JOINTS

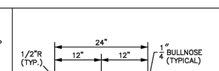
CONCRETE PIPE JOINTS

PIPE REQUIREMENTS:
1. REINFORCED CONCRETE PIPE (ASTM C 76) CLASS III OR STRONGER BASED ON "D" LOAD; OR FRCP (FIBER-MIX) CONCRETE PIPE; PER: ASTM C1450 AND F.D.O.T. SPEC. SECTION 941., OR LATEST EDITION.
2. PRE-STRESSED CONCRETE PIPE (AWWA C301) SHALL BE APPROVED ON A CASE BY CASE BASIS
3. ALTERNATIVE PIPE MATERIALS MAY BE USED FOR PRIVATELY MAINTAINED STORMWATER SYSTEMS.

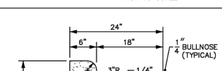
GENERAL NOTES:
1. ALL PAVEMENT MARKINGS AND TRAFFIC CONTROLS SHALL COMPLY WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.), LATEST EDITION AS PUBLISHED BY FEDERAL HIGHWAY ADMINISTRATION.
2. HANDICAP RAMPS SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT" OF 1992
3. ALL PAVING AND DRAINAGE STRUCTURES (INCLUDING CURBING) SHALL COMPLY WITH F.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
4. RECORDINGS FROM CLOSED CIRCUIT TELEVISION INSPECTIONS CONDUCTED BY A CONTRACT TV INSPECTOR EMPLOYED BY THE DEVELOPER SHALL BE PROVIDED TO THE CITY ON A DVD AND INCLUDE A WRITTEN REPORT CORRESPONDING TO THE DVD RESULTS. A POST CLOSED CIRCUIT TELEVISION INSPECTION SHALL BE REQUIRED BY THE DEVELOPER PRIOR TO THE EXPIRATION OF THE MAINTENANCE BOND.



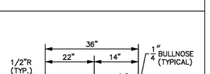
PARKING WHEEL STOP DETAIL
NOT TO SCALE



MIAMI CURB SECTION
NOT TO SCALE

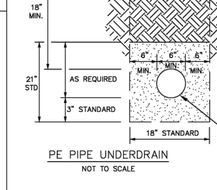


TYPE "F" CURB SECTION
NOT TO SCALE

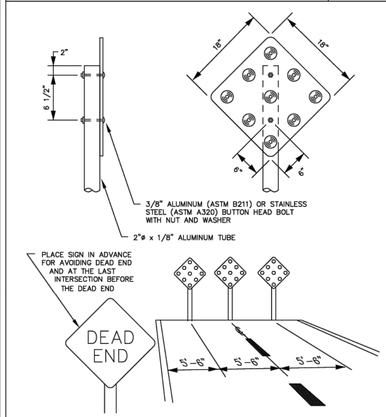


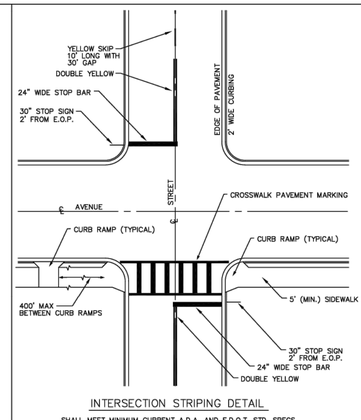
VALLEY GUTTER SECTION
NOT TO SCALE

CURB NOTES
1. ALL CONCRETE CURB SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF NOT LESS THAN 72 HOURS. SEE F.D.O.T. ROAD & BRIDGE SPECIFICATIONS (LATEST EDITION) SEC. 520-8

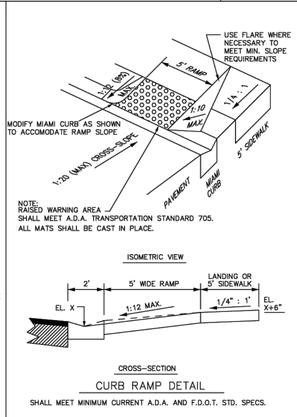


PE PIPE UNDERDRAIN
NOT TO SCALE

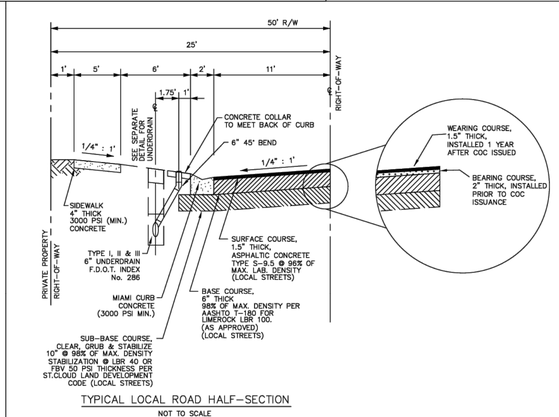




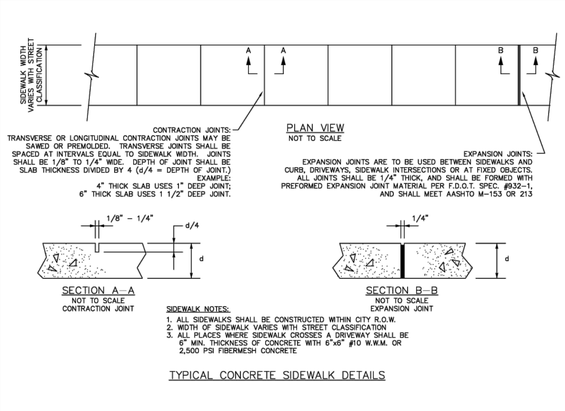
INTERSECTION STRIPING DETAIL
SHALL MEET MINIMUM CURRENT A.D.A. AND F.D.O.T. STD. SPECS.



CURB RAMP DETAIL
SHALL MEET MINIMUM CURRENT A.D.A. AND F.D.O.T. STD. SPECS.



TYPICAL LOCAL ROAD HALF-SECTION
NOT TO SCALE



SIDEWALK NOTES:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED WITHIN CITY R.O.W.
2. WIDTH OF SIDEWALK VARIES WITH STREET CLASSIFICATION
3. ALL PLACES WHERE SIDEWALK CROSSES A DRIVEWAY SHALL BE 6" MIN. THICKNESS OF CONCRETE WITH 6"x6" #10 W.W.M. OR 2,500 PSI FIBERMESH CONCRETE

TYPICAL CONCRETE SIDEWALK DETAILS

PUBLIC WORKS DEPARTMENT 1300 9TH STREET ST. CLOUD, FL 34769 (407) 957-7344

ALL SURVEY DATA SHOWING PHYSICAL FEATURES WERE OBTAINED BY THE ENGINEER INCIDENTAL TO DESIGN AND NO LAND SURVEYING CERTIFICATION SHOULD BE IMPLIED

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REVISIONS

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REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:	REV. NO.:	AP:
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SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 02-PAVING&STORMWATER
XREF'S:

DRAWING NUMBER: 2022-02-GN
SHEET 2 OF 3

St. Cloud FLORIDA

PAVING AND STORMWATER NOTES

APPROVED BY KEVIN FELBLINGER, P.E. FL REG. No. 68532 DPWD/CITY ENGINEER
DATE

Key Map:

Consultant:

3	11/17/2025	SUBMIT TO CITY
2	10/08/2025	SUBMIT TO SFWMD
1	09/03/2025	SUBMIT TO CITY AND TOHO
-	08/21/2025	SUBMIT TO SFWMD
NO.	DATE:	DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:
THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:
CITY OF ST. CLOUD, FL

Sheet Title:
CITY OF ST. CLOUD CONSTRUCTION DETAILS

Sheet No.: C9.31

DATE: November 17, 2025

POULOS & BENNETT
a Pape-Dawson company

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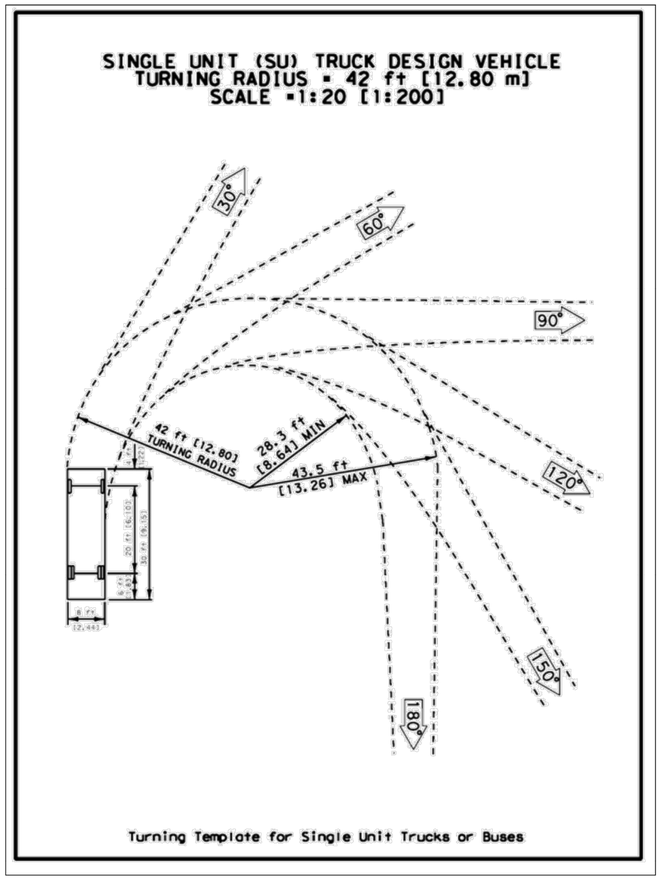
Eng. Bus. No. 28567

Z:\2024\24-028 FORESTAR CLARK PROPERTY - ST. CLOUD\CAD\FINAL\CITY\24-028-FE-SCD

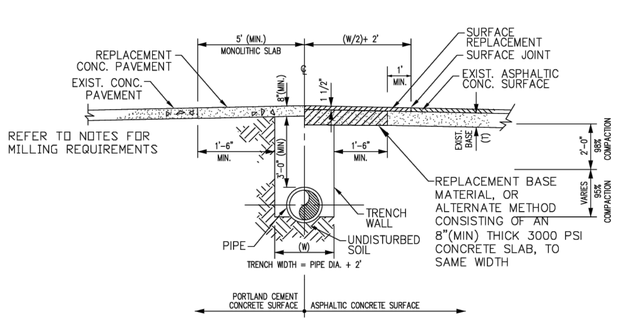


PARAMETERS:

1.	INSIDE CRAMP ANGLE	40 DEGREE
2.	AXLE TRACK	82.92 INCHES
3.	WHEEL OFFSET	5.3 INCHES
4.	TREAD WIDTH	17.5 INCHES
5.	CHASSIS OVERHANGE	78 INCHES
6.	ADDITIONAL BUMPER DEPTH	19 INCHES
7.	FRONT OVERHANG	136.1 INCHES
8.	WHEEL BASE	267.5 INCHES

CALCULATED TURN RADII:

1.	INSIDE TURN	25FT 5 INCHES
2.	CURB TO CURB	41 FEET 5 INCHES
3.	WALL TO WALL	48 FEET 3 INCHES



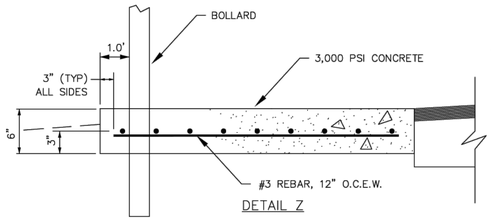
STANDARD ROADWAY OPEN CUT DETAIL
NTS

BEDDING AND TRENCHING NOTES:

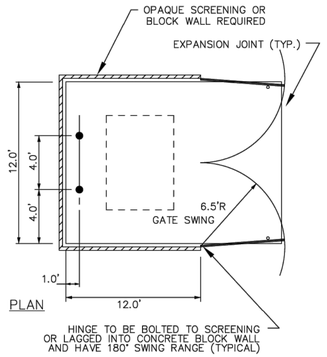
1. TRENCH TO BE BACKFILLED WITH SUITABLE MATERIAL IN ONE (1) FOOT LIFTS AND COMPACTED TO 98% DENSITY (AASHTO-T-180)
2. FLOW-ABLE FILL CAN BE UTILIZED AS AN ALTERNATIVE. FLOW-ABLE FILL WILL BE 80 PSI WITH ASTM C-494, TYPE C ACCELERATOR TO OBTAIN A SETTING TIME OF 3-4 HOURS
3. FOLLOW THE LATEST EDITION OF FDOT STANDARDS FOR ROAD AND BRIDGE AND DESIGN STANDARDS
4. ALL EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH O.S.H.A. TRENCH SAFETY REQUIREMENTS.
5. IF THE EXISTING PAVEMENT CONTAINS FC, THE MILLING DEPTH WILL BE INCREASED FOR THE FC THICKNESS.
6. OPEN CUTS IN ROADS NEWER THAN 5 YEARS, WILL REQUIRE THE CITY ENGINEERS APPROVAL. ALTERNATE REPAIR METHODS MAY APPLY.
7. MATCH EXISTING PAVEMENT MINIMUM OF 3" TYPE S ASPHALT.
8. MILL AND OVERLAY CONDITIONS SHALL BE PREPARED AS SPECIFIED WITHIN

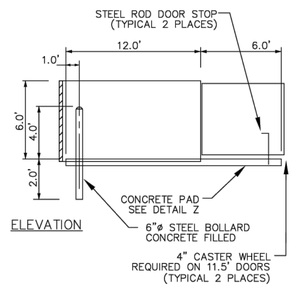
25 TO 45 MPH ---- 20FT EACH SIDE
45 TO 55 MPH ---- 50FT EACH SIDE
55 & > --------- 100ft EACH SIDE

9. ALL STRIPPING, REFLECTORS OR OTHER MARKINGS OBLITERATED BY OVERLAYING SHALL BE RESTORED IN ACCORDANCE WITH F.D.O.T. STANDARDS PRIOR TO INITIAL ACCEPTANCE BY THE CITY OF ST. CLOUD

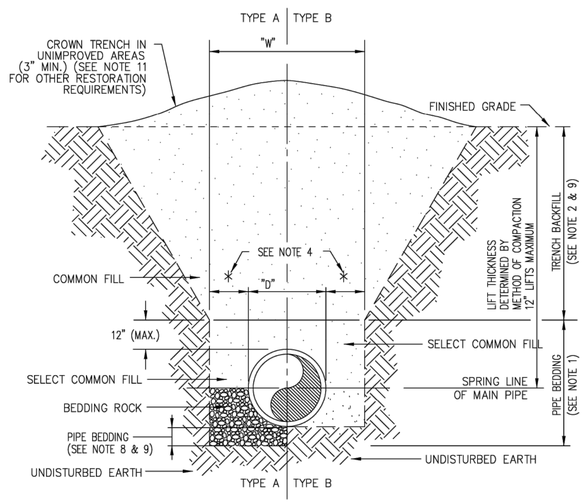


SINGLE DUMPSTER PAD DETAIL
NTS





DUMPSTER PAD NOTES:
1. FOR MULTIPLE DUMPSTERS ON A SINGLE PAD, SCREENING SHALL BE REQUIRED AROUND THE PERIMETER OF THE PAD.
2. DUMPSTER PADS WITH MULTIPLE DUMPSTER WILL BE APPROVED ON A CASE BY CASE BASIS.
2. DUMPSTER ENCLOSURES SHALL HAVE A MINIMUM INSIDE DIMENSION OF 12'X12' MEASURED FROM INTERIOR WALL TO INTERIOR WALL.



BEDDING AND TRENCHING DETAIL
NTS

BEDDING & TRENCHING NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. COMPACTION SHALL BE 98% WITHIN 2' OF FINISHED ELEVATION UNDER ALL ROADWAYS, AND TO 2 LF BEHIND CONCRETE CURBS OR THE EDGE OF PAVEMENT.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. COMPACTION SHALL BE 98% WITHIN 2' OF FINISHED ELEVATION UNDER ALL ROADWAYS, AND TO 2 LF BEHIND CONCRETE CURBS OR THE EDGE OF PAVEMENT.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. * 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. ALL NECESSARY MEASURES SHALL BE TAKEN TO KEEP THE TRENCH AS DRY AS POSSIBLE DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO LAND DEVELOPMENT CODE FOR SHEETING AND BRACING IN EXCAVATIONS. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY.
8. GRAVITY SEWERS SHALL UTILIZE A TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
9. THE CITY ENGINEER MAY APPROVE ALTERNATE METHODS OF TRENCH BACKFILL COMPACTION ON A CASE BY CASE SITUATION.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
11. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF ST. CLOUD RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

PUBLIC WORKS DEPARTMENT
1300 9TH STREET
ST. CLOUD, FL 34769
(407) 957-7344

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SCALE: NONE | APPROVED BY: | DATE:
FILENAME: 03-SOLID WASTE & STREETS
XREF'S:

DRAWING NUMBER: 2024-03-GN
SHEET 3 OF 3

SOLID WASTE AND STREETS NOTES

APPROVED BY
KEVIN FELBLINGER, P.E.
FL REG. No. 68532
DPWD/CITY ENGINEER
DATE _____

Key Map:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	24-028
DESIGNED BY:	KML
DRAWN BY:	EHW
CHECKED BY:	KML
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:
THOMASON ESTATES

PSP24-00005
SUB25-00034

Submittal To:
CITY OF ST. CLOUD, FL

Sheet Title:
CITY OF ST. CLOUD CONSTRUCTION DETAILS

Sheet No.: C9.32 (3)

DATE: November 17, 2025

POULOS & BENNETT
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Eng. Bus. No. 28567

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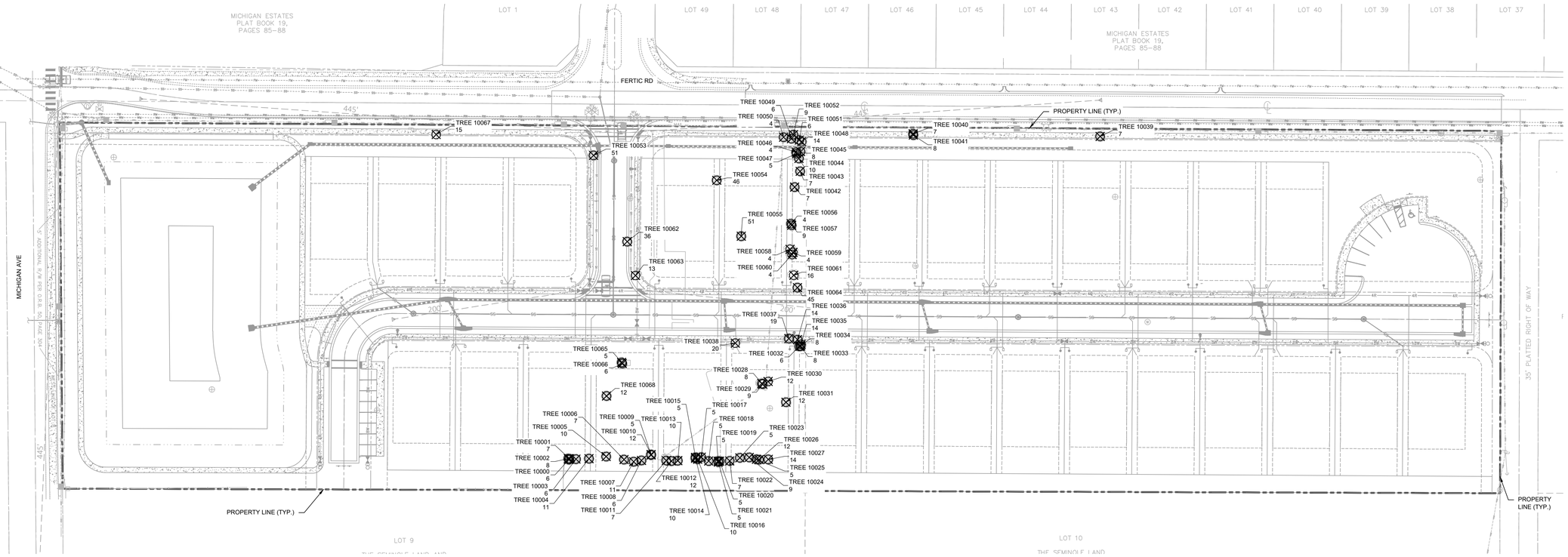


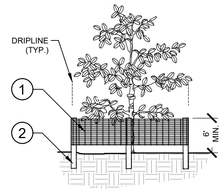
LEGEND:

- SITE TREE TO BE PRESERVED
- SITE TREE TO BE REMOVED
- OFF-SITE TREE TO BE PRESERVED
- SITE PALM TO BE PRESERVED
- SITE PALM TO BE PRESERVED
- TREE PROTECTION FENCE

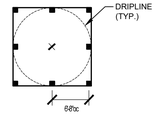
TREE NUMBER	COMMON NAME	DBH (INCHES)	ACTION
10000	OAK	6	REMOVE
10001	OAK	7	REMOVE
10002	OAK	8	REMOVE
10003	OAK	6	REMOVE
10004	OAK	11	REMOVE
10005	OAK	10	REMOVE
10006	OAK	7	REMOVE
10007	OAK	11	REMOVE
10008	OAK	6	REMOVE
10009	OAK	5	REMOVE
10010	OAK	12	REMOVE
10011	OAK	7	REMOVE
10012	OAK	12	REMOVE
10013	OAK	10	REMOVE
10014	OAK	10	REMOVE
10015	OAK	5	REMOVE
10016	OAK	10	REMOVE
10017	OAK	5	REMOVE
10018	OAK	5	REMOVE
10019	OAK	5	REMOVE
10020	OAK	5	REMOVE
10021	OAK	5	REMOVE
10022	OAK	7	REMOVE
10023	OAK	5	REMOVE
10024	OAK	9	REMOVE
10025	OAK	5	REMOVE
10026	OAK	12	REMOVE
10027	OAK	14	REMOVE
10028	TREE	8	REMOVE
10029	TREE	9	REMOVE
10030	PALM	12	REMOVE
10031	CAM	12	REMOVE
10032	CAM	6	REMOVE
10033	CAM	8	REMOVE
10034	CAM	8	REMOVE
10035	CAM	14	REMOVE
10036	CAM	14	REMOVE
10037	SYCAMORE	19	REMOVE
10038	PALM	20	REMOVE
10039	OAK	7	REMOVE
10040	OAK	7	REMOVE
10041	OAK	8	REMOVE
10042	OAK	7	REMOVE
10043	OAK	7	REMOVE
10044	OAK	10	REMOVE
10045	OAK	8	REMOVE
10046	OAK	4	REMOVE
10047	OAK	5	REMOVE

TREE NUMBER	COMMON NAME	DBH (INCHES)	ACTION
10048	PALM	14	REMOVE
10049	OAK	6	REMOVE
10050	OAK	4	REMOVE
10051	OAK	6	REMOVE
10052	OAK	9	REMOVE
10053	OAK	51	REMOVE
10054	OAK	46	REMOVE
10055	OAK	51	REMOVE
10056	OAK	4	REMOVE
10057	OAK	9	REMOVE
10058	TREE	4	REMOVE
10059	TREE	4	REMOVE
10060	TREE	4	REMOVE
10061	TREE	16	REMOVE
10062	OAK	36	REMOVE
10063	PALM	13	REMOVE
10064	OAK	45	REMOVE
10065	OAK	5	REMOVE
10066	OAK	6	REMOVE
10067	PALM	15	REMOVE
10068	OAK	12	REMOVE

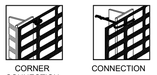
TREE MITIGATION DATA	
TOTAL INCHES ON SITE	773
TOTAL INCHES TO BE REMOVED	773
TOTAL INCHES TO BE PRESERVED:	0
TOTAL INCHES REQUIRED ON SITE: (10.3 AC X 60" = 618")	618
BALANCE OF MITIGATION: (618" - 0" = 618")	618
INCHES PROVIDED:	654
BALANCE OF MITIGATION: (618" - 654" = -36")	0"



ELEVATION



PLAN



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1 L0.50 TREE PROTECTION FENCING
ELEVATION / PLAN NTS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
GREGORY S. WITHERSPOON
L6667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

OVERALL TREE MITIGATION PLAN

THOMASON ESTATES
ST. CLOUD FLORIDA

SHEET NUMBER
L0.50

Plotted By: Lopez, Ray Sheet Set: THOMASON ESTATES.PSP Layout: L0.50 November 17, 2025 03:56:36pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PrintSheets\L0.50 - TREE MITIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be will

Plotted By: Lopez, Ray Sheet Set: THOMASON ESTATES.PSP Layout: L0.51 November 17, 2025 03:56:41pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONSTR\PlanSheets\L0.50-TREE MITIGATION PLAN.dwg
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TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD; PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

1 / L0.51 TYPICAL TREE MITIGATION NOTES

No.	REVISIONS	DATE	BY

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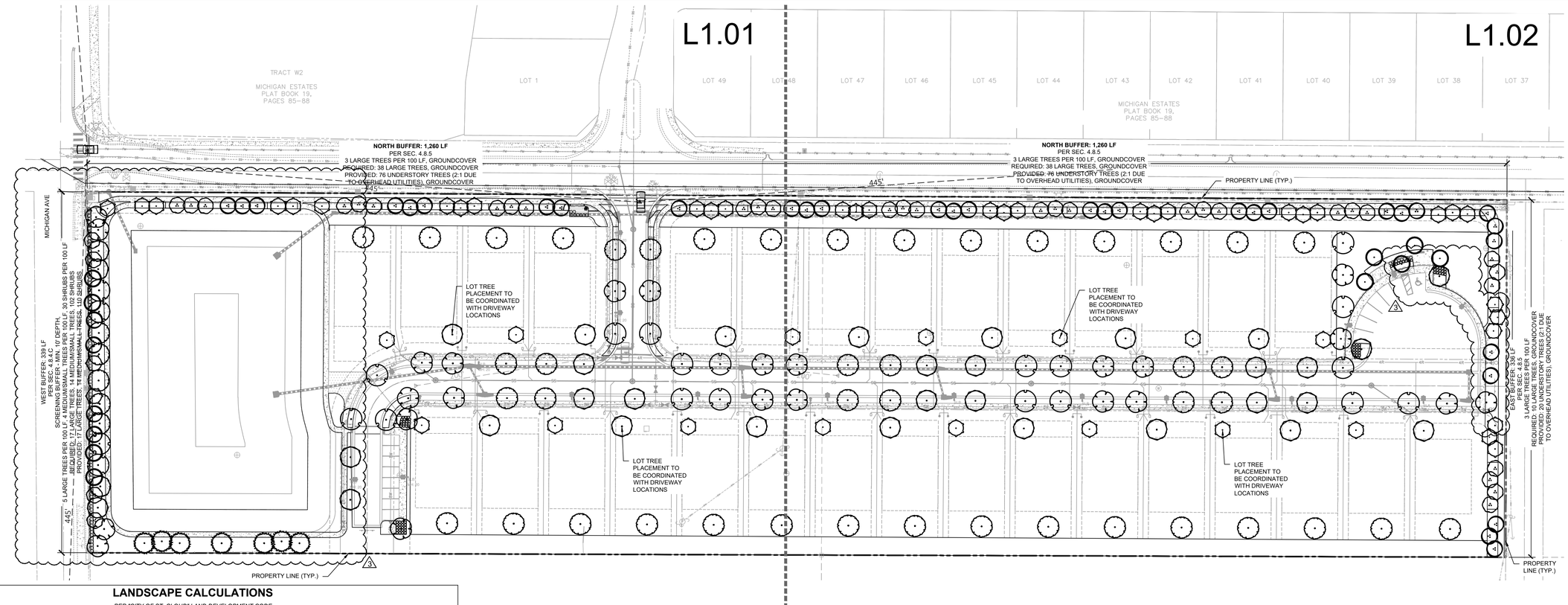
LICENSED PROFESSIONAL ENGINEER STEVEN WITHERSPOON GREGORY L66667156 STATE OF FLORIDA REGISTERED
DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

TREE MITIGATION SPECIFICATIONS

THOMASON ESTATES
FLORIDA
ST. CLOUD

SHEET NUMBER
L0.51



LANDSCAPE CALCULATIONS

PER "CITY OF ST. CLOUD" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
MINIMUM TREE CANOPY REQUIREMENTS: 60" PER ACRE OF TREES *SECTION 4.8.3*	SITE AREA: 10.3 AC 10.3 X 60" = 618" 618" / 3" = 206 TREES (ASSUMING 3" CAL)	LARGE TREES: 136 TREES (408") MEDIUM TREES: 59 TREES (147.5") SMALL TREES: 71 TREES (142") TOTAL TREES/INCHES: 266 TREES (697.5")
LANDSCAPE BUFFERS: **SCREENING FROM AVE.** MIN. 10' DEPTH, 5 LARGE TREES PER 100 LF, 4 MEDIUM TREES PER 100 LF, 30 SHRUBS PER 100 LF *SECTION 4.8.4.C*	**WEST BUFFER: 339 LF** 17 LARGE TREES, 14 MEDIUM/SMALL TREES, 102 SHRUBS	**WEST BUFFER: 339 LF** 17 LARGE TREES, 14 MEDIUM/SMALL TREES, 110 SHRUBS
STREET TREE REQUIREMENT **STREET TREES:** LARGE TREES, SPACED AN AVERAGE OF 40' O.C. **R.O.W. PLANTING:** 3 LARGE TREES AND GROUNDCOVER PER 100 LF *SECTION 4.8.5*	**STREET TREES:** 1 LARGE TREE AT 40' O.C. 2,061 LF / 40 = 52 STREET TREES **R.O.W.:** **NORTH BUFFER: 1,260 LF** 38 LARGE TREES, GROUNDCOVER **EAST BUFFER: 336 LF** 10 LARGE TREES, GROUNDCOVER	**STREET TREES:** 61 STREET TREES **R.O.W.:** **NORTH BUFFER: 1,291 LF** 76 UNDERSTORY TREES (2:1 DUE TO OVERHEAD UTILITIES), GROUNDCOVER **EAST BUFFER: 297 LF** 20 UNDERSTORY TREES (2:1 DUE TO OVERHEAD UTILITIES), GROUNDCOVER
INTERNAL PARKING LOT LANDSCAPE: MIN. 12.5% VUA, 1 TREE PER 170 SF OF LANDSCAPE AREA, 20% MAX TURF GRASS SECTION 4.8.6	**SITE VUA:** 3,090 SF 3,090 SF X 0.125 = 387 SF VUA REQUIRED 387 / 170 = 3 CANOPY TREES REQUIRED	**SITE VUA:** 3,090 SF 888 SF VUA LANDSCAPE AREA 4 CANOPY TREES
GENERAL PLANTING REQUIREMENTS: **TREES:** 3" CAL TREES FOR LARGE, 2.5" CAL TREES FOR MEDIUM, 2" CAL TREES FOR SMALL **DIVERSITY:** 4 GENERA FOR GREATER THAN 20 REQUIRED TREES, NO SPECIES TO BE >50% **SHRUBS:** THREE GENERA FOR 101-250 REQUIRED SHRUBS, NO SPECIES TO BE >50% *SECTION 4.8.11*	**TREES:** LARGE TREES: 3" CAL MIN. MEDIUM TREES: 2.5" CAL MIN. SMALL TREES: 2" CAL MIN. **DIVERSITY:** 4 GENERA FOR > 20 REQUIRED TREES **SHRUBS:**THREE GENERA FOR 101-250 REQUIRED SHRUBS	**TREES:** LARGE TREES: 3" CAL MIN. MEDIUM TREES: 2.5" CAL MIN. SMALL TREES: 2" CAL MIN. **DIVERSITY:** 5 GENERA FOR LARGE TREES, 2 FOR MEDIUM TREES, 2 FOR SMALL TREES **SHRUBS:** FOUR GENERA FOR 102 REQUIRED SHRUBS

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.
20. HOME OWNERS ASSOCIATION (HOA) SHALL MAINTAIN STREET TREES AT A VERTICAL CLEARANCE OF 13.5 FEET.
21. CLEAR SPACE OF A 36 INCH RADIUS SHALL BE MAINTAINED AROUND FIRE HYDRANTS.
22. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO-MAINTAINED UTILITIES.

3

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AR	34	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1, MAINTAINED AT 13.5 FT. C.T. AT MATURITY.	ACER RUBRUM 'FLORIDA FLAME'	FG	3" CAL MIN	12' HT
	MG	24	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FL #1, MAINTAINED AT 13.5 FT. C.T. AT MATURITY.	MAGNOLIA GRANDIFLORA	FG	3" CAL MIN	12' HT
	QV	49	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, MAINTAINED AT 13.5 FT. C.T. AT MATURITY.	QUERCUS VIRGINIANA	FG	3" CAL MIN	12' HT
	TD	7	BALD CYPRESS STRAIGHT, SINGLE LEADER, FL #1	TAXODIUM DISTICHUM	FG	3" CAL MIN	12' HT
	UF	22	FLORIDA ELM STRAIGHT, SINGLE LEADER, FL #1, MAINTAINED AT 13.5 FT. C.T. AT MATURITY.	ULMUS AMERICANA FLORIDANA	FG	3" CAL MIN	12' HT
UNDERSTORY TREES							
	CF	9	FLOWERING DOGWOOD STRAIGHT, FL #1	CORNUS FLORIDA	FG	2.5" CAL MIN	8' HT
	IC	50	DAHOON HOLLY STRAIGHT, FL #1	ILEX CASSINE	FG	2.5" CAL MIN	8' HT
	LI	35	TUSCARORA CRAPE MYRTLE MULTI LEADER, FL #1	LAGERSTROEMIA INDICA 'TUSCARORA'	FG	2" CAL MIN	8' HT
	MC	36	WAX MYRTLE MULTI LEADER, FL #1	MYRICA CERIFERA	FG	2" CAL MIN	8' HT
SHRUBS							
	HF	80	DWARF FIREBUSH 'FIREFLY' FULL	HAMELIA PATENS'FIREFLY'	7 GAL	24" FULL	30" OC
	MO	36	SIMPSON'S STOPPER FULL	MYRCIANTHES FRAGRANS	7 GAL	48" HT	36" OC
	PM	36	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	36" FULL	36" OC
	SN	1	GIANT BIRD OF PARADISE FULL	STRELITZIA NICOLAI	7 GAL	48" HT	48" OC
	VO	36	WALTER'S VIBURNUM FULL	VIBURNUM OBOVATUM	7 GAL	36" FULL	36" OC
	ZF	16	FLORIDA COONTIE FULL	ZAMIA FLORIDANA	3 GAL	30" FULL	36" OC

3

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
GROUND COVERS							
	AG	4,562	PERENNIAL PEANUT FULL	ARACHIS GLABRATA	1 GAL	12" FULL	12" OC
	HD	144	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
	LM	373	LILYTURF FULL	LIRIOPE MUSCARI	1 GAL	18" FULL	18" OC
	MS	3,190	SUNSHINE MIMOSA FULL	MIMOSA STRIGILLOSA	1 GAL	12" FULL	12" OC
	TA	3,189	ASIATIC JASMINE FULL	TRACHELOSPERMUM ASIATICUM	1 GAL	12" FULL	12" OC
	TV	81	SOCIETY GARLIC FULL	TULBAGHIA VIOLACEA	3 GAL	18" FULL	18" OC
SOD							
	PA	69,004 SF	ARGENTINE BAHIAGRASS ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-
	ZJ	6,961 SF	ZOYSIA GRASS	ZOYSIA JAPONICA	SOD		

3

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

GRAPHIC SCALE IN FEET
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No.	REVISIONS	DATE	BY
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LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
STEVEN WITHERSPOON
GREGORY
L#6667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT	24939014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

OVEREALL LANDSCAPE PLAN

THOMASON ESTATES

FLORIDA

ST. CLOUD

SHEET NUMBER
L1.00

Plotted By: Lopez, Roy Sheet Set: THOMASON ESTATES PSP Layout: L1.00 November 17, 2025 03:56:51pm K:\ORL_LA\24939014_Thomason Estates LA PSP\CAD\CONSTR\Plan Sheets\L1.00-LANDSCAPE PLAN.dwg
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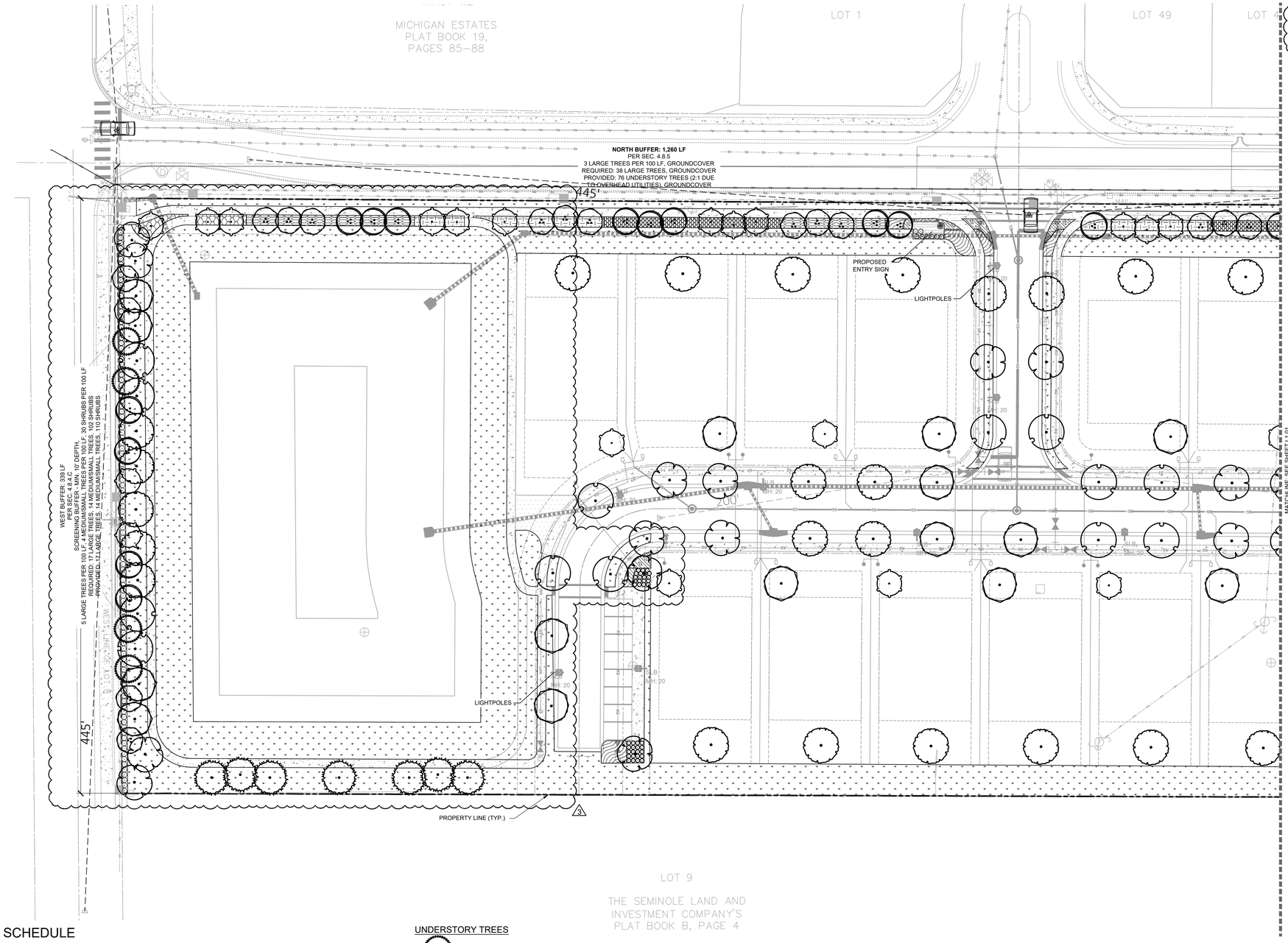

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO-MAINTAINED UTILITIES.

PLANT SCHEDULE

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SHRUBS							
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	MO	36	SIMPSON'S STOPPER FULL	MYRCIANTHES FRAGRANS	7 GAL	48" HT	36" OC
	PM	36	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	36" FULL	36" OC
	SN	1	GIANT BIRD OF PARADISE FULL	STRELITZIA NICOLAI	7 GAL	48" HT	48" OC
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GRAPHIC SCALE IN FEET
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LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT
REGISTERED
STATE OF FLORIDA
L6667156
GREGORY S. WITHERSPOON
11/17/2025
DATE

KHA PROJECT 249309014
DATE 01/09/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY JTD

LANDSCAPE PLAN

THOMASON ESTATES

FLORIDA
ST. CLOUD

SHEET NUMBER
L1.01

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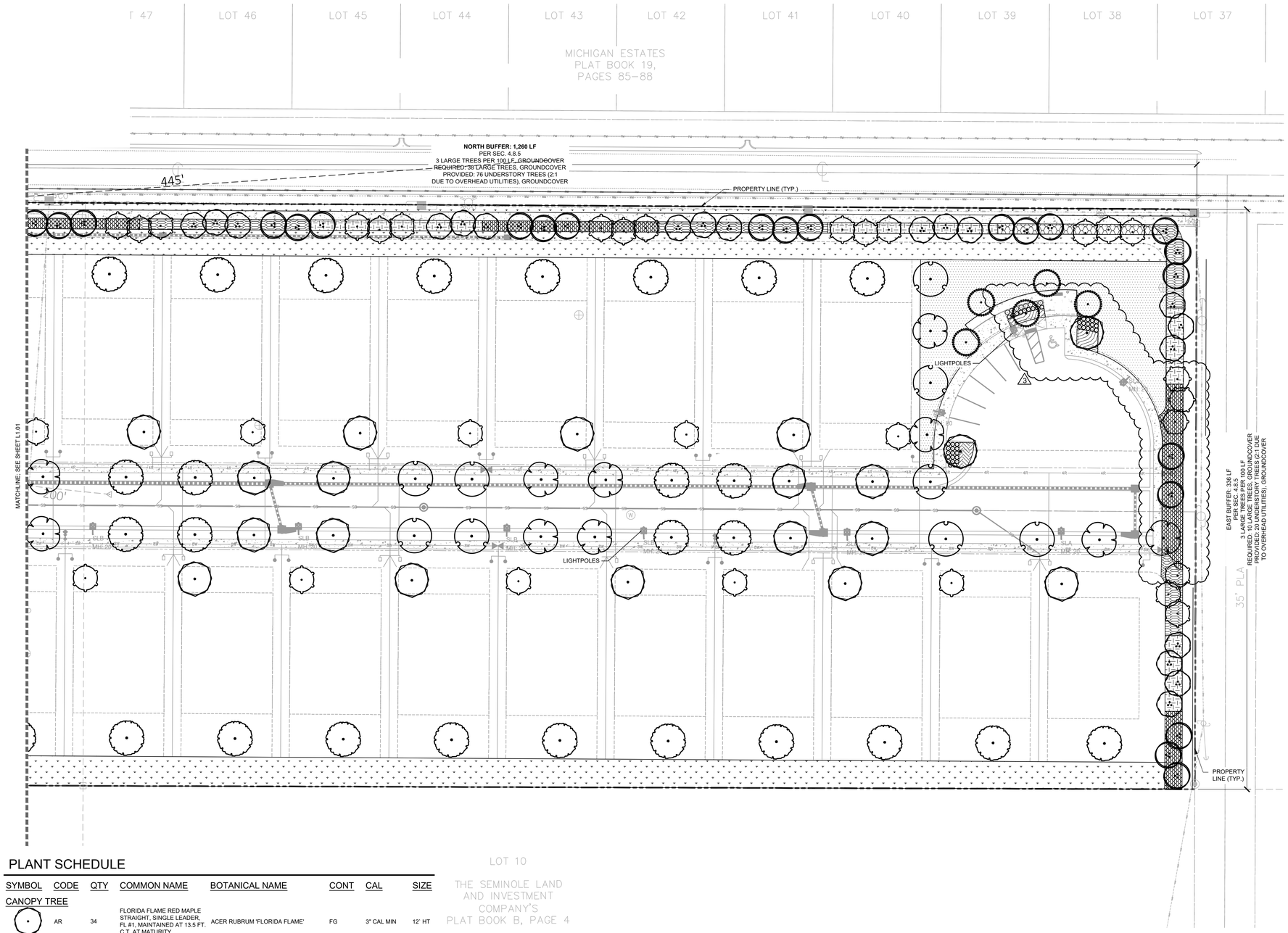

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LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
STEVEN WITHERSPOON GREGORY
LA6667156
STATE OF FLORIDA
DATE 11/17/2025

KHA PROJECT 249309014
DATE 01/09/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY JTD

LANDSCAPE PLAN

THOMASON ESTATES

FLORIDA
ST. CLOUD

SHEET NUMBER
L1.02

Plotted By:Lopez, Roy Sheet Set:THOMASON ESTATES.pSP Layout:L1.02 November 17, 2025 03:57:10pm K:\ORL_LA\249309014_Thomason Estates_LA_PSP\CADD\CONST\PlanSheets\L1.00-LANDSCAPE PLAN.dwg
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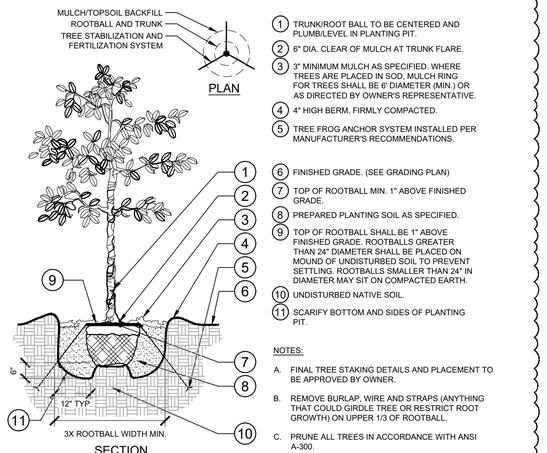


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

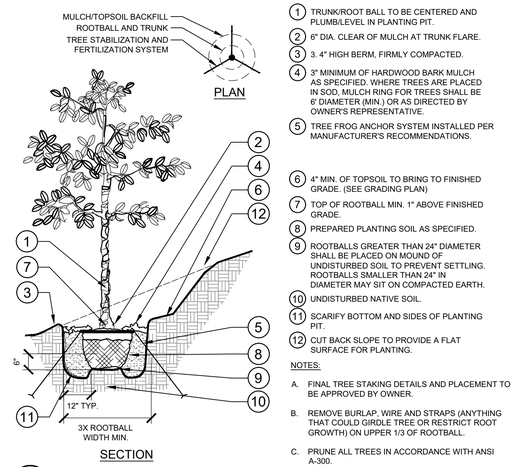
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 TREE PLANTING
SECTION / PLAN — NTS



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4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

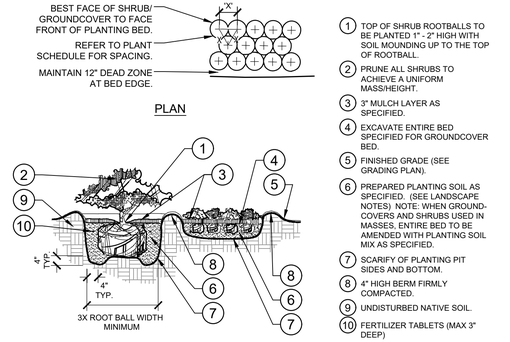
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 TREE PLANTING ON A SLOPE
SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

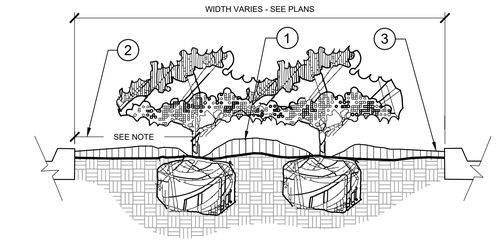
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

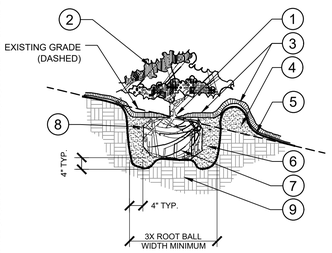
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

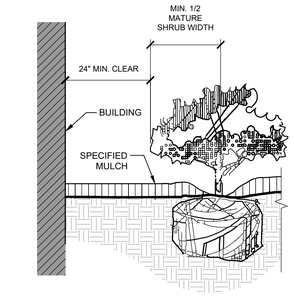
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

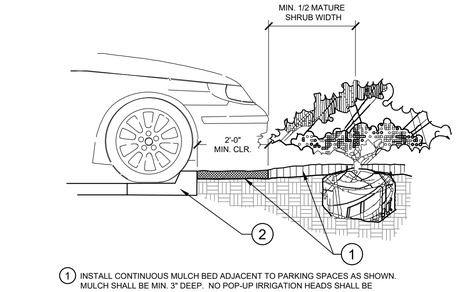
5 L1.50 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION — NTS



NOTES:

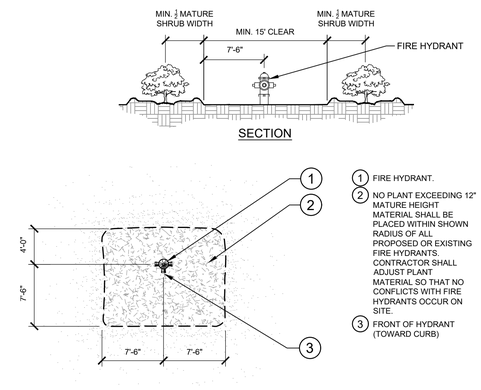
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 L1.50 PLANTINGS ADJACENT TO BUILDINGS
SECTION — NTS



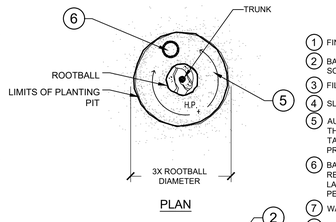
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 PARKING SPACE/CURB PLANTING
SECTION — NTS

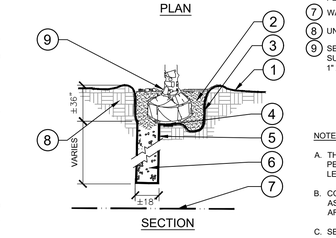


1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN — NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.



