

ST. CLOUD CITY COUNCIL REGULAR MEETING

Thursday, December 8, 2022

City Hall - Council Chambers

1300 9th Street

6:30 p.m.

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 Nathan Blackwell
- ◆ Deputy Mayor Linette Matheny
- ◆ Council Member Kolby Urban
- ◆ Council Member Kenneth Gilbert
- ◆ Council Member Shawn Fletcher

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

VI. Presentations

- Presentation by Osceola County regarding Transportation
- Presentation by the Economic Development Division regarding the St. Cloud Seaplane Base

VII. 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.

VIII. 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.

A. Resolution No. 2022-282R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract

and agreement for Continuing Professional Civil Engineering Services with Osceola Engineering, Inc. dated October 28, 2022, and any amendments thereto, for Proposal for Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the “Chisholm Park Phase I Improvements” located at 4700 Chisholm Park Trail, and providing an effective date.

COST: up to \$369,083.00

This item is to approve a task authorization for Chisholm Park Phase I Improvements to include the gate house and boat/trailer parking paving and connection to existing amenities.

- B. Resolution No. 2022-285R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the acquisition of two (2) 2023 Ford F-450 Rescue Ambulance Units, new build with options, and the award thereof to Excellance, Inc., a sole source provider in the best interest of the City of St. Cloud, and providing an effective date.

COST: up to \$725,080.36

This item is to approve the purchase of two (2) 2023 Ford F-450 Rescue Ambulance Units, with options.

- C. Resolution No. 2022-303R, a resolution of the City Council of the City of St. Cloud, Florida, accepting and adopting the Facility Rental Fee Reduction/Waiver Policy for the City of St. Cloud and providing an effective date.

COST: No cost associated with this item.

This item is to create a policy to accommodate requests from non-profit organizations to have facility fees waived or reduced.

- D. Resolution No. 2022-304R, a resolution of the City Council of the City of St. Cloud, Florida, amending the St. Cloud Marina Berth Lease by adding a clause indemnifying and holding harmless the city from damages from loss from natural disaster and/or any state agency water management projects and providing an effective date.

COST: No cost associated with this item.

This item is to amend the St. Cloud Marina Berth Lease by indemnifying and holding harmless the city from damages from loss from natural disaster and/or any state agency water management projects.

- E. Resolution No. 2022-311R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the adoption of the City of St. Cloud Strategic Grant Plan for the period of January-December 2023. This plan will adopt and authorize the Grants Division or Designee to administer and submit the grant applications and the City Manager to execute the applications and all other documents associated with the implementation and execution of the grants on behalf of the City of St. Cloud Departments. This plan is subject to change based on changes published in Notices of Funding Availability Requirements, evolving City needs, and additional grant opportunities that become available.

COST: No cost associated with this item.

This item is to adopt and authorize the grant applications for the period of January-December 2023 as outlined by the City Strategic Grant Plan.

- F. Request Council's approval of Cross Creek Corner Final Plat.

COST: No cost is associated with this item.

This item is for the approval of the Cross Creek Corner Final Plat, a replat of a

portion of Sawgrass Unit 6 plat and a portion Cross Creek Estates Plat, to increase parcel lot area to accommodate future commercial development.

- G. Request Council's approval of Anthem Park Tract M Replat.
COST: No cost is associated with this item.
This item is for the approval of the Final Plat for replat of Anthem Park Tract M. The subject plat will create four tracts and 48 single-family residential lots.
- H. Request Council's approval of the 2023 proposed conceptual calendar.
COST: No cost associated with this item.
This item sets meeting schedules for the 2023 calendar year, meeting dates may change as necessary.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-13**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 1,556.35 acres identified as Edgewater, located west of the Florida Turnpike and north and south of Kissimmee Park Road; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2022-13**
2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-14**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation of "Mixed Use" to approximately 1,556.35 acres identified as Edgewater ED-4, located west of the Florida Turnpike and north and south of Kissimmee Park Road; providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-14**
3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-15**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Zoning District of "MIX" Mixed Use, compatible with a "Mixed Use" Future Land Use Designation change, adopted by Ordinance 2022-14, for approximately 1,556.35 acres identified as Edgewater, located west of the Florida Turnpike and north and south of Kissimmee Park Road; providing for entering the designation on the Official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-15. (This is a Quasi-Judicial proceeding.)**
4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-58**, an ordinance of the City Council of the City of St. Cloud, Florida to annex into the City of St. Cloud approximately 101.97 acres identified as Lakeside at Satilla, located south of Haywood Ruffin Rd, east of Narcoossee Rd and north of Lillian Lee Rd; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2022-58**
5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-59**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation "LDR" Low Density Residential to approximately 101.97 acres identified as Lakeside at Satilla, located south of Haywood Ruffin, east of Narcoossee Rd, and north of Lillian Lee; providing for amending the official future land use map of the Comprehensive Plan,

filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-59**

6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-60**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with a "Low Density Residential" Future Land Use designation change, adopted by Ordinance No. 2022-59, for approximately 101.97 acres identified as Lakeside at Satilla, located south of Haywood Ruffin, east of Narcoossee Rd, and north of Lillian Lee; providing for entering the designation on the official zoning map, providing for approval of the preliminary master plan, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-60 (This is a Quasi-Judicial proceeding.)**
7. **RESOLUTION NO. 2022-295R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a conditional use for a "Parochial School" identified as St. Cloud Christian Preparatory School located at 2500 Canoe Creek Road, St. Cloud, Florida, as described in the body of this resolution. (Above is the full title) **ACTION ON RESOLUTION NO. 2022-295R**
8. **RESOLUTION NO. 2022-308R**, a resolution of the City Council of the City of St. Cloud, Florida, in support of The 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. (Above is the full title) **ACTION ON RESOLUTION NO. 2022-308R**

X. Council Action

1. Discussion and possible action regarding Council serving on committee/boards of other entities.
2. Discussion and possible action regarding the selection of Deputy Mayor.

XI. City Attorney

XII. City Manager

XIII. Mayor and Council Members

XIV. Information Section and Report Section

- Friday, December 23, 2022 - City Offices Closed in Observance of Christmas Eve Holiday
- Monday, December 26, 2022 - City Offices Closed in Observance of Christmas Day Holiday
- Monday, January 2, 2023 - City Offices Closed in Observance of New Year's Holiday
- Thursday, January 12, 2023 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Reports:

- Warrant List #2

XV. Adjournment

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



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-282R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-282R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Osceola Engineering, Inc. dated October 28, 2022, and any amendments thereto, for Proposal for Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the “Chisholm Park Phase I Improvements” located at 4700 Chisholm Park Trail, and providing an effective date.

COST: up to \$369,083.00

This item is to approve a task authorization for Chisholm Park Phase I Improvements to include the gate house and boat/trailer parking paving and connection to existing amenities.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

Per Stephanie Holtkamp, Parks and Recreation Director, the Chisholm Park Master Plan was adopted by the City Council on March 21, 2021. The scope of this task authorization will include construction plans for the gate house and boat/trailer parking paving, internal loop roadway to the kayak drop-off, parking, and sidewalk along the internal loop road to connect to existing amenities, mass grading for the proposed multi-sport field and existing ball field. Storm water and utility infrastructure (for splash pad and new restrooms) will also be included to support phase II and III of the final Master Plan.

It is important to note that the adopted Master Plan takes special consideration into preserving the aspects that make Chisholm Park great today, while enhancing the experience of the park user. Throughout the park, special care has been taken to maintain the tree canopy and access to the lake, both from the boat ramp and the beach.

REQUEST:

Resolution No. 2022-282R will approve the task authorization to Osceola Engineering, Inc. for Civil Engineering, Land Surveying, Geotechnical Engineering, Environmental Consulting and Landscape Architecture Services associated with the “Chisholm Park Phase I Improvements” located at 4700 Chisholm Park Trail.

LEGAL AUTHORITY:

Resolution No. 2022-265R approved on October 6, 2022.

BUDGET AND RECOMMENDATION:

Budgeted in Account \$1,000,000.00/Actual Cost up to \$369,083.00

Parks Impact Fees

Project PR2301

Account #300-9595-572.31-00

Staff recommends **APPROVAL** of this request

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

Budget for Project: \$369,083 YTD: \$0 Balance Available: \$369,083

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends Approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/8/2022 - Final Action.



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-285R

PROCUREMENT AGENDA ITEM:

Resolution No. 2022-285R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the acquisition of two (2) 2023 Ford F-450 Rescue Ambulance Units, new build with options, and the award thereof to Excellence, Inc., a sole source provider in the best interest of the City of St. Cloud, and providing an effective date.