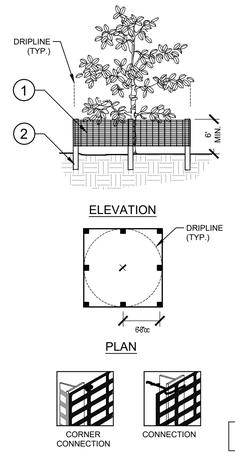
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 POOR DRAINAGE CONDITION
SECTION / PLAN — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS ON 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

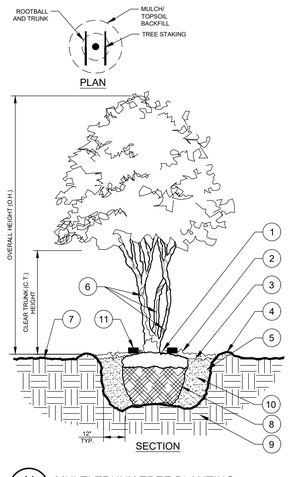
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 8' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 TREE PROTECTION FENCING
ELEVATION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

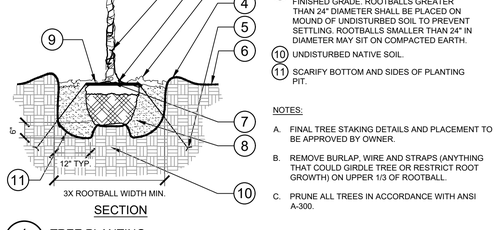
B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

11 L1.50 MULTI-TRUNK TREE PLANTING
SECTION/PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 TREE PLANTING
SECTION / PLAN — NTS

No.	REVISIONS	DATE	BY
1	MISSING DETAIL #1	11-17-25	RCL

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL — REGISTERED LANDSCAPE ARCHITECT — GREGORY S. WITHERSPOON — No. LA6667156 — STATE OF FLORIDA
11/17/2025
DATE

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

THOMASON ESTATES LANDSCAPE DETAILS

ST. CLOUD FLORIDA

SHEET NUMBER
L1.50

Plotted By:Lopez, Roy Sheet Set:THOMASON ESTATES.DSP Layout:L1.50 November 17, 2025 03:57:13pm K:\ORL_LA\249309014 Thompson Estates LA PSP\CAD\CONST\PlanSheets\L1.00-LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW;

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOD AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF 35% FERTICOMP 20% FLORIDA PEAT 45% SANDY LOAM. THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMNSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS .

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

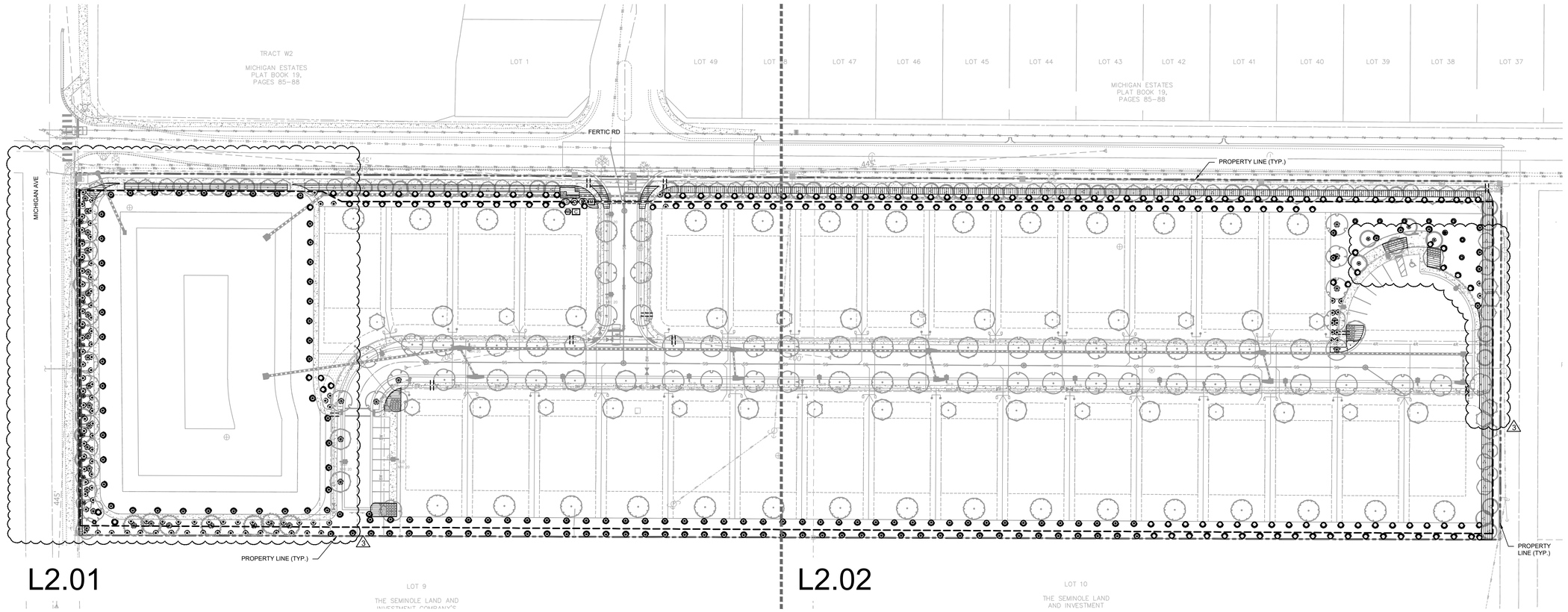
S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PL



NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	RAIN BIRD R-VAN14 RD-06-S-P45-NP TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	101	45
18 ADJ 18 F	RAIN BIRD R-VAN18 RD-06-S-P45-NP TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	179	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-06-S-P45-NP TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	145	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XFDEP-09-12 DRIP RING	34
	RAIN BIRD XFDEP-09-12 DRIP RING (ORNAMENTAL)	18
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDEP-09-12 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE PURPLE DRIPLINE. 0.9 GPH EMITTERS AT 12IN. O.C. DRIPLINE LATERALS SPACED AT RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	13,451 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
M	WATER METER 1" REUSE	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,272 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERAL SLEEVE	88.7 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE	44.5 LF

FLOW TOTALS

Area for Dripline:	201.8
Drip Ring:	29.0
Turf Rotary:	492.5
Total:	723.3 GPM

3

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO-MAINTAINED UTILITIES.

3

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	IRR. & CALC. UPDATES PER SIDEWALK ADJ.	11-17-25	RCL

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
GREGORY S. WITHERSPOON
L46667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

OVERALL IRRIGATION PLAN

THOMASON ESTATES

FLORIDA
ST. CLOUD

SHEET NUMBER
L2.00

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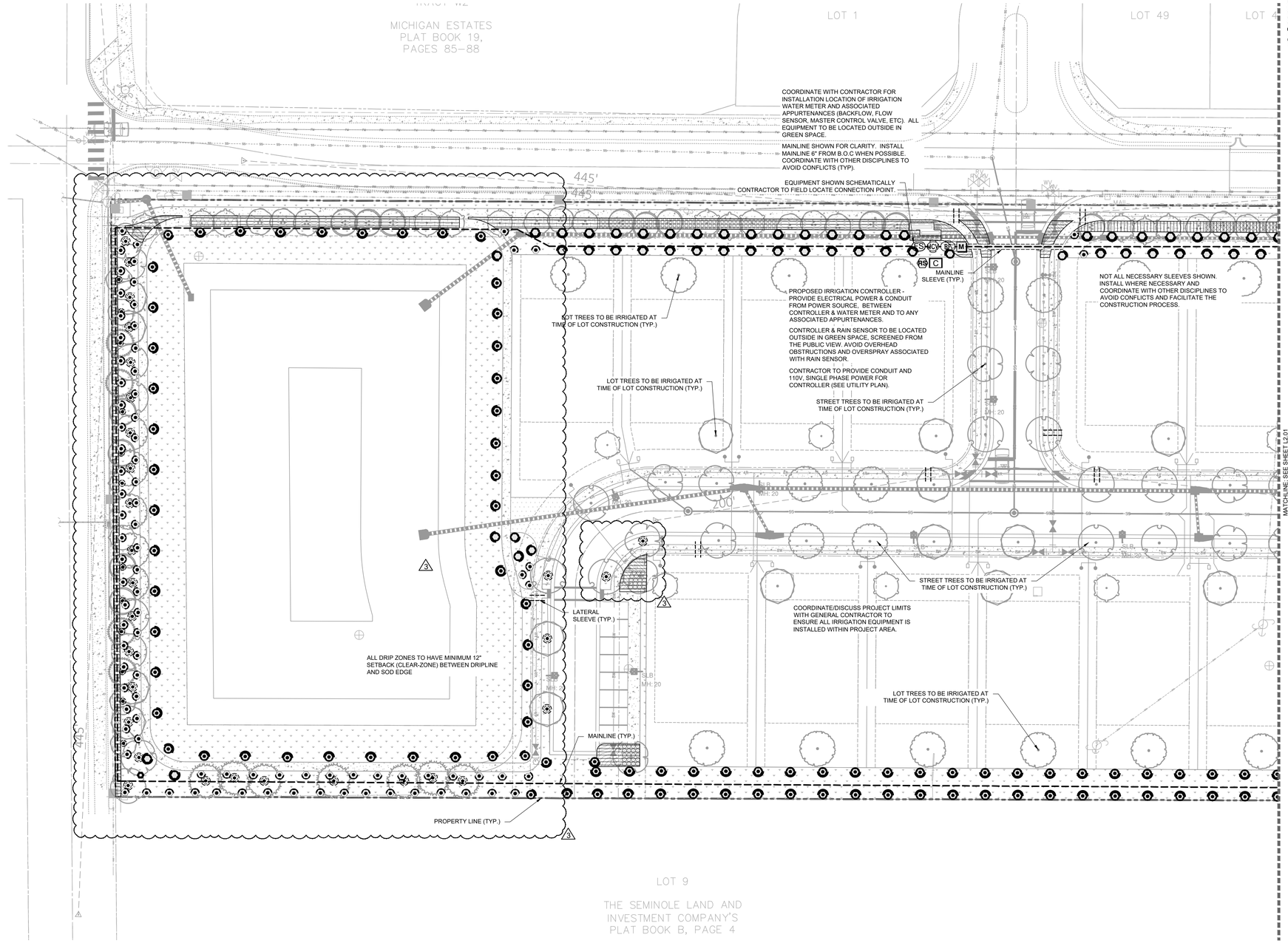
Plotted By: Lopez, Roy Sheet Set: THOMASON ESTATES PSP Layout: L2.00 November 17, 2025 03:57:33pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\L2.00--IRRIGATION PLAN.dwg



LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO-MAINTAINED UTILITIES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	RAIN BIRD R-VAN14 RD-06-S-P45-NP TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	101	45
18 ADJ 18 F	RAIN BIRD R-VAN18 RD-06-S-P45-NP TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	179	45
24 ADJ 24 F	RAIN BIRD R-VAN24 RD-06-S-P45-NP TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	145	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XFDEP-09-12 DRIP RING	34
	RAIN BIRD XFDEP-09-12 DRIP RING (ORNAMENTAL)	18

AREA TO RECEIVE DRIPLINE
RAIN BIRD XFDEP-09-12
XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE PURPLE DRIPLINE. 0.9 GPH EMITTERS AT 12IN. O.C. DRIPLINE LATERALS SPACED AT RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS. — 13,451 LF (3)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1

M	WATER METER 1" REUSE	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,272 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERAL SLEEVE	88.7 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE SLEEVE	44.5 LF

FLOW TOTALS (3)

Area for Dripline:	201.8
Drip Ring:	29.0
Turf Rotary:	492.5
Total:	723.3 GPM

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
3	IRR. & CALC. UPDATES PER SIDEWALK ADJ.	11-17-25	RCL

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
GREGORY S. WITHERSPOON
LA6667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

IRRIGATION PLAN

THOMASON ESTATES

FLORIDA

ST. CLOUD

SHEET NUMBER
L2.01

Plotted By:Lopez, Ray Sheet Set:THOMASON ESTATES PSP Layout:L2.01 November 17, 2025 03:53:42pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\L2.00-IRRIGATION PLAN.dwg
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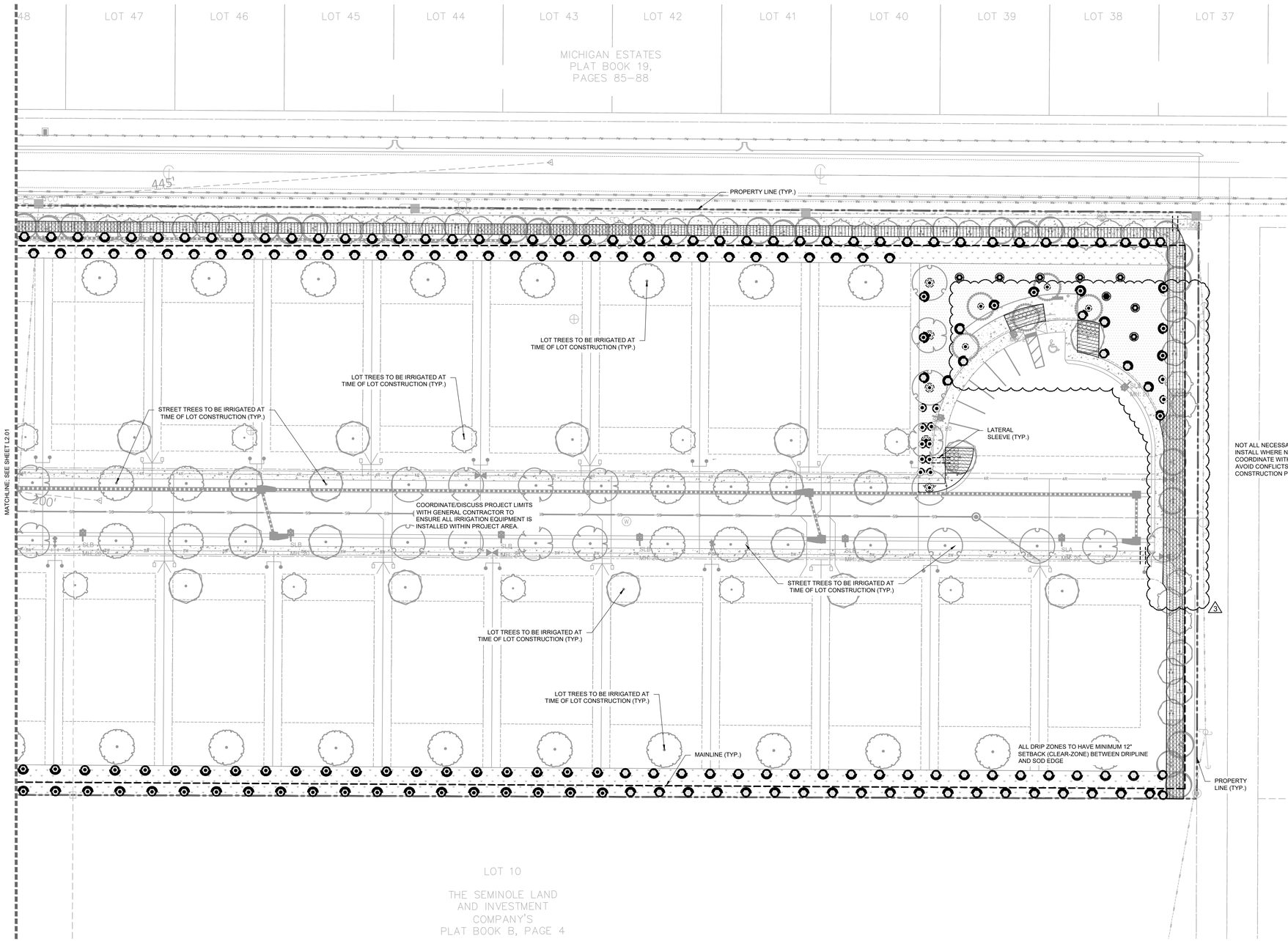

NOT ALL NECESSARY SLEEVES SHOWN. INSTALL WHERE NECESSARY AND COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS AND FACILITATE THE CONSTRUCTION PROCESS.

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING SHALL MAINTAIN 5 FEET HORIZONTAL SEPARATION FROM THE ROOT BALL OF TREES TO TOHO-MAINTAINED UTILITIES.

IRRIGATION SCHEDULE

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3

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	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDEP-09-12 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE PURPLE DRIPLINE. 0.9 GPH EMITTERS AT 12IN. O.C. DRIPLINE LATERALS SPACED AT RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	13,451 LF
MCV	RAIN BIRD PESB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
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RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1

M	WATER METER 1" REUSE	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,272 LF
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FLOW TOTALS
Area for Dripline: 201.8
Drip Ring: 29.0
Turf Rotary: 492.5
Total: 723.3 GPM

3

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
3	IRR. & CALC. UPDATES PER SIDEWALK ADJ.	11-17-25	RCL

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LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
STEVEN WITHERSPOON GREGORY
LA6667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT 249309014
DATE 01/09/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY JTD

IRRIGATION PLAN

THOMASON ESTATES

FLORIDA

ST. CLOUD

SHEET NUMBER
L2.02

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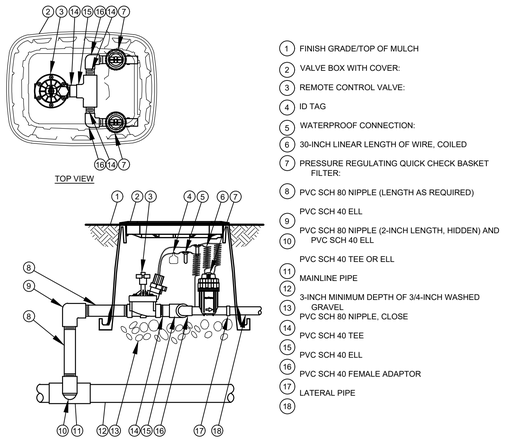
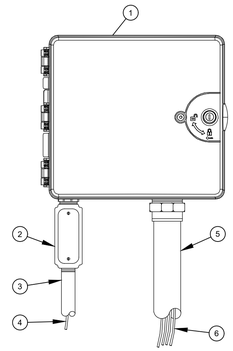


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. REMOTE CONTROL VALVE:
4. ID TAG
5. WATERPROOF CONNECTION:
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

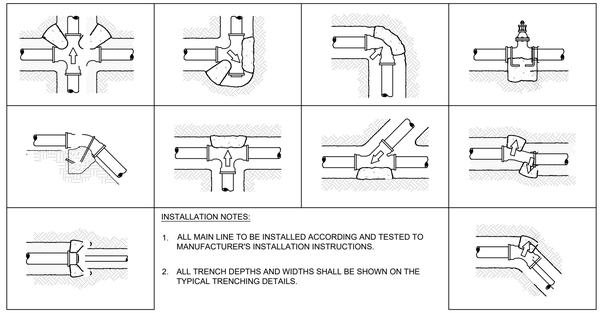
1 L2.50 **COMMERCIAL CONTROL DRIP ZONE VALVE KIT**
SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

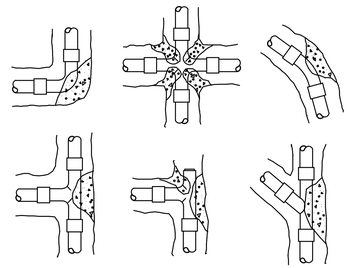
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 L2.50 **TYPICAL CONTROLLER**
ELEVATION — NTS



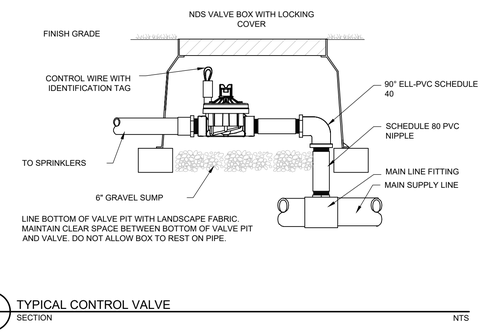
INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

3 L2.50 **TYPICAL THRUST BLOCK**
SECTION — NTS



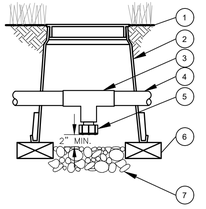
INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4 L2.50 **THRUST BLOCK REINFORCEMENT**
SECTION — NTS



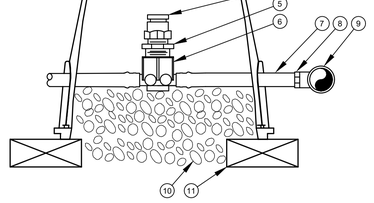
LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

5 L2.50 **TYPICAL CONTROL VALVE**
SECTION — NTS



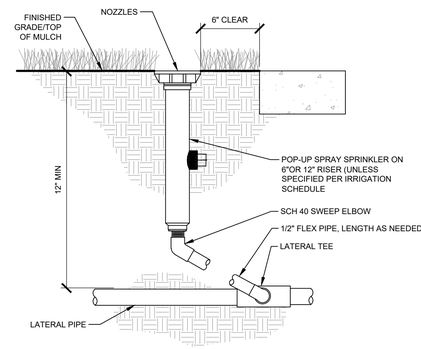
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 L2.50 **DRAIN VALVE**
SECTION — NTS

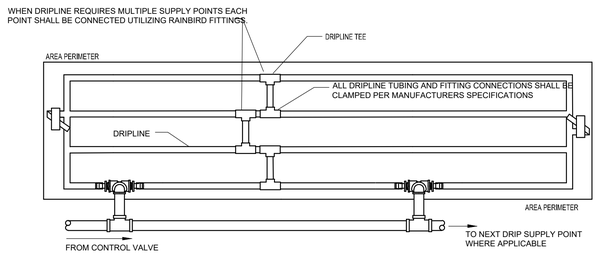


1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

7 L2.50 **AIR RELIEF VALVE IN XFS DRIP LINE**
SECTION — NTS



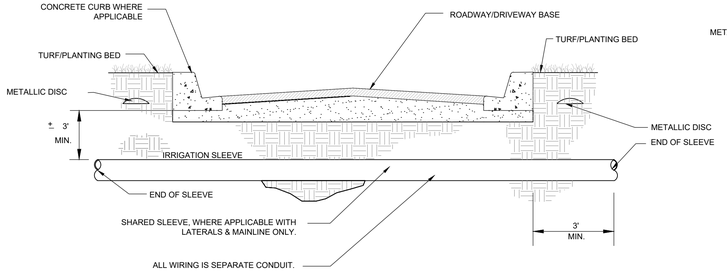
8 L2.50 **TYPICAL IRRIGATION HEAD**
SECTION — NTS



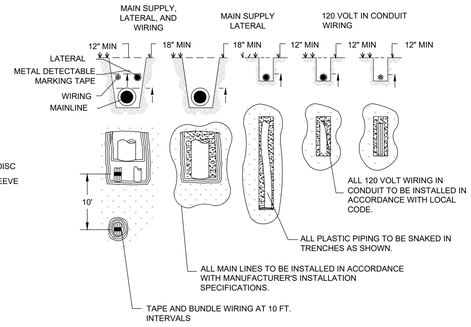
CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

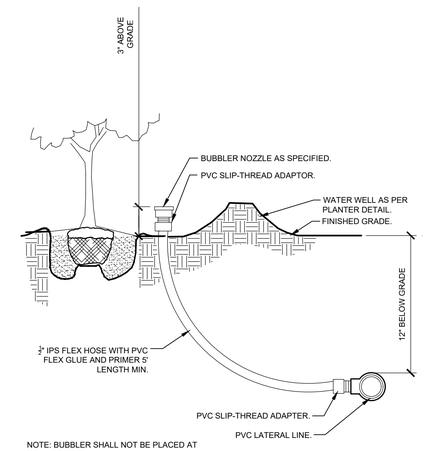
9 L2.50 **TYPICAL DRIP LINE**
PLAN — NTS



10 L2.50 **TYPICAL SLEEVING**
SECTION — NTS



11 L2.50 **TYPICAL TRENCHING**
SECTION / PLAN — NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 L2.50 **TYPICAL BUBBLER**
SECTION — NTS

No.	REVISIONS	DATE	BY

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER — REGISTERED — JAMES WITHERSPOON GREGORY — L46667156 — STATE OF FLORIDA — DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

IRRIGATION DETAILS

THOMASON ESTATES — FLORIDA — ST. CLOUD

SHEET NUMBER
L2.50

Plotted By:Lopez Roy Sheet Set:THOMASON ESTATES.dsp Layout:L2.50 November 17, 2025 03:57:53pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\L2.00-IRRIGATION PLAN.dwg
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BI-LINGUAL LAWNBOSS™ RECLAIMED WATER WARNING SIGN AND STAKE (BY RECYCLE REMINDERS - PART# K-9493, COLOR PURPLE) TO BE UTILIZED WHERE INDICATED ON PLANS. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.

WWW.RECYCLEREMINDERS.COM

1 L2.51 RECLAIMED WATER WARNING SIGN 1" = 1"

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ½" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

2 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL LANDSCAPE ARCHITECT REGISTERED GREGORY S. WITTERSPOON LA6667156 STATE OF FLORIDA
DATE 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

IRRIGATION SPECIFICATIONS

THOMASON ESTATES
FLORIDA
ST. CLOUD

SHEET NUMBER
L2.51

Plotted By:Lopez, Roy Sheet Set:THOMASON ESTATES PSP Layout:L2.51 November 17, 2025 03:57:58pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\L2.00-IRRIGATION PLAN.dwg
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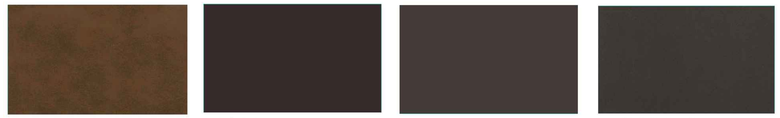
SHALE STACK-EASE 'CALICO' COLOR BY J&N STONE



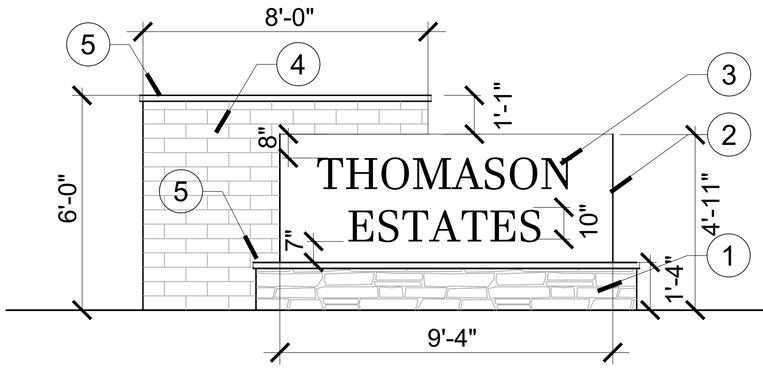
anodized effect | 61/68002
Medium Bronze

satin | 38/60090
Dark Anodized Bronze | gloss level 25-35

satin | 38/60080
Statuary Bronze | gloss level 26-35

metallic | 38/68008
Spartacus Bronze

REFTON 100 SERIES BRICK-EASE 'GRAY'



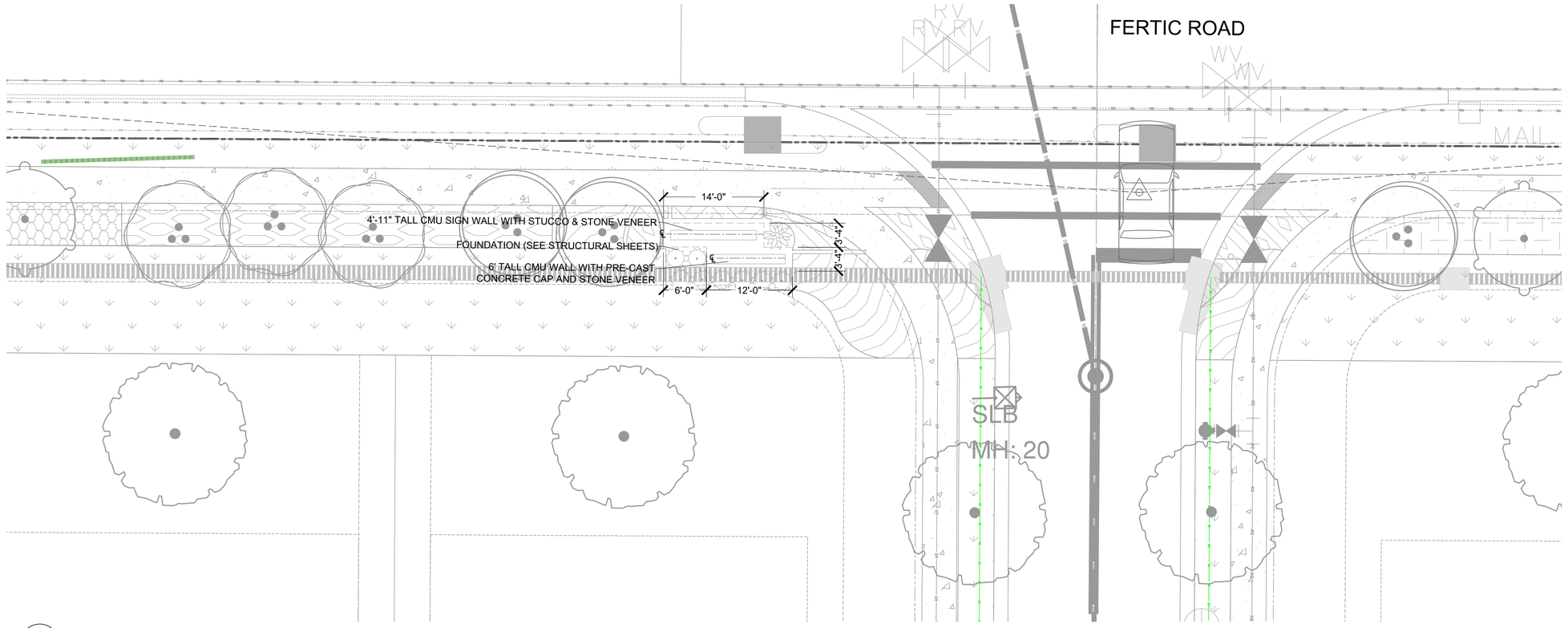
01 ENTRY SIGN ELEVATION

1" = 2'-0"

1. 1'-4" TALL 'STACK-EASE' STONE VENEER FROM J&N STONE. CALICO COLOR
2. 4'-11" TALL CMU WALL WITH TAN COLOR STUCCO
3. LASER-CUT METAL SIGN LETTERING IN DARK BRONZE COLOR
4. 6' TALL CMU WALL WITH 'REFTON 100 SERIES' GRAY BRICK VENEER
5. PRE-CAST CONCRETE CAP

GRAPHIC SCALE IN FEET
0 1 2 4

*SIGNAGE TO BE PROVIDED UNDER SEPARATE BUILDING PERMIT. DETAIL INTENDED FOR DESIGN INTENT ONLY. FINAL STRUCTURAL DETAILS TO BE PROVIDED BY STRUCTURAL ENGINEER. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY PROJECT TEAM.



02 ENTRY SIGN PLAN

1-1/2" = 1'-0"

GRAPHIC SCALE IN FEET
0 4 8 16

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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LICENSED PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
STEVEN WITHERSPOON GREGORY
LA6667156
STATE OF FLORIDA
DATE 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

HARDSCAPE PLAN

THOMASON ESTATES
ST. CLOUD FLORIDA

SHEET NUMBER
L3.00

Plotted By:Lopez, Roy Sheet Set:THOMASON ESTATES.PSP Layout:L3.00 November 17, 2025 03:58:20pm K:\ORL_LA\249309014 Thompson Estates LA PSP\CAD\CONST\PrintSheet\L3.00-HARDSCAPE PLAN.dwg
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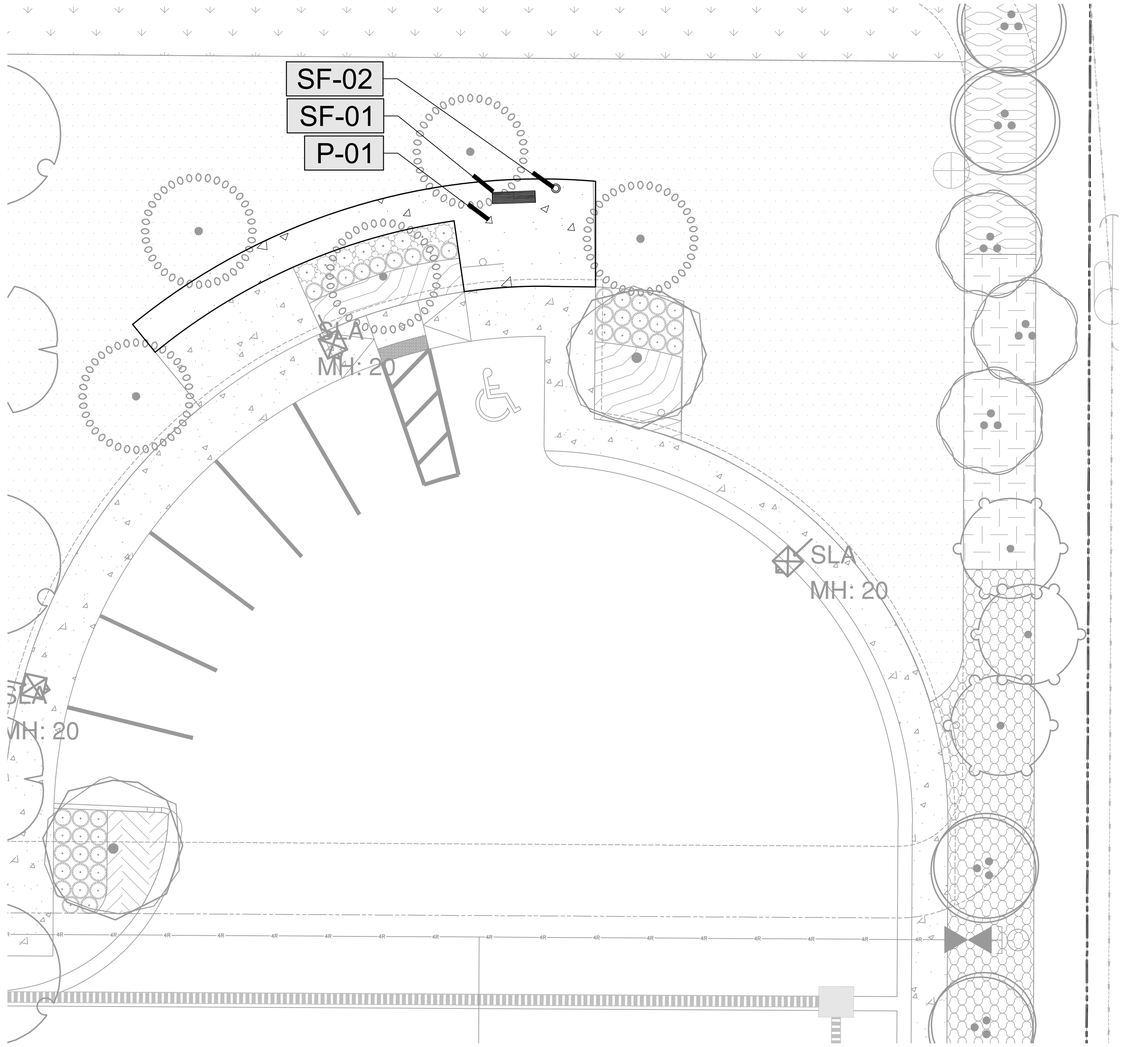

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	FINISH/COLOR	SIZE
PAVING						
	P-01	STANDARD CONCRETE	532 SF		STANDARD BROOM FINISH	4" DEPTH

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT	FINISH/COLOR	SIZE	REMARKS
SITE FURNISHING									
	SF-01	BENCH (6')	1		VICTOR STANLEY	EVA (REVERIE COLLECTION)	FRAME: BLACK SLATS: RECYCLED PLASTIC MAPLE	6'	SURFACE MOUNT. INSTALL PER MANUFACTURERS INSTRUCTIONS.
	SF-02	TRASH RECEPTACLE	1		VICTOR STANLEY	SDC-36 STEELSITES COLLECTION	BLACK POWDER-COATED STEEL	36 GAL.	SURFACE MOUNT. INSTALL PER MANUFACTURER`S SPECIFICATIONS

01 PARKING LOT PLAN

1"=10'-0"

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
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HARDSCAPE PLAN

THOMASON ESTATES
FLORIDA
ST. CLOUD

SHEET NUMBER
L3.01

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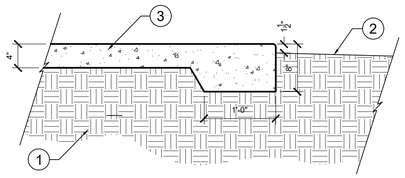


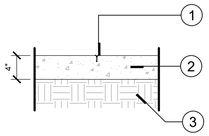
1. COMPACTED SUB-GRADE-95% STANDARD PROCTOR DENSITY
2. FINISH GRADE
3. 4" THICK CONCRETE PAVING - 3000 PSI AT 28 DAYS MIN.

NOTES:

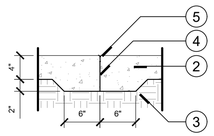
- CONTROL JOINTS 6' O.C.
- MAXIMUM SURFACE AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 400 S.F.
- PROVIDE ISOLATION JOINT BETWEEN CONCRETE AND PAVING AND ALL FIXED VERTICAL SITE ELEMENTS
- FINISH GRADE TO SLOPE AWAY FROM ALL VERTICAL SITE ELEMENTS TO PROVIDE POSITIVE DRAINAGE

1 STANDARD CONCRETE PAVING 4" THICK

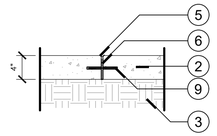
1" = 1'-0"



3 CONTROL JOINT



4 CONSTRUCTION JOINT

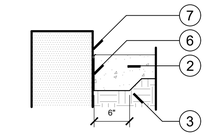


5 EXPANSION JOINT

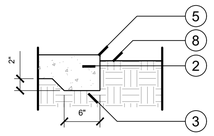
1. SAWCUT JOINTS, 1" DEEP (MIN.), 1/8" WIDE PER PLAN LOCATIONS
2. 4" THICK FDOT CLASS I (3,000 PSI) CONCRETE. WIDTH PER HARDSCAPE PLANS. CONTROL AND EXPANSION JOINTS PER PLANS.
3. COMPACTED SUBGRADE TO 98% MOD. PROCTOR, T-180
4. APPLY BOND BREAKER
5. 1/8" TOOLED RADIUS
6. 3/8" NON-EXTRUDED BITUMINOUS PREMOULDED EXPANSION JOINT (SEALED WITH RESILENT FILLER), FULL DEPTH, FLUSH WITH SURFACE, PLACE PER SPECIFICATIONS
7. VERTICAL ELEMENT, SEE HARDSCAPE PLANS
8. ADJACENT PLANTING AREA. HOLD GRADE 1" BELOW FINISHED ELEVATION OF PAVING AT SOD AND 2" BELOW AT SHRUB / MULCH BEDS.
9. #4 SMOOTH DOWEL @ 18" O.C. COAT ONE END TO PREVENT BOND.

NOTES:

- REFER TO HARDSCAPE SCHEDULE SHEET FOR CONCRETE PAVING FINISH AND COLOR
- MAXIMUM SURFACE AREA BETWEEN CONTROL JOINTS NOT TO EXCEED 100 S.F.
- MAXIMUM SURFACE AREA BETWEEN EXPANSION JOINTS NOT TO EXCEED 400 S.F.
- PROVIDE ISOLATION JOINT BETWEEN CONCRETE AND PAVING AND ALL FIXED VERTICAL SITE ELEMENTS
- FINISH GRADE TO SLOPE AWAY FROM ALL VERTICAL SITE ELEMENTS TO PROVIDE POSITIVE DRAINAGE



1 ISOLATION JOINT



2 CONCRETE PAVEMENT @ LANDSCAPE EDGE

2 CONCRETE PAVEMENT - JOINT & EDGE DETAIL

1" = 1'-0"

REVERIE COLLECTION
SIZE: 6' LENGTH
COLOR: FRAME - BLACK
SLATS - RECYCLED PLASTIC MAPLE
SURFACE & IN-GROUND MOUNT

3 EVA BENCH BY VICTOR STANLEY

N.T.S.

SDC-36 STEELSITES COLLECTION
SIZE: 36 GAL.
COLOR: BLACK POWDER-COATED STEEL
SURFACE & IN-GROUND MOUNT

4 TRASH RECEPTACLE BY VICTOR STANLEY

N.T.S.

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LICENSED PROFESSIONAL
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GREGORY S. WITHERSPOON
LA6667156
STATE OF FLORIDA
DATE 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	AMG
DRAWN BY	JTD
CHECKED BY	GSW

THOMASON ESTATES HARDSCAPE DETAILS

ST. CLOUD FLORIDA

SHEET NUMBER
L3.50

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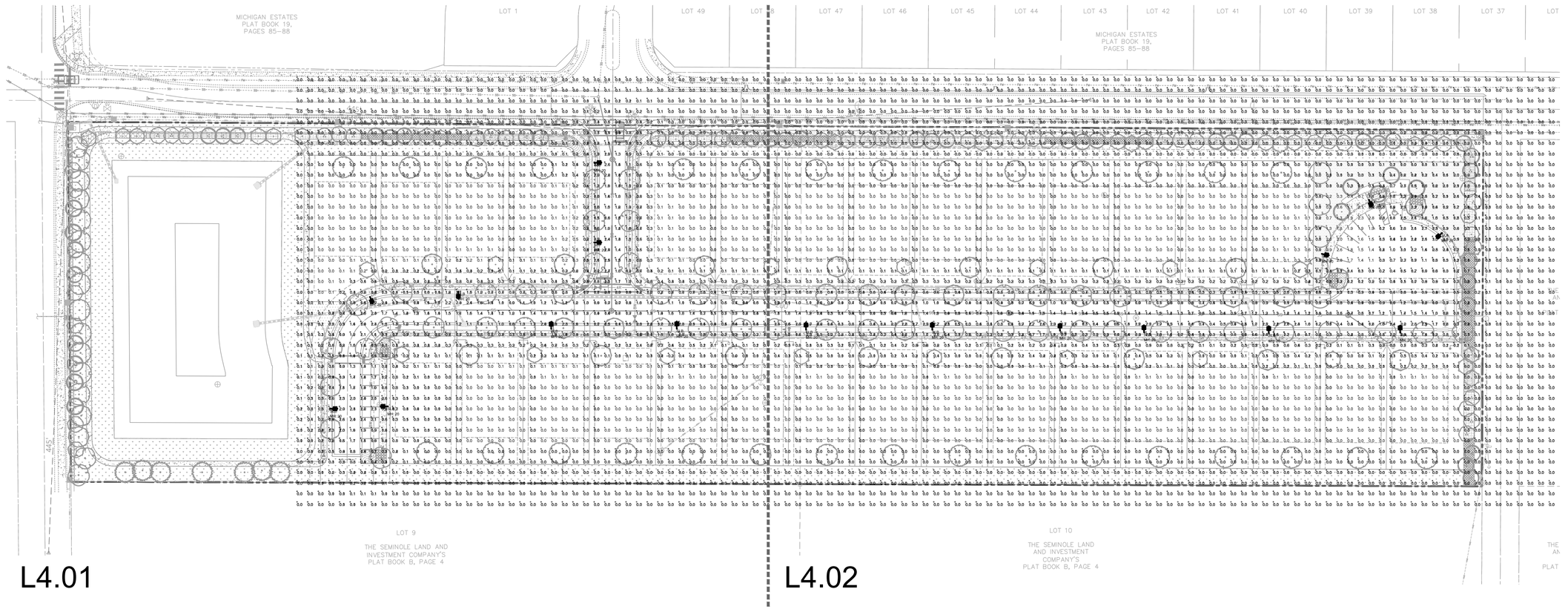

Landreth Lighting Luminaire Schedule

Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	BUG Rating	Arranged Watts	Arranged Lumens
	Lithonia Lighting	4	SLA	Single	RSX1 LED P1 30K R4 MVOLT RPA NLTAIR2 PIRHN FINISH TBD: MOUNTED 20' AFG ON ROUND TAPERED ALUMINUM POLE	1.000	B1-U0-G2	51.34	6543
	Lithonia Lighting	13	SLB	Single	RSX1 LED P1 30K R3 MVOLT RPA NLTAIR2 PIRHN FINISH TBD: MOUNTED 20' AFG ON ROUND TAPERED ALUMINUM POLE	1.000	B1-U0-G2	51.34	6459

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Illuminance	Fc	1.60	3.3	0.7	2.29	4.71
Sidewalks	Illuminance	Fc	0.52	1.0	0.3	1.73	3.33

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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No.	REVISIONS	DATE	BY

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No. AR96667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT 249309014
DATE 01/09/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY JTD

OVERALL PHOTOMETRICS PLAN

THOMASON ESTATES

FLORIDA
ST. CLOUD

SHEET NUMBER
L4.00

Plotted By:Lopez, Ray Sheet Set:THOMASON ESTATES.DSP Layout:L4.00 November 17, 2025 03:59:01pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\L4.00-PHOTOMETRICS PLAN.dwg
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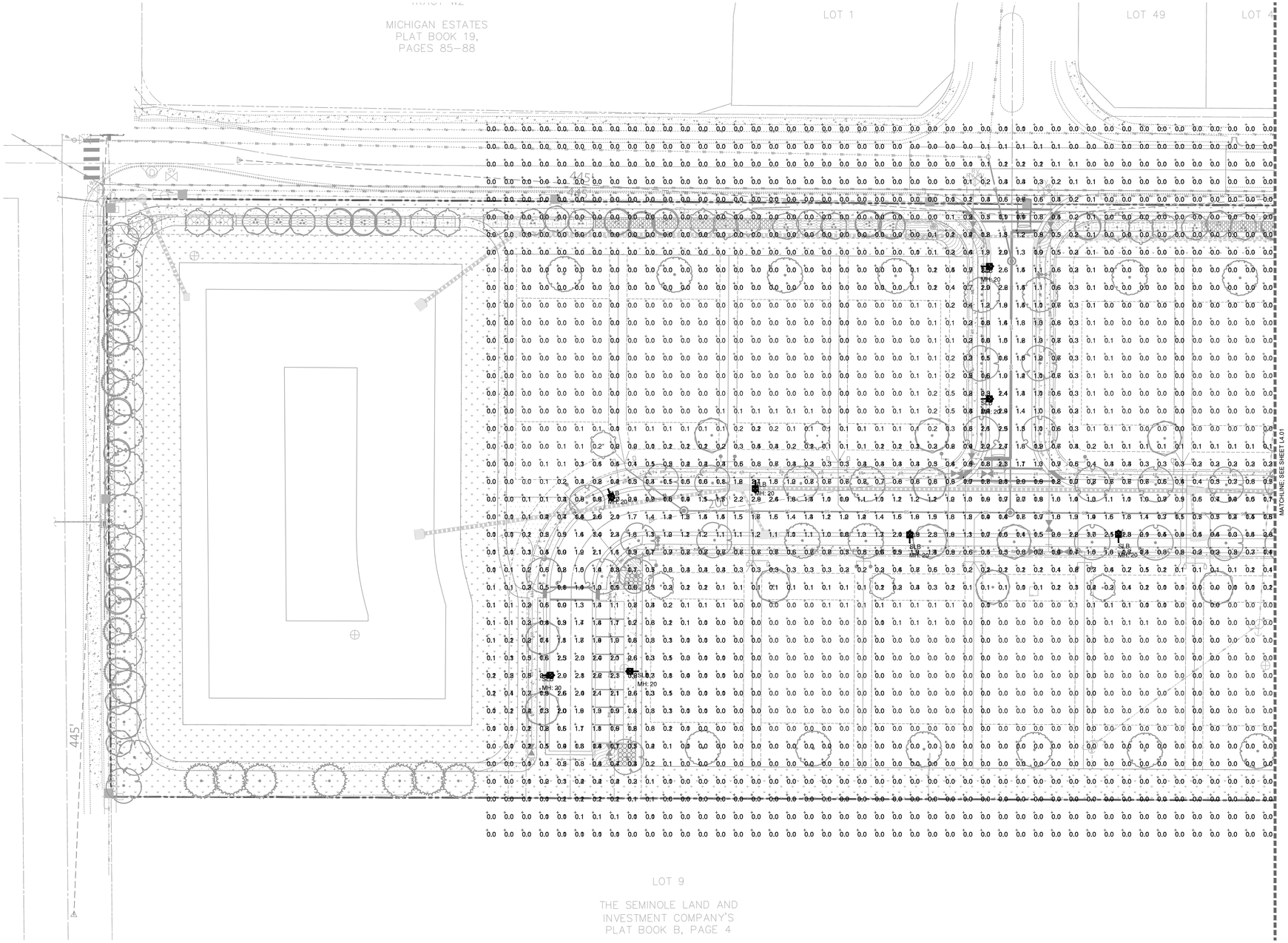

Landreth Lighting Luminaire Schedule

Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	BUG Rating	Arranged Watts	Arranged Lumens
	Lithonia Lighting	4	SLA	Single	RSX1 LED P1 30K R4 MVOLT RPA NLTAIR2 PIRHN FINISH TBD: MOUNTED 20' AFG ON ROUND TAPERED ALUMINUM POLE	1.000	B1-U0-G2	51.34	6543
	Lithonia Lighting	13	SLB	Single	RSX1 LED P1 30K R3 MVOLT RPA NLTAIR2 PIRHN FINISH TBD: MOUNTED 20' AFG ON ROUND TAPERED ALUMINUM POLE	1.000	B1-U0-G2	51.34	6459

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Illuminance	Fc	1.60	3.3	0.7	2.29	4.71
Sidewalks	Illuminance	Fc	0.52	1.0	0.3	1.73	3.33

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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LICENSED PROFESSIONAL
ARCHITECT
STEVEN WITTERSPOON GREGORY
REGISTERED
L46667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT 249309014
DATE 01/09/2025
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY RYP
CHECKED BY JTD

PHOTOMETRICS PLAN

THOMASON ESTATES

ST. CLOUD FLORIDA

SHEET NUMBER
L4.01

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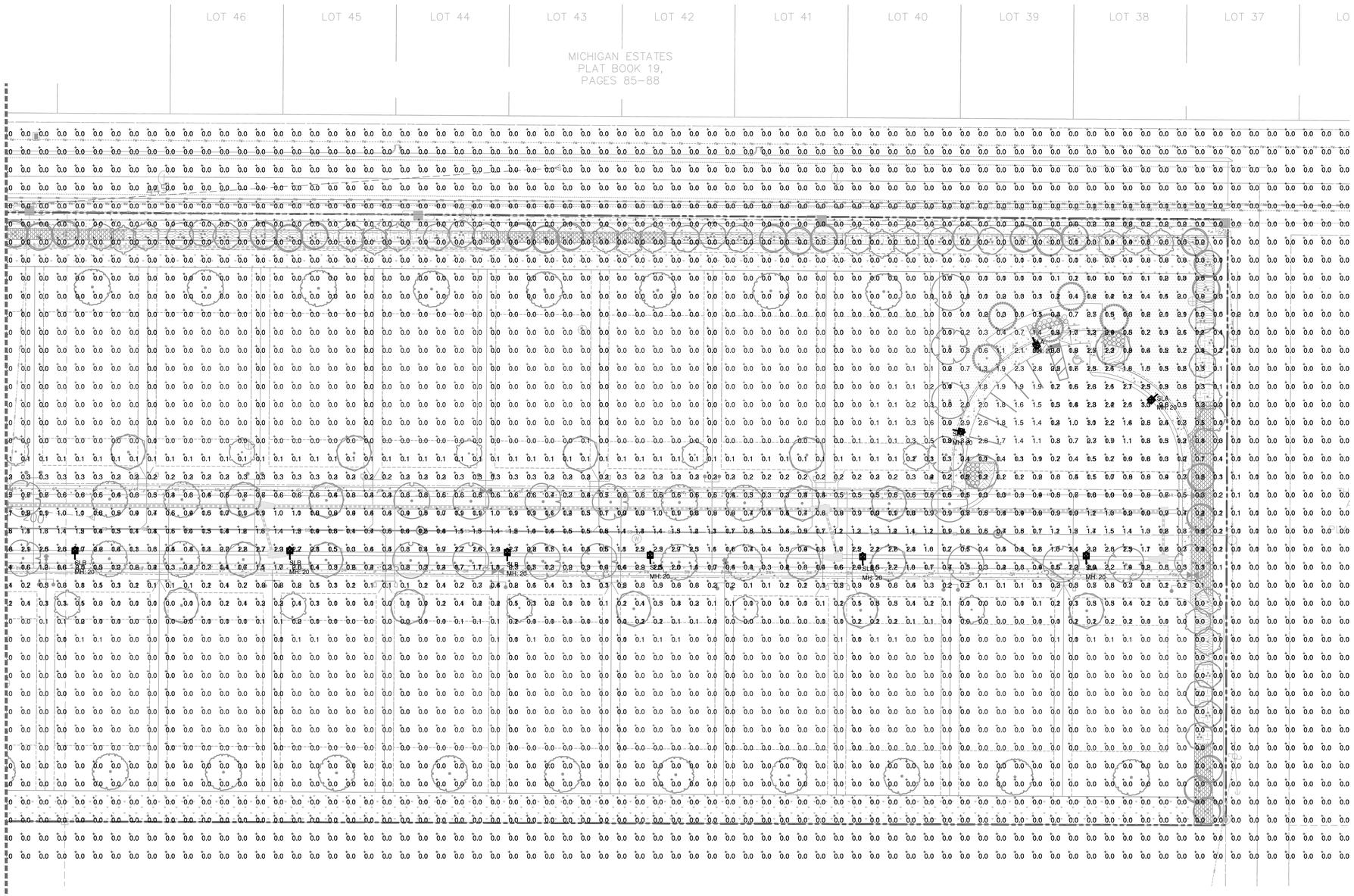

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LICENSED PROFESSIONAL
REGISTERED ARCHITECT
GREGORY S. WITHERSPOON
L46667156
STATE OF FLORIDA
DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

PHOTOMETRICS PLAN

THOMASON ESTATES
ST. CLOUD FLORIDA

SHEET NUMBER
L4.02

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RSX1 LED
Area Luminaire

Catalog Number

Notes

Type

Fill the fab boy or mouse over the page to see all interactive elements.

Specifications

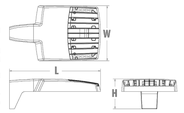
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

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*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [2] HVOLT (347V-480V) [3] XVOLT (277V-480V) [3] **(use specific voltage for options as noted)** 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90° / 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [4] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [4] AARP Adjustable tilt arm round pole mounting [4] AAWB Adjustable tilt arm with wall bracket [4] AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS	House-side shield [1]	DBLXD	Black
PE	Photocontrol, button style [6,9]	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) [5,10,11]	DWHXD	White
SF	Single fuse (120, 277, 347) [1]	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) [1]	DBLBXD	Textured Black
SPD20KV	20KV Surge pack (10KV standard)	DNATXD	Textured Natural Aluminum
FAO	Field adjustable output [7]	DWHGXD	Textured White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) [7]		

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor [8,12,13,14]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [15]

***Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [16]

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U.S. ARCHITECTURAL LIGHTING

THE X POLES
EXPEDITED DELIVERY

PROJECT NAME:

PROJECT TYPE:

Expedited Embedded Round Tapered Aluminum Pole

XERTA

Unique design which allows expedited, on-demand manufacturing and shipment of Embedded, Tapered Aluminum Poles to your desired length without alternation of the top and bottom pole diameters. Ensures that your desired Pole Length can be quickly specified and supplied with peace of mind that your Luminaire Couplings and Pole Attachments will all fit as designed.

Shaft
Spun tapered from 6063 alloy aluminum tubing. Heat treated to produce a T6 temper. Shaft is furnished with ground lugs located on cast aluminum base plate.

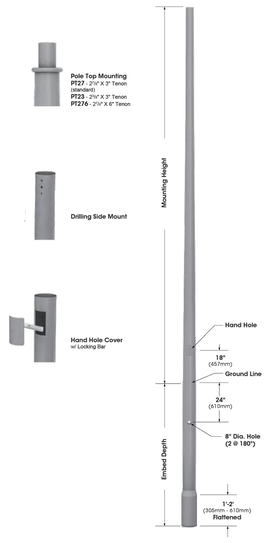
Embed and Direct Burial Detail
Designed for durability and stability, the bottom of the embedded pole is engineered with a flattened, oval cross-section to prevent rotation and ensure secure placement. Wire access holes are conveniently located 24 inches below the ground line for easy installation and maintenance. Due to varying soil conditions at different sites, it is essential that foundation requirements be assessed by a qualified Structural Engineer familiar with the specific soil characteristics of the job site. This ensures optimal performance and longevity of the installation.

Drilling Side Mount
A removable pole cap is included. Pole will be drilled to match U.S. Architectural fixtures. For other Drilling required, please specify DP after specified drill pattern. (example: 2-180DP)

Pole Top Mount
Standard pole top mount - PT27, fabricated from 2.5" (2.875" O.D.) aluminum pipe - tenon options for PT276 and PT23 pole tops please see Mounting column. For other pole top configurations please consult factory.

Hand Hole Cover
Rectangular 3" x 5" stamped heavy gauge aluminum material Hand Hole Cover, 2¼" x 4¼" access opening. Sealed door is secured by a formed aluminum bar and a stainless steel, tamper proof screw.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



Pole Model	Pole Dia. Bottom	Pole Dia. Top	Pole Height	Embed Depth
XERTA	4" - 6"	3" - 4"	14' - 30'	5' - 7'

2024190

No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL ARCHITECT REGISTERED STATE OF FLORIDA GREGORY S. WITTERSPOON LA6667156

DATE 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

PHOTOMETRICS DATA

THOMASON ESTATES
ST. CLOUD FLORIDA

SHEET NUMBER
L4.03

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DESIGN CRITERIA

D-1 THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2023.

D-2 WIND DESIGN IS BASED ON THE ANSI/ASCE 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. ALL PRIMARY FRAMING AND EXTERIOR ENVELOPE COMPONENTS AND CLADDING SHALL BE DESIGN TO RESIST THE LOADS AND FORCES DERIVED FROM THIS STANDARD.

D-3 WIND DESIGN CRITERIA:

ULTIMATE DESIGN WIND SPEED:	140 MPH (3 SECOND GUST)
EXPOSURE:	C
RISK CATEGORY:	II
ENCLOSURE TYPE:	WALL/SIGN

FOUNDATION

F-1 FOUNDATION DESIGN IS BASED ON PRESUMPTIVE LOAD BEARING VALUES FROM TABLE 1806.2 IN THE FLORIDA BUILDING CODE.
- a. ALLOWABLE SOIL BEARING PRESSURE: 2,000 PSF.
- b. COEFFICIENT AGAINST SLIDING: 0.25

F-2 COMPACTED (INSITU) SOILS SHALL BE COMPACTED TO NOT LESS THAN 98% OF MODIFIED PROCTOR ACCORDING TO FM 1-T180. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 12 INCHES IN LOOSE DEPTH. PRIOR TO PLACING STRUCTURES OR NEW LIFTS / LAYERS.

F-3 TOPSOIL, ORGANIC MATERIAL AND ANY NATURAL OR MANMADE DEBRIS SHALL BE STRIPPED FROM THE SITE TO THE DEPTHS REQUIRED OR NOTED. THESE AND OTHER DELETERIOUS MATERIAL SHALL NOT BE USED AS BACKFILL UNDER ANY STRUCTURAL AREA & SHALL BE REMOVED FROM THE SITE.

F-4 UNSUITABLE SUBGRADE, IF ENCOUNTERED, SHALL BE UNDERCUT AND REPLACED WITH LEAN CONCRETE OR SELECT GRANULAR FILL MATERIAL AS ORDERED BY THE GEOTECHNICAL ENGINEER OR EOR.

F-5 THE CONTRACTOR SHALL PROVIDE STABLE SIDES AND BOTTOM OF EXCAVATION DURING CONSTRUCTION BY SHORES, SLOPES OR BENCHED SIDES. THE DESIGN AND INSTALLATION OF THE EXCAVATION BRACING SHALL BE IN ACCORDANCE WITH OSHA SHORING PRACTICES AND BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

F-6 THE CONTRACTOR SHALL NOTIFY THE EOR IMMEDIATELY OF ANY EXISTING FOUNDATION CONDITIONS OR DETAILS THAT ARE IN CONFLICT WITH THOSE INDICATED IN THE GEOTECHNICAL SOILS REPORT.

REINFORCED CONCRETE MASONRY

M-1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-16/ASCE 5-16/TMS 402-16), SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-16/ASCE 6-16/TMS 602-16), AND COMMENTARIES RESPECTIVELY, UNLESS NOTED OTHERWISE HEREIN.

M-2 MASONRY CONSTRUCTION ON THIS PROJECT SHALL BE PERFORMED BY A STRUCTURAL MASONRY INSPECTOR PROVIDED BY CONTRACTOR. THIS INSPECTION SHALL CONFORM TO LEVEL B REQUIREMENTS PERTABLE 3.1.2 OF ACI 530. REPORTS SHALL BE FILED TO THE EOR FOR REVIEW AND APPROVAL.

M-3 USE TYPE "S" MORTAR, WITH A MINIMUM DESIGN COMPRESSIVE STRENGTH OF 1800 PSI, UNLESS OTHERWISE NOTED.

M-4 MASONRY UNITS SHALL CONFORM TO ASTM C-90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON THE NET SECTION, TO PROVIDE NET AREA COMPRESSIVE STRENGTH OF MASONRY F'M = 1500 PSI, UNLESS NOTED OTHERWISE.

M-5 PROVIDE SOLID GROUTED REINFORCED VERTICAL CELLS IN UNIT MASONRY AS SPECIFIED ON PLANS. IN ADDITION, PROVIDE SOLID GROUTED REINFORCED VERTICAL CELLS AT ALL CORNERS, INTERSECTIONS AND ADJACENT TO ALL OPENINGS GREATER THAN 16 INCHES, PER THE NOTATIONS IN THESE PLANS. UNLESS NOTED OTHERWISE, THESE BARS SHALL BE THE SAME SIZE AS THE SCHEDULED REINFORCING SPECIFIED FOR EACH WALL.

M-6 PROVIDE BENT CORNER BARS OF SAME TOTAL AREA AS HORIZONTAL REINFORCING, OR AS SPECIFIED IN BOND COURSES. ONE CORNER BAR SHALL RUN OUTSIDE OF ANY VERTICAL STEEL PASSING THROUGH THE CELL.

M-7 PROVIDE FULL MORTAR BEDDING AROUND ALL REINFORCED MASONRY CELLS TO BE GROUTED SOLID.

M-8 REINFORCING FOR MASONRY SHALL CONFORM TO ASTM A-615, GRADE 60.

M-9 GROUTING OF MASONRY CELLS AND REINFORCED CELLS SHALL BE IN ACCORDANCE WITH THE PROCEDURES FOR LOW-LIFT GROUTING AS DESCRIBED IN ACI-530-16.

M-10 GROUT WITHIN MASONRY CELLS MAY BE PLACED IN ONE LIFT BUT THE MAXIMUM DROP HEIGHT FOR THE GROUT SHALL NOT EXCEED FIVE (5) FEET TO AVOID SEGREGATION OF MATERIALS.

M-11 REINFORCE HORIZONTAL JOINTS, 16" O.C. WITH CONTINUOUS 9 GAUGE LADDER-TYPE REINFORCING. PROVIDE PREFABRICATED "TEE" AND CORNER PIECES. SEE TYPICAL DETAILS IN DRAWINGS.

M-12 PROVIDE SAWED BLOCK CLEANOUT HOLES AT THE BASE OF EACH VERTICAL REINFORCED CELL. TAKE SPECIAL CARE WHERE ORNAMENTAL BLOCK IS USED. LOCATE CLEANOUTS BELOW FINISH GRADE WHERE POSSIBLE.

M-13 GROUTED CELLS SHALL BE VIBRATED DURING PLACEMENT OF GROUT.

REINFORCED CONCRETE

C-1 CONCRETE WORK SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

C-2 ALL STRUCTURAL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH (F'C), AT THE AGE OF 28 DAYS MEASURED ON TEST CYLINDERS ACCORDING TO ACI METHODS, OF 4000 PSI WITH A MAX WATER CEMENT RATIO (w/c OF 0.45) .

C-3 LEAN CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH (F'C), AT THE AGE OF 28 DAYS MEASURED ON TEST CYLINDERS ACCORDING TO ACI METHODS OF 750 PSI. (U.O.I.)

C-4 PORTLAND CEMENT USED FOR CONCRETE WORK SHALL COMPLY WITH ASTM C-150 FOR TYPE I / II CEMENT.

C-5 AGGREGATE SHALL BE #57 STONE OR APPROVED ALTERNATE. THE MAXIMUM DIAMETER OF COARSE AGGREGATES IS 1 1/2".

C-6 REINFORCED CONCRETE MUST COMPLY WITH A SLUMP CONE MEASURE (ABRAMS CONE) OF 4" WITH A TOLERANCE OF +/- 1 INCH.

C-7 LEAN CONCRETE MUST COMPLY WITH A SLUMP CONE MEASURE (ABRAMS CONE) OF 6" WITH A TOLERANCE OF +/- 1 INCH.

C-8 IF CONCRETE IS PUMPED, SLUMP MAY BE INCREASED USING HIGH RANGE WATER REDUCING AGENT, PROVIDED THE SLUMP SPECIFIED ABOVE IS MAINTAINED AT THE DISCHARGE END. USE A MINIMUM 4 INCH PUMP. FOR PUMPED CONCRETE, TAKE CONCRETE SAMPLES FOR CYLINDER TESTING AT DISCHARGE END OF HOSE.

C-9 WHENEVER POSSIBLE, CONCRETE SHOULD BE PLACED INTO FORMS CONTINUOUSLY IN HORIZONTAL LIFTS NOT EXCEEDING 1.5 FT. DEPTH. CONCRETE SHOULD NOT BE ALLOWED TO FALL INTO FORMS FROM A HEIGHT OF MORE THAN 6'-7", AS THIS CAUSES THE CONCRETE TO SEGREGATE. FOR HIGHER DROPS, THE CONCRETE SHOULD BE DEPOSITED THROUGH A SUITABLE VERTICAL PIPE. THE CONCRETE SHOULD NOT BE DEPOSITED IN A PILE BUT SHOULD BE SPREAD OUT AND LEVELED BY RAKING OR SHOVELING. VIBRATORS MAY BE USED TO CONSOLIDATE THE CONCRETE BUT SHOULD NOT BE USED TO ASSIST PLACEMENT. CONCRETE CAN ALSO BE PLACED BY PUMPING.

C-10 WHEN THE AMBIENT TEMPERATURE EXCEEDS 77°F, THE CONTRACTOR SHALL MAKE SPECIAL PREPARATIONS TO ENSURE THAT THE CONCRETE WILL BE TRANSPORTED, PLACED, CONSOLIDATED, AND FINISHED AT THE FASTEST RATE POSSIBLE COMPATIBLE WITH OTHER REQUIREMENTS FOR GOOD CONSTRUCTION PRACTICE; AND SPECIAL MEANS SHALL BE TAKEN IN CONVEYING THE CONCRETE TO THE FORMWORKS, SO THAT LARGE SURFACE AREAS OF FRESH CONCRETE ARE NOT EXPOSED TO THE SUN AND HOT WINDS.

REINFORCED CONCRETE (CONT'D)

C-11 SLABS.
- a. THE CONTRACTOR SHALL FOLLOW CONCRETE SEQUENCE BASED ON THE RESPECTIVE DRAWINGS, AND MAY PROPOSE ALTERNATIVES, WHICH SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- b. CONCRETE SLABS ON GRADE SHALL BE PLACED SO THAT THE SLAB THICKNESS IS AT NO POINT LESS THAN THAT INDICATED ON THE CONTRACT DRAWINGS. ADJUST SUBGRADE LEVELS TO ACCOUNT FOR SLOPED SLAB ON GRADE SURFACES.
- c. LEAN CONCRETE SHALL BE WET UNTIL SATURATION, BEFORE PLACING THE CONCRETE ON THE BOTTOM SLAB.
- d. IN CASE OF HIGH TEMPERATURES AND WIND, THE CONTRACTOR SHALL USE ADEQUATE PROTECTION AGAINST THE SUN AND WIND.

C-12 CURING OF CONCRETE
- a. IN SLABS, THE CURING SHALL BEGIN IMMEDIATELY UPON THE DISAPPEARANCE OF THE SUPERFICIAL MOISTURE PRODUCED BY THE EXUDATION OF THE CONCRETE. SLABS SHALL BE WET CURED A MINIMUM OF 7 DAYS AND JOINTS CUT WITHIN 8 HOURS OF PLACEMENT.

C-13 ALL CONCRETE JOINTS SHALL BE SCHEDULED BY THE CONTRACTOR AND REVIEWED AND APPROVED BY THE EOR.

C-14 ALL CONCRETE JOINTS IN SLABS SHALL BE CUT PERPENDICULAR TO THE SLAB SURFACE.

C-15 ALL CONCRETE JOINTS SHALL BE PREPARED ACCORDING TO THE FOLLOWING:
- a. ALL SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SHALL BE CLEAN, SOLID AND FREE FROM LOOSE OR UNSOUND FRAGMENTS, OBJECTIONABLE COATINGS AND ANY OTHER SUBSTANCES OR DEBRIS. IT SHALL BE SUFFICIENTLY ROUGH TO ENSURE THAT A FULL BOND IS DEVELOPED WITH THE NEW CONCRETE.
- b. BEFORE FRESH CONCRETE IS PLACED, THE SURFACES SHALL BE CHIPPED OR ROUGHENED 3/4" - 1 3/16" AND CLEANED OF ALL DEBRIS AND FOREIGN MATERIAL WITH AN AIR-OPERATED WATER JET WITH AIR PRESSURES IN EXCESS OF 90 PSI TO PROVIDE A THOROUGHLY CLEAN SURFACE. FREE WATER SHALL BE REMOVED FROM THE SURFACES WITH THE AIR JET.
- c. AFTER SEVEN DAYS OR AFTER CURING HAS FINISHED, A BONDING AGENT SHALL BE APPLIED TO PREVIOUSLY PLACED CONCRETE PRIOR TO RESUMING CONCRETE POUR.
- d. SPACING: AT LEAST THREE DIAMETERS ON CENTER. COVER SHALL BE MAINTAINED AND EMBEDMENT SHALL NOT CONTACT REINFORCEMENT.

C-16 REINFORCEMENT WORK OF DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318)", "A.C.I. DETAILING MANUAL - 1988 (SP-66)", "CRSI MANUAL OF STANDARD PRACTICE (MSP I)" AND "STRUCTURAL WELDING CODE - REINFORCING STEEL (A.W.S. D1.4)"

C-17 STEEL REINFORCING, UNLESS NOTED OTHERWISE, SHALL CONFORM TO THE FOLLOWING:
- a. BARS, TIES AND STIRRUPS .... A.S.T.M. A615 GRADE (FY = 60,000 P.S.I.)
- b. REINFORCING TO BE WELDED SHALL CONFORM TO A.S.T.M. A706 (FY = 60,000 P.S.I.) OR MILL TEST REPORTS SHALL BE SUBMITTED SHOWING CARBON EQUIVALENT.

C-18 MINIMUM CONCRETE PROTECTIVE COVER FOR REINFORCEMENT OF ENGINEERED CONCRETE STRUCTURES SHALL BE AS FOLLOWS U.O.N.:
- a. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH .....3.0"
- b. BUILDING SURFACES FORMED IN CONTACT WITH EARTH OR EXPOSED TO WEATHER, #6 THROUGH #18 BARS .....2.0" #5 BARS AND SMALLER .....1.5"
- c. BUILDING SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER (WALLS AND SLABS), #11 BARS AND SMALLER.....1.0"
- d. BUILDING BEAMS, GIRDERS AND COLUMNS - PRINCIPAL REINFORCEMENT, TIES, STIRRUPS AND SPIRALS.....1.5"

C-19 WHERE CONTINUOUS REINFORCEMENT IS CALLED FOR, IT SHALL BE EXTENDED CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. SEE DETAILS ON DRAWINGS.

C-20 WHERE REINFORCING IS NOT SHOWN ON THE CONTRACT DRAWINGS, PROVIDE REINFORCEMENT IN ACCORDANCE WITH APPLICABLE DETAILS AS DETERMINED BY THE ENGINEER. IN NO CASE SHALL REINFORCEMENT BE LESS THAN THE MINIMUM REINFORCEMENT PERMITTED BY THE APPLICABLE CODES NOR LESS THAN THE FOLLOWING:
- a. DOWELS FROM TOP OF WALLS TO CONCRETE SLABS:
- b. MAIN SLAB REINFORCING: SEE DRAWINGS.
- c. TEMPERATURE & SHRINKAGE: SEE DRAWINGS.

C-27 WHERE REINFORCEMENT IS SHOWN IN SECTION, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER THE SECTION APPLIES.

C-28 REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS OTHERWISE SHOWN.

C-29 PROVIDE DOWELS FROM FOUNDATION TO MATCH BAR SIZE AND NUMBER OF REINFORCING IN THE SUPPORTED ELEMENT, UNLESS NOTED OTHERWISE.

C-30 REINFORCEMENT SHALL NOT BE TACK WELDED OR HEATED FOR BENDING.

C-31 INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT. NOTIFY ENGINEER OF COMPLETION AT LEAST 24 HOURS PRIOR TO THE SCHEDULED COMPLETION OF THE INSTALLATION OF REINFORCEMENT.

C-32 WELDING OF REINFORCEMENT SHALL CONFORM TO A.W.S. D1.4 (INCLUDING PREHEAT REQUIREMENTS). ONLY BARS INDICATED ON DRAWINGS TO BE WELDED SHALL BE WELDED.

C-33 REBARS SHALL BE PLACED CLEAN, FREE OF DUST, MUD, RUST, GREASE, OIL, PAINT, LAITANCE OR HARDENED CONCRETE, AND ANY OTHER SUBSTANCE CAPABLE OF REDUCING THE BOND WITH THE CONCRETE.

C-34 UNLESS NOTED OTHERWISE, OVERLAPS & ANCHORS, SHALL BE AT LEAST 60 TIMES THE DIAMETER OF THE BIGGEST BAR DIAMETER.

C-35 STEEL REINFORCING MESH NOT INDICATED IN DRAWINGS, MAY NOT OVERLAP MORE THAN 20% OF ITSELF IN THE SAME POSITION.

C-36 ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS SHALL BE PROVIDED. ALL REINFORCING, DOWELS, BOLTS AND COLLAR FLANGES SHALL BE SET AND TIED IN PLACE BEFORE THE CONCRETE IS POURED. "STABBING" INTO PREVIOUSLY PLACED CONCRETE IS NOT PERMITTED.

C-37 CHAMFER EXPOSED CORNERS AND EDGES OF CONCRETE 3/4"

CLASS B SPLICES FOR REINFORCEMENT, OTHER THAN TOP BARS:

BAR SIZE	3,000 PSI	4,000 PSI	5,000 PSI
#3	17"	15"	13"
#4	22"	19"	17"
#5	28"	24"	22"
#6	33"	29"	26"

FORMWORK

FW-1 FORMS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS OF THE MEMBERS AS CALLED FOR IN THE PLANS, AND SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR. THEY SHALL BE PROPERLY BRACED OR TIED TOGETHER SO AS TO MAINTAIN POSITION AND SHAPE.

FW-2 REMOVAL OF FORMWORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, HOWEVER FORMS SHALL NOT BE REMOVED LESS THAN 24 HOURS AFTER CONCRETE PLACEMENT. REMOVE FORMS IN SUCH A MANNER AS TO INSURE JOB SAFETY AND TO PREVENT DAMAGE TO AND CREEP DEFLECTION OF THE STRUCTURE.

FW-3 AS SOON AS FORMS ARE REMOVED, ALL IRREGULAR PROJECTIONS SHALL BE CHIPPED OFF FLUSH WITH THE CONCRETE SURFACES. ALL VOIDS OR HONEYCOMBING SHALL BE POINTED UP WITH GROUT AND TROWELED FLUSH WITH THE CONCRETE SURFACE. ALL FORM TIES SHALL BE REMOVED TO A DEPTH OF 1-1/2 INCHES MINIMUM AND GROUTED FLUSH WITH THE CONCRETE SURFACE.

SHOP DRAWINGS AND SUBMITTALS

SS-1 REVIEW OF SUBMITTALS BY THE ENGINEER IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AS PRESENTED BY THE CONTRACT DOCUMENTS. NO DETAILED CHECK OF QUANTITIES OR DIMENSIONS WILL BE MADE. ONLY THOSE SUBMITTALS REQUIRED TO BE SUBMITTED WILL BE REVIEWED. ALL OTHERS WILL BE RETURNED WITHOUT REVIEW.

SS-2 ALL SUBMITTALS SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL. CONTRACTOR'S SUBMITTAL NUMBER SHALL BE INDICATED ON TRANSMITTAL. DO NOT COMBINE DIFFERENT SUBMITTALS ON THE SAME TRANSMITTAL. SUBMIT SHOP DRAWINGS IN A TIMELY MANNER, CONSISTENT WITH THE ABOVE, AND PRIOR TO FABRICATION, INSTALLATION OR COMMENCEMENT OF THE WORK. ALLOW UP TO 10 WORKING DAYS FOR ENGINEER TO REVIEW AND RETURN SHOP DRAWINGS. NUMBER OF COPIES OF EACH SUBMITTED SHOP DRAWING SHALL BE SUFFICIENT FOR ENGINEER TO RETAIN 2 COPIES.

SS-3 ALL SUBMITTALS MUST BEAR EVIDENCE OF CONTRACTOR'S REVIEW (INCLUDING COMPANY STAMP AND DATED SIGNATURE OF REVIEWER) AND MUST BE APPROVED OR APPROVED AS NOTED BY HIM PRIOR TO SUBMITTING TO THE ENGINEER.

SS-4 ALL CHANGES AND ADDITIONS MADE ON RESUBMITTALS MUST BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RESUBMITTALS MUST BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RESUBMITTAL.

SS-5 DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS ERECTION, PLACING OR FABRICATION DRAWINGS.

SS-6 SUBMITTALS NOT MEETING THE ABOVE CRITERIA OR SUBMITTED AFTER FABRICATION WILL NOT BE REVIEWED.

SS-7 SUBMITTALS:
AS A MINIMUM, THE FOLLOWING SHALL BE SUBMITTED, AS APPLICABLE, TO THE ENGINEER FOR REVIEW AND COMPLIANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS PRIOR TO FABRICATION, INSTALLATION, OR COMMENCEMENT OF THE WORK:

A. CONCRETE, MORTAR, AND GROUT MIX DESIGNS, INCLUDING ADMIXTURE DATA SHEETS
B. BILL OF REINFORCING AND LAYOUT
C. PAINT, SEALANT, TOPPINGS, VENEER, AND OTHER FINISH PRODUCTS
D. CERTIFICATIONS FOR MASONRY UNITS
E. PRECAST CONCRETE TOPPINGS
F. JOINTING PLAN
G. SIGNAGE FABRICATION DRAWINGS
H. EPOXY PRODUCTS

IN ADDITION, CUT SHEETS FOR WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, PROPRIETARY ANCHORS, FASTENERS, OTHER STANDARD ATTACHMENTS, EXPANSION JOINTS, MORTAR, BONDING AGENT, DOORS, WINDOWS, INSULATION, AND OTHER MATERIALS AND APPROPRIATE CERTIFICATIONS SHALL ALSO BE SUBMITTED.

SS-8 REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SUBMIT 3 COPIES OF ALL PRODUCT DATA AND CUT SHEETS AS NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT REQUIREMENTS. CONTRACTOR SHALL BEAR THE BURDEN OF OBTAINING AUTHORIZATION FOR USE OF ITEMS TO BE SUBSTITUTED. ENGINEER'S DECISION REGARDING SUBSTITUTION SHALL BE FINAL.

GRAPHIC SCALE IN FEET
0 ## ## ###
NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
811
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

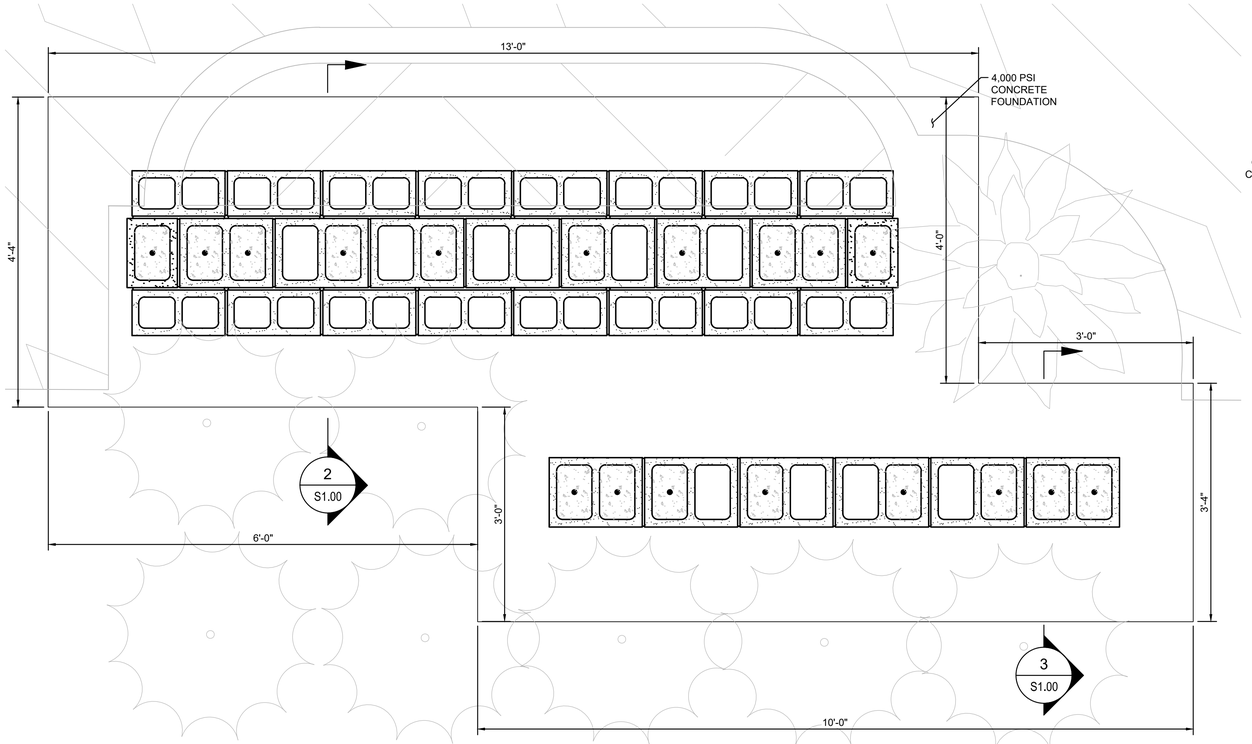
LICENSED PROFESSIONAL

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD
DATE:	11/17/2025

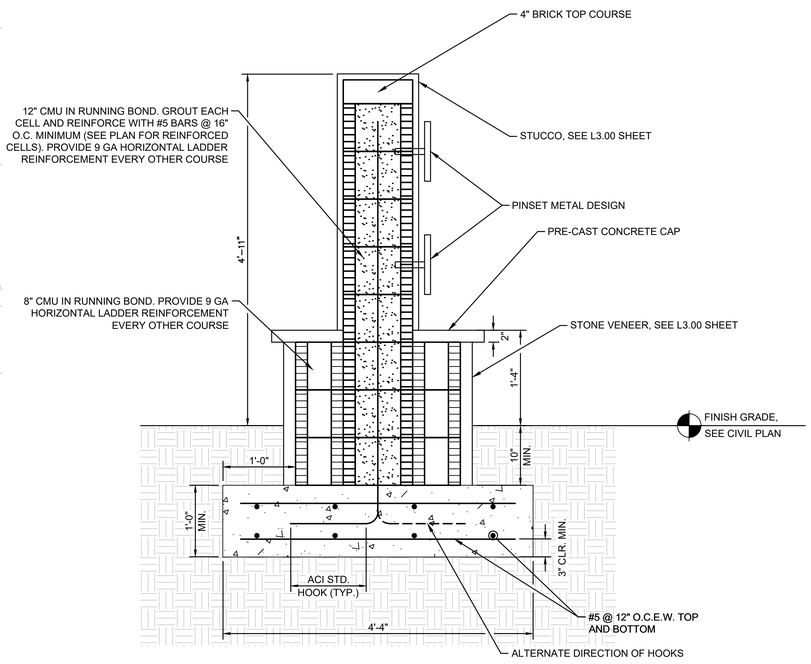
GENERAL NOTES

THOMASON ESTATES
ST. CLOUD FLORIDA

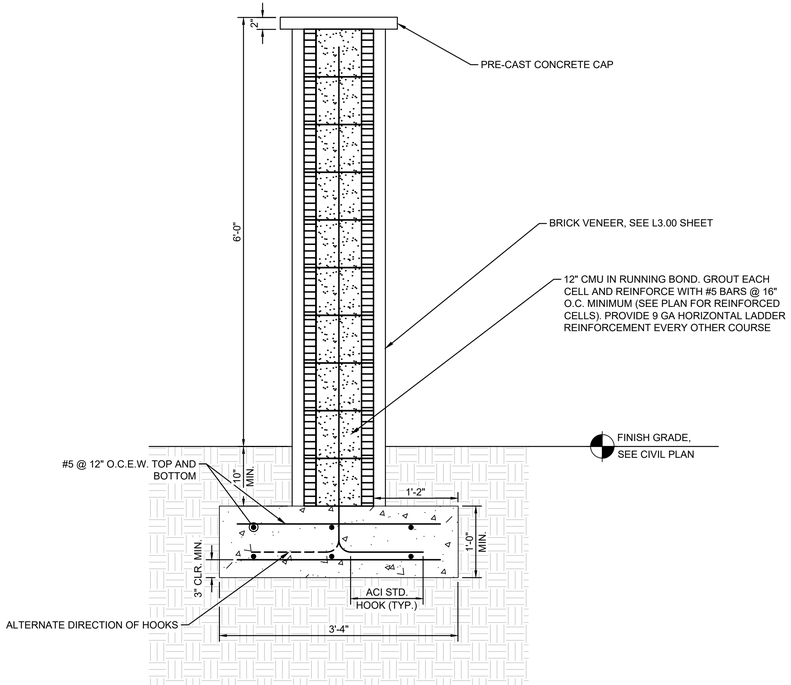
SHEET NUMBER
S0.50



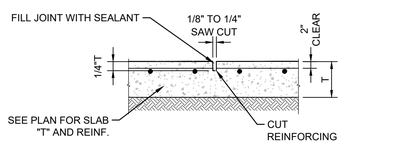
1 SIGN BASE PLAN (S1.00) — SCALE: 1" = 1'-0"



2 WALL MOUNTED SIGN (S1.00) — SCALE: 1" = 1'-0"

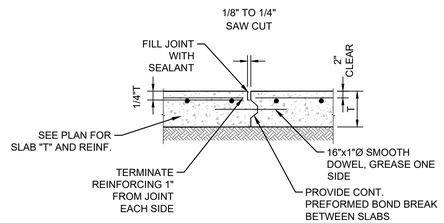


3 CMU WALL DETAIL (S1.00) — SCALE: 1" = 1'-0"

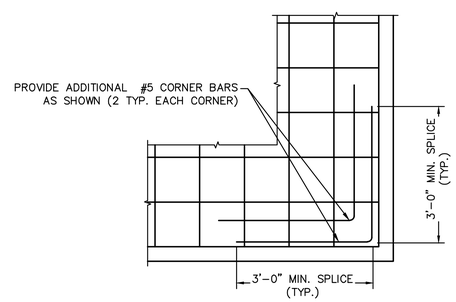


DETAIL NOTE:
PROVIDE CONTROL JOINTS @ 15'-0" O.C. MIN E.W. CONTRACTOR TO SUBMIT PROPOSED PLAN FOR REVIEW.

4 TYPICAL CONTROL JOINT (S1.00) — NTS



5 TYPICAL EXPANSION JOINT (S1.00) — NTS



NOTE:
PROVIDE CORNER REINFORCING AS SHOWN AT ALL WALL TRANSITIONS WHERE Φ IS LESS THAN 135°. BAR BEND ANGLE TO MATCH Φ .

6 TYPICAL CORNER REINFORCING DETAIL (S1.00) — NTS

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL

DATE: 11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

STRUCTURAL PLANS AND DETAILS

THOMASON ESTATES

FLORIDA

ST. CLOUD

SHEET NUMBER
S1.00

Plotted By:Lopez Roy Sheet Set:THOMASON ESTATES PSP Layout:S1.00 — STRUCTURAL PLANS AND DETAILS November 17, 2025 04:00:05pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\S1.00-PLANS AND DETAILS.dwg
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D·R·HORTON America's Builder

COVINGTON

Elevation - "G"

Elevation - "H"

Elevation - "L"

Covington

5 Bedrooms, 3 Bathrooms, 3-Car Garage, 3,281 Sq. Ft.

D.R. Horton is equal housing opportunity builder. Floorplans and elevations are artist's renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Square footage dimensions are approximate. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, designs and price without prior notice or obligation. Certified Builder Contractor License # CBC1265174

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COVINGTON FLOORPLAN

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D·R·HORTON America's Builder

DENHAM

Elevation - "H"

Elevation - "L"

Denham

4 Bedrooms, 3 Bathrooms, 3-Car Garage, 2,188 Sq. Ft.

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DENHAM FLOORPLAN

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MADISON

Elevation - "G"

Elevation - "H"

Elevation - "L"

Madison

4 Bedrooms, 3 Bathrooms, 3-Car Garage, 2,020 Sq. Ft.

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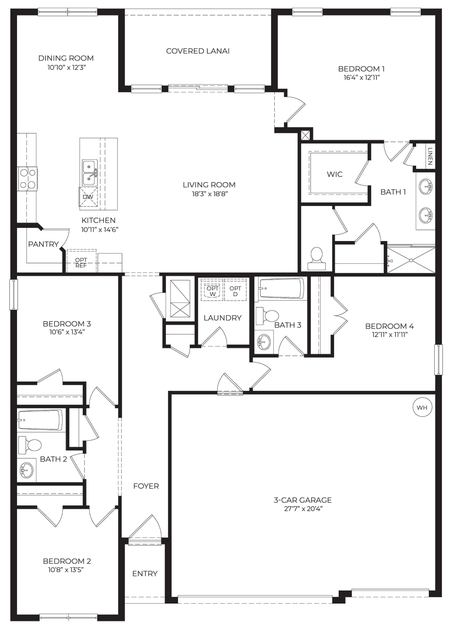
D·R·HORTON America's Builder

MADISON FLOORPLAN



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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Digitally signed by Gregory S Witherspoon
DN: CN=Gregory S Witherspoon, dnQualifier=A01410D000001865279892500762, O=KIMLEY-HORN AND ASSOCIATES INC., C=US
Date: 2025.11.17 16:05:42-05:00'

11/17/2025

KHA PROJECT	249309014
DATE	01/09/2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	RYP
CHECKED BY	JTD

ARCHITECTURAL ELEVATIONS AND FLOORPLANS

THOMASON ESTATES

FLORIDA

ST. CLOUD

SHEET NUMBER
A1.00

Plotted By: Lopez, Roy Sheet Set: THOMASON ESTATES.PSP Layout: A1.00 November 17, 2025 03:57:23pm K:\ORL_LA\249309014 Thomason Estates LA PSP\CAD\CONST\PlanSheets\L1.00-LANDSCAPE PLAN.dwg
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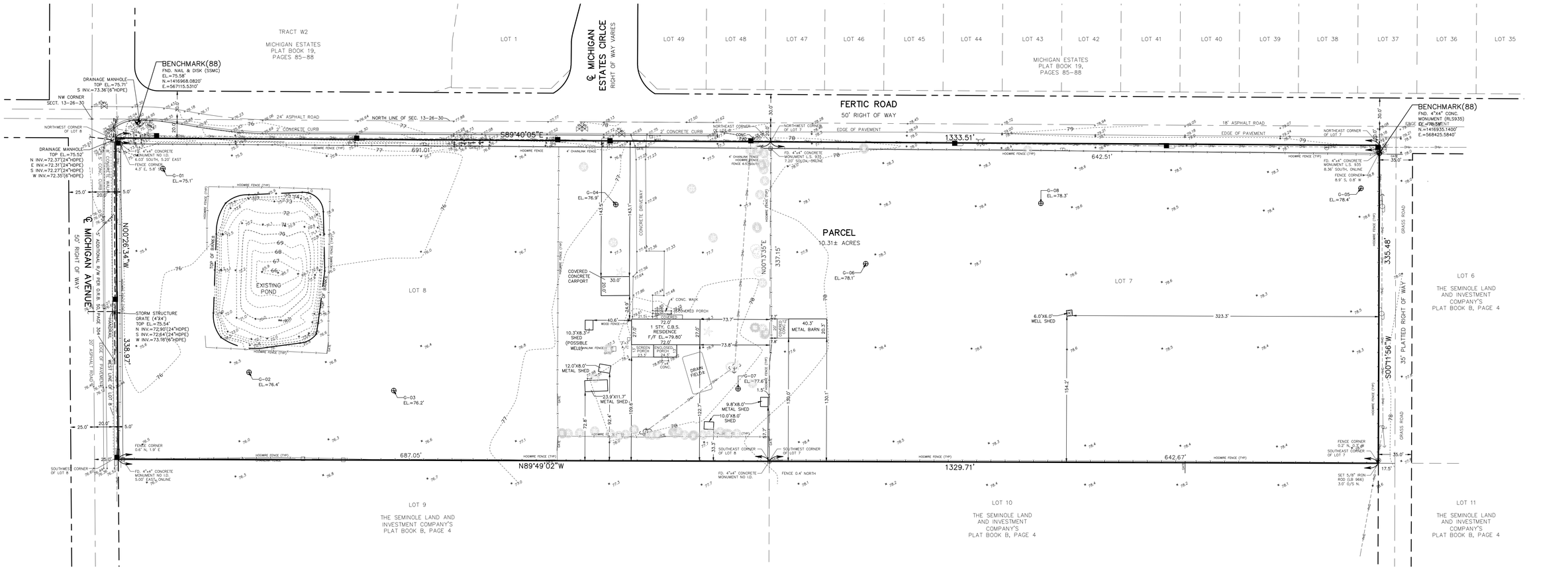


LEGAL DESCRIPTION:

LOT 8, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE(S) 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS THE WEST 5.0 FEET OF SAID LOT 8.

AND,

LOT 7, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE(S) 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS NATIONAL GEODETIC SURVEY BENCHMARK X 506, ELEVATION = 71.50 FEET (NAVD 88).

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.

THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0257G 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 *COMMONWEALTH LAND TITLE INSURANCE COMPANY*, FILE NO. 11621852, DATED FEBRUARY 23, 2024 AT 11:00 PM.

SCHEDULE B-II ITEMS:

6. MATTERS AS SHOWN ON THE PLAT OF THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST RECORDED IN PLAT BOOK B, PAGE 4, INCLUDING, BUT NOT LIMITED TO EASEMENTS. **(APPLIES-AS SHOWN)**

7. NOTICE OF ENCUMBRANCE TO ANNEX TO CITY OF ST. CLOUD RECORDED IN OFFICIAL RECORDS BOOK 3857, PAGE 1221 (AS TO SUBJECT PROPERTY). **(APPLIES-UNPLOTTABLE)**

8. ORDINANCE NO. 2016-20 RECORDED IN OFFICIAL RECORDS BOOK 4960, PAGE 458 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 4967, PAGE 271. **(APPLIES-UNPLOTTABLE)**

CERTIFICATION:

I HEREBY CERTIFY TO:

UNITED TITLE GROUP OF LAKELAND, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
FORESTAR (USA) REAL ESTATE GROUP INC, A DELAWARE CORPORATION

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, 3, 4, 5, 7A, 14, 16 AND 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP:
JANUARY 13, 2025

Digitally signed by
Richard D Brown
Date: 2025.01.13
'14:35:43 -05'00'

RICHARD D. BROWN, P.S.M.
STATE OF FLORIDA
REGISTRATION NO. 5700
(NOT VALID WITHOUT SIGNATURE AND SEAL)

1/13/2025
DATE

RICHARD D. BROWN CERTIFICATE No. 5700 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

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

BC UNDERGROUND POWER LINE — OHE OVERHEAD POWER LINE — BT BURIED TELEPHONE LINE — GAS BURIED GAS MAIN — W BURIED WATER LINE — SAN BURIED SANITARY SEWER LINE

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; MLP METAL LIGHT POLE; CO CLEAN OUT (SEWER); GAS GAS METER; GAS UNDERGROUND GAS MARKER; FO FIBER OPTIC MARKER; WV WATER VALVE; WM WATER METER; CATV CABLE TELEVISION RISER BOX; WOOD LIGHT POLE; W WELL; ECB ELECTRIC CONTROL BOX; T ELECTRIC TRANSFORMER; FLP FIBERGLASS LIGHT POLE

ALTA/NSPS LAND TITLE SURVEY

601 FERTIC ROAD, ST. CLOUD, FL 34769

REVISIONS
BORINGS 4/8/24
SURFACE 5/7/24
TREE 8/31/24
ASPHALT WIDTH 1/13/25
CAD FILE# 24-115 ALTA TOPO.DWG

NAVD 1988
VERTICAL DATUM

SECT. 13 TWP. 26 S. RGE. 30 E.

DATE OF SURVEY 3/12/24 | JOB #24-115 | SCALE: 1"=50' | DRAWN BY: AB | 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

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

PLANNING SERVICES DEPARTMENT

SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date:	9.25.25	**Current FLU:**	LDR
SDOC #:	2021/22-0014	**Requested FLU:**	N/A
Jurisdiction:	St. Cloud	**Current Zoning:**	R-1B
DRC #:	SUB25-00034	**Requested Zoning:**	N/A
Project Name:	Thomason Estates	**PID:**	13-26-30-4950-0001-0070
Project Location:	Fertic Rd., St. Cloud, 34769		13-26-30-4950-0001-0080
Comments Due Date:	10.15.25		
AC:	10.31		

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	30	**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)	5	**Middle (6-8)**	3	**High (9-12)**	5

Student Generation Calculations

Example Calculation: 100 (SF Units) x 0.178 (Elem. Rate) = 18 (Students)

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
30	30	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)	5
Middle (6-8)	3
High (9-12)	5

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
MAES	908	951	95%	895	900	95%
SCMS	1,224	1,442	85%	1,211	1,214	84%
SCHS	2,265	2,715	83%	2,174	2,179	80%

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.

St. Cloud High is overcapacity and utilizes seven (7) relocatables to accommodate its existing enrollment. Capacity may be met through existing space reconfigurations, classroom wing additions, rezoning, and/or charter schools.

Michigan Avenue Elementary School is approaching capacity.

Meeting: December 11, 2025

Agenda Item Type: Consent Agenda Minutes

City Clerk Agenda Item:
Minutes: January 16, 2025 / Workshop; January 29, 2025 / Workshop; February 6, 2025 / Workshop; March 3, 2025 / Workshop; March 20, 2025 / Workshop; March 27, 2025 / Workshop, May 20, 2025 / Workshop; July 14, 2025 / Budget Workshop; August 14, 2025 / Regular Meeting; August 21, 2025 / Workshop; September 11, 2025 / Regular Meeting and September 18, 2025 / Special Meeting

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Minutes: August 14, 2025 / Regular Meeting; August 21, 2025 / Workshop; September 11, 2025 / Regular Meeting and September 18, 2025 / Special Meeting

Legal Authority:

Budget and Recommendation:
No cost associated with this item

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:

City Council Action:
12/11/2025 - Final Action

Attachments:
1. 1-16-2025 Workshop Minutes FINAL
2. 1-24-2025 Workshop Minutes FINAL
3. 2-6-2025 Workshop Minutes FINAL
4. 3-3-2025 Workshop Minutes FINAL
5. 3-20-2025 Interlocal Meeting Minutes Final
6. 3-27-2025 Workshop MinutesFINAL

7. 5-20-2025 Workshop Minutes FINAL
8. 7-14-2025 Budget Minutes FINAL
9. 8.14.25 Minutes FINAL
10. 8-21-2025 Workshop Minutes FINAL
11. 9-11-2025 Minutes FINAL - 2
12. 9-18-25 Minutes FINAL -2

ST. CLOUD CITY COUNCIL WORKSHOP
Thursday, January 16, 2025
City Hall - Building Department Conference Room
1300 9th Street
1:00 p.m.
Minutes

I. Mayor Robertson called the meeting to order at 1:00 p.m.

II. Roll Call

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

City Manager, Veronica Miller
City Attorney, Dan Mantzaris
City Clerk, Ivy Llauro
Deputy City Clerk, Claudia Klockars
Members of the Press

All the members were present.

I. Discussion regarding Boat Ramp Parking Assessment

City Manager, Veronica Miller stated the previous Council gave direction to move forward with a permit fee based system at the boat ramps. She requested for the new Council to give direction on either moving forward with a permit fee-based system or find another solution as this would have a lot of citizen complaints. She said the County was not assessing any fees at this time.

Stephanie Holtkamp, Parks and Recreation Director provided a brief presentation of the issues and solutions to help with the parking issues at the Lakefront and Chisolm Park boat ramps.

Discussion followed to include overtime with the police department, the reckless jet skis, issuing a city sticker to the resident's jet skis, implementing fees to use the boat ramps at the Lakefront and Chisolm Park, enforcement, using an app to track the parking, regulations on the jet ski companies, signage on the Lakefront for parking restrictions, parking enforcement, cost recovery, public awareness campaign, and encumbrance incentives.

Council consensus was to have a fee for the boat ramp parking and waive city residents annual pass fee for this current calendar year schedule and to add this information during the campaign, raise the price for the annual pass to $150.00 for non-residents.

II. Discussion regarding Code Enforcement Processes

Melissa Dunklin, Community Development Director, provided a brief presentation on the new Code Enforcement process.

City Attorney, Dan Mantzaris stated that the Quick Response Code (QR) on the courtesy notice might be confusing for residents because it was used for payments. He recommended it be on a different letter.

Melissa Dunklin stated that they would change the letter and language and have it connected to the website.

Council Member Gilbert stated he would like it to be date and time orientated and to hold them accountable and he recommended advertising the mission statement.

Deputy Mayor Fletcher wanted to know if they were routinely patrolling or if it was strictly by complaints. He also wanted to know if they looked at what they were allowed to charge for the administrative costs.

Melissa Dunklin stated it was complaint based.

Everett Coll, Code Compliance Supervisor stated they did have a price increase for the administrative costs due to inflation.

Discussion followed to include the lot clearing liens, current process for commercial vehicles in city limits and in HOA's, performing house inspections, fine reductions, how the magistrate makes the final decision, and making sure staff knew the codes they were trying to enforce.

III. Discussion regarding Encumbrance / Enclave Annexations

City Manager, Veronica Miller, stated they had been having conversations about the upcoming tax year and some upcoming annexations that the Planning Department had been working on.

Melissa Dunklin provided a brief presentation on the upcoming annexations and encumbered properties.

Mayor Robertson asked if the City approached the County about the adjacent property from the City of Life Church in Zone 1.

City Manager, Veronica Miller stated until they encumber the property they would not have to request annexation. She said if Council wanted to give direction to formally ask the County she would move forward.

Council consensus was to formally ask the County about annexing that property.

City Manager, Veronica Miller stated there was some property just north of the property that they reached out to have them fill out the paperwork and they would void all the fees for annexation.

Discussion followed to include Public Safety, servicing all these annexations, becoming pro-active with building Fire Stations/ Police Stations, making sure every citizen was notified properly about the annexations and encumbrances, additional ad-valorem tax proceeds, length of time these annexations would take, property taxes going up, and fees being removed from County residents.

Council consensus was to move forward on Zones 1, 2 & 4 annexations and encumbrance.

IV. Adjournment: 4:43 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL WORKSHOP
Friday, January 24, 2025
City Hall – Community Development Conference Room
1300 9th Street
1:00 p.m.
Minutes

I. Mayor Robertson called the meeting to order at

II. Roll Call

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

City Manager, Veronica Miller
City Attorney, Dan Mantzaris
City Clerk, Ivy Llauro
Deputy City Clerk, Claudia Klockars
Members of the Press

I. Discussion regarding Veteran's Council

Benny Mineteo, Treasurer for the City of Orlando Mayors Veteran's Council explained the difference between the 2 boards.

Council Member Gilbert stated he would like to move forward with this and gave direction that they move forward.

Deputy Mayor Fletcher stated he looked forward to moving this along.

City Attorney, Dan Mantzaris requested clear direction and that when Council had created a Special Purpose committee like this they would bring back a Resolution for it to be adopted.

Council Member Paul suggested identifying a local organization to collaborate with, to avoid duplicating efforts.

Council consensus was to proceed with the creation of the Veteran's Council and directed staff to draft a Resolution and to revisit this item in a future workshop.

II. Discussion regarding Farmer's Market

Antranette Forbes, Economic Development Director stated due to the limitations of staff and capacity to do an abundance of events in the downtown area. She toured the Clermont downtown area, and they had a company called Red Top Productions do their events; they were willing and wanting to do business with the City. The downtown businesses had concerns with losing business because of duplication of vendors and the footprint of where the market would be. Red Top Productions went and visited 22 of the downtown stores and only 5 of them would remain open during the event. The others wanted the market to be on Sunday when they were closed. After 5 months Red Top Production did the math and they expended over $6000.00 not to

include the cost of staff. The City accepted their resignation and would continue to try and find other events in the future. Unfortunately, it failed and that is why they no longer had the farmer's market.

Council Member Urban stated the resistance from businesses was frustrating, there was room for everyone to succeed. We should all work together as a team. He supported continuing to work with them to bring the farmers' market back to the downtown area.

Discussion followed to include how many vendors would attend, electricity, changing the day, the location, using generators to supply electricity to the vendors, possibly relocating this event to Veteran's Park, parking issues at the park, previous Council objections, finding an alternative to Red Top Productions, and working with the downtown businesses to include them in this location.

City Manager, Veronica Miller stated Council gave direction at Workshops and she received 3 nods to move forward.

Council Consensus was to find someone to run the Farmer's Market at Veteran's Park and work with the vendors and find someone to help facilitate the market.

Council Member Gilbert requested to have Council go visit Veteran's Park at a future workshop.

Kimberly McGill stated St. Cloud had a lot of churchgoers, and it would depend on the time the farmer's market would be to have it on a Sunday and she recommended working with the other farmer's market down the street to see how they continued to be successful.

John Wrains stated the one thing the City did not do was advertise. They needed to send out letters or a calendar of events to promote these activities.

Mayor Robertson stated they were working on trying to get the word out.

III. Discussion regarding Transportation within the JPA

Tammy Reque, Community Development Transportation Manager provided a presentation regarding the transportation within the Joint Planning Agreement to include the Masterplans, Funding Mechanisms, and Interlocal Agreement with the County

Deputy Mayor Fletcher stated he had asked multiple times to have a face-to-face meeting with the County and was still in favor of doing that.

Discussion followed to include mobility fee credits, what can they do now to help the citizens, job centers, transportation crisis in St. Cloud, letter to the County requesting a meeting.

Mayor Robertson requested that City Manager, Veronica Miller, send the letter to Osceola County.

Council consensus was to provide the Council with the percentage on the credits given and estimates of what the City was receiving, minus the credit, and to offer a final balance of what would return to the City. Consensus was to move forward with sending a letter to Osceola County requesting a face-to-face meeting.

IV. Discussion regarding Future Land Use Map Update

Melissa Dunklin, Community Development Director provided an update regarding the Future Land Use Map.

Discussion followed to include, conditional use permits, what type of businesses would be allowed, property values, requesting a 2-year moratorium, the streetlights on 13th Street, parking on Florida Avenue, future zoning, and setting up a meeting with Osceola County.

Mayor Robertson requested that the Council be provided with the documentation previously submitted by Karen Parenti.

Mayor Robertson requested to add another City facility at the 4 corners of Orange and 10th.

Council consensus was to remove commercial from the 4 corners at Orange and 10th and to keep the southwest corner as Public Institutional.

Council consensus was to create a "Neighborhood Commercial" designation with no conditional use requirements.

Council consensus was to allow cafes, restaurants, and bed-and-breakfast establishments along the Lakefront from Michigan to Massachusetts, consistent with the Lakefront aesthetics.

Council consensus was to maintain the original recommendation of Professional Offices and Accessory Commercial Units on Florida Avenue from the Lakefront to 17th Street, with conditional use requirements.

Council consensus was to add more employment centers.

V. Discussion regarding Protection of Lakes

Dagmarie Segarra, Community Development Deputy Director provided a presentation regarding the 4 studies regarding the protection for the lakes.

Council Member Urban suggested including this topic in the letters to Osceola County when requesting the meeting.

Melissa Dunklin stated they could not create an overlay if the property was not in City limits.

Council consensus was to draft the policies for all of the options presented and bring it back for Council to decide, put a future land use policy in the land development code, and to consider implementing a fertilizer management plan for the City.

VI. Discussion regarding BTI property purchase on Lake Toho

Scott Davidoff, Deputy City Manager reviewed the potential purchase of this 53.6-acre property. Council consensus was to move forward with exploring the purchase.

City Manager, Veronica Miller was asked to sign off on adding Kaylee Anzueto to represent the St. Cloud lobbying team and requested consensus to sign off and she also requested consensus on leasing the TOHO customer service area within City Hall to Paula Stark.

Council consensus was to have Kaylee Anzueto represent the City.

Council consensus was to lease the customer service area within City Hall to State Representative Paula Stark.

VII. Adjournment: 6:21 pm.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL WORKSHOP
Thursday, February 6, 2025
City Hall – Community Development Conference Room
1300 9th Street
2:00 p.m.
Minutes

I. Mayor Robertson called the meeting to order at 2:00 pm.

II. Roll Call

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

City Manager, Veronica Miller
City Attorney, Dan Mantzaris
City Clerk, Ivy Llauro

Members of the Press

III. Discussion regarding Billboards

Lee Beakman, 100 South Eola Drive presented a proposal to the Council regarding the billboards.

City Attorney, Dan Mantzaris stated as of now billboards were prohibited within the City, he said there was a provision in the Statute that would allow a separate agreement with the City.

Discussion followed to include the stakeholders, the negotiations, the locations of the signs, content being displayed, price points, 10% time allocation for the City, equal airtime, commencement date, operating 24 hours a day, and permits.

Council consensus was to move forward with adding the billboard ordinance to the March Council Meeting with the following amendments:

-Inclusion of a 10%-time allocation for the City.
-Language regarding content display to be consistent with the terms outlined in the 20/20
-Media agreement.
-Advertising to be aired continuously, 24 hours a day.

IV. Discussion regarding the creation of a Veteran's Council

Discussion included a Veteran's Resource Center, resources, staffing, funding, non-profits, increasing the number of board members, and changing the term to one year.

Council consensus was to proceed with the resolution for establishing a Veteran's Council, incorporating the following revisions:

Increase committee seats from 7 to 15.

Seats 1-10 will be coterminous with the City Council, each member will appoint 2 members, 8 of these members being City residents.

Seats 11-15 include designees from the following entities:
St. Cloud Chamber of Commerce
State Senate
Congressional Office
State Representative
A Council member, serving ex officio, to route annually

Terms will be set to one year.

City Manager, Veronica Miller stated there was a lot on the corner at Lakeshore that was for sale and wanted to know if Council would like to proceed with the acquisition of the land.

Council consensus was to proceed with the acquisition of the following properties:
4315 Rummell Road
4321 Rummell Road
Adjacent parcel on the South side.

V. Adjournment: 3:19pm.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL WORKSHOP
Monday, March 3, 2025
City Hall – Community Development Conference Room
1300 9th Street
1:00 p.m.
Minutes

I. Mayor Robertson called the meeting to order at 1:00 pm.

II. Roll Call

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

City Manager, Veronica Miller
City Attorney, Dan Mantzaris
City Clerk, Ivy Llauro
Strategic Initiative Admin, Abismael Abreu
Members of the press

All members were present.

III. Presentation by Corsair Group

Jay Solaranta, CEO of the Corsair Group provided a presentation on their business operations and present a plan for developing a plastic waste recycling plant in the city of St. Cloud.

Discussion followed to include what types of plastic, how the process worked, building a facility, location, more full-time positions for the City, and any legal issues.

IV. Discussion regarding Industrial Future Land Use

Discussion followed to include an employment center, annexation of properties, and the zoning changes.

V. Discussion regarding the JPA Future Land Use

Discussion followed to include the topics they wanted to discuss with the County, the City's asks, modifying the JPA, adding more public services, modifying the Narcoossee Overlay, enclaves, annexations.

Council consensus was to have additional asks for commercial on the Narcoossee Overlay and the Alligator Chain of Lakes, St. Cloud Commons be non-contiguous, Pine Tree and Hickory Tree Road be commercial, and southeast of the Hamberg property be for commercial.

City Attorney, Dan Mantzaris talked about the joint legislative auditing committee for Steven's Plantation bonds being delinquent. He wanted to let Council know about the letter he drafted for the bond holders' attorneys and wanted the Mayor to review and sign the letter.

Mayor Robertson said he would sign the document after the next Council meeting.

VI. Adjournment: 4:25 pm.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

City of St. Cloud City Council
&
Osceola Board of County Commissioners
Interlocal Meeting Agenda
Thursday, March 20, 2025
Osceola Heritage Park – St. Cloud Rooms A&B
10am – 12pm
Agenda - Amended

I. Mayor Robertson called the meeting to order at 10:02 am.

II. Welcome and Introductions

- **Mayor Chris Robertson**
- **Deputy Mayor Shawn Fletcher**
- **Council Member Jennifer Paul**
- **Council Member Kolby Urban**
- **Council Member Ken Gilbert**
- **City Manager, Veronica Miller**
- **Deputy City Manager, Scott Davidoff**
- **City Attorney, Dan Mantzaris**
- **City Clerk, Ivy Llauro**
- **Commissioner Peggy Choudhry**
- **Commissioner Viviana Janer**
- **Commissioner Brandon Arrington**
- **Commissioner Cheryl Grieb**
- **Commissioner Ricky Booth**
- **County Manager, Don Fisher**
- **County Attorney, Frank Townsend**
- **Chief Operations Officer, Beth Knight**
- **Deputy County Manager, Dave Tomek**
- **Assistant City Attorney, Natasha Billyer**

Mayor Robertson requested to start with Item F.

III. City of St. Cloud Discussion Items

a. Transportation within the JPA

Discussion for this item took place under Item B Mobility Fee Agreements.

b. Mobility Fee Credit Agreements

County Manager, Don Fisher, said they now call Mobility Fee Credits a Developer Funded County Obligation which means the development would cover the costs for road improvements as a result of their specific development. This would go beyond that it would fund the Couty's obligation, they would front fund the county the money. If they did not do that then the County would have to save money to make the improvements 10 years down the road. Do the improvements now and they should get some consideration for that. There was misconception that they were getting something when they were not paying mobility fees, what they were really doing was paying for the public's responsibility and infrastructure.

Mayor Robertson said none of that alleviates the concerns east of the turnpike. We need to pay attention to the east side like Canoe Creek Road.

County Manager, Don Fisher, stated the mobility fee credits had nothing to do with the boundaries of the mobility fee collection zones. The County Commissions top priority was to connect Cross Prairie Parkway; they were funding up a PD&E for Canoe Creek Road and working with Waterland to widen all the way down to that projects entrance. This was remarkably expensive and time-consuming. They were moving

forward with a PD&E for Hickory Tree Road. They have been having meetings with the Central Florida Expressway and the Turnpike Enterprise by adding more exchanges from Nolte down to the Waterland area. They were also adding other connectors to include the Poinciana connector and through the Sunbridge Development off Nova Road.

Mayor Robertson asked how they could address the needs of the current residents. He stated we needed to do something fast.

County Manager, Don Fisher, stated they were close to getting Kissimmee Park Road figured out with the current developers. He said the biggest problem with the Turnpike was they did not have enough interchanges. What they had now was Old Canoe Creek Road to Clay Whaley Road, Canoe Creek to Pine Tree, Canoe Creek to Urban Growth Boundary to Deer Run, and Hickory Tree Road.

Commissioner Ricky Booth said they needed St. Clouds help with communicating about the Turnpike on how desperately they need these on ramps.

Discussion followed to include the Mobility Fees, the expansion of the roadways, advancing the interchanges, having the mobility fees be in line with the County, the developments that had the largest impact on the city.

Commissioner Ricky Booth said this could be alleviated if anything that happened in the JPA had to go through St. Cloud directly and be approved by the Council. Whether it was a full all in legal approval or if they had an agreement on their board if the St. Cloud City Council did not vote on it or approve it then the County would not vote or approve it. He said he would be more than happy to do that.

Commissioner Peggy Choudhry stated she would like to provide the city with everything that was coming up and the efforts they were making for this area. She said it was important that all the staff sit down and understand it all. They were working as quickly as possible to try and improve the roads.

Commissioner Viviana Janer said they were having these communications and doing Tri-Party and Transportation agreements. She said you're sitting here stating you were getting nothing and that was completely false. They recognized the incredible amount of growth that was happening on the east side of town, they still had to pay attention to other areas as well. The County Commissioners job was to look at everything holistically in the County. She said these transportation projects took a long time, and they were working with the city of St. Cloud to get things accomplished. She was an advocate for the city of St. Cloud even though it was not in her district.

Chief Operations Officer, Beth Knight stated there were three mobility fee zones and fees that were captured in each zone that could not be used to pay for roads in other zones. They were prohibited when they collect mobility fees today for the past. They were making developers address roads like Kissimmee Park Road. She said it would be beneficial to have all the staff on both sides do a presentation or have a workshop to discuss what was going on in the County.

Mayor Robertson said he understood the big picture, they really needed to lobby the Turnpike Authority to start paying attention to that area.

Commissioner Cheryl Grieb stated the reality was it was not going to be like it was. People would not even be able to travel to Orlando to work, so providing jobs here was all their goals.

Mayor Robertson said he was glad the County was focusing on bringing jobs here. He said they had not been focusing on that in past years, but they were now. He stated he wanted the people to work in our community, staying local and not tying up the roadways.

Commissioner Ricky Booth said the City of St. Cloud needed to win with employment centers and Neo City needed to work because they were losing the battle on quality development by having dollar stores, auto parts stores, storage units and fast-food restaurants being built here.

Council Member, Ken Gilbert stated the issue was not getting it done, it was the timing in which it took.

Deputy Mayor Shawn Fletcher thanked the Commission for all their hard work working with St. Cloud. He said it was very productive for them to get together with them and see where the stress points were and the specifics.

Commissioner Ricky Booth thanked everyone for getting together and said the reality was we live in the state of Florida and it had sold itself on cheap as long as it had been alive. There was no state income tax now, there was discussion on removing property taxes and every year there were new provisions from the legislature. All we were going to do was play catch up.

Commissioner Peggy Choudhry stated she wanted to make herself available and that communication was key.

Commissioner Viviana Janer reminded everyone to keep the Sunshine in mind as they talk about talking to each other. She thanked everyone. There was a historic amount going into the transportation network.

Council Member, Ken Gilbert stated time was valuable for all of them, but they got a lot done and they had a lot more to do.

Council Member Kolby Urban thanked everyone and appreciated them coming today.

Council Member Jennifer Paul thanked everyone for a great meeting. She hoped the city of St. Cloud would provide a list of what they want and to move forward and work together.

Mayor Robertson thanked the board and staff and did realize they were working hard.

c. Lakefront Protection

Discussion for this item took place under Item Di-. Alligator Chain of Lakes.

d. Future Land Use Map

i. Alligator Chain of Lakes (MXD 5 & 6)

Council Member, Kolby Urban stated when this came up, he approached Commissioner Booth and wanted to have the Council input on this plan. He wanted to see more estate lots in this plan. He wanted to know if there was any room to revise it. He met with County staff, and they said it could be something they could discuss in the future.

County Manager, Don Fisher, said the County Commission adopted this plan in 2023, what Council wanted to discuss was flagged and in process for an amendment that would take place this summer.

Deputy Mayor Fletcher echoed the same comments; he spoke with Commissioner Booth about having larger estate lots was a priority of his in that area which tied into all the protections they just put in place. They adopted the County's plan regarding the protections along waterways.

Commissioner Ricky Booth thanked Deputy Mayor Fletcher for sending the letter and working with them to get more commercial and industrial space and that was what he was fighting for. He said he disapproved of the plan as a whole, but not everything. There were great things in this plan. In early 2021-2022, Commissioner Janer, Commissioner Arrington and himself asked what they wanted but they did not receive

anything back. Deputy Mayor Fletcher did send some information to him and they were able to implement into the master plan.

Mayor Robertson said he did not mind telling him what they wanted. The Alligator Chain of Lakes area needed to be paid attention to.

Commissioner Ricky Booth said we needed to have actionable language to move forward.

Commissioner Brandon Arrington said they could build estate homes on five acre lots outside the urban growth boundary. The more we build estate homes the further the public safety boundary stretches and that increases the response times and would require more infrastructure that they need to maintain. If people wanted to keep their estate homes, then they should not be selling their property to developers. Estate homes did not create value.

Commissioner Ricky Booth said they would work with them to build estate homes in Osceola County.

County Manager, Don Fisher stated Florida Statute 163 mandates all local governments with population influx must provide a growth plan that accommodates growth based on median. We accommodate lots within a development boundary and pick up the density somewhere else.

Mayor Robertson said it was more about protecting the lakes.

Council Member, Kolby Urban stated the county did a study a few years back on the protection of the lake's natural resources. He would like to establish an overlay district for the Alligator Lake Chain of lakes.

County Manager, Don Fisher, stated some things had been implemented for these lakes. There were some things that they did not agree with such as only allowing 1 boat for 41 acres of water, they would be bringing things back during the summertime update. He would ask to establish an environmental lakes protection department. He was on board with making sure our lakes were well maintained.

Commissioner Ricky Booth said they would have deeper conversations as to why the state did not do more of the cleanup. He said there was legislation and if it did pass it would be to get rid of rural boundaries.

City Manager, Veronica Miller stated that she copied the language and adopted what the county used in the last study in the last Council meeting.

ii. Narcoossee Overlay.

County Manager, Don Fisher stated the Narcoossee Overlay was implanted over a decade ago as a result of some development applications that were coming in affecting that area. The County Commission gave direction to staff to bring back changes to the Narcoossee Overlay to thrive for more commercial.

Mayor Robertson wanted to know how far up Narcoossee Road the overlay went.

Commissioner Ricky Booth said up to Starline Road, the rural enclaves.

County Manager, Don Fisher, stated they received policy direction from the Commission that they would not be evaluated right now.

Commissioner Ricky Booth stated that the citizens that live within the real enclave want to be left alone, the only person that wanted the change is the guy who wanted to change to industrial. They fought to leave this alone. The Boggy Creek residents came forward and requested to be changed out of this and they accommodated that.

County Manager, Don Fisher, said they had a community meeting looking to change the rural enclaves with standards about aggregating 50 acres and back then the Commission directed to leave that rural enclave alone.

Mayor Robertson said Council concerns were that what could end up happening was there would be churches stacked all the way down and then they would have no tax base which did not help the tax base in our area.

Commissioner Cheryl Grieb stated that she did not feel that they were beneficial long-term especially if they sit on the main road. She would not discourage them from coming forward.

Commissioner Ricky Booth stated they could not use other people's property to protect theirs. Inside Alligator Lake they had a 50-foot aggregation which was a protection of the estate homes. He said he did not think the people who created the Narcoossee Overlay understood that it was the worse deal for them. They were not getting the things they needed. He was dedicated to protecting the overlay because the citizens were still around, and they had worked hard to implement it. He was open to listening and seeing what they could do moving forward.

Council Member, Ken Gilbert said it was super important because of the growth.

Deputy Mayor, Shawn Fletcher said anything that we could do to get commercial on Narcoossee would help with traffic. He was in favor of looking at the Narcoossee Overlay again.

Chairwoman Viviana Janer said they had tried to make changes to this overlay many times and the community pushed back. She was not against commercial; it was needed. She was not in favor of discussing or changing the overlay and we should take it on a case-by-case basis. They were not opposed to small changes in the overlay, but she was not open for larger changes.

Vice Chair, Brandon Arrington said the traffic was a lot more in Orange County on Narcoossee. There needed to be more commercial and industrial, he supported commercial, and he would gladly send it to Council to approve. He stated the people that live there did not want commercial.

Mayor Robertson asked if they supported removing the Narcoossee Overlay from the JPA.

Commissioner Don Fisher stated that the JPA would need to be amended to remove the overlay.

Commissioner Cheryl Grieb stated once it what annexed they could do whatever they wanted.

Chairwoman Viviana Janer stated until it was annexed the overlay would stay intact. She said that they always must remember they were only elected in 4-year terms and the next elected officials might not feel the same way about this.

Commissioner Ricky Booth recommended having a conversation with Ms. Betty Damke and her team. He said that he feels that the city of St. Cloud should have the authority on everything for approval within the JPA.

City Manager, Veronica Miller, stated she appreciated the support as they annexed and described the corridors. The way the JPA was written was that it required us follow the Narcoosse plan as adopted by the County. She would not be able to change this upon annexation which was why they wanted to remove that requirement from the JPA.

Vice Chair, Brandon Arrington asked why they wanted to be so big.

Commissioner Don Fisher stated the boundary to the city started with Chapter 183, the water utility service area 180 so they decided 10-12 years ago to make the city boundaries to the edge of it.

Mayor Robertson said this was an agreement with Osceola County and the City. They were already up to Jones Road with the Ranch and this rural enclave that he spoke about was south of that. He said they were trying to see how they could work together to get this accomplished.

Council Member Urban stated he appreciated that question, for him personally the way he looked at it was the growth was coming and whether or not they annex it he would prefer the City of St. Cloud to be in the driver's seat. Our services were already servicing that area, and it would make financial sense for the City to annex that.

Commissioner Ricky Booth stated he could not agree more with Council Member Urban if it was inside the JPA St. Cloud should be the one listening to the planning and doing the approvals.

Mayor Robertson asked if the County was opposed as to what they have currently as the JPA as our future boundaries.

Commissioner Don Fisher said right now we work great together in terms of the dual review approval; the City was reviewing the plans as it goes through the County giving input. With regard to the boundaries what makes sense to the city was not necessarily better for the County.

Commissioner Peggy Choudhry wanted to know how soon the city was looking to start annexing.

City Manager, Veronica Miller, said currently they were in the process of annexing encumbrance properties that were receiving services. They were trying to focus on existing and future Fire Stations. She had been working with the planning staff to time these out.

Mayor Robertson said they were not just focusing on existing populations but also future to plan within the JPA and strategically place Fire Stations.

Deputy Mayor Fletcher said the landowners were driving on our roads using our parks and our fire stations; by annexing them it would allow the city to have the funding.

Vice Chair, Brandon Arrington said to please make sure they close the gaps in neighborhoods, it was the most insane thing to have 2 different trash services, fire and police in the same community.

Council Member Gilbert said they have a plan for the annexation in a time period which he would share with them.

Commissioner Ricky Booth said that if it was inside the JPA it should go to the city first.

iii. Future Land Use Map Changes within JPA.

City Manager, Veronica Miller, stated it was mentioned earlier at the previous Intergovernmental meeting, the County Commission asked the city to tell them what they wanted. They had prepared a map that showed specific lots that they would like to see commercial property on within the JPA. She will send the County all the information.

e. Community Redevelopment Agency Extension

City Manager, Veronica Miller stated the city had been asking to expand our CRA, it was due to expire in 2031 and there was some legislation moving forward at the state level that if they did not extend it prior to July, they would not have an opportunity to extend it again. She requested that the County Commission agree to the extension.

County Manager, Don Fisher, complimented the City Manager and staff for being fantastic to work with. He stated that CRA's try to find a purpose often and they linger on for long periods of time without a definitive purpose. He recommended not extending the CRA as it was proposed because it was funding things such as programming and law enforcement. He felt it should fund very specific projects such as a parking garage.

City Manager, Veronica Miller stated in November an updated plan was sent with large projects, they had been reducing administrative costs after their feedback and now they only have one police officer being funded by the CRA with staff moving to remove that additional officer. She said they did send this to them and did not receive any feedback for additional changes, they would be happy to make additional changes, but she did what they asked us to do, and timing was critical at this point.

Commissioner Grieb stated she believed in the CRA but with the right kind of plan in place, there was so much opportunity in St. Cloud. She agreed with Mr. Fisher about the larger projects making an economic difference within the community. She would be in favor of an expansion; this was a great tool to help with the redevelopment. Think big and think bold.

Commissioner Ricky Booth stated even if the bill passed, it may get passed through the legislature he did not think the governor would sign the bill. They still would have until 2045 to complete all projects. He agreed with the County Manager on CRA's. The money did not change; it would just end up in a different pot.

Commissioner Peggy Choudhry said the projects 1-11, the signage and color coding, she would like to see all of 192 come together as it would attract some great companies to come. She stated she liked the CRA, she proposed getting with staff to see if the projects coincide with the other projects down 192.

Commissioner Ricky Booth wanted to know why the city could not do the CRA on their own.

County Manager, Don Fisher said it was state statutes, state law because it was taking a share of the county's ad Valor am tax.

Mayor Robertson said he agreed that the city needed to invest in large projects like the downtown revitalization and the parking garage adding over 200 spaces. The signage on 192 would have display monitors at the Veteran's Park so they could try to bring that park alive again and tie that into the downtown. He would love to bring the Kisselback project back online. We do need to invest to bring up the values in the surrounding area.

Commissioner Ricky Booth wanted to know if there were still discussions about the Ross Jeffries School with the School Board.

City Manager, Veronica Miller, stated it was brought up recently when they were trying to do a trade for some other properties, and it was not possible. At this point there were no discussions.

Commissioner Ricky Booth would like to re-open this with his and Commissioner Grieb's help.

Mayor Robertson stated that they were allowed to redevelop the school.

Commissioner Don Fisher stated there were other tools that could be used if the CRA did go away.

Council Member Gilbert stated the city was in a situation now, if they did not ask now before July it would go away in 2031, he agreed to the big projects.

Mayor Robertson said that the Commissioners who had St. Cloud in their district should have some input on how the CRA dollars should go.

f. Parks within the JPA – Commissioner Ricky Booth

Commissioner Ricky Booth stated he was a very active parks guy, and they were desperate to have parks in the Narcoossee area. They were over-run at the Hickory Tree Park, and it had been difficult for him, every time he sat with County staff, they said St. Cloud got the money from the impact fees within the JPA, let us work with them but there had been no movement in five years, and they were frustrated. He said there were plenty of passive parks, but they needed active parks where families could do something.

Mayor Robertson agreed, he said they had been working hard, and they added 6 ballfields. He would love to work with them to develop more parks.

Commissioner Ricky Booth stated besides transportation this was number 2, he requested to have them re-open the property on Missouri and re-visit, there was such a dense population now in the Narcoossee corridor and they needed active parks.

Council Member Gilbert stated that the Ranch was a perfect place for this, there was land there for a multi-use facility. He encouraged the Council to open the discussion back up for the Ranch. He believed that the population warranted this and agreed with Commissioner Booth.

Council Member Paul stated as someone who grew up in that area, she wholeheartedly agreed with Commissioner Booth that active parks were needed in that area. She also agreed to have the Ranch property opened back up for discussion.

City Manager, Veronica Miller stated that there was a public meeting for our parks master plan next Wednesday 3/27/25 at 5:30 pm in the Marina building.

Commissioner Ricky Booth stated we needed to reach out to our youths, Pop Warner, little leagues and soccer teams to try to have them attend that meeting.

IV. **Other Business**

No other business was discussed at this time.

V. Adjournment: 12:00 pm

Respectfully submitted by,
Ivy Llauro, City Clerk

ST. CLOUD CITY COUNCIL WORKSHOP
City Hall – Council Chambers
Thursday, March 27, 2025
1300 9th Street
3:00 p.m.
Minutes

I. Deputy Mayor Fletcher called the meeting to order at 3:00 pm.

II. Roll Call

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

City Manager, Veronica Miller
City Attorney, Dan Mantzaris
City Clerk, Ivy Llauro
Abismael Abreu, Strategic Initiative Admin
Members of the Press

Mayor Robertson attended via phone.

III. Presentation by Toho Water Authority

Todd Swingle from Toho Water Authority provided an update on the billing challenges and an overview of the updates they have been working on since they took over the utilities.

Discussion followed to include possibly removing the City fees from the Toho bill, the 5-8% increase due to the tariffs, the investments they have been making for the City, customer service, and the reduction of the complaints.

IV. Discussion regarding non-profit grants

City Manager, Veronica Miller, wanted to address some points with the Council. She said the City had a budget workshop on August 5, 2024 and staff was told to revamp the program and they did an presented a Capacity Building Assistance Program with this program it would take the City's investments and turn it into tools, resources and training to give and empower non-profits to go out and use these skills to leverage their own fund raising efforts through other channels. Direction was given to cancel the agreements with Main Street, St. Cloud Chamber, Help Now, Transition House, and the Education Foundation and instead they would need to apply through the new grant process with a one-year notice.

She stated she was not at the 3/13/25 Council Meeting and wanted to correct some of the things that were said for the record.

The effect of this cancelation with the Chamber, the City of S.t Cloud would no longer be a member of the Chamber of Commerce. She had told the president Mr. Webb that this was happening and the reasons why on November 5, 2024, they tried to work with the Chamber to get grants elsewhere but was told no.

Ms. Miller asked Council for direction on these agreements that were granted for funding, The Chamber $50,000.00, Main Street $70,000.00, The Education Foundation $26,000.00. She recommended working on a new agreement with Main Street and the Chamber to move to regular trustee membership. She would like direction on the Transition House and Help now who both received $35,000.00, she recommended entering into an agreement with Help Now as they work closely with our Police Department and there was no other women's shelter like this one in Osceola County. She would like direction on the City-Wide Grant Program and the Individual Council Grants.

Discussion followed to include the Council Contingency Funds, having things written down and having all the Council Members have the information, using a point system for the grants, feeling blindsided with the letters, planning a future workshop to discuss this further, re-wording the programs, memberships verses grants,

Council consensus was to schedule a Workshop to discuss all the grant processes and contracts and to continue the training for the grants.

V. Discussion regarding Parks and Recreation Fees

Joe Williams from RalphTellis provided a presentation regarding all the Parks and Recreation events and rentals throughout the City.

Discussion followed to include residents' verses non-resident fees for baseball, soccer, swimming team, rotary club, shuffleboard, BMX, installing a permanent bathroom at the BMX Park and charging them more.

Council consensus was to work on the fees for residents' verses non-resident fees, and charging the senior citizens if they were a City resident.

VI. Discussion regarding consensus items

City Manager, Veronica Miller stated based on the March 13, 2025, Council meeting comments she wanted to go through the tracking sheet and go through the items that Council had directed staff to do.

Mayor Robertson stated that they needed to have time to review the list.

Council Member Urban stated he would prefer them not to stop.

Name the Bradley Chisolm Trail- Consensus was to name it Bradley Chisolm Trail.

Design for soccer and ballfields- Consensus was to wait until the new fee agreements were in place first.

Require CDD and PUD right of way and tree maintenance- Council consensus was to keep the requirements.

Business Tax Receipt consolidation with Osceola County- Council consensus was to take this off the list.

Pipe the southern side of Clay Drive- Council consensus was to pipe the road.

Lakefront- Pay to Park app free for the first 6 months- Council consensus was to keep this moving forward.

Increase the parking spaces for multi-family to 4.5 spaces- Council consensus was to remove this from the list.

She would like to re-visit the Proclamation Policy process- Council consensus was to try and limit the presentations on the agenda and to have each Council Member be able to sponsor a proclamation.

VII. Discussion regarding City Council Executive Assistant

City Manager, Veronica Miller stated that at the last Council meeting, Council requested to have their own assistant. She requested that Council as a group talk about what they wanted for this position.

Mayor Robertson stated he would like this person to attend all the Council meetings, Workshops and be available on the weekends.

City Attorney, Dan Mantzaris stated this was problematic to the Charter provisions. To fix this they could have the City Manager be the direct contact for the employee but have them work for the Council. Council would need to have a very specific job description.

Discussion followed to include what Council needed/wanted in an assistant, tasks, who to report to, compensation, overtime versus flextime being problematic, changing the Charter, Council contingency fund, budget amendment, General fund contingency.

Council consensus was to move forward a with a budget amendment to use Council Contingency Funds for a new position, to move forward with hiring and administrative assistant for Council with a preference for a current or prior City employee with experience and a Charter Review Committee.

VIII. Adjournment: 7:11 pm.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL WORKSHOP
Tuesday, May 20, 2025
City Hall – Council Chambers
1300 9th Street
9:00 a.m.
Minutes

I. Mayor Robertson called the meeting to order at 9:00 a.m.

II. 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
Dan Mantzaris, City Attorney
Stacey Wilde, City Clerk Coordinator
Abismael Abreu, Strategic Initiatives Admin
Members of the Press

All members were present with the exception of Deputy Mayor Fletcher.

III. Ethics Training

City Attorney Dan Mantzaris provided the required 4-hour annual Ethics training.

IV. Discussion regarding Economic Development Funding Gameplan

City Manager, Veronica Miller presented a draft policy regarding special event tickets. She noted that the City of Kissimmee provided one complimentary ticket per event and that the City had initially adopted a similar approach. She suggested that this policy might require formal approval at a future City Council meeting. She requested feedback from Council members on the proposed policy. She proposed the following guidelines:

- For smaller events, such as the recent Spring event at Hastings Ranch, Council members would receive one ticket.
- For larger events, like Rock in the Cloud, Council members could request additional tickets in advance.

She emphasized the importance of consistency in ticket distribution to ensure fair treatment of Council members. She observed that, at the Spring event, some Council members paid for tickets while others did not, highlighting the need for a standardized policy. She encouraged Council members to review the draft policy and provide feedback before it was formally presented for approval.

Antranette Forbes, Economic Director provided an overview of the City's current economic development initiatives and funding strategy. She highlighted key programs supported through the Community Development Block Grant (CDBG) and the Community Redevelopment Agency (CRA).

Over three hundred thousand dollars in Economic Development Advisory Committee funding had been awarded to local businesses, resulting in the creation of five jobs and the retention of thirty-one jobs. Seventeen businesses received working capital grants under this program.

The department continued to provide technical assistance to local businesses, including property site selection through a paid subscription to LoopNet. This service offered commercial real estate data at no cost to prospective businesses, along with access to detailed market intelligence.

Council members discussed whether healthcare should remain a targeted industry. Several members, including Council Member Urban, recommended shifting focus to the upcoming Medical Arts Campus (MAC), given the existing presence of healthcare providers in the area.

City Manager, Veronica Miller, confirmed that the Medical Arts Campus, located within the Community Redevelopment Agency boundary, already qualified for Community Redevelopment Agency -based incentives. She added that job-specific incentives could be considered to further support development at the Medical Arts Campus site.

Antranette Forbes, Economic Development Director reported that wages in St. Cloud had increased over the past five years, with the average salary rising from approximately forty-seven thousand dollars. Employment growth remained strong, and St. Cloud recently ranked forty-fourth among the top one hundred small cities in the United States to start a business. Retail and medical sectors continued to lead in economic activity. As of May, the department had completed four hundred and nineteen business case reviews for new and existing enterprises. She noted that the City's economic development website received an international award for its design and accessibility. She also provided an update on the department's partnership with the Veterans Entrepreneur Initiative, which supported veterans who owned or sought to start businesses and grow them. Per the agreement, the initiative was required to hold two events within the City of St. Cloud. One event was held as a kickoff in St. Cloud, and the other at the organization's training center. Four St. Cloud-based businesses participated in the program. Collectively, those businesses generated twenty-five thousand dollars in revenue and raised one hundred twenty thousand dollars in capital. Although the initiative was successful, it did not receive the anticipated funding. In response to a council member's inquiry, Director Forbes estimated the cost to the City to support the program at approximately seven thousand dollars. She reported that the department had successfully completed the City's first Economic Forecast event, which several Council Members attended. Additionally, an Economic Summit was held two years prior. Due to COVID-19, that event was conducted virtually, requiring significant logistical coordination. The purpose of the summit was to invite developers to learn more about the City and to showcase St. Cloud as a prime location for development. She expressed interest in bringing the Economic Summit back in the future. She continued with the discussion of the history and progression of economic development funding efforts. A site selection assistance program had been initiated prior to the current Council Members' involvement. It originally came through the Economic Development Advisory Committee, with the support of the economic development manager from Orlando Utilities Commission, Bobby Collins, who served as a non-voting ex-officio member on the Economic Development Advisory Committee. The initiative was supported by the Orlando Utilities Commission for approximately four years. However, following the onset of the COVID-19 pandemic and related budget reductions, the project experienced multiple interruptions and eventually came to a halt. Preliminary work had been completed, including the identification of potential development sites. However, the process never reached the due diligence stage or included direct property owner engagement to confirm interest in marketing the properties for future commercial use. The intent of the program

had been to identify large parcels, such as twenty-acre sites, and to certify them as development-ready. This would have included completion of all due diligence so that the properties could be marketed to large employers. Although that objective had been clearly defined, it was never fully realized. There were references made to past economic development efforts under the Community Redevelopment Agency, which included the creation of a site selection packet. That project did not move forward following unfavorable feedback and a decision not to proceed. Orlando Utilities Commission later took interest in a similar concept, but again the initiative did not advance beyond preliminary stages. Incentives remained a key focus of the discussion. She noted that while St. Cloud had access to certain incentive tools, these often did not match the scale of those available to larger cities such as Orlando. Council Members emphasized the need for custom incentives tailored to the specific economic development needs of St. Cloud. She also recalled efforts to engage with Orlando Utilities Commission leadership to discuss stronger collaboration. Meetings were held with Orlando Utilities Commission's management and the Chief Financial Officer to explore new ideas and advocate for St. Cloud's interests. A commitment was made by Orlando Utilities Commission to follow up internally and assess how they could provide additional support. However, as of the time of the discussion, no follow-up meeting occurred. Additional economic development engagement was noted, including the sharing of business leads, participation in pre-bid conferences, and the inclusion of Orlando Utilities Commission in P3 project proposals. Although efforts had been made to involve Orlando Utilities Commission, concerns remained about the limited results and lack of sustained involvement.

Council Members acknowledged that while the Orlando Utilities Commission agreement contained language about supporting the expansion of the customer base, it did not include a contractual obligation to assist with marketing or economic development. A previous contract amendment allowed some funds to be used for economic development, but this remained discretionary.

The discussion concluded with a shared desire among Council Members to clarify expectations, document deliverables, and establish stronger accountability for economic development efforts moving forward.

V. Corsair Update

Antranette Forbes, Economic Development Director provided an update on Corsair to include incentive programs, confidentiality agreement, integrating current technology, water management issues, city owned possible land, possible pyramid schemes, operations in Italy being investigated, and what they were doing on the back end to do their due diligence. She stated she would keep the Council informed going forward.

VI. Discussion regarding short-term rentals

Tisha Manning, Zoning Manager provided information on possibly having short-term rentals in St. Cloud to include a program that Osceola County had that was fully operational, legislative updates, vacation rental licenses, fees and taxes associated with short-term/ vacation rentals, current Airbnb's rentals, creating accounts, and keeping it uniformed with the current expirations of the other licenses.

Jason Miller, Fire Chief stated they had no say in long-term rentals, and they had no purview to enter those facilities. He said that short-term rentals were no different from apartments. They were more transient and would require inspections.

Richard Tonks, Deputy Fire Chief stated short-term rentals would fall under Florida Administrator Section 69A-43 which would allow the inspection of these spaces. They would need to have hard-wired fire alarms and battery-operated emergency lights before they could become short-term rentals per the Fire Code.

Discussion followed to include the costs, staffing, taxes, following the County program, Tri-Party Agreement, requirements needed for the licenses, creating a new license for short-term rentals, inspections, regulation of the short-term rentals, and having the license be a per home license.

VII. Discussion regarding future inspection of rental properties

City Attorney, Dan Mantzaris stated that recently the Legislature was working on rent control requirements with landlords. The state had said that they were going to preempt local government from regulating landlord restrictions other than set forth in Chapter 83- Landlord Tenant Section which required the landlord to have their residence inspected on their own annually and prohibited the City to inspect the property as a mandatory. They could, however, offer an incentive to the landlords to have their residences inspected by the City. They could inspect on units of four or more. He asked Council if they wanted to pursue this matter further.

Council Member Gilbert proposed they could use it as an incentive by stating the property was a "City Certified Rental Property" due to the older homes which may have issues.

Jason Miller, Fire Chief stated that years ago they offered residential in-home inspections at the request of the tenant. They were looking into re-instating this.

Mayor Robertson asked Council if there was any other discussion.

Council Member Urban wanted to see if the Council would give direction on amending the Proclamation Policy. He requested that the Proclamations be voted on before the Council meeting. He also said that our City had nothing to do with Federal issues, it just brings controversy that our City did not need.

Mayor Robertson agreed and said this was something they should look into.

City Manager, Veronica Miller asked Council how they wanted to change the policy. She clarified stating to have Proclamations on the Consent Agenda prior to the meeting it was to be presented.

Council Member Urban stated that Council could ask for approval at the end of a meeting during their time and get consensus for it to be presented at the next meeting.

Council Member Gilbert stated they voted on the current policy due to there being so many Proclamations being requested. He would like to control the Proclamations and would like them to have sponsorships. He agreed with Council Member Urban to have this process re-looked at.

Mayor Robertson asked if all Proclamations needed to be approved a month prior.

Council Member Urban proposed a moratorium on all Proclamations.

Discussion followed to include the current Proclamation policy, the number of Proclamations on the agenda and having everyone take a look at the policy and make changes to have the Resolution re-written.

Council consensus was to change the Proclamation policy, have the Proclamations pertain to or benefit the City and for an immediate pause on all Proclamations until the policy was changed and approved.

III. Adjournment: 3:58 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL BUDGET WORKSHOP
Monday, July 14, 2025
City Hall - Council Chambers
1300 9th Street
1:00 PM
Minutes

I. Mayor Robertson called the meeting to order at 1:00 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

Members of the Press

All members were present with the exception of Council Member Paul.

Mayor Robertson requested everyone to stand for the Pledge of Allegiance and a moment of silence.

III. Council Action

1. 2025/2026 Proposed Budget presentation

City Manager, Veronica Miller stated staff had worked very hard on this budget and she reviewed the positive outcomes for the proposed budget.

David Rhinehart, Finance Committee member stated the board unanimously agreed with the proposed budget and they only had one recommendation, and it was to keep the security in the budget for the entry of City Hall and Council meetings.

Jeff Cooper, Finance Director reviewed the proposed budget.

Council consensus was to add the City Hall security back into the budget, to have City Manager reach out to Crabby Bill's about lease, keep the Economic Development as is, wait on posting the Economic Development Director position, and to cancel the 7/15/25 Council Workshop.

IV. Adjournment: 5:12 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

St. Cloud City Council Regular Meeting
Thursday, August 14, 2025
City Hall - Council Chambers
1300 9th Street
6:30PM
Minutes

I. Mayor Robertson called the meeting to order at 6:30 p.m.

II. Invocation given by Pastor Jay McCaig from Crossroad Baptist Church

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 Abismael Abreu,
Deputy 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.

City Manager, Veronica Miller requested to pull Consent item 1 and Council Action item 1. She also stated that Consent item 3 had a scrivener's error under the cost and should be Sylewood Boulevard and Mildred Bass.

VI. Presentations

- Presentation of Employee of the Month to Jay M. Bemiller

Maryemma Bachelder presented Jay M. Bemiller with the Employee of the Month Award.

- Presentation of state funding to the city by State Senator Arrington and State Representative Stark

State Senator Arrington and State Representative Stark presented the City with a check for $470,000.00 for the Stormwater Project and the St. Cloud Fireboat Rescue.

- Presentation by Chris Carmody, City's Lobbyist

City Lobbyist, Chris Carmody provided a presentation regarding the Legislative update to include the Florida Senate and Future Leaders, Special Session, priority issues, budget highlights, tort reforms, local bills, notable bills that passed and failed and the tax package.

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.

Deputy Mayor Gilbert requested to pull items 2 and 3 for discussion.

Council Member Paul requested to pull items 8 and 17.

Mayor Robertson requested to pull items 4, 13, and 18.

1) Resolution No. 2025-066R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and 5th Elevation CW, LLC for the design, permitting, right of way dedication, and construction of framework road adjacent to the Amavi development; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.
COST: The City agrees to provide up to $1,206,669.59 in mobility fee credits to fund roadway improvements to Avenue G.
This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, 5th Elevation CW, LLC, and the City of St. Cloud. The property is currently inside City limits.

This item was pulled.

2) Resolution No. 2025-072R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, Narcoossee Land Ventures, LLC and Live Oak Lake Community Development District for the design, permitting, construction of roadway improvements to Hickory Tree Road, Alligator Lake Road, and Nolte Road, 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 $1,996,754.49 in mobility fee credits to fund the roadway improvements to Hickory Tree Road, Alligator Lake Road, and Nolte Road.
This item is to authorize the Mayor to execute an Interlocal Agreement between Osceola County, Narcoossee Land Ventures, LLC, Live Oak Lake Community Development District, and the City of St. Cloud. These properties are currently inside city limits.

Deputy Mayor Gilbert asked what percentage the mobility fees and credits were and wanted to know what the formula was.

Tammy Reque, Transportation Manager explained why there was a difference in percentage in the 2 projects stating the agreement was already in place with Osceola County when it was annexed into the city in May.

City Attorney, Dan Mantzaris stated that item 2 had been under partial construction and significant construction for a period of time and before the property was annexed into the city they did a lot of improvements for the benefit of the transportation system that were not required for their development and received mobility fee credits from the County, what was left was what was on the agenda tonight, that is why it was a lower percentage.

3) Resolution No. 2025-118R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, American Saint Cloud Investments LLC, Taylor Morrison of Florida Incorporated, and KB Home Orlando LLC, for the design, permitting, and construction of roadway improvements to Sylewood Boulevard/Mildred Bass and conveyance of right-of-way; providing for mobility fee credits to be provided by Osceola County until and if the subject property is annexed into the City and authorizing the Mayor
to execute this agreement and providing an effective date.
COST: No cost to the city unless the property is annexed during construction. The City and County agree to $5,593,954.82 in mobility fee credits to fund the roadway improvements to Hickory Tree Road, Alligator Lake Road, and Nolte Road.
This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, American Saint Cloud Investments LLC, Taylor Morrison of Florida Incorporated, and KB Home Orlando LLC, and the City of St. Cloud. The property is within the Joint Planning Area (JPA) and not contiguous to City limits.

4) Resolution No. 2025-087R, 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 Ayres Associates, Inc., G-A-I Consultants, Inc., Klavon Design Associates, Inc., RVi Planning+ Landscape Architecture, Inc., and Vanasse Hangen Brustlin, Inc. for Continuing Planning and Landscape 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 planning and landscape architectural services on an as-needed basis.

Mayor Robertson wanted to know wanted to know more information on how the contracts worked.

Melissa Dunklin, Community Development Director explained how the process worked.

City Attorney, Dan Mantzaris stated there was a benefit to the City to have a certain number of qualified consultants, when a project need arises, they would reach out to the 4/5 that were under the contract and they would ask them to provide pricing, time to completion, and whether they had experience with the project.

5) Resolution No. 2025-101R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to Invitation to Bid (ITB) No. 2025-059, to Jim's Complete Construction, LLC, whose subject matter is Roof Repairs and Replacement Due to Hurricane Damage, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.
   COST: up to $239,750.00
   This item is to award a contract with Jim's Complete Construction, LLC for roof repairs for the stilt house located at 1375 South Lake Avenue, St. Cloud, Florida 34769 and a roof replacement for the Fire Department Administration Building located at 3101C Progress Lane, St. Cloud, Florida 34772.

6) Resolution No. 2025-121R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to sign a letter on behalf of the City of St. Cloud City Council in approval of Osceola County's distribution of funds from the Florida Department of Law Enforcement (FDLE), Office of Criminal Justice (OCJ) FY2024 Edward Byrne Memorial Justice Assistance Grant (JAG).
   COST: No cost associated with this item.
   This item is to authorize the Mayor to sign the 51% letter approving the disbursement recommendations of the County's allocation for the FY2024 Edward Byrne Memorial Justice Assistance Grant (JAG) on behalf of the City of St. Cloud City Council.

7) Resolution No. 2025-127R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by the City of St. Cloud under the FY2025 Resilient Florida Program Grant from the State of Florida through the Department of Environmental
   Protection for the City of St. Cloud City-wide Vulnerability Assessment and Adaptation Plan Update and authorizing the City Manager 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 and providing an effective date.
   COST: up to $180,000.00 (Project Cost: $180,000.00 estimated/ State Share: $180,000.00 estimated/ City Match: $0)
   This item is to authorize submitting an application for the 2025 Resilient Florida Program to update the Vulnerability Assessment and Adaptation Plan.

8) Resolution 2025-106R, a resolution of the City Council of the City of St. Cloud, Florida, accepting and adopting the Mt. Peace Cemetery Inscribed Brick Program Policy, establishing the criteria and cost of purchase and providing an effective date.
   COST: No cost associated with this item.
   This item is to adopt Mt. Peace Cemetery Inscribed Brick Program Policy.

Council Member Paul wanted to know the cost and when the start date would be for implementing the brick program.

Stephanie Holtkamp, Parks and Recreation Director, stated it would be $87.00 per brick, and it would start upon its approval tonight.

Deputy Mayor Gilbert wanted to know what the breakdown was for the bricks and if they could bring this back with a cost analysis as these were going to be maintained for life. He requested to raise the amount to $100.00 per brick.

Stephanie Holtkamp gave a breakdown of what the cost would be.

Council consensus was to move forward with this item as presented and to do research and come back at the next meeting with a new cost after an analysis had been completed.

9) Resolution No. 2025-107R, a resolution of the City Council of the City of St. Cloud, Florida, adopting the Osceola County Comprehensive Emergency Management Plan.
COST: No cost associated with this item.
This item is to adopt the 2025 Osceola County Comprehensive Emergency Management Plan.

10) Resolution No. 2025-11OR, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 - Buildings and Building Regulations, Section 10-3 - Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 - General Provision, Administration, and Boards and Commissions, 1.2.8 - Fees and Charges; repealing all resolutions in conflict and providing and effective date.
COST: No cost associated with this item.
This item is to amend the fees schedule for the Building Department by adjusting devices on Fire sprinkler and Fire alarm permit types from 10 to 20 devices. Adding Public Works plan review fees to Demolition Residential and Commercial permits. Adding Multi-family Mechanical, Plumbing, Electrical and Gas sub permit fee to all multifamily permits calculated by unit. Updated timeframe on masterplan permits from one year to the length of the current code cycle and increased the fee. permit extensions and renewals will now incur administrative fees of DCA, DBPR, Tech and Fire Admin Fees when applicable. All changes will take effect on October 1, 2025.

11) Resolution No. 2025-114R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.
COST: No cost associated with this item.
This item is to dispose of obsolete property.

12) Resolution No. 2025-l 15R, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution 2021-002R adopted in accordance with Florida Statute 218.415 for adoption of an Investment Policy for administering Ordinance 2001-24 (City Charter Article V Section 2-150) and providing an effective date.
COST: No cost associated with this item
This item is to amend Resolution 2021-002R and adopt an Investment Policy.

13) Resolution No. 2025-l 19R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into agreements with GAFS Co., GrantWorks, Inc., Hale Innovation, LLC, Holist Consulting Group, LLC, Langton Associates, Inc., The Ferguson Group, LLC, and TriMerge Consulting Group, P.A., per Request for Proposal (RFP) No. 2025-083 Grant Consulting Services, and providing an effective date.
COST: Undetermined at this time as goods and services are provided on a task authorization basis. These contracts will be utilized by various departments on an as-needed basis for various approved projects and budgeted expenditure accounts.
This item is to authorize the City Manager to enter into agreements for grant consulting services.

Mayor Robertson wanted to know if this would be money upfront.

Jamie DeMelo, Procurement Deputy Director, stated that there was no cost associated with these agreements unless they used their services.

14) Resolution No. 2025-124R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into agreements with Civitas, LLC and Langton Associates, Inc., per Request-for Proposal (RFP) 2025-116 Housing and Community Development Strategic Consulting Services, and providing an effective date.
COST: Undetermined at this time as goods and services are provided on a task authorization basis. These contracts will be utilized for consultant services on an as-needed basis for various approved projects and budgeted expenditure accounts.
This item is to approve an agreement with Civitas, LLC, dba Civitas Community Development, LLC and Langton Associates, Inc., for RFP No. 2025-116 Housing and Community Development Strategic Consulting Services.

15) Resolution No. 2025-120R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a Negotiated Procurement Agreement with Ten-8 Fire and Safety, LLC, for repair services for Pierce fire vehicles, 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 City's Fleet Division for the purchase of vehicle repair services for Pierce fire vehicles, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.
This item is to establish a one-year negotiated procurement agreement for repair services for Pierce fire vehicles with Ten-8 Fire and Safety, LLC, exclusive dealer for sales, service, parts and warranty of custom and commercial fire apparatus in the states of Florida and Georgia.

16) Resolution No. 2025-126R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the termination of that certain agreement dated November 8, 2022, between the City of St. Cloud and Dynamix Consulting Group, LLC, whose subject matter is Standards of Cover and Deployment Analysis, and providing an effective date.
COST: No cost associated with this item.
This item is to terminate the agreement with Dynamix Consulting Group, LLC effective August 14, 2025.

17) Resolution No. 2025-129R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into an agreement with Osceola County for the Transfer and Acceptance of Real Property for Partin Triangle Neighborhood Park, and assignment of that certain agreement between Osceola County and A-Ultimate Airboat & Eco Tours, LLC D/B/A Marsh Landing Adventures, LLC providing an effective date.
COST: The city will be responsible for the maintenance of the park and has budgeted $19,500.00 per year.
This item is to authorize the Mayor to execute an Agreement between Osceola County and the City of St. Cloud.

Council Member Paul wanted to know why the County was transferring this park to the City.

Scott Davidoff, Deputy City Manager, stated that this was part of the Joint Planning Agreement they had with the County, the City was required to take over 3 parks from the County.

18) Request City Council's approval of a Preliminary Subdivision Plan for Nolte Rd Townhomes, PSP24-00002.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Nolte Rd Townhomes, which contains 66 lots for single-family attached townhomes on approximately +/- **8.42 acres of land located north of Brave Ln, east of Independence Ln, and west of Old Canoe Creek Rd.**

Aaron Foster, 441 Brave Lane asked if there had been a traffic study done at this location and how the residents in this development were going to get in and out of their property.

Matt Stoals, 192 Down Road with DR Horton, the applicant reviewed the proposed subdivision.

Council Member Urban stated this was a horrible area for a townhome project like this. He said this would create a traffic nightmare in this area.

Mayor Robertson asked about the Department of Transportation documents.

Matt Stoals said he had it but not with him tonight.

Kathy Neil, Tika Village Homeowners Association President, expressed her concerns regarding traffic, safety, the infrastructure, drainage and vehicle accidents. She provided a brief history of Tika Village.

Mayor Robertson stated he did not agree with this project as the traffic would become horrible.

Xavier Guerricagoita, 6816 Hanging Moss Road with Boyd Civil Engineering stated their firm did not do the traffic study it was done by an engineering firm and was currently under review by the City and Osceola County.

Mayor Robertson made a motion to continue the Preliminary Subdivision Plan to the October 9, 2025, Council Meeting. Deputy Mayor Gilbert seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

19) Request City Council's approval of a Preliminary Subdivision Plan for Nova Ridge, PSP25-00001.
COST: No cost associated with this item.
This item is to approve the Preliminary Subdivision Plan for Nova Ridge, which contains 75 lots for single-family detached homes on approximately +/- 30.4 acres of land located northwest of Nova Road and east of Shaker Palm Place.

20) Minutes: November 14, 2024 / Regular Meeting; December 12, 2024 / Regular Meeting; January 9, 2025 / Regular Meeting; February 13, 2025 *I* Regular Meeting; March 13, 2025 *I* Regular Meeting; April 10, 2025 / Regular Meeting

Mayor Robertson announced the Consent Agenda for public comment, with no response from the audience.

Council Member Urban made a motion to approve the Consent Agenda minus items 1 and 18. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu 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.

Draven Moore, 3855 San Isidro Circle, stated he wanted to show his appreciation for Chief Goerke for the Police Explorers Program. He presented Chief Goerke with a gift.

IX. Public Hearings

1) **PUBLIC HEARING FOR RESOLUTION NO. 2025-l00R,** a resolution of the City Council of the City of St. Cloud, Florida amending Resolution Number 2024-120R which adopted the fiscal year 2024/2025 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget to be increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2025-l00R**

Stacey Wilde, City Clerk Coordinator read Resolution No. 2025-100R into the record by

title. Jeff Cooper, Finance Director reviewed the proposed Resolution.

Mayor Robertson announced Resolution 2025-100R for public comment, with no response from the audience.

Council Member Urban made a motion to approve Resolution No. 2025-100R. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote5-0)

X. Council Action

1) Discussion and possible action regarding the appeal for the Parking Determination of Neptune Road Apartments Project# PRK.25-00001. The subject property is located north of 13th Street, south of Neptune Road, east of Old Canoe Creek Road and west of Sergeant Graham Road.

This item was pulled.

2) Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of $120,592.90 in accrued fines to $48,785.80, to be paid within 30 days of the Council meeting.
COST: City administrative cost of $342.90 is included with recommended reduction
This item is to approve a requested lien reduction for property at 4201 Lavendar Way, consistent with City Manager and Special Magistrate recommendation of $48,785.80.

Stacey Wilde, City Clerk Coordinator read Council Action No. 1 into the record by title.

City Attorney, Dan Mantzaris reviewed the proposed Lien Reduction.

Mayor Robertson announced Council Action No. 1 for public comment.

Mickey Grindstaff, 300 South Orange Avenue, attorney representing the applicant explained the reason how they accrued the fines and respectfully asked for the approval of the reduction.

Deputy Mayor Gilbert stated he appreciated his honesty and for speaking here tonight. He was happy that the liens had been cured.

Council Member Urban stated that he agreed with Deputy Mayor Gilbert and appreciated him speaking. He was in agreeance with the reduction as presented.

Council Member Urban made a motion to approve Council Action No. 2. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote5-0)

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. 2025-54, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately+/- 61.698 acres identified as City Parks Rezoning, Project #ZMA25-00006, from "P" Professional to "OR" Open Space/Recreation located at 1104 Lakeshore Boulevard, 317 Delaware Avenue, 300 Georgia Avenue, and 1201 13th Street, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-54 (This is a Quasi-Judicial proceeding)

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-54 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-54. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

2) First Reading and Introduction 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-55 (This is a Quasi-Judicial proceeding)

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-55 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-55. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

3) First Reading and Introduction 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-lA" Single Family Dwelling to "OR" Open Space/Recreation generally located on the southeast comer 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-56 (This is a Quasi-Judicial proceeding)

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-56 into the record by title.

Deputy Mayor Gilbert made a motion to approve Ordinance No. 2025-56. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

4) First Reading and Introduction 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) (Final Public Hearing will be

heard on September 11, 2025) Action on Ordinance No. 2025-57 (This is a Quasi-Judicial proceeding)

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-57 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-57. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

5) First Reading and Introduction 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-lA" 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-59 (This is a Quasi-Judicial proceeding)

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-59 into the record by title.

Council Member Paul made a motion to approve Ordinance No. 2025-59. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

6) First Reading and Introduction for Ordinance No. 2025-61, an ordinance of the City Council of the City of St. Cloud, Florida to annex into the City of St. Cloud approximately+/- 9.04 acres identified as Grace Community Church, Project #ANX25-00017, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-61

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-61 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-61. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

7) First Reading and Introduction 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 Bradly 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-62

Stacey Wilde, City Clerk Coordinator, read the First Reading and Introduction for Ordinance No. 2025-62 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-62. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

8) First Reading and Introduction 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, from "CCP" Community Center Perimeter (County) to "CCP" Community Center Perimeter (City) generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive, 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 September 11, 2025) Action on Ordinance No. 2025-63 (This is a Quasi-Judicial proceeding)

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-63 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-63. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

9) First Reading and Introduction 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.", 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-64

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-64 into the record by title.

Council Member Urban made a motion to approve Ordinance No. 2025-64. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

10)First Reading and Introduction 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, titled "Article 12, Urban Infill Centers", identified as Urban Infill Centers LDC Update, Project # CCA25-00005, providing for Urban Infill Centers Standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date.(Above is full title) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-65

Stacey Wilde, City Clerk Coordinator read the First Reading and Introduction for Ordinance No. 2025-65 into the record by title.

Council Member Fletcher made a motion to approve Ordinance No. 2025-65. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by Strategic Initiatives Administrator, Abismael Abreu motion carried. (Vote 5-0)

XII. City Attorney

City Attorney, Dan Mantzaris stated his firm would be looking at Senate Bill 180 to see if this would impact the City's Mobility Fees.

XIII. City Manager

City Manager, Veronica Miller stated she was notified of a code enforcement issue in a subdivision that was recently annexed into the city involving a compliance issue with chickens and 4H exemptions. She requested direction to look into the code and to hold off on enforcement until they review it.

Council consensus was to put a hold on enforcement of the code and to review the code.

XIV. Mayor and Council Members

Council Member Paul stated she spoke with the Deputy City Manager recently regarding the Hopkins Park site landmark. She requested consensus on getting the application started and she would work on this with Paula Stark. She also requested an update regarding Crabby Bill's.

Council consensus was to have Council Member Paul work on this and to start the process.

Council consensus was to send a letter to Crabby Bill's of intent to terminate the agreement in one year and they would have 30 days to respond.

She also stated she would like to revisit the fee schedule for the after-school program at Hopkins Park. Parents with hardships cannot afford the cost.

Council Member Fletcher stated he had the same conversations with residents and would be in favor of taking it back to the way it was and not charge them.

Deputy Mayor Gilbert stated he would like to have sponsorships for the residents that could not pay.

Council consensus was to continue not to charge for the after-school care at Hopkins Park and to look into obtaining grants or sponsorships.

Council Member Urban stated that having Council Workshops at 9 a.m. on the 3rd Thursday of the month conflicts with his monthly meeting with Florida Municipal Power.

Council consensus was to move the workshop times to 3p.m. starting in September.

Council Member Fletcher wanted to thank staff and Stephanie Gilbert for the back-to-school bash at Hopkin' s Park.

Deputy Mayor Gilbert stated there was a recent incident at the city pool regarding fees for a disabled resident.

Council consensus was to have a fee waiver for disabled residents at the city pool.

He stated he would like the discussion of alcoholic beverages Section 3-145 of the Charter to be on the October workshop and said he would like to see the report from the school zone cameras.

Mayor Robertson stated he has had challenges since day one and he felt there were serious issues in City Hall that have been ongoing that concern him. He said it breaks his heart to hear the things that had been said about this Council by many of the employees and that they were not corrected on a daily basis. He stated he had a discussion with the City Manager prior to the Council meeting and advised her he was going to make a motion to terminate her contract.

City Attorney, Dan Mantzaris stated if he would like to take formal action on an item he would have to make a two-step process a motion to add this to the agenda and then take a vote on the formal action.

Mayor Robertson made a motion to add the termination of the City Manager's contract to the agenda.

The motion died for a lack of second.

Mayor Robertson stated he had this on the record and said his feelings would not change on this.

XV. Information Section and Report Section

Thursday, August 21, 2025 -City Council Workshop-9:00 a.m.@ City Hall, Council Chambers

Monday, September 1, 2025 - City offices closed in observance of Labor Day

Thursday, September 11, 2025 - City Council Meeting- 6:30 p.m.@ City Hall, Council Chambers

FY24-25 Business Plan Report: Quarter 3

Reports:

Warrant List # 10 FY 25

XVI. Adjournment 9:38 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

ST. CLOUD CITY COUNCIL WORKSHOP
Thursday, August 21, 2025
City Hall – Council Chambers
1300 9th Street
9:00 a.m.
Minutes

I. Mayor Robertson called the meeting to order at 9:00 am

II. Roll Call

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

City Manager, Veronica Miller
City Attorney, Dan Mantzaris
City Clerk, Ivy Llauro
City Clerk Coordinator, Stacey Wilde
Members of the Press

All members were present.

III. Discussion regarding the Main Street Agreement

This item was pulled.

IV. Discussion regarding the Future Land Use and Comprehensive Plan

Melissa Dunklin, Community Development Director provided a presentation on the Future Land Use and Comprehensive Plan to include the consultant introducing the data and analysis and map changes.

Jarrod Jones, Community Planner with VHP provided a presentation regarding the demand for housing, jobs, proactive planning, proposed map changes, future employment centers, and neighborhood commercial properties in residential areas.

These 5 Goals are what they are working on.

1. Establishing the Future Land Use Element
2. Promoting Smart Growth in Economic Development and Sustainability for natural resources
3. Design and Character and future strategies to promote character as the City grows
4. Engage Osceola continually in the JPA to proactively annex the lands
5. Implementation of the Element

Mayor Robertson stated they do not commercialize the lakefront.

Council consensus was to remove the neighborhood commercial from the Rummell Road area.

Melissa Dunklin, Community Development Director went through all the map area changes.

Discussions followed to include being transparent to the citizens and Council, short term rental management, employment land uses, changing the language and policies for the Future Land Use.

Council Consensus was to expand and change the zoning for the lot next to the cemetery to institutional.

Council Consensus was not to change the zoning by Clay Drive to Industrial.

Council Consensus on Puffin Road and 192 was to leave the zoning as Commercial and the United Methodist Church downtown to keep all their parcels zoned as Institutional. To bring this back to the September 11, 2025, Council Meeting and then continue it to a later meeting.

Council Consensus was to change the zoning by 19th Street and Old Hickory Tree Road to Employment Center Zoning from Medium Density Residential.

Marcos Bastian, Community Development Deputy Director stated this analysis was done in the past 24 hours and would get with the consultant to go over the final Future Land Use Map before it comes back to Council.

Mayor Robertsone requeste a five minute rececss.

Karen Parenti, 2501 Lakeshore Boulevard wanted clarification as to what the zoning was for her property, was it medium density or low density residential.

City Manager, Veronica Miller stated she would be medium density.

Dawn Luna, 3068 Sandstone Circle stated she was concerned with the parking on Lakeshore when they change the map to include adding businesses.

Mayor Robertson stated they would be addressing this while they go through the maps.

Cede Hoffman, Curator at the St. Cloud Woman's Club, stated they did not need to have businesses on Florida Avenue. She would like to see them beautify the houses for the people that are walking down the new trail that was just built.

Teresa Mailhot, 2924 Cool Breeze Circle stated she was amazed by the Council. She thanked them for going line by line with the agenda.

City Manager, Veronica Miller stated there was no policy on Council hosting their own events. She requested direction from the Council.

Council consensus was to move forward with a policy and have Council Member Paul do the events.

Melissa Dunklin, Community Development Director provided a presentation on the Land Development Code updates that follow the Future Land Use updates.

City Manager, Veronica Miller, stated the County wanted to clear some vegetation in the water by Lake Runnymeade and asked to help contribute by providing staff and asked if they could use our transfer station for all the debris at no cost. She asked for Council direction.

Council consensus was to get more information as to how much debris there would be to find out the cost.

Council Member Paul stated she would like the Council workshops to be at a consistent time and later in the day so residents could come to listen and learn. She also would like to have all the facts before making hard decisions.

V. Adjournment: 12:30 p.m.

_____
Mayor Christian B. Robertson

ATTEST:

_____
City Clerk, Ivy Llauro

Minute Approved: _____

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

I. Mayor Robertson called the meeting to order at 6:32 p.m.

II. Mayor Robertson asked for a moment of silence in remembrance of the 9/11 victims

III. Pledge of Allegiance

IV. Roll Call

♦ Mayor Chris Robertson	Veronica Miller, City Manager
♦ Deputy Mayor Ken Gilbert	Daniel Mantzaris, City Attorney
♦ Council Member Jennifer A. Paul	Ivy Llauro, City Clerk
♦ Council Member Kolby Urban	Stacey Wilde, City Clerk Coordinator
♦ Council Member Shawn Fletcher	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 requested to have Public Hearings 3-10, 14 and 15 continued to the October 9th Council meeting at the Community Center.

VI. Presentations

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

Pamela J. McGee from the Office of the Secretary of Defense Employer Support of the Guard and Reserve presented Veronica Miller and Melissa Dunklin with the Patriot Award.

- Presentation regarding Roadway Improvements and Tri-Party Agreements

Cameron Crandell and Maryemma Bachelder provided a presentation on Roadway Improvements and Tri-Party Agreements.

City Manager, Veronica Miller stated at the last Council meeting that there was direction from Council to standardize a percentage of how much of a mobility fee credit the city would be providing and that was part of why this item was brought forward.

Council consensus was to continue on a case-by-case basis and to include the percentage in the backup.

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 Manager, Veronica Miller stated there were two corrections, Item No. 1 the agenda and backup were correct except under the description the calculations which she provided the Council with the correct amount. Item No. 5 was supposed to be a 25% match, and they learned that there was no match.

1) Resolution No. 2025-066R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and 5th Elevation CW, LLC for the design, permitting, right of way dedication, and construction of framework road adjacent to the Amavi Development; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.
   COST: The City agrees to provide up to $1,651,389.59 in mobility fee credits to fund roadway improvements to Avenue G to be constructed by the developer on behalf of the City.
   This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, 5th Elevation CW, LLC, and the City of St. Cloud for roadway improvements that are not the responsibility of the developer. The property is currently inside City limits.

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

3) Resolution No. 2025-133R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged,

and/or surplus property and otherwise in the best interest of the City of St. Cloud.
COST: No cost associated with this item.
This item is to dispose of obsolete property.

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

5) Resolution No. 2025-141R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud/St. Cloud Police Department under the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Fiscal Year 2025 Homeland Security Grant Program solicitation for the purchase of one (1) quadruped police patrol robot and authorizing the Grants Division or designee to submit the application, and the City Manager or designee to execute the application, and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.
COST: up to $385,000.00 (Project total $385,000.00 – Federal Share Total $288,750.00/ City Match Total $96,250.00).
This item is to authorize submitting a grant application for the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), – Fiscal Year 2025 Homeland Security Grant Program for the purchase of a quadruped police patrol robot.

6) Resolution No. 2025-142R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to invitation to bid (itb) No. 2025-137, to Semco Construction, Inc. whose subject matter is window replacement at Civic Center and Police Department, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.
COST: up to $197,776.00
This item is to authorize the City Manager to enter into an agreement for window replacements at the Civic Center and the Police Department.

7) Request Council's approval of Old Hickory Tree Estates Final Master Plan (fka Vista Grand Properties) Project #PUD24-00007.
COST: No cost is associated with this item.
This item is to approve the Final Master Plan for Old Hickory Tree Estates (fka Vista

Grand Properties) Project # PUD24-00007 which will consist of 54 single-family dwelling lots with site open space, amenities, and associated infrastructure located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, south of Nolte Road, and west of Hickory Tree Road.

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

Mayor Robertson announced the Consent Agenda for public comment, with no response from the audience.

Council Member Urban made a motion to approve the Consent Agenda as presented with the changes to Item No. 1 and Item No. 5. 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.

David Kastner, Carlton Davidson and Joshua Stenkamp spoke on behalf of the Veterans Council to present the plan for Soldier City Sunday. A weekly market to be held at Veterans Park every Sunday from 10-2 pm.

Council consensus was to move forward with Soldier City Sunday every Sunday at Veterans Park, it would be a city event with city funding and staffing and not to move forward with any fencing changes at Veterans Park.

Janell Stought, 5030 Harkley Runyan Road, wanted to express her appreciation for the city staff and Council who she recently interacted with during the planning and annexation process for Grace Community Church.

Gordon Round, New York Ave, expressed frustration regarding the St. Cloud Hotel and asked if anything could be done because the project had taken so long.

Council Member Urban stated he felt the same way. He thought there needed to be ramifications if there was no daily construction going on.

Jarom Fertic, 50 Fertic Road, spoke about the Fiber Optic installation on his street. He was upset about the number of companies working on the street. He recommended the City put in a large bore on both sides of the streets and to lease them out to the telecommunications to use.

City Attorney, Dan Mantzaris stated that a few years ago they changed when the legislature prohibited local governments from doing what Mr. Fertic suggested.

IX. Public Hearings

1) **FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) (Final Public Hearing will be heard September 18, 2025) **ACTION ON RESOLUTION NO. 2025-097R**

City Clerk, Ivy Llauro read Resolution No. 2025-097R into the record by title.

Jeff Cooper, Finance Director reviewed the proposed Resolution.

Mayor Robertson announced Resolution No. 2025-097R for public comment.

Ricardo Watson, 2371 Kings Crest Road, formally objected to the inclusion of his property in the City of St. Cloud tax base. He stated the annexation of his property was still under active litigation in Osceola County Courts. He said until that was resolved the City had no authority to impose municipal taxes or assessments on his property. He requested the City to remove the 2025 tax obligation from his bill until the annexation was lawfully established.

Deputy Mayor Gilbert made a motion to approve Resolution No. 2025-097R. 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)

2) **FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) (Final Public Hearing will be heard on September 18, 2025) The total proposed fiscal year 2025/2026 budget is $214,796,974 of which $87,933,451 is attributed to the General Fund. Ad Valorem revenues $32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**

City Clerk, Ivy Llauro read Resolution No. 2025-098R into the record by title.

Jeff Cooper, Finance Director reviewed the proposed Resolution.

Mayor Robertson announced Resolution No. 2025-098R for public comment, with no response from the audience.

Council Member Urban made a motion to approve Resolution No. 2025-098R. 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)

3) **FINAL PUBLIC HEARING FOR ORDINANCE 2025-49**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting the Transportation Element of the Comprehensive Plan, Project # CPA25-00006, providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date. (Above is full title) **ORDINANCE NO. 2025-49 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-49 into the record by title.

Council Member Urban made a motion to continue Ordinance No. 2025-49 to the October 9th Council meeting. 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)

4) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50,** an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scriveners errors, and effective date. (Above is full title) **ORDINANCE NO. 2024-50 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-50 into the record by title.

Council Member Paul made a motion to continue Ordinance No. 2025-50 to the October 9th Council meeting. 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)

5) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-55,** an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 24.317 acres identified as Stephanie Leigh Rothstein Memorial Park Rezoning, Project #ZMA25-00008, from "A" Agriculture

to "OR" Open Space/Recreation located at 2701 Missouri Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-55** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-55 into the record by title.

Deputy Mayor Gilbert made a motion to continue Ordinance No. 2025-55 to the October 9th Council meeting. 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)

6) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-56**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 0.118 acres identified as Rummell Road Rezoning, Project #ZMA25-00009, from "R-1A" Single Family Dwelling to "OR" Open Space/Recreation generally located on the southeast corner of Rummell Road and Eastern Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-56** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025 CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-56 into the record by title.

Council Member Paul made a motion to continue Ordinance No. 2025-56 to the October 9th Council meeting. 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)

7) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-5**7, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 0.97 acres identified as Cannery Park Rezoning, Project #ZMA25-00010, from "R-2" Single & Two-Family Dwelling to "OR" Open Space/Recreation located at 901 Virginia Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ORDINANCE NO. 2025-57** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-57 into the record by title.

Council Member Fletcher made a motion to continue Ordinance No. 2025-57 to the October 9th Council meeting. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

8) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-59**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 1.95 acres identified as DMI Business Park Phase 2, Project #ZMA25-00005, from "R-1A" Single Family Dwelling to "I-1" Industrial located at 1505 Orange Avenue, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ORDINANCE NO. 2025-59** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-59 into the record by title.

Deputy Mayor Gilbert made a motion to continue Ordinance No. 2025-59 to the October 9th Council meeting. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

9) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-62,** an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.04 acres identified as Grace Community Church, Project # CPA25-00007, located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from Community Center (County) to Community Center (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ORDINANCE NO. 2025-62 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-62 into the record by title.

Council Member Urban made a motion to continue Ordinance No. 2025-62 to the October 9th Council meeting. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

10) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-63,** an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 9.04 acres identified as Grace Community Church, Project #ZMA25-00011, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from "CCP" Community Center Perimeter (County) to "CCP" Community Center Perimeter (City) providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ORDINANCE NO. 2025-63** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-63 into the record by title.

Deputy Mayor Gilbert made a motion to continue Ordinance No. 2025-63 to the October 9th Council meeting. 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)

11) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-53**, an ordinance of the City Council of the City of St. Cloud, Osceola County, Florida, amending Chapter 24 "Environment" by creating Article IX "Open Burning", providing prohibition, permitting, exemption, emergency prohibition, extinguishment and suppression and enforcement and penalties; providing for findings, conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-53**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-53 into the record by title.

Jason Miller, Fire Chief reviewed the proposed Ordinance.
Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-53 for public comment, with no response from the audience.

Deputy Mayor Gilbert stated they had received a lot of complaints on the open-air burning, and he would go with the Fire Chief's recommendations.

Council Member Paul made a motion to adopt 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 5-0)

12) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-54**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 61.698 acres identified as City Parks Rezoning, Project #ZMA25-00006, from "P" Professional to "OR" Open Space/Recreation located at 1104 Lakeshore Boulevard, 317 Delaware Avenue, 300 Georgia Avenue, and 1201 13th Street, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-54** (This is a Quasi-Judicial proceeding)

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-54 into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed Ordinance.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-54 for public comment, with no response from the audience.

Deputy Mayor Gilbert made a motion to adopt Ordinance No. 2025-54. 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 Fletcher was not present.

13) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-61,** an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 9.04 acres identified as Grace Community Church, Project # ANX25-00017, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-61**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-61 into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed Ordinance.

Mayor Robertson announced the Final Public Hearing for Ordinance No. 2025-61 for public comment, with no response from the audience.

Council Member Paul made a motion to adopt Ordinance No. 2025-61. Council Member Urban seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

14) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-64**, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by amending Article 15, titled "Supplemental Regulations" by amending Section 3.15.12 "Classification of Annexed Land." identified as LDC Table of Classified Lands Update, Project # CCA25-00004, providing for severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date (Above is full title) **ORDINANCE NO. 2025-64 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-64 into the record by title.

Council Member Fletcher made a motion to continue Ordinance No. 2025-64 to the October 9th Council meeting. 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)

15) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-65**, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of Chapter 3, "Performance and Siting Standards" of the Land Development Code, by adding a new article titled "Article 12, Urban Infill Centers", identified as Urban Infill Centers LDC Update, Project # CCA25-00005, providing for Urban Infill Centers standards and also includes severability, scrivener's errors, conflict, administrative correction, codification, publication, and an effective date (Above is full title) **ORDINANCE NO. 2025-65 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

Ivy Llauro, City Clerk read the Final Public Hearing for Ordinance No. 2025-65 into the record by title.

Council Member Paul made a motion to continue Ordinance No. 2025-65 to the October 9th Council meeting. 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)

16) **PUBLIC HEARING FOR RESOLUTION NO. 2025-111R,** a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Private School" in the "R-1B" Single Family Dwelling Zoning District on the +/- 2.45 acres of land known as The Altar Academy, Project #CNU25-00001, located at 1215 Old Hickory Tree Road, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-111R**

City Clerk, Ivy Llauro read Public Hearing for Resolution No. 2025-11R into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed Resolution.

Deputy Mayor Gilbert recused himself from this Resolution.

Mayor Robertson announced the Public Hearing for Resolution No. 2025-61 for public comment, with no response from the audience.

Council Member Fletcher made a motion to approve Resolution No. 2025-111R. 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) Deputy Mayor Gilbert abstained.

17) **PUBLIC HEARING FOR RESOLUTION NO. 2025-112R,** a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Child Care Centers" in the "HB" Highway Business Zoning District on the +/- 1.99 acres of land known as Primrose Schools St. Cloud, Project #CNU25-00003, generally located north of Ralph Miller Road, east of South Narcoossee Road, west of Hackney Road, and south of Disston Drive, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-112R**

City Clerk, Ivy Llauro read Public Hearing for Resolution No. 2025-112R into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed Resolution.

Mayor Robertson announced the Public Hearing for Resolution No. 2025-112R for public comment.

Kevin O'Conner, representing the applicant stated this was not a Primrose property.

Deputy Mayor Gilbert made a motion to approve Resolution No. 2025-112R. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 5-0)

X. Council Action

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

City Clerk, Ivy Llauro read Council Action No. 1 into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed reduction request.

Mayor Robertson announced Council Action No.1 for public comment.

Mark and Dana Wells, 718 13th Street wanted to know what the $700 difference in fees were. They thanked the Council for their consideration on this reduction.

Melissa Dunklin provided the list of the fees that were incurred with this case.

Council Member Paul asked Mr. Wells if he was aware of the $794.00 costs.

Mr. Wells responded no.

Council Member Paul asked if there was a way to notify the resident of the additional costs.

City Attorney, Dan Mantzaris stated typically the Council would only see these matters when the item got to a lien after compliance was not met.

Council Member Urban made a motion to approve the reduction of lien to $1022.63. Deputy Mayor 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 of Ordinance No. 2025-66, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 30.94 acres identified as Elite Estates, Project #ZMA25-00001, from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) generally located at the northeast intersection of Clay Whaley Road, and Wagon Court, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-66 (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-66 into the record by title.

Council Member Fletcher made a motion to approve Ordinance No. 2025-66. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-0) Council Member Urban was not present.

2) First Reading and Introduction of Ordinance No. 2025-67, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/-17.35 acres identified as Harvest Grove PUD formally known as Nona Townhomes, Project #PUD24-00005, from "R-1B" Single Family Dwelling to "PUD" Planned Unit Development, generally located north of East Irlo Bronson Memorial Highway, east of South Narcoossee Road, south of Lillian Lee Road, and west of Puffin Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-67 (This is a Quasi-Judicial proceeding)

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-67 into the record by title.

Council Member Paul made a motion to approve Ordinance No. 2025-67. Council Member Fletcher seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried. (Vote 4-0) Deputy Mayor Gilbert was not present.

3) First Reading and Introduction of Ordinance No. 2025-68, an ordinance of the City Council of the City of St. Cloud, Florida, as authorized by section 177.0142, Florida Statutes renaming the Seminole Land & Investment Co. Plat of Colored Quarter to the Seminole Land & Investment Company Plat of East Quarter providing for severability, conflict and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-68

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-68 into the record by title.

Council Member Paul made a motion to approve Ordinance No. 2025-68. 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) Deputy Mayor Gilbert was not present.

4) First Reading and Introduction of Ordinance No. 2025-71, an ordinance of the City Council of the City of St. Cloud, Florida, amending the City Code of Ordinances, Chapter 42 "Traffic and Vehicles", Article III. "Parking, Stopping and Standing" by amending

Section 42-61 “Generally”, Section 42-62 “Parking Spaces Provided by Governmental Agencies or Non-Governmental Agencies for Certain Disabled Persons”; Section 42-64 “Notice of Illegally Parked Vehicle”; Section 42-65 “Liability for Payment of Parking Citation Violations”; and Section 42-66 “Hearing to Contest Citation Before City Hearing Officer” and renumbering Section 42-67 “Presumption Regarding Illegal Parking, Operating, Stopping, Etc.” providing for conflict, severability, administrative correction, codification, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-71

City Clerk, Ivy Llauro read the First Reading and Introduction for Ordinance No. 2025-71 into the record by title.

Council Member Paul made a motion to approve Ordinance No. 2025-71. 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) Deputy Mayor Gilbert was not present.

XII. City Attorney

City Attorney, Dan Mantzaris stated he had nothing at the time.

XIII. City Manager

City Manager, Veronica Miller, stated she would speak to Code Enforcement staff to contact residents on cases if there was a number on file to advise them the backup information was available online. She passed out a list of workshop dates and topics and advised 2 Council Members would not be available for the October 16th Workshop date.

Council consensus was to reschedule the October 16th Workshop to October 23rd.

She stated the meeting next week and the workshop would be in Council Chambers and from October through the end of the year all meetings would be at the Community Center due to construction in Chambers.

XIV. Mayor and Council Members

Council Member Paul stated she met with Crabby Bills, and they would like the opportunity to come before Council and present their concept plan.

Council consensus was to add their presentation to the October 23rd workshop and November Council agenda.

She stated she would like to know if Council would be ok with her attending the National League of Cities Conference in Salt Lake City in November.

Council consensus was for Council Member Paul to attend the conference.

She also said she had safety concerns with the school traffic off New Nolte.

Discussion followed to include possible scenarios on how to alleviate these issues.

City Attorney, Dan Mantzaris stated he has a meeting with City staff and the School Board next Tuesday and they would discuss those issues.

Council Member Urban stated this Saturday at the Lakefront at 7:30 am was the Brooklyn 5K for childhood cancer awareness month and invited the Council and residents to join.

Council Member Fletcher stated he had nothing at this time.

Council Member Gilbert stated he was contacted by Wreaths Across America regarding their event in December.

Council consensus was for the City to provide tents and sound system.

He stated he walked the new trail path between St. Cloud and Kissimmee and found that there were still parts of the Disston Sugar Mill along the path and wanted to see of the County would allow the city to put historical markers on it.

City Attorney, Dan Mantzaris advised that requesting a partnership with the County would be the best way to proceed.

Council consensus was to send a letter of support to Osceola County regarding historical markers.

He also wanted to find out about legal action regarding the St. Cloud Hotel. He felt they were doing just enough to get by.

Council consensus was for the City Attorney to meet with the Building Department and report back to Council.

He said with the recent incidents this past week in the news he thought that something needed to be done at City Hall to protect citizens, employees and Council. Security was needed at City Hall.

City Manager, Veronica Miller advised they were actively looking into options.

Mayor Robertson stated the Shop with a Cop program had some issues getting the funds. He met with Officer Lynn, and they discussed different options on how to get the funds. He said he would get with the community to try to obtain funds for this program to continue.

XV. Information Section and Report Section

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

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

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

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

2) Recreation Advisory Committee Minutes February 2025 - Approved

Reports:
Warrant List # 11 FY25

XVI. Adjournment 9:22 p.m.

_____

Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

St. Cloud City Special Council Meeting
Thursday, September 18, 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. 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 present

V. Agenda Update

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

No updates to the agenda 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.

1) Resolution No. 2025-143R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the State of Florida Agency for Health Care Administration and the City of St. Cloud, authorizing the payment up to $400,000.00 by the City, and providing an effective date.

COST: up to $400,000.00
This item is to continue receiving supplemental Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) from the State of Florida for emergency transport of Medicaid patients by the Fire Department.

2) Resolution No. 2025-145R, a resolution of the City Council of the City of St. Cloud, Florida, entering the First Amendment to the May 28, 2025, Memorandum of Understanding agreement with the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, for property from the School Board to build an extension to Massachusetts Avenue and property to build Bluebird Groves Parkway. The Amendment is to extend the closing date of Bluebird Groves Parkway.
COST: Entering into a future Mobility Fee Credit Agreement for Bluebird Groves Parkway for an estimated $1,721,195.63 in mobility fee credits (unchanged from the original agreement).
This item is to approve Resolution No. 2025-145R authorizing the Mayor to enter into a First Amendment to the May 28, 2025, Memorandum of Understanding between the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, to obtain property to build both the Massachusetts Avenue Extension and Bluebird Groves Parkway.

Mayor Robertson announced the Consent Agenda for public comment, with no response from the audience.

Council Member Urban made a motion to approve the Consent Agenda as presented. 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.

Mark Kessler, spoke regarding school zone cameras on Michigan Avenue and requested additional cameras in the area.

Doug Goerke, Police Chief stated the cameras were in the Michigan corridor on the North and South bound lanes.

Gordon Brown, 900 12th Street, requested the city look into the excessive trash behind the new grocery store on Ohio and Indiana.

City Manager, Veronica Miller advised she would have Code Enforcement and Solid Waste look into the issue.

IX. Public Hearings

1) **FINAL PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) **ACTION ON RESOLUTION NO. 2025-097R**

City Clerk, Ivy Llauro read the Final Public Hearing for Resolution No. 2025-097R into the record by title.

Jeff Cooper, Finance Director reviewed the proposed Resolution.

Mayor Robertson announced the Final Public Hearing for Resolution No. 2025-097R for public comment, with no response from the audience.

Council Member Urban made a motion to approve Resolution No. 2025-097R. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (Vote 5-0)

2) **FINAL PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R,** a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) The total proposed fiscal year 2025/2026 budget is $214,796,974 of which $87,933,451 is attributed to the General Fund. Ad Valorem revenues $32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**

City Clerk, Ivy Llauro read the Final Public Hearing for Resolution No. 2025-098R into the record by title.

Jeff Cooper, Finance Director reviewed the proposed Resolution.

Mayor Robertson announced the Final Public Hearing for Resolution No. 2025-098R for public comment, with no response from the audience.

Mayor Robertson stated there should be a Council contingency fund.

Mr. Cooper responded that he was instructed to change the name from Council contingency to the General Fund contingency, the Council still had full control over the fund.

Mayor Robertson stated it should stay as the Council contingency fund so that it was specific to the Council and to make sure it was not being used for something else.

Jason Miller, Fire Chief stated it needed to be renmaed for the safer grant.

Mayor Robertson asked for an organizational chart for the city. He said all directors should be reporting to the City Manager.

City Manager, Veronica Miller stated the Deputy City Manager helps oversee some departments and Justin Kluesner helps oversee the Information Technology Department.

Discussion followed to include not having a Assistant City Manager, the issues in the departments, the strategic planning position, positions the city was funding, adding a police officer position at the park.

Council consensus was to have one Officer position added at the lakefront.

Council Member Urban made a motion to approve Resolution No. 2025-098R. Council Member Paul seconded the motion.

Mayor Robertson called for roll call, after roll call by City Clerk, Ivy Llauro motion carried (Vote 5-0)

X. Council Action

1) Discussion and possible action regarding the appeal for the Parking Determination of Neptune Road Apartments Project #PRK25-00001. The subject property is located approximately north of 13th Street, east of Old Canoe Creek Road, south of Neptune Road, and west of Sergeant Graham Road.

City Clerk, Ivy Llauro read Council Action No. 1 into the record by title.

Melissa Dunklin, Community Development Director reviewed the proposed appeal for the parking determination of Neptune Road apartments project.

Mayor Robertson announced Council Action No. 1 for public comment.

Jo Thacker, 17 South Orlando Avenue, the applicant, stated they had reduced the number of units that were allowed. If they do not reduce the parking spaces they would have to take the parking from the open space and commercial areas. They did put in a conditional use to have the Council decide what commercial use could be placed there.

Gordan Brown, 900 12th Street, stated the residents of these apartments would not want to ride their bicycles in the 103-degree weather and they would require a second vehicle to get to work. He also wanted to know if there was a delineation of how many studio apartments there were.

Jo Thacker stated half of the units were 1 bedroom and the other half were 2 bedrooms.

Deputy Mayor Gilbert stated through the metro plan they had looked at alternative transportation and at this location there was a bus stop and the police station. He wanted to know where they could park if they could not find parking in the gated community.

Jo Thacker responded that it should not affect any other community, and the parking would be contained within the development.

Council Member Urban stated he agreed with the Deputy Mayor that it would be contained within the property, and he was glad to hear that they were committed to not putting in a tire shop or a storage unit.

Council Member Paul asked when this development was approved and wanted to know what the amenities were.

Jo Thacker responded that it was approved in 2022, and the amenities were clubhouse, large pool area, a dog area, a trail with benches, and a large open space for residents to enjoy.

City Attorney, Dan Mantzaris stated it seemed like consensus was to approve the request by the applicant with the conditions. He stated this was an appeal for a parking determination and the only way to incorporate the conditions it would need to be a separate agreement, which would be a development agreement that referred to conditions that were presented, no storage units or tire stores, no car washes and covered bike racks. However, they would be allowed with a conditional use permit issued by this Council.

Jason Miller, Fire Chief stated if they approve the reduction that they put the language in there not to allow parallel parking on the endcaps of the apartments.

Council Member Urban made a motion to approve Council Action No. 1 with the conditions of the reduction of parking from 706 to 606 spaces, the uses of car washes, tire stores and storage facilities would only be with a conditional use permit issued by the City Council for a period of 10 years, the owner agreed to place additional covered bike racks, and the owner shall ensure that all parking was in the designated parking spaces. 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) Discussion regarding Legislative Projects for Consideration

City Clerk, Ivy Llauro read Council Action No. 2 into the record by title.

City Manager, Veronica Miller stated she needed direction from Council on which projects they would be interested pursuing. She recommended to try for the Hopkins Park stormwater again and the lightning detection systems.

Discussion followed to include other monetary and non-monetary projects and the lawsuits regarding the Senate 180 Bill.

Council consensus was to proceed with the monetary items of Hopkins Park stormwater and the lightning detection system and provide an opposition for the non-monetary items of property and sales tax funding reform, home rule and Community Redevelopment Agency extension. They also directed to watch similar bills to Senate Bill 180 and not participate in litigation regarding this item.

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 provided an update regarding the St. Cloud Hotel. The applicant submitted for permit renewals but had not responded to the additional information requested by city staff. He had a meeting earlier in the day with Code Enforcement and the Building Department and they initiated the Code Enforcement process.

Council consensus was to proceed with code enforcement and start the process for abatement action.

XIII. City Manager

City Manager, Veronica Miller stated she had staff prepare the letter to the County regarding the historical marker for the Sugar Mill.

Council Member Paul stated she would like to add Arthur Fell Cemetery to the letter.

Council consensus was to revise the letter to add Arthur Fell Cemetery.

She stated the event would cost $600.00, there were funds in Community Grants and recommended using those funds for Wreaths Across America.

Council consensus was to use the Community Grant fund for Wreaths Across America.

She stated the Clerk of the Courts recently moved out of City Hall. Their lease agreement required a 6-month notice, and they only gave a 1-month notice. She requested Council direction on how to proceed and if Council wanted to enforce the lease agreement.

Council consensus was to proceed with enforcing the terms of the lease.

XIV. Mayor and Council Members

Council Member Paul stated she had an interesting conversation with a citizen about them as leaders and making the right decisions. She said she tries to do the right thing and at times there were challenges. When she put her hand on the Bible and took the oath she meant it. She said she always leads with integrity and liked to receive all the information before making a decision. She requested to have the Downtown Business Group attend a workshop so they could share their concerns.

Council consensus was for the Downtown Business Group to attend the November workshop.

Council Member Urban requested to have the Economic Development Advisory Committee also attend workshop.

Council consensus was for the Economic Development Advisory Committee to attend a workshop.

Council Member Fletcher stated he had nothing at this time.

Deputy Mayor Gilbert stated he bragged about St. Cloud, he thanked staff and said they had good things going on within the city.

Mayor Robertson agreed with Deputy Mayor and he thanked staff and directors for putting the budget together.

XV. Information Section and Report Section

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

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

XVI. Adjournment: 8:55 p.m.

_____

Mayor Christian B. Robertson

ATTEST:

_____

City Clerk, Ivy Llauro

Minute Approved: _____

Meeting: December 11, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-171R Adventure World Kids CNU

Community Development Agenda Item:
PUBLIC HEARING FOR RESOLUTION NO, 2025-171R, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for a "Child Care Center" in the Highway Business "HB" Zoning District on the +/- 5.94 acres of land known as Adventure World Kids, Project #CNU25-00007, located at 1386 and 1388 South Narcoosee Road, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-171R**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
The subject property is at 1386 and 1388 S Narcoossee Rd, generally located north of Rummell Rd and west of S Narcoossee Rd. The subject property has a Future Land Use designation of Commercial and is located within the "HB" Highway Business zoning district.

This location currently has an active indoor playground that is permitted within the "HB" zoning district. In order for the applicant to transition to a "Child Care Center," a Conditional Use is required.

The proposed "Child Care Center" will operate from 7:30am to 6:00pm daily with a maximum 60 students and 6 employees on site at one time. The applicant advised that one 30-passenger bus will transport approximately half of the students with the other half potentially being transported by personal vehicle or other means.

Legal Authority:
Section 1.3.3.3.c. of the Land Development Code states that before any conditional use is granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied.

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

On November 18, 2025, the Planning Commission – Motion by Grigsby to recommend approval with conditions as stated by staff, seconded by Snyder. Passed 4-0.

Staff has reviewed this request for a Conditional Use on or before November 10, 2025, and recommends: **APPROVAL WITH THE FOLLOWING CONDITIONS** of the request of a Conditional Use for “Child Care Center” in the “HB” Highway Business Zoning District for Resolution No. 2025-171R:

1. The approval of the requested Conditional Use does not constitute approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. This conditional use is for a childcare center (subject to Land Development Code 1.3.3.3.e) and is valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a conditional use permit to continue operating.
3. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.
4. Upon approval of this Conditional Use but prior to issuance of the Certificate of Use a Site Variance pursuant to Section 2.3.10 of the Land Development Code will be required.The applicant shall then obtain a fence permit for the un-permitted fence already installed.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
12/11/25 - Final Action

Attachments:
1. CNU25-00007 Adventure World Kids Staff Report CC 12.11.25 (tm Edits)
2. CNU25-00007 Resolution No. 2025-171R CC 12.11.25
3. CNU25-00007 Traffic Circulations and Narrative

City Council Staff Report

Meeting Date: December 11, 2025

DRC Case No. /Res. No.
CNU25-00007/2025-171R

Type of Application
Conditional Use

Case Name
Adventure World Kids

Applicant/Agent
Lazaro Rodriguez/Nicole Morales & Jose Velez

Address/Location
1386 & 1388 S Narcoossee Rd, Saint Cloud, FL 34771

Parcel ID No.
29-25-31-4910-0098-0028;

Total Land Area
+/- 5.94 acres

Project Planner
Shaun Raja
Associate Planner

Figure 1 – Aerial Map

Request

The applicant is requesting approval of a Conditional Use for a "Child Care Center" in the Highway Business zoning district, as shown in **Figure 1** above.

Background

The subject property is at 1386 S Narcoossee Rd, generally located north of Rummell Rd and west of S Narcoossee Rd. The subject property has a Future Land Use designation of Commercial and is located within the "HB" Highway Business zoning district.

This location currently has an active indoor playground that is permitted within the "HB" zoning district. In order for the applicant to transition to a "Child Care Center," a Conditional Use is required.

The proposed "Child Care Center" will operate from 7:30am to 6:00pm daily with a maximum 60 students and 6 employees on site at one time. The applicant advised that one 30-passenger bus will transport approximately half of the students with the other half potentially being transported by personal vehicle or other means.

The following table summarizes adjacent Future Land Use designations, Zoning districts and existing uses.

TABLE 1: ZONING & FUTURE LAND USE OF NEIGHBORING PROPERTIES			
Direction	***Zoning***	***Future Land Use***	***Existing Land Use***
North	"HB" Commercial	Commercial	Developed Commercial
East	"HB" Highway Business	Commercial	Vacant Commercial
West	"AC" Agricultural (County)	Low Density Residential (County)	Pastureland 1 - Imp (County)
South	"RPB" Residential Professional & "R-1" Rural (County)	Commercial (County)	Single Family – Improved (County)

Figures 2 & 3 below depicts the current Future Land Use and Zoning districts within the City.

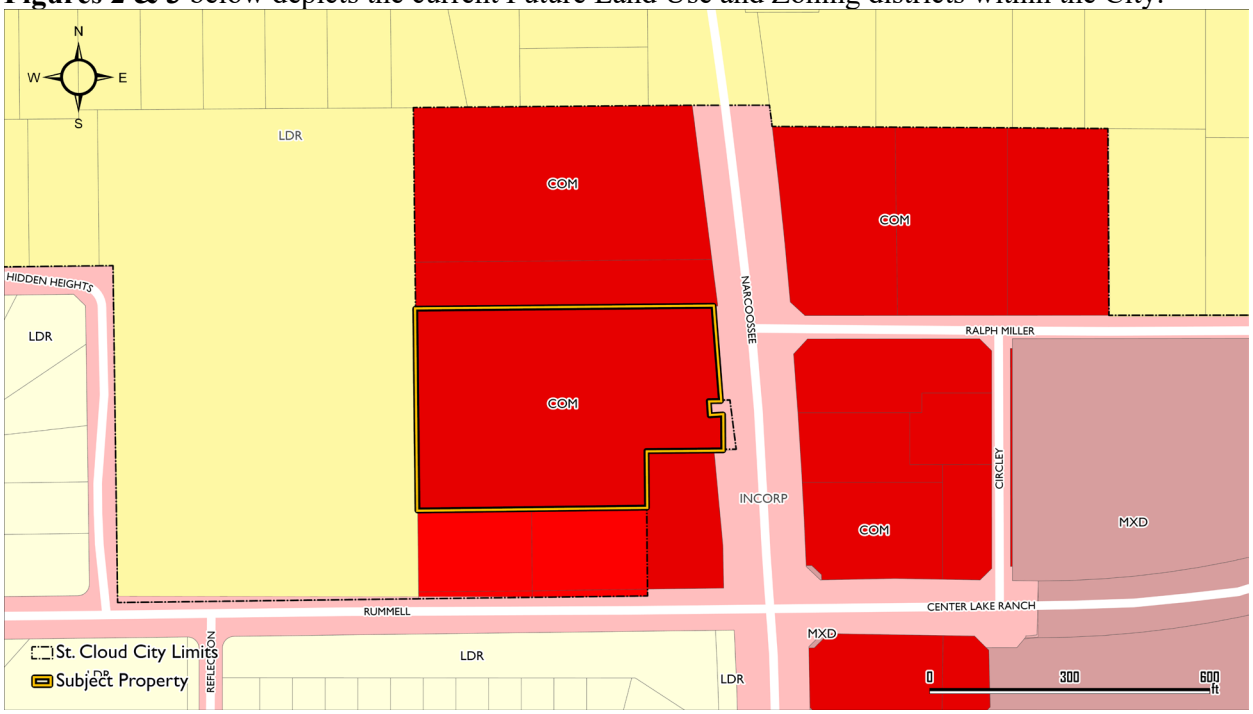


Figure 2 – Future Land Use Map

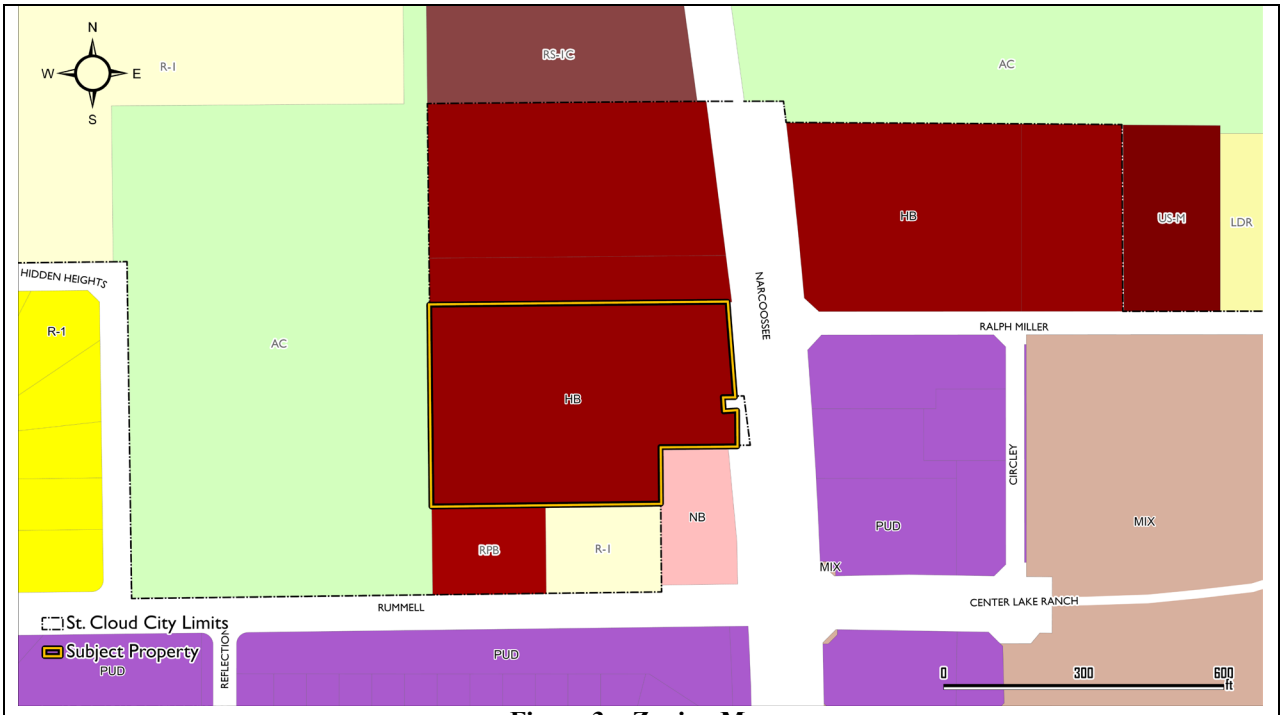


Figure 3 – Zoning Map

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 factual matters of Section 3.4.3.C.5.b of the Land Development Code. The applicant's responses follow the **bolded** LDC language, and staff's comments follow in *italics*:

1. **How is the conditional use consistent with the general pattern of the land development within the zoning district;**

   "The use is fully consistent with the existing preschool zoning recognizing the term childcare facility aligns only with DCF terminology; it does not alter the approved land use."

   The proposed Conditional Use is consistent with the general pattern of land development within the zoning district as the intent for non-residential uses within "HB" and other commercial districts are to encourage a full development of essential uses per Land Development Code 3.6.3.A.

2. **How is the conditional use consistent with the trends of development in the area or neighborhood, as opposed to being detrimental to the area or neighborhood;**

   "Preschools and childcare centers are common within residential and mixed-use areas. This request supports the community trend of providing family-oriented services and is not detrimental to the neighborhood."

The proposed Conditional Use is consistent with the development trends within the "HB" zoning district, as it provides an essential public service to both the immediate and surrounding areas. The parcel immediately north of the site and parcels to the east are currently developed with commercial uses, while parcels to the south and west are primarily single-family residences in both the city and county. This proposed childcare facility would enhance the diversity of services in the area and offer residents an option for early childhood education and after-school care for school-aged children.

3. **How is the conditional use consistent with the patterns of development intensity in the area or neighborhood;**

   "The intensity remains the same: same number of children, same hours, same traffic flow. No increase in density or scale is being requested."

   The proposed Conditional Use is consistent with the patterns of development intensity in the area. Commercial Future Land Use designations allow a maximum 0.75 floor area ratio. The proposed concept plan for the Conditional use proposes a floor area ratio of 0.27, which is less intense than other potential uses allowed in Highway Business on this property."

4. **How does the conditional use have reasonable effect on existing traffic patterns, movements and intensities without adverse impacts;**

   "Traffic patterns will not change from what was already approved as a preschool. Drop-off and pick-up procedures have been designed for safe minimal impact on surrounding roads."

   This proposed Conditional Use may have a reasonable impact on existing traffic patterns. While a Traffic Impact Analysis is not required at this level of review, the applicant has provided a trip generation summary that states "the proposed use will generate 160 total daily trips".

   The concept plan for Conditional Use shows the school will continue to utilize a rear-entry circulation pattern to mitigate traffic concerns and keep traffic off of the main roadway during peak hours.

5. **How is the conditional use consistent with the City's Comprehensive Plan;**

   "The Comprehensive Plan emphasizes supporting families, education, and community growth. Providing preschool/childcare access directly advances these stated goals."

   The proposed Conditional Use is in line with the City's Goal 2 which states that "The City shall seek to enhance the livability and character of St. Cloud through the encouragement of innovative land development techniques and an attractive and functional mix of residential, commercial, educational, cultural and recreational land uses". As the proposed child care center adds to a functional mix of residential and commercial land uses, and provides valuable services to the surrounding residential population..

6. **How can the conditional use development be designed to function effectively for its intended purpose without creating negative off-site impacts for adjoining parcels;**

   "The use functions effectively within the existing site without negative off-site impacts. Noise, parking, and traffic remain within already approved levels, and the facility

complies with all safety requirements."

The proposed Conditional Use should have minimal impacts based on the proposed use and operational hours. The applicant will be required to have a fenced in playground in order to operate as a childcare center, but no other exterior modifications are being proposed at this time. The location of the child care center is within a fully developed commercial retail center.

Consistency With Strategic Plan Goals:
The proposed Conditional Use request meets the intent of the following goals of the City of St. Cloud Strategic Plan:

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

Staff Recommendation
Staff has reviewed this request for a Conditional Use on or before November 10, 2025, and recommends: **APPROVAL WITH THE FOLLOWING CONDITIONS** of the request of a Conditional Use for "Child Care Center" in the "HB" Highway Business Zoning District for Resolution No. 2025-171R:

1. The approval of the requested Conditional Use does not constitute approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. This conditional use is for a childcare center (subject to Land Development code 1.3.3.3.e) and is valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a conditional use permit to continue operating.
3. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.
4. Upon approval of this Conditional Use but prior to issuance of the Certificate of Use a Site Variance pursuant to Section 2.3.10 of the Land Development Code will be required. The applicant shall then obtain a fence permit for the un-permitted fence already installed.

Planning Commission Recommendation
On November 18, 2025, the Planning Commission – Motion by Grigsby to recommend approval with conditions as stated by staff, seconded by Snyder. Passed 4-0.

City Council Requested Action
The applicant is requesting approval of a Conditional Use for a "Child Care Center" known as Adventure World Kids in the "H-B" Highway Business Zoning District. 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 Section 1.3.3.3.c of the Land Development Code.

Attachments

- Resolution No. 2025-171R
- Traffic Circulation Plan and Applicant Narrative

RESOLUTION NO. 2025-171R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, GRANTING A CONDITIONAL USE FOR A "CHILD CARE CENTER" IN THE HIGHWAY BUSINESS "HB" ZONING DISTRICT ON THE +/- 5.94 ACRES OF LAND KNOWN AS ADVENTURE WORLD KIDS, PROJECT #CNU25-00007, LOCATED AT 1386 AND 1388 SOUTH NARCOOSSEE ROAD, AS DESCRIBED IN THE BODY OF THIS RESOLUTION.

WHEREAS, the applicant has made application for a Conditional Use for an "Child Care Center" and has been assigned DRC# CNU25-00007; and

WHEREAS, the Planning Commission held a public hearing on this request on November 18th, 2025, at which it made a recommendation of CONDITIONAL APPROVAL; and

WHEREAS, the City Council held a public hearing on this request on December 11th, 2025, and determined that the request for a Conditional Use satisfies the six criteria for granting a Conditional Use required by Section 1.3.3.3.b of the Land Development Code.

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

SECTION 1.
The subject property to which this Conditional Use is applicable is shown in Exhibit A and more specifically described below:

PARCEL ID: 29-25-31-4910-0098-0028

LEGAL DESCRIPTION:

Begin 295 feet East of Northwest corner of Lot 3, run North 90.68 feet, East 321.32 feet to Highway 15; South along Highway 15, 101.9 feet; West 191 feet, South 68 feet; West 142.0 feet, North 83 feet to point of beginning, Block 98. RUNNYMEDE SUBDIVISION, according to the Plat of the TOWN OF RUNNYMEDE as filed and recorded in the Public Records of Osceola County, Florida, in Plat Book 1, pages 4 and 5.

LESS AND EXCEPT those portions of land taken by that certain Amended Order of Taking Nunc Pro Tunc Adding Parcel 2194 and Stipulated Final Judgment as to Parcels 2710 and 2194, recorded in Official Records Book 4213, Page 1239, of the Public Records of Osceola County, Florida, as described in the following two paragraphs below:

A portion of Lot 2, Block 98, 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, and a portion of lands described in Official Records Book 1258, Page 411 of the Public Records of Osceola County, Florida, being more particularly described as follows: Commence at the Northwest corner of lands described in Official Records Book 1258, Page 411 of the Public Records of Osceola County, Florida, said point being a found 5/8"- iron rod with no identification; thence run South 89°32'32" East along the North line of said lands, a distance of 274.34 feet to the POINT OF BEGINNING; thence continue South 89°32'32" 'East along said North line, a distance of 30.32 feet to a point on the West right of way line of New Jersey Avenue; thence South 00'24'12" East along said West right of way line, a distance of 29.86 feet; thence departing said West right of way line, South 86°01'53" West, a distance of 28.39 feet; thence North 03°55'19" West, a distance of 32.15 feet to the POINT OF BEGINNING.

A portion of those lands described in Official Records Book 1258, Page 411 of the Public Records of Osceola County (lands) and shown as New Jersey Avenue adjacent to Lots 2 and 3, Block 98, on 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, being described as follows: Commence at the Northwest corner of said Lot 3 as a point of reference; thence run N 88°58'13" E, along the North line thereof, 295.77 feet to the West line of aforesaid lands; thence run N 00°19'14" W, along said West line, 90.68 feet to the North line of said lands; thence run S 89°32'32" E, along said North line, 304.70 feet to the Point of Beginning; thence continue S 89°32'32" E, along said North line, 15.61 feet to the West right of way line of Narcoossee Road as shown on the Florida Department Right of Way Maps for State Road No. 15. (Section 92050-Sheet 4); thence run S 07°16'37" E, along said West line, 102.01 feet to the South line of aforesaid lands; thence run S 89°27'04" W, along said South line, 27.82 feet to the West line of New Jersey Avenue; thence run N 00°24'12" W, along said West line, 101.58 feet to the Point of Beginning.

TOGETHER WITH:

All lying and being in Osceola County, Florida.

CONTAINING +/- 5.94 ACRES, MORE OR LESS.

SECTION 2.
The Conditional Use is for a “Child Care Center” in the Highway Business “HB” Zoning District as shown conceptually in Exhibit B.

SECTION 3.
The City Council has determined that the granting of Conditional Use will not adversely affect the public interest, but rather will promote the health, safety, and general welfare. This determination is based upon, but not limited to, consideration of the following factual matters in Section 1.3.3.3.b of the Land Development Code:

1. Is the conditional use consistent with the general pattern of land development within the zoning district?
2. Is the conditional use consistent with the trends of development in the area or

neighborhood, as opposed to being detrimental to the area or neighborhood?
3. Is the conditional use consistent with the patterns of development intensity in the area or neighborhood?
4. Does the conditional use have a reasonable effect on existing traffic patterns, movements and intensities without adverse impacts?
5. Is the conditional use consistent with the City's Comprehensive Plan?
6. Can the conditional use development be designed to function effectively for its intended purpose without creating negative off-site impacts for adjoining parcels?

SECTION 4.

The following Conditions must be adhered to and will continually remain applicable on the approved property.

1. The approval of the requested Conditional Use does not constitute approval of the provided concept plan. Changes to the site will require approval of a Site Development Plan and any additional approvals required by the Land Development Code
2. This conditional use is for a childcare center (subject to Land Development code 1.3.3.3.e) and is valid only while the initial Certificate of Use remains active. If the Certificate of Use expires or the business changes ownership, the new operator must apply for a conditional use permit to continue operating.
3. For as long as the use permitted here under continues, in the event that stacking or standing of vehicles encroaches into the public right-of-way or otherwise interferes with flow of vehicular traffic as determined by the City, the Resolution may be brought back before the City Council for review and consideration of additional conditions to address traffic issues or possible revocation of the rights granted hereunder in perpetuity.
4. Upon approval of this Conditional Use but prior to issuance of the Certificate of Use a Site Variance pursuant to Section 2.3.10 of the Land Development Code will be required. The applicant shall then obtain a fence permit for the un-permitted fence already installed.

SECTION 5.

The Conditional Use granted by this resolution shall expire twelve (12) months after the effective date of such action by the City Council unless any required local business tax receipt or building permit based upon and incorporating the Conditional Use is obtained within one year of the approval date of this resolution.

SECTION 6.
This resolution shall take effect immediately upon its adoption by the City of St. Cloud, Florida.

ADOPTED this 11th day of December 2025

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

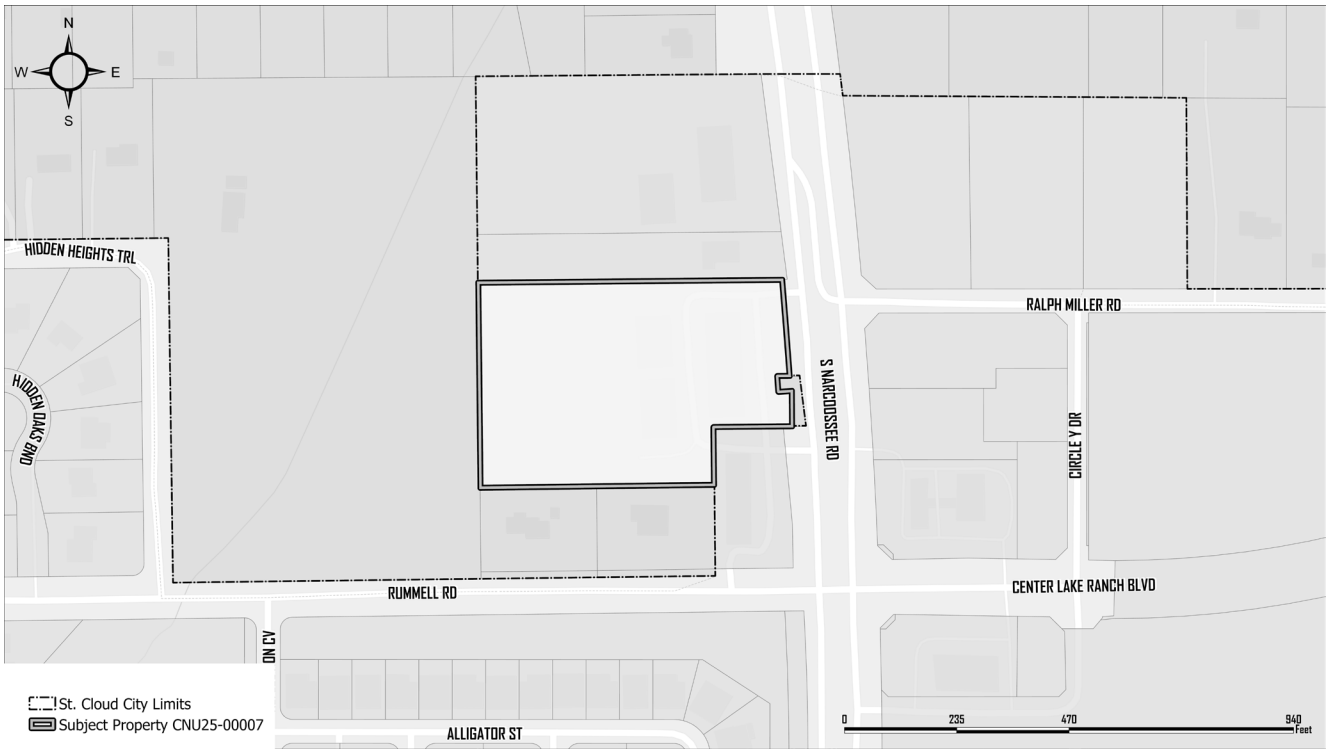
_____
Ivy Llauro, City Clerk

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

_____
Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.

Exhibit “A”

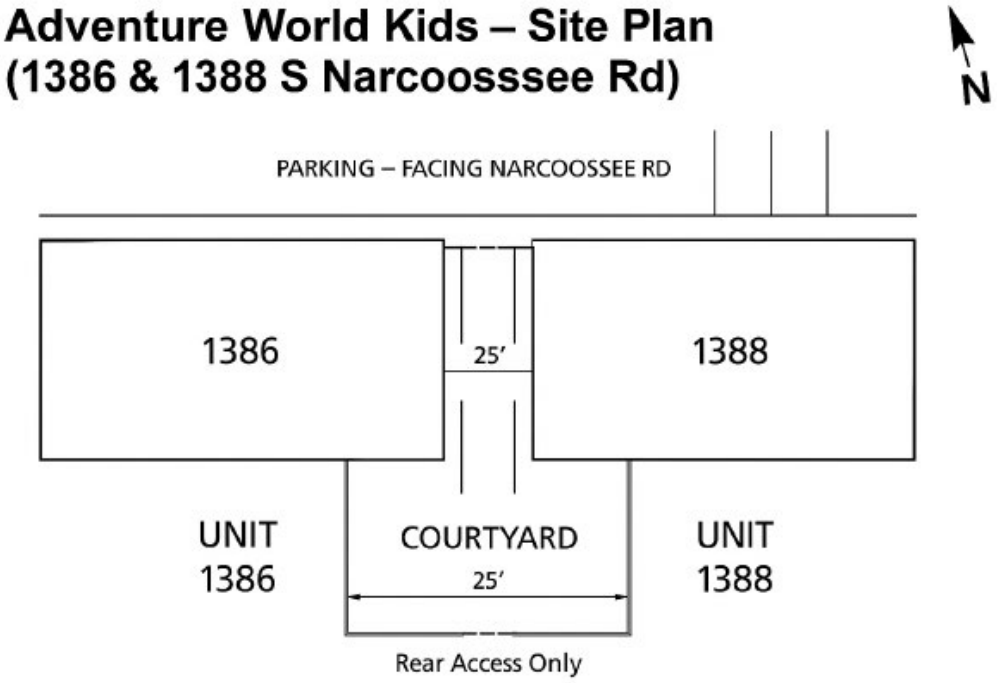


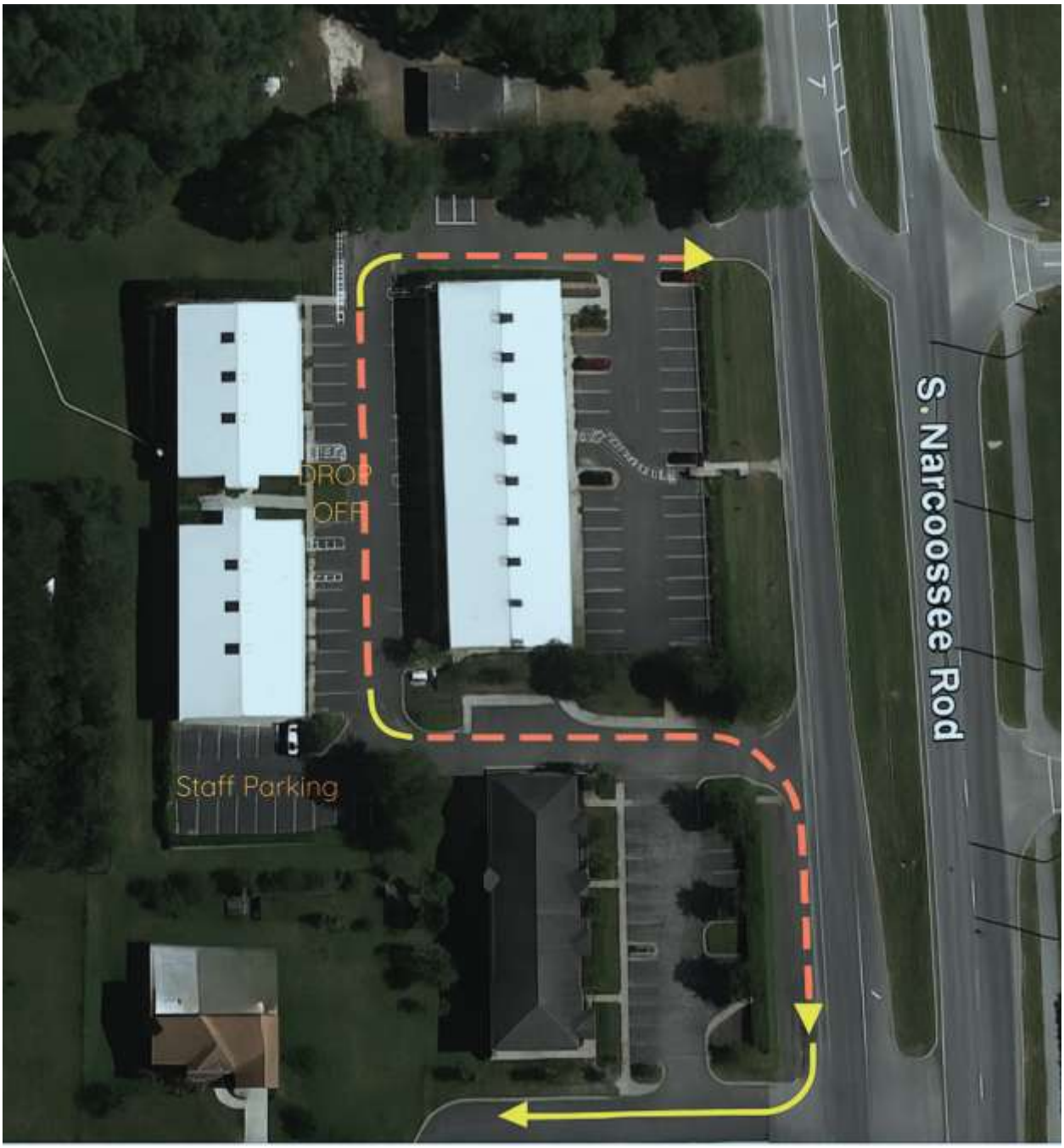
PID: 29-25-31-4910-0098-0028

Exhibit "B"

Proposed Site Plan – Adventure World Kids

Adventure World Kids – Site Plan (1386 & 1388 S Narcoossee Rd)





Traffic Circulation & Trip Generation Summary

Adventure World Kids
1388 S. Narcoossee Road, St. Cloud, FL

Current Use & Operational Context

Adventure World Kids currently operates as an **indoor playground and enrichment center**, open between **7:30 AM and 6:00 PM**.
Families visit for half-day and full-day sessions, enrichment classes, and indoor play events.
This generates **similar traffic volumes** to the proposed school use, including morning arrivals, mid-day activity changes, and afternoon departures.

Importantly, **all current traffic already follows the same rear-entry circulation pattern** — vehicles enter from **S. Narcoossee Road**, proceed behind the western building (our leased space), and exit through the **northern driveway**.
No access occurs along the shared front parking or tenant frontage areas.

The transition to a licensed school program will **not increase intensity**; in fact, traffic will become **more predictable and controlled**, since children will arrive at fixed times rather than throughout the day.

Proposed School Operations

- **Licensed Capacity:** 60 students maximum
- **Transportation Plan:** One 30-passenger **school bus** to transport approximately half of students daily
- **Staff:** 6 employees (arrive before 8:00 AM, depart after 5:00 PM)
- **Operating Hours:** 7:30 AM – 6:00 PM
- **Access:** One-way loop behind building only (entry south, exit north)

Trip Generation Summary

Time Period	Activity	Students Transported	Trip Type	Vehicles In	Vehicles Out	Total Trips	Notes
7:30 – 8:15 AM	Morning Drop-Off	60 total (30 by bus, 30 by parent)	Drop-off	36	36	**72**	Includes staff arrivals and 1 school bus in/out

Time Period	Activity	Students Transported	Trip Type	Vehicles In	Vehicles Out	Total Trips	Notes
10:45 – 11:15 AM	Half-Day Pick-Up	10–15	Pick-up	10	10	**20**	For part-day students only
1:45 – 2:15 PM	Afternoon Pick-Up	30–40	Pick-up	25	25	**50**	Includes 1 bus round-trip
4:45 – 5:15 PM	Extended Care Pick-Up	10–15	Pick-up	10	10	**20**	Final parent pick-ups and staff departures
Daily Total	—	—	—	**81**	**81**	**162 total trips/day**	Includes staff and bus operations

---

Analysis & Comparison

- The **indoor playground currently generates equivalent traffic** levels from families arriving throughout the day for classes and open play.
- The **school use consolidates** those same arrivals into predictable 15–30 minute windows.
- The addition of the **school bus** will *reduce* parent drop-off traffic by approximately **50%.**
- Total volumes remain **well below ITE Daycare Center baseline (LU 565)** for comparable capacity.

Circulation Summary

- **All traffic remains internal** behind the building (no use of shared front lots).
- **Entry:** South driveway on S. Narcoossee Rd.

- **Drop-Off Zone:** Rear of western building (fenced, staff-supervised).
- **Exit:** North driveway (right turn only).
- **Staff Parking:** Southern lot, separated from circulation.

Summary Statement

Adventure World Kids currently operates with similar daily traffic as an indoor playground and will continue to use the same controlled circulation pattern upon conversion to a licensed early learning school. With a 60-student limit, one 30-passenger school bus, and all activity routed behind the building, the site will generate fewer than **75 peak-hour trips** and approximately **160 total daily trips**.

The proposed configuration ensures safe, efficient, and low-impact traffic operations fully contained within the property and will not create queuing or congestion along S. Narcoossee Road.

Meeting: December 11, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-172R Uniform Method of Collecting

City Clerk Agenda Item:
PUBLIC HEARING FOR RESOLUTION NO. 2025-172R, a resolution of the City Council of the City of St. Cloud, Florida electing to timely preserve the use of the uniform method of collecting non-ad valorem assessments levied in all or part of the City of St. Cloud for the fiscal year 2026-27 beginning October 1, 2026; stating a possible need for such levy; providing for the timely mailing of this resolution as provided by general law; and providing for an effective date. (Above is full title) **ACTION ON RESOLUTION NO. 2025-172R**

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Preliminary Public Hearing to adopt Resolution No. 2025-l 72R as required by State Law to preserve collection options for assessments if levied by declaring the intent to use the Uniform Method of Collecting NonAd Valorem Assessment for the Fisal Year 2026-2027 and notifying the Osceola County Tax Collector and Property Appraiser of such intent.
Approving Resolution No.: 2025-172R preserves the City's statutory opportunity to use the uniform method of collection, if during the next several months the Council determines to impose and collect non-ad valorem revenue on the same annual bill as taxes. State law requires this extensive advance notice of almost one year to the local tax collector if the City wants to use the uniform non-ad valorem revenue collection alternative. The statutory deadline requires notification no later than December of the calendar year prior to imposition of the assessment. The Resolution does not require or authorize the imposition of any special assessment. Rather, it only gives timely statutory notice of the assessment process the City might consider using in the next year. Final approval of any assessment will require further action by the City Council based on detailed funding studies and financial need analysis and after a public hearing.

Legal Authority:
Sections 197.3632 and 197.3635, Florida Statutes

Budget and Recommendation:
No cost associated with this item.

Finance Director's Comments:
Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends approval

City Council Action:
12/11/2025-Final Action

Attachments:
1. Resolution 2025-172R Memo Signed
2. Res 2025-172R Uniform Method of Collecting

MEMORANDUM REPORT
FOR CITY COUNCIL
December 11, 2025

To: Mayor Robertson and Council Members

From: Jeffrey M. Cooper, Finance Director

Subject: Resolution No. 2025- 172R Authorizing the use of the Uniform Method of Collecting Non-Ad Valorem Assessments for Fiscal Year 2026-2027

Date: December 2, 2025

REQUEST:

Conduct preliminary Public Hearing to adopt Resolution No. 2025-172R as required by State Law to preserve collection options for assessments if levied by declaring the intent to use the Uniform Method of Collecting Non-Ad Valorem Assessment for the Fisal Year 2026-2027 and notifying the Osceola County Tax Collector and Property Appraiser of such intent.

BACKGROUND:

Approving Resolution No.: 2025-172R preserves the City's statutory opportunity to use the uniform method of collection, if during the next several months the Council determines to impose and collect non-ad valorem revenue on the same annual bill as taxes. State law requires this extensive advance notice of almost one year to the local tax collector if the City wants to use the uniform non-ad valorem revenue collection alternative. The statutory deadline requires notification no later than December of the calendar year prior to imposition of the assessment.

The Resolution does not require or authorize the imposition of any special assessment. Rather, it only gives timely statutory notice of the assessment process the City might consider using in the next year. Final approval of any assessment will require further action by the City Council based on detailed funding studies and financial need analysis and after a public hearing. The final public hearing requires prior individual be mailed to each property owner of the parcels that may be subject to the assessment. Additionally, if the assessment process progresses next year budget analysis and funding information will be posted timely on the City's website.

As previously directed by Council, once the applicable studies are completed and presented, this action will enable the City Council to consider funding alternatives for next year's budget cycle. Again, adoption of Resolution No: 2025-172R does not commit the Council to use any non-ad valorem funding source.

STRATEGIC PLAN GOALS:

Effective Community Safety
Focus on the continuity and sustainability of core public safety services

LEGAL AUTHORITY:

Sections 197.3632 and 197.3635, Florida Statutes

COST:
There is no cost associated with this item.

STAFF RECOMMENDATION:
Staff recommends **APPROVAL** of Resolution No.: 2025-172R

Attachment – Resolution 2025-172R

RESOLUTION NO. 2025-172R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA ELECTING TO TIMELY PRESERVE THE USE OF THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS LEVIED IN ALL OR PART OF THE CITY OF ST. CLOUD FOR THE FISCAL YEAR 2026-27 BEGINNING OCTOBER 1, 2026; STATING A POSSIBLE NEED FOR SUCH LEVY; PROVIDING FOR THE TIMELY MAILING OF THIS RESOLUTION AS PROVIDED BY GENERAL LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, IN LAWFUL SESSION ASSEMBLED, THAT:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to, sections 197.3632 and 197.3635, Florida Statutes (collectively, the "Uniform Collection Act"), and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined, and declared as follows:

(A) For planning and budgeting purposes it is prudent for the Council to preserve the ability to contemplate and consider the imposition and collection of one or more series of special assessments, sometimes referred to as non-ad valorem assessments, for the provision of, among other things, streets, transportation, mobility, stormwater management, flood control, fire protection and associated emergency services availability, including capital equipment, facilities, programs, and other or related capital improvements and/or essential services and/or unpaid, rates, fees and charges associated therewith benefitting real properties (hereinafter generally the "Improvements and Services") for the fiscal year beginning October 1, 2026.

(B) The Council hereby directs preservation of the option to use the uniform method for collecting non-ad valorem assessments to fund the cost of providing such Improvements and Services to property within the City as authorized by the Uniform Collection Act, which will allow such assessments to be collected fairly and efficiently each fiscal year commencing in November 2026, in the same manner as provided for ad valorem taxes (this is sometimes referred to as the "uniform method of collection"). A description of the boundaries of the City is attached hereto as Exhibit A. This Resolution timely serves to comply with general law and allows for further review and budgetary planning well in advance as the City's budget is formed and finances are considered.

(C) The Council has held a duly advertised public hearing for the purpose of considering the adoption of this Resolution, proof of publication providing notice of such hearing is directed to be attached hereto as Exhibit B. This Resolution preserves a valuable fiscal planning tool subject to future policy determinations by the Council.

(D) In the event any assessments are collected pursuant to the Uniform Collection Act, the Council intends and agrees to be bound by the statutory terms required for the use of the uniform method for collecting non-ad valorem assessments, including reimbursement to the tax collector and property appraiser of necessary administrative costs and actual costs of collection not exceeding the amounts allowed and provided for by law upon certification of the non-ad valorem assessment roll to the tax collector on a compatible electronic medium without error or omission beginning as soon as early September 2026.

SECTION 3. UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS.

(A) Commencing with the ad valorem tax notices issued in November 2026 and each year thereafter, the Council hereby acts to preserve fiscal opportunities and options by now timely announcing an intention to use the uniform method authorized by the Uniform Collection Act for collecting non-ad valorem assessments associated with providing the Improvements and Services.

(B) The Council hereby determines that the levy of such assessments will possibly be needed to pay or fund the cost of providing such Improvements and Services. All Council decisions to impose any non-ad valorem assessments will come later, likely during 2026 only after additional duly noticed public hearing and further budgetary consideration.

(C) Adoption of this Resolution is for the purpose of complying with the general law statutory requirements that the Council publicly announce and inform the Florida Department of Revenue, the Osceola County Property Appraiser, and Osceola County Tax Collector by January 10, 2026 the Cityt may levy non-ad valorem special assessments and use the uniform method of collection.

(D) Adoption of this Resolution does not and shall not be deemed to commit or require the Council to impose any assessments.

(E) Upon adoption, the City Manager or her designee is hereby directed to timely send a copy of this Resolution by United States mail to the Florida Department of Revenue, and the respective property appraiser and tax collector by January 10, 2026.

SECTION 4. CONSTRUCTION. This Resolution shall be liberally construed to effect the purposes hereof.

SECTION 5. EFFECTIVE DATE. 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 11th day of December 2025.

CITY OF ST. CLOUD

_____
Christian B. Robertson, Mayor

ATTEST:

_____
City Clerk, Ivy Llauro

LEGAL IN FORM AND VALID IF ADOPTED

_____
City Attorney, Daniel F. Mantzaris

EXHIBIT A

DESCRIPTION OF
THE CITY OF ST. CLOUD, FLORIDA

The entirety of the lands within the boundaries of the City of St. Cloud, Florida, which also include and are more particularly described in the City Charter, as amended.

*Source**:** City Charter, Code of Ordinances, Charter, Subpart A, Article 1, Section 1.05 – Corporate limits. A printed version of the corporate limits of the City are on file in the City Clerk's office.*

EXHIBIT B

PROOF OF PUBLICATION

OSCEOLA
NEWS-GAZETTE
aroundosceola.com

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street, Kissimmee, FL 34741
(407) 846-7600

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates. Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Publication Dates:

- Nov 13, 2025
- Nov 20, 2025
- Nov 27, 2025
- Dec 4, 2025

Notice ID: Iws7ViXgVpe2iwkxtbPS
Notice Name: SC NOTICE OF INTENT*Uniform Method
PUBLICATION FEE: $271.70

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

Edmar Corachia

_____
Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 12/04/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS

The City Council of the City of St. Cloud, Florida ("Council") hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem assessments levied within the corporate limits, bounds and area of the City of St. Cloud, Florida for the cost of providing capital improvements, and/or essential services, and/or unpaid assessments, rates, fees and charges or amounts equivalent thereto associated with among other things, streets, transportation, mobility, stormwater management, flood control, fire protection and associated emergency services availability, including capital equipment, improvements and/or essential services and/or unpaid, rates, fees and charges associated therewith benefitting real properties (the "Improvements and Services") commencing in November 2026. The Council will consider the adoption of a resolution electing to use the uniform method of collecting such assessments throughout the City as authorized by Section 197.3632, Florida Statutes, at a public hearing on December 11, 2025, at 6:30 P.M. at the St. Cloud Community Center, at 3101 17th Street, St. Cloud, Florida. Such resolution will state the need for the levy and will contain a legal description referencing the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the description of the real property subject to the levy (i.e., city-wide), are on file at the City offices in City Hall or **Agendas & Minutes | City of St. Cloud, Florida - Official Website.** All interested persons are invited to attend.

In the event any person decides to appeal any decision by the Council with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City at **407-957-7388** at least two (2) days prior to the date of the hearing.

By: CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA
November 13, 20, 27, 2025
December 4, 2025

NOTARY PUBLIC • STATE OF FLORIDA •

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

NOTICE OF INTENT TO USE UNIFORM METHOD OF
COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS

The City Council of the City of St. Cloud, Florida ("Council") hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem assessments levied within the corporate limits, bounds and area of the City of St. Cloud, Florida for the cost of providing capital improvements, and/or essential services, and/or unpaid assessments, rates, fees and charges or amounts equivalent thereto associated with among other things, streets, transportation, mobility, stormwater management, flood control, fire protection and associated emergency services availability, including capital equipment, improvements and/or essential services and/or unpaid, rates, fees and charges associated therewith benefitting real properties (the "Improvements and Services") commencing in November 2026. The Council will consider the adoption of a resolution electing to use the uniform method of collecting such assessments throughout the City as authorized by Section 197.3632, Florida Statutes, at a public hearing on December 11, 2025 at 6:30 P.M. in the City Hall Council Chambers, at 1300 9th. Street, St. Cloud, Florida. Such resolution will state the need for the levy and will contain a legal description referencing the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the description of the real property subject to the levy (i.e., city-wide), are on file at the City offices in City Hall or **City of St. Cloud, Florida - Official Website | Official Website.** All interested persons are invited to attend.

In the event any person decides to appeal any decision by the Council with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City at 407-957-7300 at least two (2) days prior to the date of the hearing.

By: CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA

Publish four (4) times, on:

November 13, 2025
November 20, 2025
November 27, 2025
December 4, 2025

Meeting: December 11, 2025

Agenda Item Type: Council Action Reduction of Lien for 1512 Connecticut Avenue

Community Development Agenda Item:
Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of $142,755.70 in accrued fines to $5,000.00, to be paid within 30 days of the Council meeting. Property address 1512 Connecticut Avenue.
COST: Administrative cost imposed by the Special Magistrate are $255.70, post-order costs are $879.29, total costs are $1,134.99.

Strategic Key Focus Areas:
Effective Community Safety

Background Information:
Code Enforcement Case #2023-1789 (Jamie M. D'Amico, owner) has a Code Enforcement lien filed for the amount of $142,755.70 in accrued fines, which is over the $50,000 threshold requiring Council approval. The violation related to allowing abandoned vehicles, accumulation of trash and debris and grass/weeds to be over the height of 8 inches and not corrected by the time specified at 1512 Connecticut Avenue.

Ms. Malinda Chiavini, the Personal Representative of the decedent's estate, submitted a request for a lien reduction. She has the authority to act on behalf of the estate. Ms. Chiavini offered a settlement amount of $5,000.00. The Community Compliance Officer and City Manager reviewed the request and were in agreement for the reduction of $5,000.00, to be paid within 30 days of the Council Meeting. If payment is not made within the time allowed herein, the fines shall revert back to the original accrued amount. The agreement was submitted to the Special Magistrate for formal recommendation.

The property compliance date was September 23, 2025.

Magistrate Drew Smith recommended approval of the settlement offer.

Legal Authority:
162.09 Florida Statutes

Budget and Recommendation:
No cost associated with this item.

Magistrate Drew Smith recommended **APPROVAL** of the request for reduction of lien.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends reduction of code enforcement lien to a total of $5,000. (This includes all of the city's administrative costs).

City Council Action:
12/11/25 - Final Action

Attachments:
1. Case 2023-1789 Order Recommending approval Request for Reduction for Fine
2. Case 2023-1789 Reductions OVER 50,000
3. Case 2023-1789 CE Officer Recommendation
4. Case 2023-1789 Reduction of Lien Request
5. Case 2023-1789 POST MEETING COST WITH ADMIN COST

CITY OF ST. CLOUD, FLORIDA
SPECIAL MAGISTRATE

CITY OF ST. CLOUD,
Petitioner,

vs. CASE NO.: CEB **#2023-1789**

JAMIE M. D'AMICO,
Respondent.
_____/

ORDER RECOMMENDING APPROVAL OF
REQUEST FOR REDUCTION OF FINE

THIS CAUSE came on for hearing before the undersigned Magistrate on the 19th day of November, 2025, and the City of St. Cloud having presented a Request for Reduction of Fines in Excess of $50,000 for a recommendation to the City Council by the Magistrate, and the parties having presented argument in favor of the reduction, it is hereby **ORDERED**:

THE REQUEST for Reduction of Fine is hereby recommended to the City Council upon terms consistent with the Request for Reduction of Fines signed by the City Manager. Specifically, those terms provide for reduction of fines to the total amount of $5,000.00, inclusive of costs, contingent upon full payment within thirty days of the date of the City Council's approval of the reduction. If not paid within such time, it is recommended the fines revert to the full original amount and include the awarded costs of prosecution.

DONE AND ORDERED this 25 day of November, 2025.

CITY OF ST. CLOUD, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

_____
D. Andrew Smith III, Esq.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing has been furnished by regular mail, on this 25 day of November, 2025, to the Respondent at the following address: 1512 Connecticut Ave, St. Cloud, FL 34769

_____
D. Andrew Smith, III
Code Enforcement Special Magistrate

CITY OF ST. CLOUD CODE ENFORCEMENT
REQUEST FOR REDUCTION OF FINES / LIEN SETTLEMENT
Over $50,000

The City of St. Cloud Code Enforcement Special Magistrate has authority to review agreements for settlements of liens **over $50,000** and will forward his recommendations to the City Council for final approval.

Respondent: **Jamie M. D'Amico** CE Case **2023-1789**
Mailing Address: **1512 Connecticut Avenue, St. Cloud, Florida, 34769**
Violation: **Failure to prohibit but rather allowed abandoned vehicles, accumulation of trash and debris and grass/weeds to be over the height of 8 inches at this location and not correcting the violations by the time specified.**
Property where violation occurred: **1512 Connecticut Avenue, St. Cloud, Florida, 34769**
Date of first inspection: **October 24, 2023**
Date of Hearing: **January 17, 2024**
Order: **Respondent shall cure the violations found herein on or before March 2, 2024. If the violations are not cured by said date, a fine in the amount of $250.00 per day shall accrue for each day the violations remain uncured. The City is entitled to recover its administrative costs in the amount of $255.70 from the Respondent, which amount shall be paid within seven (7) days of the date of this Order.**

Compliance Date: **September 23, 2025**
Total Fines accrued: **Accrued fines of $142,500.00 and Admin cost $255.70.**
Total of $142,755.70

Malinda Chiavini, submitted a request for a settlement amount of $ 5,000.00 pertaining to fines. Accrued in Case 2023-1789.

As a result of reviewing the case file and the Request for Reduction of Lien,
City Manager Veronica Miller does recommend X
City Manager Veronica Miller does NOT recommend _____
City Manager Veronica Miller provides alternative counteroffer of _____
to be paid within thirty (30) days of City Council meeting.

This request is contingent upon approval by the St. Cloud City Council at a regularly scheduled meeting. The Respondent will be notified in writing of the Council's decision. The Respondent is advised that the Code Enforcement Special Magistrate may recommend a settlement amount and a deadline for payment different from what I have recommended. Upon payment, a Satisfaction of Lien will be recorded and a copy mailed to the Respondent. If payment is not made in full within the designated time, the fine(s) will revert back to the original accrued amount indicated above.

Veronica Miller, City Manager

10/24/25
Date:

I, **Malinda Chiavini** acknowledge and agree to the recommended settlement amount as it pertains to the above referenced Code Enforcement case. I understand that this request will be presented to the St. Cloud Code Enforcement Special Magistrate and is contingent upon his approval. I further agree to the payment terms as determined by the Magistrate.

M Chiavini — 10/30/25

Signature — Date:

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 30th day of October, 2025 by Malinda Chiavini, who is personally known to me or who has produced _____ as identification.

Glenda Miller — Name typed, printed or stamped

Signature of person taking acknowledgement

Title or rank

Serial number if any

GLENDA MILLER
Commission # HH 244060
Expires March 23, 2026

To: City Council Members

From: Omar Cruz, Code Enforcement Officer

Thru: Tisha Manning, Zoning Manager

Subject: Code Enforcement – Reduction of Lien

Date: October 22, 2025

==========

Case# 2023-1789

Owner(s): Jamie M. D'Amico

Address: 1512 Connecticut Avenue

Amount owed: **OWED $142,755.70**- 570 days not in compliance for a violation at $250.00 a day for a total of $142,500.00, plus administrative cost of $255.70.

Property Compliance Date: September 23, 2025

Violation: This property was cited for failure to prohibit but rather allowed abandoned vehicles, accumulation of trash and debris and grass/weeds to be over the height of 8 inches at this location and not correcting the violations by the time specified.

Gravity: The violation in which the owner(s) was found in violation by the Magistrate in January 17, 2024 and ordered to pay a fine of $255.70 for administrative cost and $250.00 a day if compliance was not achieved by March 2, 2024.

Cooperation: This property was acquired in September 1998, the violations were documented in October 2023. This property was posted in December 2023 and subsequently found in violation January 2024. During this period, Alex tried contacting the owner, however due to his medical issues contact was limited at times. Property owner passed away August 2025 and ex-wife contacted me and brought property into compliance immediately after contact

Other Violations: N/A

Recommendation: The Code Enforcement Officer made all reasonable efforts to notify the property owner of the violations. The mailing address reflected on the Osceola County Property Appraiser website was used for all notifications.

Based on the information provided, it is recommended a fair amount to settle these violations is $4,744.30, reduced from the total of $142,500.00, plus administrative cost of $255.70, for a total proposed settlement of **$5,000.00.**

October 20, 2025

To: City Manager, Mrs. Veronica Miller

RE: Jamie D'Amico – 1512 Connecticut Ave St. Cloud, FL 34769

Request for Lien Reduction / Forgiveness of City Fines

Hi Veronica,

I am writing to request a lien reduction or lien forgiveness for 1512 Connecticut Ave. The owner of the property Jamie D'Amico unfortunately passed away on August 28, 2025. He is my ex-husband and we have 3 children together. He chose me to be the executor of his estate.

A little about Jamie... he was a fire alarm electrician for the Osceola County School District for 19+ years... unfortunately due to health issues (heart issues, neuropathy, stage 3 kidney disease, and severe Crohn's Disease) related to his diabetes he had to stop working at the end of 2021. He fought a long 3+ years to receive disability and had no income in the meantime.... He finally got approved and started receiving it the beginning of 2025. I have medical records I can provide from numerous hospital stays from 2022-2024 (8/3/2022, 6/20/2023, 8/1/2023, 9/29/2023, 11/28/2023, 1/30/2024) and unfortunately after that he had simply given up on many things. Visits with his children included. After his passing we took a week to grieve and then went over to his house to assess the property. His neighbors came over to give their condolences, and all spoke fondly of him. They say he was always willing to help in any way he could in his better years. When he needed the help unfortunately, he was just too proud to accept any help from them. They informed me that code enforcement had been visiting the property for a while and told me there may be some fines involved with the property. After that we got to work and got the property cleaned up and compliant in two weeks. I met Alex at the property and received a letter of compliance shortly after that. I learned that he had been being fined for some time and the fees had grown to a very large amount. All this has been very difficult to learn as his home is our children's inheritance.

A little about me and our 3 children... Jamie and I divorced in 2012. I am a secretary for PC Grading Inc. I am a single mother that lives paycheck to paycheck and provides the best I can for our children.

Paizly is our daughter... she is 22 years old and has Down Syndrome and is doing amazing, she is proud to be working for the Women's Center 3 mornings a week.

James is our oldest son ... he is 20, graduated from Neo City High School and is currently a full-time student at Valencia finishing his AA and is planning on attending UCF in the fall. He works part time as a grounds keeper at Terra Verde Resort and has a bright future ahead.

Lane is our youngest ... he is 19 years old, graduated last year from Harmony High School and is a full-time student at Valencia working on his AA. He is in the midst of getting employment at Chili's.

I do realize all the efforts the City/ Code Enforcement has made to get Jamie to comply with the Code Enforcement/property guidelines and do personally apologize for his lack of attention or not being physically able to comply. I do not take this situation that has landed in my lap lightly. I am asking for a lien reduction or lien forgiveness, not to minimize the efforts made by the City/Code Enforcement, but to help the financial bind this circumstance has put us in. I have had to assume the responsibility of his mortgage, power, and water bills to maintain this property until we get things sorted out. It has taken extreme efforts to get all the things removed from his property.

I would like to offer $5,000.00 which is what I have collected from the sale of some of the things that he had accumulated in his yard. I understand it isn't anywhere near the lien amount of $142,755.70, but it is all I have.

Thank you for considering this offer!

Sincerely,

M Chiavini

Malinda Chiavini – Date: 10-20-25

3892 Covington Drive St. Cloud, FL 34772

407-301-7768

Pjlmom3@gmail.com

CODE ENFORCEMENT ADMINISTRATIVE COST

CASE # 2023-1789 Address: 1512 Connecticut Avenue

QTY	UNIT	DESCRIPTION	UNIT PRICE
		ADMINSTRATIVE COST SET BY MAGISTRATE	
1	TOTAL	ADMINSTRATIVE COST	255.70
		CODE ENFORCEMENT EXPENSES	
1	HOUR	CODE ENFORCEMENT MEETINGS 1st Hearing	20.00
1	HOUR	REVIEW OF CASE POST MEETING	28.11
8	EACH	INSPECTIONS	28.11
1.12	DISTANCE	MILEAGE .07 miles round trip x 16	0.70
1.5	HOUR	CODE ENFORCEMENT MEETINGS Code Pre-Agenda, Reduction Hearing	28.11
		MAGISTRATE CLERK EXPENSES	
2.5	HOUR	PREPARATION Affidavits, orders, liens	22.50
1	HOUR	MEETINGS 1st Hearing	22.50
2	EACH	MAILINGS	15.00
3	HOUR	REDUCTION PROCESS adminstrative paperwork	27.00
1.5	HOUR	MEETINGS Code Pre-Agenda, Reduction Hearing	27.00
		SPECIAL MAGISTRATE	
2	EACH	MAILINGS	15.00
1.5	HOUR	PREPARATION Admintrative duites, Order Imposing Liens, Reduction of lien approval	145.00
108	DISTANCE	MILEAGE 54 miles round trip x 2 from 2300 Maitland Center Parkway Ste 100, Maitland, Florida 32751	0.70
		MISC EXPENSES	
		OFFICE SUPPLIES	
TOTAL			

TOTAL PRICE
255.70
20.00
28.11
224.88
0.78
42.17
56.25
22.50
30.00
81.00
40.50
30.00
217.50
75.60
10.00
$ 1,134.99

Meeting: December 11, 2025

Agenda Item Type: Council Action
Discussion and possible action regarding the selection of Deputy Mayor.

City Clerk Agenda Item:
Discussion and possible action regarding the selection of Deputy Mayor.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Each year the members of the City Council select a Deputy Mayor

Legal Authority:
Per Section 3.04

Budget and Recommendation:
No cost associated with this item

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends Council move forward as Council deems appropriate

City Council Action:
12/11/2025 Final Action

Attachments:
None

Meeting: December 11, 2025

Agenda Item Type: Council Action
Discussion and possible action regarding Council serving on committee/boards of other entities.

City Clerk Agenda Item:
Discussion and possible action regarding Council serving on committee/boards of other entities.

Strategic Key Focus Areas:
High-Performing Government

Background Information:
Each year, members of the City Council are appointed to Board or Committee's of other entities.

Legal Authority:

Budget and Recommendation:
No cost assiciated with this item.

Finance Director's Comments:
N/A

Procurement Director's Comments:
N/A

City Manager's Comments:
City Manager recommends Council move forward as Council deems appropriate

City Council Action:
12/11/2025 - Final Action

Attachments:
1. Council Committees and Boards 2025

City Council Committee Appointments – Updated November 2025

Organization	Address	Contact	Notes	Council Member
Education Foundation of Osceola County (EDOC)	2310 New Beginnings Road, Suite 118 | Kissimmee, FL 34744	Kerry Avery Kerry.Avery@osceolaschools.net (407) 870-4855 Savannah Bellovin Savannah.Bellovin@osceolaschools.net	Meets the 4th Thursday of every Month, Zoom or ALCO Patio 2320 New Beginnings (8am – 9:30am)	Shawn Fletcher Appointed Dec. 2022 Does not expire
MetroPlan Orlando	250 S. Orange Ave., Suite 200 Orlando, FL 32801	Lisa Smith (407) 481-5672 x315 Lisa.smith@metroplanorlando.gov	MetroPlan Orlando Board meets at the MetroPlan Orlando office. 250 S. Orange Ave, Suite 200, Orlando 32801 (9:30am – 11:00am) Meetings are held the 2nd Wednesday of each month unless otherwise advised.	Ken Gilbert (Sept 2024) Alternate Shawn Fletcher (Sept 2024) Does not expire
Osceola Chambers Board of Directors	1425 E. Vine Street Kissimmee, FL 34744	Cindy Lewis 407-847-4535 407-709-3338 cdlewis@theosceolachamber.com	Second Thursday of each month at 11:45 a.m.	Chris Robertson Appointed Nov. 2024
Osceola Council on Aging	700 Generation Point Kissimmee, FL 34744	Janice Casler 407-846-8532 or 407-483-4498 caslerj@osceola-coa.com	Meets the 4th Wednesday of every month at Council on Aging (3:00pm – 4:00pm)	Chris Robertson Appointed Nov. 2024 5 Year Term, can be reappointed. Exp 2026

City Council Committee Appointments – Updated November 2025

OUC Joint Contract Administration Committee	OUC 100 West Anderson St. Orlando, FL 32801 PO Box 3193 Orlando Fl 32802	Kellie Brabant 407-957-7301 Kellie.brabant@stcloudfl.gov	Quarterly 2024 Feb May August November	Kolby Urban Appointed Nov. 2024 Nathan Blackwell-Citizen Appointed Nov. 2024 Does not expire 2 positions appointed by Council
(PMLC) Policy Makers Liaison Committee of (FMPA) Florida Municipal Power Agency	8553 Commodity Circle Orlando, FL 32819	Sue Utley (PMLC division) 407-355-7767 Sue.utley@fmpa.com	Conf Calls third Thursday 9am – 11am	Kolby Urban Appointed Dec. 2022 Does not expire
St. Cloud Chamber of Commerce	1200 New York Ave, St Cloud, FL 34769	Dirk Webb (407) 892-3671	Meets the 3rd Wednesday of every month at the St. Cloud Chamber of Commerce (8:00am – 9:30am)	Jennifer Paul Appointed Nov. 2024 1-year term, starts in October, no limits
St. Cloud Main Street, Inc.	903 Pennsylvania Ave, St Cloud, FL 34769	Paula Stark (407) 498-0008 paula@stcloudmainstreet.org	Meets the 1st Wednesday of every month at St. Cloud Main Street	Jennifer Paul Appointed Nov. 2024 Does not expire

City Council Committee Appointments – Updated November 2025

(TDC) Tourist Development Council Osceola County	Osceola County 1 Courthouse Square Suite 2400 Kissimmee, FL 34741	Lakisha Watkins 407-742-0342 Lakisha.Watkins@osceola.org	Osceola County Court House Commission Chambers, 4th Floor **Meetings are held quartly** **Meeting invitations are sent prior to each meeting.** **3pm – 5pm**	Ken Gilbert Appointed Dec. 2022 **Term expires 10/24/2026** Beginning 10/24/11 Term limits will be 4 years and can serve 2 terms. Sworn Board
Tri-County League of Cities	The John Scott Dailey Florida Institute of Government 12443 Research Pkwy, Suite 402 Orlando, FL 32826-3282	Angela Crist 813-857-8801 acrist@usf.edu	Meets the 3rd Thursday of every month at various cities (12:00 – 1:30)	Shawn Fletcher Appointed Nov. 2024 Tri-County nominates, 2 Year terms
Water Cooperative of Central Florida (WCCF)	TOHO Water Authority 951 M.L.K. Jr Blvd, Kissimmee, FL 34741	Todd Swingle (407) 944-5131 tswingle@tohowater.com alsmith@tohowater.com www.watercoopcf.com	2024 meetings @ 2 pm – January, April , July, November Bruce Van Meter Board Room, MLK Blvd. Kissimmee	Kolby Urban Appointed Nov. 2024 Does not expire

	Additional Community Boards and Committees			
St. Cloud Citizens Foundation	City of St. Cloud Finance Conference Room	Donna Cooley 407-957-7320 Donna.Cooley@StCloudFL.gov	Board meets as needed	Per By-laws Mayor serves as the Chair of the Board
St. Cloud Veterans Advisory Committee	City Hall Council Chambers	Sandra Singh 407-957-8415 Sandra.Singh@StCloudFL.gov	Set Meetings dates have not been finalized	Mayor is the current Chair to this Board

Meeting: December 11, 2025

Agenda Item Type: First Readings and Introduction There are no First Readings and Introductions at this time

City Clerk Agenda Item:
There are no First Readings and Introductions at this time

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

City of St. Cloud

FY26 Warrant List #2

11/01/2025 to 11/30/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	22147 ABM INDUSTRIES INCORPORATED		1,943.12
		DATA CENTER AC REPAIR 4/21/25	
11/6/2025	22148 AMERICAN SOLUTIONS FOR BUSINESS		526.35
		A/P CHECKS	
		FREIGHT	
11/6/2025	22149 BOUNDTREE MEDICAL, LLC		943.28
		FIRE MEDICAL SUPPLIES RECEIVED 10/20/25	
		FIRE MEDICAL SUPPLIES RECEIVED 10/20/25	
11/6/2025	22150 CIVICPLUS		9,000.83
		MASS NOTIFICATN PLATFORM 8/1/25-9/30/25 PO 085159	
		MASS NOTIFICATN PLATFORM 8/1/25-9/30/25	
		MASS NOTIFICATN PLATFORM 8/1/25-9/30/25 PO 085159	
11/6/2025	22151 ENVIRONMENTAL PRODUCTS OF FL. CORP.		347,080.99
		UNIT 4-138 STREET SWEEPER RECVD 9/9/25	
11/6/2025	22152 EXOTIC EMBROIDERY OF CENTRAL FL.		4,998.91
		FIRE DEPT UNIFORMS	
11/6/2025	22153 FIFTH THIRD BANK		544,405.85
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
11/6/2025	22154 FIRST RESPONSE TRAINING GROUP		22,500.00
		TRUCK OPS REVIEW WEEK COMPLETED 10/8/25	
11/6/2025	22155 FL STATE LODGE FRAT.ORDER POLICE		1,277.50
		PAYROLL SUMMARY	
11/6/2025	22156 GUARDIAN COMMUNITY RESOURCE MAN INC		26,940.12
		GRANT TASK AUTHORIZATION JULY-AUGUST 2025	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		GRANT TASK AUTHORIZATION SEPT 2025	
		GRANT RESEARCH/WRITING JULY-AUGUST 2025	
11/6/2025	22157 JOHNS EASTERN COMPANY, INC (CLAIMS)		61,761.70
		OCTOBER EOM 2025	
		SEPTEMBER EOM 2025	
11/6/2025	22158 LANGTON ASSOCIATES, INC.		8,666.66
		CONSULTING SERV MAY25 PO 084431	
		CONSULTING SERV MAY25	
		CONSULT SERVICES JAN25	
11/6/2025	22159 MILLER ELECTRIC COMPANY		545.00
		PAYMENT ON FY24/25 INVOICE #82618299	
11/6/2025	22160 MISSIONSQUARE RETIREMENT		12,496.37
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
11/6/2025	22161 NAFECO, INC.		1,147.05
		PANTS H.PEREZ	
		SHIRTS A.ECKSTEIN	
		PANTS R.ENNIS	
		SOCKS C.LOPEZ	
		PANTS S.MCCALLISTER	
		PANTS J.MCKENNEY	
		PANTS S.BOGUS	
		NAMEBAR R.ENNIS	
		BELT D.THIBODEAU	
		BELT D.MILLER	
		POLO K.TERRIAN	
		PANTS R.ENNIS	
		POLO M.CHESLER	
11/6/2025	22162 NATIONWIDE RETIREMENT SOLUTIONS INC		22,007.31
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
11/6/2025	22163 NEXTRAN TRUCK CENTER		198,890.50

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			2026 MACK VIN# M007428 UNIT#4-139	
11/6/2025	22164	OPENGOV,INC.		20,843.88
			CORE PROCUREMENT & CONTRACTS 10/1/25-9/30/25	
11/6/2025	22165	PETROLEUM TRADERS CORP.		22,227.98
			ULTRA LOW SULFU #2 PO NUM 085226	
11/6/2025	22166	PRECISION ROOFING SOLUTIONS, INC.		23,436.95
			FINAL RETAINAGE PAYOUT	
11/6/2025	22167	PUBLIC SAFETY SUPPLY		110,643.10
			EMERGENCY LIGHTING FOR NEW OFFICERS VEHICLE	
			EMERGENCY LIGHTING FOR NEW OFFICERS VEHICLE	
			EMERGENCY LIGHTING FOR NEW OFFICERS VEHICLE	
			EMERGENCY LIGHTING FOR NEW OFFICERS VEHICLE	
			EMERGENCY LIGHTING FOR NEW OFFICERS VEHICLE	
			EMERGENCY LIGHTING FOR NEW OFFICERS VEHICLE	
11/6/2025	22168	SCHOOL DISTRICT OF OSCEOLA COUNTY		5,580.00
			CITATION FEES DUE TO SDOC WEEK ENDING (10/31/2025)	
11/6/2025	22169	SHENANDOAH GENERAL CONSTRUCTION LLC		73,792.50
			STORM DRAIN CLEANING & REPAIRS	
11/6/2025	22170	ST. CLOUD GREATER OSCEOLA CHAMBER		50,000.00
			ANNUAL PARTNERSHIP 10/1/25 - 09/30/26	
11/6/2025	22171	STANDARD INSURANCE COMPANY		17,937.78
			OCTOBER 2025 VOLUNTARY LIFE INSURANCE	
			OCTOBER 2025 LONG TERM DISABILITY	
			OCTOBER 2025 CITY PAID LIFE INSURANCE	
11/6/2025	22172	STRATEGIC COMMUNICATIONS, INC.		36.58
			5 OFFICE 365 F3 GCC 8/1/25 - 8/31/25	
11/6/2025	22173	VENDORLINK, LLC		1,900.00
			VENDORLINK SOFTWARE 10/1/25 - 9/30/26	

City of St. Cloud

FY26 Warrant List #2

11/01/2025 to 11/30/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	22174 WASTE CONNECTIONS OF OSCEOLA COUNTY		**297,699.25**
		MSW DISPOSAL 10/1/25 - 10/4/25	
		CONSTRUCTION DEMOLITION 10/1/25 - 10/4/25	
		CONSTRUCTION DEMOLITION 10/6/25 - 10/11/25	
		CONSTRUCTION DEMOLITION 10/13/25 - 10/17/25	
		CONSTRUCTION DEMOLITION 10/20/25 - 10/24/25	
		TIRE DISPOSAL - VEHICLE 9/25/25	
		CONSTRUCTION DEMOLITION 9/15/25-9/20/25 PO084453	
		CONSTRUCTION DEMOLITION 9/22/25-9/30/25 PO084453	
		MSW DISPOSAL 10/13/25 - 10/18/25	
		TIRE DISPOSAL - VEHICLE 9/25/25 PO084365	
		MSW DISPOSABLE 10/6/25 - 10/11/25	
		MSW DISPOSAL 10/20/25 - 10/25/25	
		CONSTRUCTION DEMOLITION 9/22/25-9/30/25	
		TIRE DISPOSAL - VEHICLE 10/23/25	
		TIRE DISPOSAL - VEHICLE 10/7/25 - 10/10/25	
11/6/2025	22175 YOUNG'S CUSTOM PAINTING, INC.		**2,350.00**
		REPAIRS & PAINTING OF COMMUNITY ROOM	
11/13/2025	22199 ARNCO CONSTRUCTION, INC.		**32,167.05**
	PS2409 FIRE HEADQUARTERS RENOV	PRE CONSTRUCTION SERVICES 10/1/25-10/31/25	
	PS2409 FIRE HEADQUARTERS RENOV	FIRE ADMIN STATION START DATE 10/17/25	
11/13/2025	22200 CARDIO PARTNERS INC.		**13,720.00**
		PC-AED RECVD 11/3/25	
11/13/2025	22201 CIVICPLUS		**9,065.00**
		SERV 10/1/25-9/30/25 INTEGRATION HUB/ANNL FEE	
		SERV 10/1/25-9/30/25 INTEGRATION HUB/ANNL FEE	
		SERV 10/1/25-9/30/25 INTEGRATION HUB/ANNL FEE	
		SERV 10/1/25-9/30/25 INTEGRATION HUB/ANNL FEE	
11/13/2025	22202 DANA SAFETY SUPPLY, INC.		**2,519.26**
		UNIT 11-59 REPAIRS COMPLETED 10/29/25	
		UNIT 11-59 REPAIRS COMPLETED 10/29/25	
11/13/2025	22203 DEBEAUBIEN, KNIGHT, SIMMONS		**16,732.00**

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		SERVICES THRU 10/31/25 GENERAL BUSINESS	
11/13/2025	22204 DUVAL FORD, LLC		141,389.00
		FIRE UNIT 11-72 RECVD 10/1/25	
		PARKS & REC UNIT 18-223 RECVD 10/09/25	
11/13/2025	22205 EXOTIC EMBROIDERY OF CENTRAL FL.		1,896.71
	PRE009 CHRISTMAS TREE LIGHTING	SHIRTS FOR STAFF FPO 07662	
	PRE009 CHRISTMAS TREE LIGHTING	SHIRTS FOR STAFF	
	PRE009 CHRISTMAS TREE LIGHTING	SHIRTS FOR STAFF FPO 07662	
11/13/2025	22206 FIRST RESPONSE TRAINING GROUP		17,590.00
		PARAMEDIC COURSE 10/2/25 SHIFT,BOWERS,BRANCH	
		PARAMEDICS COURSE 10/2/25 SHIFT,BOWERS,BRANCH	
11/13/2025	22207 GUARDIAN COMMUNITY RESOURCE MAN INC		2,786.46
		GRANT TASK AUTHORIZATION SEPT 2025	
11/13/2025	22208 HALO BUILDING SERVICES, LLC		34,428.64
		CUSTODIAL SERVICE OCT25	
11/13/2025	22209 JOHNS EASTERN COMPANY, INC (CLAIMS)		34,551.94
		WORK COMP SPECIAL FUND CHRISTIAN C. CL#1305114	
		WORK COMP SPECIAL FUND HECTOR PEREZ CL#7005153	
11/13/2025	22210 MERMAID AQUATICS, LLC		4,443.75
	PRC026 MERMAID AQUATICS	RED CROSS CLASSES OCT25	
11/13/2025	22211 METRO FORECASTING MODELS, LLC		1,400.00
		SERVICES 10/1/25-10/31/25 FISCAL IMPACT ANALYSIS	
11/13/2025	22212 METROPOLITIAN LIFE INSURANCE CO.		39,503.79
		OCTOBER 2025 PREMIUM GROUP DENTAL INS (COBRA)	
		OCTOBER 2025 PREMIUM GROUP DENTAL INSURANCE	
		OCTOBER 2025 PREMIUM GROUP DENTAL INSURANCE	
		OCTOBER 2025 PREMIUM GROUP DENTAL INSURANCE	
11/13/2025	22213 ORLANDO UTILITIES COMMISSION		99,226.27

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		OCT 2025 ELECTRIC BILL JUFCOMTECH	
		OCT 2025 ELECTRIC BILL JUFCOMTECH	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL JUFCOMTECH	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
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		OCT 2025 ELECTRIC BILL ALLOCATION	
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		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL JUFCOMTECH	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL ALLOCATION	
		OCT 2025 ELECTRIC BILL	
		OCT 2025 ELECTRIC BILL	
11/13/2025	22214 PASSPORT LABS, INC.		**918.89**
		SHIPPING CHARGE FOR SIGNS	
		12 X 18" SIGNS - ENGLISH AND SPANISH	
11/13/2025	22215 PETROLEUM TRADERS CORP.		**43,384.62**
		ULTRA LOW SULFUR FUEL PO NUM 085223	
		87 CONVENTIONAL FUEL PO NUM 085222	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/13/2025	22216 SCHOOL DISTRICT OF OSCEOLA COUNTY		826,831.16
		CITATION FEES DUE TO SDOC WEEK ENDING (11/07/2025)	
		EDUCATION IMPACAT FEES COLLECTED OCTOBER 2025	
	PRE002 SUMMER CAMP	TRANSPORTATION SERVICES JUNE 2025	
11/13/2025	22217 SHENANDOAH GENERAL CONSTRUCTION LLC		17,348.00
		MASS AVE STORM DRAIN EQUIPMENT AND LABOR	
11/13/2025	22218 SONG & ASSOCIATES, INC.		2,217.40
	PS2104 FIRE STATION 32 REBUILD	SERVICES THRU 10/31/25 NEW SCFD FS#32	
11/13/2025	22219 SPIES POOL, LLC		265.00
		LABOR & SERVICE LEAK PUMP	
11/13/2025	22220 TEN-8 FIRE EQUIPMENT		28,787.77
		PRO BAR,HOSE CLAMP,GATE VALVE & UNIVERSAL WRENCH	
		E INCH TURBO DRAFT FIRE EDUCTOR	
		5 INCH TURBO DRAFT FIRE EDUCTOR FREIGHT	
		PRO BAR,HOSE CLAMP & GATE VALVE FREIGHT	
11/13/2025	22221 4IMPRINT, INC		5,852.13
		FIRE SUPPLIES FREIGHT	
		FIRE SUPPLIES	
11/20/2025	22222 ANN MARIE KNOWLTON		165.00
	PRC022 ZUMBA CLASSES	ZUMBA OCT25	
11/20/2025	22223 BIG DOG EXPRESS OF SOUTH FL INC		8,992.91
		VEGETATIVE WASTE DISPOSAL 10/27/25-10/31/25	
		VEGETATIVE WASTE DISPOSAL 11/4/25-11/7/25	
11/20/2025	22224 CENTRAL FLORIDA IRISH DANCE		486.00
	PRC002 IRISH STEP DANCING	IRISH DANCE CLASS OCT25	
11/20/2025	22225 ENVIRONMENTAL PRODUCTS OF FL. CORP.		403,190.35
		UNIT 4-136 MAINTENANCE 10/1/25-09/30/26	
		STREET SWEEPER UNIT#4-140 RECVD 10/17/25	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		UNIT 4-138 MAINTENACE 10/1/25-9/30/26	
11/20/2025	22226 FIFTH THIRD BANK		511,827.66
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
11/20/2025	22227 FL STATE LODGE FRAT.ORDER POLICE		1,295.00
		PAYROLL SUMMARY	
11/20/2025	22228 GRAYROBINSON, P.A.		12,000.00
		STATE LOBBYING NOV25	
		FEDERAL LOBBYING NOV25	
11/20/2025	22229 HANSON, WALTER & ASSOCIATES INC.		11,900.00
	ST2306 CREEK WOODS DR EXTENSION	CIVIL ENGINEERING SERVICE THROUGH SEPTEMBER 30,2025	
11/20/2025	22230 JOHNS EASTERN COMPANY, INC (CLAIMS)		24,399.47
		WORKERS COMP SPECIAL FUND C. KLOCKARS CL#1312080	
		WORKERS COMP SPECIAL FUND ERICK VASQUEZ CL#1282390	
11/20/2025	22231 LYNCH OIL		4,096.14
		FUEL DELIVERY 10/24/25	
		FUEL DELIVERY 10/21/25	
		FUEL DELIVERY 11/11/25	
		FUEL DELIVERY 11/04/25	
		FUEL DELIVERY 10/31/25	
		FUEL DELIVERY 10/28/25	
		FUEL DELIVERY 11/07/25	
11/20/2025	22232 MISSIONSQUARE RETIREMENT		12,122.47
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
11/20/2025	22233 NATIONWIDE RETIREMENT SOLUTIONS INC		20,783.78
		PAYROLL SUMMARY	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PAYROLL SUMMARY	
11/20/2025	22234 OSCEOLA ENGINEERING, INC.		5,685.75
	PR2302 HOPKINS PARK MASTER PLAN	PERMITTING AND SERVICES HOPKINS PRK AUG-SEP 2025	
	PR2302 HOPKINS PARK MASTER PLAN	SERVICE CONSULTAN OCT25 23-031 HOPKINS PARK PH 1	
	PR2106 17TH STREET BALLFIELDS	SRVC CONSULTANT OCT25 21-036 17TH ST BALLFIELD	
	PS2103 FIRE STATION 35 NEW BUILD	SERVICE CONSULTANT OCT25 21-049 FS#35	
	PS2104 FIRE STATION 32 REBUILD	SERVICE CONSULTANT OCT25 21-048-1 FS#32	
11/20/2025	22235 SCHOOL DISTRICT OF OSCEOLA COUNTY		6,002.40
		CITATION FEES DUE TO SDOC WEEK ENDING (11/14/2025)	
11/20/2025	22236 SEMCO CONSTRUCTION, INC.		895,992.73
	PR2106 17TH STREET BALLFIELDS	17TH BALLFIELDS P#240111 10/1/25 - 10/31/25	
11/20/2025	22237 STRATEGIC COMMUNICATIONS, INC.		10,838.89
		I.T. SERVICES THROUGH 07/18/2025-08/17/2025	
11/20/2025	22238 SUPERION, LLC		84,153.78
		NAVILINE ANNUAL MAINT 10/1/25-9/30/26	
11/20/2025	22239 TESSAH IVEY ENTERPRISES, LLC		880.00
	PRC010 BATON LESSONS	BATON TWIRLING OCT25	
11/20/2025	22240 WRIGHT-PIERCE		26,499.34
	PR2503 DOCK REPAIRS	SRVCS THRU 10/31/25 MARINA DOCK REPAIRS	
11/26/2025	22241 LYNCH OIL		2,693.31
		FUEL DELIVERY 10/17/25	
		FUEL DELIVERY 10/07/25	
		FUEL DELIVERY 10/14/25	
		FUEL DELIVERY 10/03/25	
		FUEL DELIVERY 10/10/25	
11/26/2025	22242 MERMAID AQUATICS, LLC		1,800.00
	PRC026 MERMAID AQUATICS	RED CROSS CLASSES NOV25	
11/26/2025	22243 PETROLEUM TRADERS CORP.		23,898.53
		ULTRA LOW SULFUR #2 FUEL PO NUM 085224	

Date	Check Number	Vendor Name / Project	Transaction Description	Amount
11/26/2025	22244	SUPERION, LLC		94,384.07
			MULTI DEPARTMENT RENEWAL 10/1/25 - 9/30/26	
			MULTI DEPARTMENT RENEWAL 10/1/25 - 9/30/26	
			MULTI DEPARTMENT RENEWAL 10/1/25 - 9/30/26	
			MULTI DEPARTMENT RENEWAL 10/1/25 - 9/30/26	
11/26/2025	22245	WASTE CONNECTIONS OF OSCEOLA COUNTY		70,909.80
			TIRE DIPOSAL 11/04/25	
			MSW DISPOSAL 10/27/25	
			CONSTRUCTION DEMOLITION 10/27/25 - 10/31/25	
11/26/2025	22246	WRIGHT-PIERCE		12,493.29
		PR2603 CENTENNIAL PARK RESTROOM	DOWNTOWN RESTROOMS SRVCS THUR 10/31/25	
11/26/2025	22247	YOUR EVENTS BY L&L LLC		1,495.00
		PRC024 YOUR EVENTS BY L&L	THE RANCH ST CLOUD SRVCS 10/3/25 - 10/31/25	
11/6/2025	300945	MISC CUSTOMER REFUNDS		106.88
			ACCOUNT # DSTCL2953 DOS:05/21/25 PATRICK S.	
11/6/2025	300946	ALABAMA CHILD SUPPORT PAYMENT		23.08
			PAYROLL SUMMARY	
11/6/2025	300947	APPLIED AQUATIC MANAGEMENT, INC.		0.00
			SERVICES RENDERED 9/25/25 PO 084709	
			AQUATIC PLANT MANAGEMENT 9/02/25,9/15/25,9/22/25	
			AQUATIC PLANT MANAGEMENT 8/11/25,8/15/25,8/25/25	
			AQUATIC PLANT MANAGEMENT 9/02/25,9/15/25,9/22/25	
			SERVICES RENDERED 9/25/25 PO 084709	
			AQUATIC PLANT MANAGEMENT 8/11/25,8/15/25,8/25/25	
11/6/2025	300948	ARDAMAN & ASSOCIATES, INC.		4,069.20
			SERV 10/10/25-11/28/25	
11/6/2025	300949	MISC CUSTOMER REFUNDS		500.00
			REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	300950 MISC CUSTOMER REFUNDS		327.13
		ACCOUNT # DSTCL1943 DOS:04/09/25 K. WELLS	
11/6/2025	300951 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
11/6/2025	300952 MISC CUSTOMER REFUNDS		372.95
		ACCOUNT # 67491530 DOS:11/26/24 T. SEEBACH	
11/6/2025	300953 BRIGHTLY SOFTWARE, INC		10,145.10
		SERVICE 10/1/25-9/30/26	
11/6/2025	300954 BULK EXPRESS TRANSPORT, LLC		274.59
		SUPPLEMENTAL HAULING SERVICE 10/5/25	
11/6/2025	300955 CARAHSOFT TECHNOLOGY CORPORATION		27,215.73
		UPGRADE INSEYETS ONLINE PRO 10/7/25-10/6/26	
11/6/2025	300956 MISC CUSTOMER REFUNDS		64.95
		ACCOUNT # DSTCL5036 DOS:08/19/25 MIRNA F.	
11/6/2025	300957 MISC CUSTOMER REFUNDS		696.39
		ACCOUNT # DSTCL1580 DOS:02/28/25 NATASHA M.	
11/6/2025	300958 DISASTER RECOVERY SERVICES, LLC		2,500.00
		CONSULTING SERVICES FOR NEW GRANTS MANAGER	
		CONSULTING SERVICES FOR NEW GRANT MANAGER	
11/6/2025	300959 MISC CUSTOMER REFUNDS		200.00
		REFUND OF DEPOSIT COMMUNITY HOUSE	
11/6/2025	300960 ESI ACQUISITION, INC		14,907.00
		SUBSCIPTN 9/22/25-9/21/26	
		SUBSCIPTN 9/22/25-9/21/26 PO 085120	
		SUBSCIPTN 9/22/25-9/21/26 PO 085120	
11/6/2025	300961 MISC CUSTOMER REFUNDS		447.03
		ACCOUNT # 67526958 DOS:12/17/24 PERFIRIA S.	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	300962 MISC CUSTOMER REFUNDS		106.15
		ACCOUNT # DSTCL3492 DOS:05/02/25 JULIO M.	
11/6/2025	300963 MISC CUSTOMER REFUNDS		313.95
		ACCOUNT # DSTCL1186 DOS:01/26/25 GERALD Y.	
11/6/2025	300964 GEORIGA DEPT. OF HUMAN SERVICES		9.66
		PAYROLL SUMMARY	
11/6/2025	300965 MISC CUSTOMER REFUNDS		46.85
		ACCOUNT # DSTCL1654 DOS:03/27/25 E. TORRES	
11/6/2025	300966 INSIGHT PUBLIC SECTOR, INC.		18,405.30
		NETMOTION PLATFORM SUBSC 10/1/25-9/30/26	
11/6/2025	300967 INSTREAM,LLC		1,232.00
		RICOH FI-7700 MAINTENANCE CO-TERM 3/1/26-10/1/26	
11/6/2025	300968 JENNIFER PAUL		125.24
		J.PAUL NLC CITY SUMMIT T26042 101	
11/6/2025	300969 JOSEPH NAS		220.58
		J.NAS EXPLOSIVE HANDLERS BREACHING T26016 101	
11/6/2025	300970 JULIANNE SOLLAZZO		113.79
		JULIANNE SOLLAZZO, NEOGOV IGNITE, T25177, 102	
11/6/2025	300971 KANGAROO COURIERS		180.00
		COURIER SERV OCT25	
11/6/2025	300972 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT BOAT SLIP	
		REFUND OF DEPOSIT BOAT SLIP	
		REFUND OF DEPOSIT BOAT SLIP	
11/6/2025	300973 KONICA MINOLTA BUSINESS SOLUTIONS		1,481.95
		COPIER LEASE 9/1-30/25 STREETS	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		COPIER LEASE 9/1-30/25 STREETS	
		COPIER LEASE 9/1-30/25 IT	
		COPIER LEASE 10/1-31/25 FINANCE	
		COPIER LEASE 8/1-31/25	
		COPIER LEASE 3/1-31/25	
		COPIER LEASE 9/1-30/25 ECONOMIC DEVELOPMENT	
		COPIER LEASE 2/1-28/25 COMM DEVELMNT PO 084471	
		COPIER LEASE 8/1-31/25 ECONOMIC DEVELOPMENT	
		COPIER LEASE 2/1-28/25 COMMUNITY DEVELOPMENT	
11/6/2025	300974 LEXISNEXIS RISK SOLUTIONS FL, INC.		24,444.12
		AVCC ANNUAL SUBSCRIPTION 2/1/25-1/31/26	
		AVCC ANNUAL SUBSCRIPTION 2/1/25-1/31/26 PO 085171	
		AVCC ANNUAL SUBSCRIPTION 2/1/25-1/31/26 PO 085171	
11/6/2025	300975 LUCY LUGO		61.57
		LUCIBERLYS LUGO, 2025 ICC CLEVELAND, T26018, 102	
11/6/2025	300976 MASCHMEYER CONCRETE CO. OF FLORIDA		935.00
		PAYMENT ON FY24/25 INVOICE #1175812	
11/6/2025	300977 MEDLINE INDUSTRIES, LP		4,599.55
		FIRE MEDICAL SUPPLIES RECVD 10/29/25	
		FIRE MEDICAL SUPPLIES RECEIVED 10/28/25	
		FIRE MEDICAL SUPPLIES RECVD 10/27/25	
		FIRE MEDICAL SUPPLIES RECVD 10/22/25	
11/6/2025	300978 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
11/6/2025	300979 MISC CUSTOMER REFUNDS		405.99
		ACCOUNT # DSTCL1966 DOS:04/11/25 M. SODRE	
11/6/2025	300980 MISC CUSTOMER REFUNDS		847.39
		ACCOUNT # DSTCL4234 DOS:06/17/25 LUISA H.	
11/6/2025	300981 OSCEOLA COUNCIL ON AGING		56,600.00
		ST.CLOUD VILLAS CABINETS FINAL PAYMENT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	300982 PFM ASSET MANAGEMENT LLC		14,497.49
		INVESTMENT/PORTFOLIO FEE 8/1/25 - 8/31/25	
		INVESTMENT/PORTFOLIO FEE 9/1/25 - 9/30/25	
11/6/2025	300983 PIERCE VERMILLION		220.58
		P.VERMILLION EXPLOSIVE HANDLERS T26015 101	
11/6/2025	300984 PREFERRED MATERIALS, INC.		506.34
		ASPHALT-RECEIVED 10/28/25	
		ASPHALT-RECIEVED 10/27/25	
		ASPHALT-RECEIVED 10/29/25	
11/6/2025	300985 REDEVELOPMENT MANAGEMENT ASSOCIATES		12,535.50
		CRA PROFFESIONAL CONSULT SRVCS THRU 6/30/25	
11/6/2025	300986 REHRIG PACIFIC COMPANY		79,736.98
		EG GARBAGE ROC BURGUNDY & PEPSI FREIGHT	
		EG GARBAGE ROC BURGUNDY & PEPSI	
11/6/2025	300987 RINGCENTRAL, INC		9,216.20
		PAYMENT OF INVOICE 10/31/2025-11/29/2025	
11/6/2025	300988 ROTOLO CONSULTANTS, INC.		14,075.76
		MOWING MULTIPLE LOCATIONS SEP25	
11/6/2025	300989 SD DATA CENTER		1,190.00
		COLLOCATION CABINET MLB01 SEP25	
		COLOCATION-NETWORK & CONNECTIVITY SEP25	
11/6/2025	300990 SHI INTERNATIONAL CORP		129,681.64
		PALO ALTO 9/17/25 - 9/16/25	
		PALO ALTO PO085124 9/17/25 - 9/16/25	
		ACROBAT PRO 10/14/25-10/13/25	
		PALO ALTO PO085124 9/17/25 - 9/16/25	
		PALO ALTO 9/17/25 - 9/16/25	
11/6/2025	300991 MISC CUSTOMER REFUNDS		104.14
		ACCOUNT # DSTCL5062 DOS:08/19/25 JOAN C.	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	300992 SIMPSON ENVIRONMENTAL SERVICES, INC		17,815.00
		MOLD REMEDIATION	
11/6/2025	300993 STANDARD & POOR'S FINANCIAL		58,500.00
		S&P RATING FEE FY24/25 CUSTOMER # 1000123524	
11/6/2025	300994 THE UNIVERSITY OF CENTRAL FLORIDA		5,000.00
		SBDC CITY OF ST CLOUD AWARD 1/1/25 - 12/31/25	
11/6/2025	300995 TOI TOI USA, LLC		330.00
		PAYMENT OF OUSTANDING INVOICES FROM FY24/25	
		PAYMENT OF OUSTANDING INVOICES FROM FY24/25	
11/6/2025	300996 MISC CUSTOMER REFUNDS		240.00
		ACCOUNT # DSTCL4705 DOS:04/06/25 PATRICIA N.	
11/6/2025	300997 MISC CUSTOMER REFUNDS		480.24
		ACCOUNT # DSTCL2941 DOS:02/24/25 KENNETH J.	
11/6/2025	300998 MISC CUSTOMER REFUNDS		222.46
		ACCOUNT # DSTCL1402 DOS:03/16/25 ROHITH P.	
11/6/2025	300999 MISC CUSTOMER REFUNDS		264.04
		ACCOUNT # DSTCL2890 DOS:04/08/25 RICHARD B.	
11/6/2025	301000 MISC CUSTOMER REFUNDS		51.15
		ACCOUNT # DSTCL609 DOS:02/08/25 RICHARD B.	
11/6/2025	301001 VALLEY DISTRICT OFFICE		30.00
		PAYROLL SUMMARY	
11/6/2025	301002 WE DARE TO CARE INC.		52.00
		PAYROLL SUMMARY	
11/6/2025	301003 MISC CUSTOMER REFUNDS		301.16
		ACCOUNT # DSTCL4637 DOS:04/15/25 FREDERICK W.	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/6/2025	301004 MISC CUSTOMER REFUNDS		292.20
		ACCOUNT # DSTCL3682 DOS:03/22/25 VIOLET D.	
11/6/2025	301005 WESCO TURF, INC.		83,601.44
		TORO GROUNDMASTER 4300-D LAWNMOWER	
11/6/2025	301006 WEX BANK		1,980.90
		FUEL PURCHASES OCT25	
11/6/2025	301007 WRIGHT NATIONAL FLOOD INSURANCE CO.		5,796.00
		POLICY #09115250805602 3410 OLD CANOE CREEK RD	
		POLICY #09115250805102 3450 OLD CANOE CREEK RD	
		POLICY #09115250806402 1104 LAKESHORE BLVD	
		POLICY #09115250807102 4700 CHISHOLM PARK TRAIL	
11/13/2025	301049 APPLIED AQUATIC MANAGEMENT, INC.		3,454.28
		REISSUE BANK 08 CK 300947 9/02/25,9/15/25,9/22/25	
		REISSUE BANK 08 CK 300947	
11/13/2025	301050 ARCHIS INC.		1,321.92
		TECHNOLOGY SERVICE CABLNG SERVICES 10/16/25	
11/13/2025	301051 ARDAMAN & ASSOCIATES, INC.		1,433.43
		SERVICE 10/3/25-10/10/25	
11/13/2025	301052 ATG CONSTRUCTION, INC.		60,326.15
	CM2101 CITY HALL B-A 3RD FL REMD	CITY HALL CHAMBERS REMODEL	
11/13/2025	301053 B & H PHOTO & ELECTRONICS CORP		17,338.62
		PEERLESS DUAL-SIDED KIOSK PEERLESS TOUCH IR SHROUD	
11/13/2025	301054 FLORIDA UNEMPLOYMENT COMP.FUND		1,284.64
		ACT#9975348 07/01/25-09/30/25	
11/13/2025	301055 GARRETT R. STOCKDILL		327.40
		G.STOCKDILL CPTED T26037 102	
11/13/2025	301056 KONICA MINOLTA BUSINESS SOLUTIONS		1,254.18

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		COPIER LEASE 10/1-31/25 PD CUI	
		COPIER LEASE 10/1-31/25 PD RECORDS DEPT	
		COPIER LEASE 10/1-31/25 POLICE DEPT	
		COPIER LEASE 10/1-31/25 PD SHARE USE	
		COPIER LEASE 10/1-31/25 HUMAN RESOURCES	
11/13/2025	301057 LEXIPOL, LLC		55,260.80
		ANNUAL FIRE MANNUALS BULLETINS 10/1/25-9/30/26	
		FIRE CONTENT EXTRATION FIRE FULL IMPLEMENTATION	
11/13/2025	301058 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT THE RANCH	
11/13/2025	301059 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
11/13/2025	301060 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	
11/13/2025	301061 MATTHEW HEIL		291.73
		M.HEIL TRIMBLE INNOVATE 2025 T26006 101&102	
11/13/2025	301062 MEDCOM BENEFIT SOLUTIONS		262.50
		OCTOBER 2025 FSA ADMIN FEE (70 @ $3.75)	
11/13/2025	301063 MEDLINE INDUSTRIES, LP		1,714.07
		FIRE MEDICAL SUPPLIES	
11/13/2025	301064 MISC CUSTOMER REFUNDS		207.00
		REFUND OF TAXES FOR TRANSACTION	
		REFUND OF TAXES FOR TRANSACTION	
		REFUND OF FEES FOR TRANSACTION	
		REFUND OF FEES FOR TRANSACTION	
11/13/2025	301065 PALM CITY SOD OF CENTRAL FL INC.		6,732.00
	SW2502 CLAY DRIVE DRAINAGE IMPR	BAHIA SOD DELIVERED & INSTALLED	
11/13/2025	301066 PLACER LABS INC.		18,742.00
		ANNUAL LICENSE FEE 10/15/25 - 10/14/25	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/13/2025	301067 POSITIVE PROMOTIONS		7,905.96
		FIRE SUPPLIES EDUCATIONAL ACTIVITIES	
11/13/2025	301068 REPUBLIC SERVICES, INC.		2,637.56
		RESI SINGLE STREAM RECYCLING	
11/13/2025	301069 ROBERT YANTIN		64.55
		ROBERT YANTIN, NEOGOV IGNITE 2025, T25178, 102	
11/13/2025	301070 ROSE TESTERMAN		45.45
	PRE022 TRAILS OF TERROR	TABLECLOTHS & LIGHTER	
11/13/2025	301071 R2 UNIFIED TECHNOLOGIES, LLC		20,204.80
	IT2200 NETWORK SECURITY/SOFTWARE	CISCO DNA/SD PROFESSIONAL SERVICES	
11/13/2025	301072 SD DATA CENTER		2,380.00
		COLLOCATION CABINET MLB01 OCT25	
		COLOCATION-NETWORK & CONNECTIVITY NOV25	
		COLLOCATION CABINET MLB01 NOV25	
		COLOCATION-NETWORK & CONNECTIVITY OCT25	
11/13/2025	301073 SHI INTERNATIONAL CORP		56,972.18
		MANAGE ENGINE ADAUDIT 9/29/25 - 9/28/25	
		SOLAR WINDS OBSERVABILITY 10/30/25 - 10/29/26	
		KACE 9/26/25 - 9/25/26 PO 085333	
		KACE 9/26/25 - 9/25/26 PO 085333	
		KACE 9/26/25 - 9/25/26	
11/13/2025	301074 SKANSKA USA BUILDING INC.		31,007.48
	PS2401 PUBLIC SAFETY COMPLEX-PH1	PROFFESIONAL SERVICES SRVCS THRU 10/31/25	
11/13/2025	301075 SMARSH INC.		12,933.74
		PLATFORM-PROFESSIONAL ARC 10/2/25 - 10/1/26	
11/13/2025	301076 SSD INTERNATIONAL IC.		57,116.20
		HORNADY	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/13/2025	301077 STACEY WILDE		248.69
		S.WILDE FACC 2025 ACADEMY T26038 102	
11/13/2025	301078 STATE OF FLORIDA		0.00
		S.ASSES WRKCOMP VOID & RE ISSUE SEPARATE CHECKS	
		SELF ASSESMENT WORK COMP QTR.2 (01/01/26-03/31/26)	
		SELF ASSESMENT WORK COMP QTR.1 (10/01/25-12/31/25)	
		S.ASSES WRKCOMP VOID & RE ISSUE SEPARATE CHECKS	
		SELF ASSESMENT WORK COMP QTR.3 (04/01/26-06/30/26)	
		SELF ASSESMENT WORK COMP QTR.4 (07/01/26-09/30/26)	
		S.ASSES WRKCOMP VOID & RE ISSUE SEPARATE CHECKS	
		S.ASSES WRKCOMP VOID & RE ISSUE SEPARATE CHECKS	
11/13/2025	301079 SUNRISE CUSTOM BLINDS, LLC		6,171.41
		CUSTOME BLINDS-SHUTTERS	
11/13/2025	301080 THEATRE IN THE CLOUD, INC.		3,000.00
	PRE032 ROCKING THE NEW YR IN STC	ROCKING THE CLOUD NEW YEARS EVE CELEBRATION	
11/13/2025	301081 TOHOPEKALIGA WATER AUTHORITY		45,225.00
		CDL TRAINING FOR R.WOLF & F.SANCHEZ	
		BILLING AND COLLECTION SERRVICES FOR NOV 2025	
		BILLING AND COLLECTION SERRVICES FOR NOV 2025	
		CDL TRAINING FOR R.WOLF & F.SANCHEZ	
11/13/2025	301082 TRANSCOR SUPPLY INC.		19,998.00
		TRAFFIC MATERIAL & SMALL EQUIPMENT	
11/13/2025	301083 UBIQUITI INC.		0.00
		IT EQUIPMENT - WIRING WRONG BANK CODE	
		IT EQUIPMENT - WIRING	
11/13/2025	301084 VERONICA C. MILLER		81.64
		V.MILLER ICMA T26013 102	
11/20/2025	301087 ALABAMA CHILD SUPPORT PAYMENT		23.08
		PAYROLL SUMMARY	
11/20/2025	301088 ANGEL COLON		259.60

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		A.COLON HOSTAGE CRISIS LVL 1 T26020 101	
11/20/2025	301089 ASHTON TYSON		190.40
		ASHTON TYSON, INSPECTION OF NEW ENGINE, T26056,101	
11/20/2025	301090 AT&T AUTHORIZED RETAILER #2282		749.70
		PERIOD 10/5/25-11/4/25 POLICE	
11/20/2025	301091 BULK EXPRESS TRANSPORT, LLC		10,754.52
		SUPPLEMENTAL HAULING 10/20/25-10/24/25	
		SUPPLEMENTAL HAULING 10/29/25-10/30/25	
		SUPPLEMENTAL HAULING 10/7/25-10/9/25	
		SUPPLEMENTAL HAULING 10/13/25-10/16/25	
11/20/2025	301092 COLLIN DEAN		190.40
		COLLIN DEAN, INSPECTION OF NEW ENGINE, T26057,101	
11/20/2025	301093 COUNTY OF OSCEOLA		46,504.97
		2025 AD VALOREM TAXES FOR CITY PROPERTIES	
		2025 NON AD VALOREM ASSESSMENT PROGRESS LANE	
		2025 AD VALOREM TAXES FOR CITY PROPERTIES	
11/20/2025	301094 E-PASS SERVICE CENTER		14.72
		PAY BY PLATE INVOICE LICENSE PLATE XK4066FL	
11/20/2025	301095 FIREBOY EMERGENCY MOBILE SERVICES		5,512.50
		SERVICE UNIT 23-27 RO 65317-1	
		SERVICE UNIT 11-58 RO 65318-1	
		SERVICE UNIT 11-67 RO 65130-1	
		SERVICE UNIT 11-68 RO 65131-1	
		SERVICE UNIT 11-64 RO 65249-1	
11/20/2025	301096 GEORIGA DEPT. OF HUMAN SERVICES		9.66
		PAYROLL SUMMARY	
11/20/2025	301097 GREENSCAPE MOWING, INC.		3,450.00
		LANDFILL MOWING OCT25	
11/20/2025	301098 MISC CUSTOMER REFUNDS		940.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		REFUND OF FEES LKFRNT PARK BANQUET HALL	
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
11/20/2025	301099 HEWLETT PACKARD ENTERPRISE CO.		5,460.84
		I.T. COVERAGES FOR SEP 25 09/01/2025-09/30/2025	
11/20/2025	301100 JUSTFOIA, INC		12,502.36
		COVERGE 10/20/25-10/19/26	
11/20/2025	301101 MISC CUSTOMER REFUNDS		275.00
		REFUND OF FEES CHISHOLM PAVILION	
11/20/2025	301102 KONICA MINOLTA BUSINESS SOLUTIONS		1,982.75
		COPIER LEASE 10/1-31/25 FIRE	
		COPIER LEASE 10/1-31/25 CORD AVE	
		COPIER LEASE 10/1-31/25 BUILDING DEPT	
		COPIER LEASE 10/1-31/25 FIRE	
		COPIER LEASE 10/1-31/25 BUILDING MAINTENANCE	
		COPIER LEASE 10/1-31/25 BUILDING DEPT	
		COPIER LEASE 10/1-31/25 EOC	
		COPIER LEASE 10/1-31/25 LANDFILL	
11/20/2025	301103 MASCHMEYER CONCRETE CO. OF FLORIDA		1,035.00
		READY MIX CONCRETE ROADS	
11/20/2025	301104 MATTHEW CHESLER		190.40
		MATTHEW CHESLER, INSPECT OF NEW ENGINE, T26058,101	
11/20/2025	301105 MATTHEW SAMUEL		259.60
		M.SAMUEL HOSTAGE CRISIS LEVEL 2 T26017 101	
11/20/2025	301106 MEDLINE INDUSTRIES, LP		1,048.38
		FIRE MEDICAL SUPPLIES RECEIVED 11/6/25	
11/20/2025	301107 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT THE RANCH	
11/20/2025	301108 MUNICIPAL EQUIPMENT COMPANY, LLC		172,304.95
		FIRE EQUIPMENT	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		FIRE EQUIPMENT/BOOTS	
		FIRE EQUIPMENT/BOOTS PO 085151	
		FIRE EQUIPMENT	
11/20/2025	301109 NATHAN R. IRVING		190.40
		NATHAN IRVING, INSPECTION OF NEW ENGINE, T26059,101	
11/20/2025	301110 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
11/20/2025	301111 PREFERRED MATERIALS, INC.		772.12
		ASPHALT-RECEIVED 10/30/25	
		ASPHALT-RECEIVED 10/29/25	
11/20/2025	301112 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	
11/20/2025	301113 SIMPSON ENVIRONMENTAL SERVICES, INC		12,375.98
		MOLD REMEDIATION & DUCT CLEANING	
11/20/2025	301114 SKANSKA USA BUILDING INC.		26,886.63
	PS2104 FIRE STATION 32 REBUILD	SERVICES THRU OCT25 FS#32	
	PS2103 FIRE STATION 35 NEW BUILD	SERVICES THRU 10/31/25 FS#35	
	PR2106 17TH STREET BALLFIELDS	SERVICE CONSULTANT OCT25 17TH ST TBALL IMPROVEMENT	
11/20/2025	301115 SMARSH INC.		5,466.00
		PLATFORM & VERIZON 8/8/25 - 8/7/26	
		ONBOARDING PROFESSIONAL ARCHIVE ONE TIME FEE	
11/20/2025	301116 SOUTH FLORIDA EMERGENCY VEHICLES		17,121.65
		UNIT #11-39 RO #65547-1 TOTAL REPAIRS ON VEHICLE	
		UNIT #11-39 RO #65548-1 TOTAL REPAIRS ON VEHICLE	
		UNIT #11-39 RO #64689-2 TOTAL REPAIRS ON VEHICLE	
		UNIT #11-39 RO #64689-2 TOTAL REPAIRS ON VEHICLE	
11/20/2025	301117 ST. CLOUD MAIN STREET PROGRAM, INC.		70,000.00
		FY25/26 MAINSTREET ANNUAL SERVICE AGREEMENT	
11/20/2025	301118 STATE OF FLORIDA		2,350.21

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		S.ASSES WRKCOMP VOID & RE ISSUE CK#301078 OCT-DEC25	
11/20/2025	301119 STATE OF FLORIDA		2,350.21
		S.ASSES WRKCOMP VOID & RE ISSUE CK#301078 OCT-DEC25	
11/20/2025	301120 STATE OF FLORIDA		2,350.21
		S.ASSES WRKCOMP VOID & RE ISSUE CK#301078 OCT-DEC25	
11/20/2025	301121 STATE OF FLORIDA		2,350.20
		S.ASSES WRKCOMP VOID & RE ISSUE CK#301078 OCT-DEC25	
11/20/2025	301122 TRANSCOR SUPPLY INC.		40,795.00
		THERMOSTAT	
11/20/2025	301123 VALLEY DISTRICT OFFICE		30.00
		PAYROLL SUMMARY	
11/20/2025	301124 WANDA ESPINAL		54.38
		WANDA ESPINAL, NEOGOV IGNITE, T25176, 102	
11/20/2025	301125 WE DARE TO CARE INC.		52.00
		PAYROLL SUMMARY	
11/20/2025	301126 WESCO TURF, INC.		3,430.42
		WORKMAN HDX AXLE LABOR	
		BROOMS & BROOM HOLDER	
11/20/2025	301127 WILLIAMS SCOTSMAN, INC.		240.58
		SCALEHOUSE RENTAL 11/14/25 - 11/13/25	
11/20/2025	301128 WILSON PALACIO		259.60
		W.PALACIO HOSTAGE CRISIS LVL 1 T26023 101	
11/26/2025	301131 ANDREW SULLIVAN		541.29
		A.SULLIVAN FBI LEEDA MASTER PIO T26054 102	
11/26/2025	301132 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT THE RANCH	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/26/2025	301133 APPLIED AQUATIC MANAGEMENT, INC.		3,229.91
		AQUATIC PLANT MANAGEMENT 10/14/25,10/16/25,10/28/2	
		PAYMENT FOR SEPT 2025 EAST LAKE MARINA SERVICES	
		PAYMENT FOR SEPT 2025 PEGHRON TRAIL SERVICES	
		PAYMENT FOR SEPT 2025 CHISHOLM PARK SERVICES	
		PAYMENT FOR SEPT 2025 BARROW PIT SERVICES	
		PAYMENT FOR SEPT 2025 CYPRESS TREE SERVICES	
		PAYMENT FOR SEPT 2025 MARINA SERVICES	
		PAYMENT FOR SEPT 2025 LAKEFRONT BEACH SERVICES	
11/26/2025	301134 ASHLEIGH CARROLL		41.30
		A.CARROLL FIREARM TECH & SPECIALIST T26021 102	
11/26/2025	301135 EBIX INC.		833.33
		SERVICES 10/1-31/25 ACTUAL ACCOUNT 232	
11/26/2025	301136 EVERNORTH DIRECT HEALTH, LLC		58,853.03
		EMPLOYEE HEALTH CLINIC OCT25	
		EMPLOYEE HEALTH CLINIC OCT25 PO 085232 CREDIT	
11/26/2025	301138 GARBER CHEVROLET BUICK GMC TRUCK,		307,549.92
		POLICE UNIT 12-514	
		POLICE UNIT 12-516	
		POLICE UNIT 12-516	
		POLICE UNIT 12-511	
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		POLICE UNIT 12-511	
		POLICE UNIT 12-512	
		POLICE UNIT 12-515	
		POLICE UNIT 12-514	
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		POLICE UNIT 12-513	
		POLICE UNIT 12-515	
11/26/2025	301139 GOVERNMENT FINANCE OFFICERS ASSOC.		15,000.00
		RESOURCE PLANNING SERVICE RESOLUTION 2024-202R	
11/26/2025	301140 GREEN BEHR PEST CONTROL & TERMITES		305.00

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
		PEST CONTROL OCT25	
11/26/2025	301141 HEWLETT PACKARD ENTERPRISE CO.		34,788.94
		HARDWARE SUPPORT 10/1/25-9/30/26	
11/26/2025	301142 INTERIOR CONTRACT SERVICES,INC.		14,713.04
		PAYMENT FOR AUGUST 2025 SERVICES (CABINETS)	
		PAYMENT FOR AUGUST 2025 SERVICES (CABINETS)	
11/26/2025	301143 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
11/26/2025	301144 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CANNERY PARK BUILDING	
11/26/2025	301145 KONICA MINOLTA BUSINESS SOLUTIONS		460.05
		COPIER LEASE 10/1-31/25 COMMUNITY DEVELOPMENT	
11/26/2025	301146 MISC CUSTOMER REFUNDS		525.87
		REFUND OF TAX LKFRNT PARK BANQUET HALL	
		REFUND OF DEPOSIT LKFRNT PARK BANQUET HALL	
		REFUND OF FEES LKFRNT PARK BANQUET HALL	
11/26/2025	301147 MISC CUSTOMER REFUNDS		365.00
		REFUND OF DEPOSIT BOAT SLIP #12	
11/26/2025	301148 PREFERRED MATERIALS, INC.		405.96
		ASPHALT-RECEIVED 11/13/25	
		ASPHALT-RECEIVED 11/12/25	
11/26/2025	301149 MISC CUSTOMER REFUNDS		100.00
		REFUND OF FEES CHISHOLM PAVILION A	
11/26/2025	301150 MISC CUSTOMER REFUNDS		250.00
		REFUND OF DEPOSIT CIVIC CENTER GYM B	
11/26/2025	301151 MISC CUSTOMER REFUNDS		500.00
		REFUND OF DEPOSIT COMM CENTER MAGNOLIA ROOM	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/26/2025	301152 R2 UNIFIED TECHNOLOGIES, LLC		627.27
		PAYMENT FOR SEPT 2025 IT SERVICES (AZURE)	
11/26/2025	301153 SAMSARA, INC.		7,803.90
		LICENSES & LIVE STREAM 10/1/25-9/30/25	
11/26/2025	301154 SCOTT DAVIDOFF		163.07
		S.DAVIDOFF ICMA 2025 T26011 102	
11/26/2025	301155 SHINE YOUR LIGHT ACADEMY OF DANCE		2,108.52
	PRC020 SHINE YOUR LIGHT DANCE	DANCE CLASSES OCT25	
11/26/2025	301158 TOHOPEKALIGA WATER AUTHORITY		33,182.97
		OCT25 CITY UTILITY BILL PAYMENT	
		OCT25 CITY UTILITY BILL PAYMENT	
		OCT25 CITY UTILITY BILL PAYMENT	
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		OCT25 CITY UTILITY BILL PAYMENT	

Date	Check Number	Vendor Name/ Project	Transaction Description	Amount
			OCT25 CITY UTILITY BILL PAYMENT	
11/26/2025	301159	VANASSE HANGEN BRUSTLIN, INC		4,082.00
			PLANNING & LANDSCAPING SRVCS 10/1/25 - 10/25/25	
11/6/2025	7007836	PTM DOCUMENT SYSTEMS/PRINT-TO-MAIL		134.13
			DEPOSIT TICKETS (150)	
11/6/2025	7007837	FLORIDA DEPARTMENT OF REVENUE		10,695.00
			CITATION FEES DUE TO FDOR WEEK ENDING (10/31/2025)	
11/7/2025	7007838	INTERNAL REVENUE SERVICE		424,090.25
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
			PAYROLL SUMMARY	
11/7/2025	7007839	FLSDU		5,302.46
			PAYROLL SUMMARY PROCESSING FEE	
			PAYROLL SUMMARY	
11/13/2025	7007840	GLOBAL PAYMENTS DIRECT, INC.		5,750.31
			MERCHANT CARD SERVICES OCT 2025	
11/13/2025	7007841	VERMONT SYSTEMS, INC.		1,691.54
			PAYTRAC WEB OCT25 WT #7007841	
			PAYTRAC WEB OCT25 WT #7007841	
			PAYTRAC WEB OCT25 WT #7007841	
			PAYTRAC WEB OCT25 WT #7007841	
			PAYTRAC WEB OCT25 WT #7007841	
11/13/2025	7007842	VERMONT SYSTEMS, INC.		1,624.92
			PAYTRAC RETAIL OCT25 WT #7007842	
			PAYTRAC RETAIL OCT25 WT #7007842	
			PAYTRAC RETAIL OCT25 WT #7007842	
			PAYTRAC RETAIL OCT25 WT #7007842	
			PAYTRAC RETAIL OCT25 WT #7007842	
11/13/2025	7007843	AUTOMATED MERCHANT SYSTEMS, INC.		32.80
			FINGERPRING OCT25 WT #7007843	

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
11/13/2025	7007844 AUTOMATED MERCHANT SYSTEMS, INC.		78.74
		POLICE DEPT OCT25 WT #7007844	
11/13/2025	7007845 AUTOMATED MERCHANT SYSTEMS, INC.		344.46
		MERCH SERV OCT25 WT #7007845	
11/13/2025	7007846 FLORIDA DEPARTMENT OF REVENUE		3,320.50
		RENTAL & MISC SALES & USE TAX RETURN OCT25	
		RENTAL & MISC SALES & USE TAX RETURN OCT25	
		RENTAL & MISC SALES & USE TAX RETURN OCT25	
11/13/2025	7007847 FLORIDA DEPARTMENT OF REVENUE		13,547.00
		CITATION FEES DUE TO FDOR WEEK ENDING (11/07/2025)	
11/20/2025	7007848 TRUIST BANK		395,540.83
		TO PAY P-CARD CHARGES FOR PERIOD 09/28-10/27/25	
11/20/2025	7007849 FLORIDA DEPARTMENT OF REVENUE		11,504.60
		CITATION FEES DUE TO FDOR WEEK ENDING (11/14/2025)	
11/20/2025	7007850 CIGNA HEALTH AND LIFE INSURANCE CO		848,463.81
		AUTOMATIC CIGNA MONTHLY BANKING 10/01/25-10/31/25	
		AUTOMATIC CIGNA MONTHLY BANKING 10/01/25-10/31/25	
11/21/2025	7007851 INTERNAL REVENUE SERVICE		395,866.43
		PAYROLL SUMMARY ROUNDING OFF	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
		PAYROLL SUMMARY	
11/21/2025	7007852 FLSDU		5,112.66
		PAYROLL SUMMARY	
		PAYROLL SUMMARY PROCESSING FEE	
11/24/2025	9106920 P-CARD TRAVEL - HOTEL		-14.13
		CR APPLD 87239274 RFND T26039 HOTEL TAXES	

City of St. Cloud

FY26 Warrant List #2

11/01/2025 to 11/30/2025

Date	Check Number / Vendor Name/ Project	Transaction Description	Amount
	Grand Total		9,628,235