COST: up to \$725,080.36

This item is to approve the purchase of two (2) 2023 Ford F-450 Rescue Ambulance Units, with options.

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

BACKGROUND INFORMATION:

Per Jason Miller, Fire Chief, St. Cloud Fire Rescue needs to replace two ALS rescue transport units. The new units will be replacing Vehicle Fleet #23-15 (a 2013 Dodge) and Vehicle Fleet #23-16 (a 2014 Dodge), which have met the end-of-service life expectancy. The new units will be placed in service to maintain services to the community and increase transport efficiency through upgrades that are consistent with current industry standards and additional safety enhancements to help protect patients and City employees.

REQUEST:

Resolution No. 2022-285R is to approve the acquisition of two (2) 2023 Ford F-450 Rescue Ambulance Units, new build with options, from Excellence, Inc., a sole source provider.

LEGAL AUTHORITY:

St. Cloud Procurement Policy Article II, Sec. 14.

BUDGET AND RECOMMENDATION:

Budgeted: \$725,080.36 /Actual Cost: up to \$725,080.36

One Percent Surcharge Fund

120-6520-526-64-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends Approval.

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-303R

PARKS & RECREATION AGENDA ITEM:

Resolution No. 2022-303R, a resolution of the City Council of the City of St. Cloud, Florida, accepting and adopting the Facility Rental Fee Reduction/Waiver Policy for the City of St. Cloud and providing a effective date.

COST: No cost associated with this item.

This item is to create a policy to accommodate requests from non-profit organizations to have facility fees waived or reduced.

STRATEGIC PLAN GOAL:

Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.

BACKGROUND INFORMATION:

Parks and Recreation staff has created a St. Cloud Parks and Recreation Facility Fee Reduction / Waiver policy to accommodate the numerous requests from non-profit organizations to have facility fees waived or reduced.

This policy outlines the guidelines for non-profit organizations seeking City support for their facility rental, and the application process for reviewing the request. The Recreation Advisory Committee would be responsible for scoring and determining the percentage of fee waiver each application would be eligible to receive, with final determination by the City Manager.

After policy adoption City staff will invite previous and potential non-profit organizations to participate in a public workshop to introduce the new policy and procedure. A budget will be proposed each year for City Council consideration to support these requests.

REQUEST:

Request the approval of Resolution No. 2022-303R to adopt the City of St. Cloud Parks and Recreation Facility Fee Reduction/Waiver policy.

LEGAL AUTHORITY:

City Code Chapter 30-7.

BUDGET AND RECOMMENDATION:

No cost associated with this item

Staff recommends **APPROVAL** of Resolution No. 2022-303R

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/22 - Final Action



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-304R

PARKS & RECREATION AGENDA ITEM:

Resolution No. 2022-304R, a resolution of the City Council of the City of St. Cloud, Florida, amending the St. Cloud Marina Berth Lease by adding a clause indemnifying and holding harmless the city from damages from loss from natural disaster and/or any state agency water management projects and providing an effective date.

COST: No cost associated with this item.

This item is to amend the St. Cloud Marina Berth Lease by indemnifying and holding harmless the city from damages from loss from natural disaster and/or any state agency water management projects.

STRATEGIC PLAN GOAL:

Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.

BACKGROUND INFORMATION:

Parks and Recreation staff is amending the St. Cloud Marina Berth Lease to add “the Boat Owner agrees to hold harmless City for damages arising from all casualties, of any kind, including contribution, indemnification, and/or any loss from a natural disaster and/or any state agency water management projects. This lease would be signed by all current boat slip renters and new ones moving forward.

REQUEST:

Request the approval of Resolution No. 2022-304R to amend the City of St. Cloud Marina Berth Lease.

LEGAL AUTHORITY:

City Code Chapter 48.3

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 Miller recommends approval

CITY COUNCIL ACTION:

Final action 12/08/22



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda
Resolution 2022-311R

FINANCE AGENDA ITEM:

Resolution No. 2022-311R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the adoption of the City of St. Cloud Strategic Grant Plan for the period of January-December 2023. This plan will adopt and authorize the Grants Division or Designee to administer and submit the grant applications and the City Manager to execute the applications and all other documents associated with the implementation and execution of the grants on behalf of the City of St. Cloud Departments. This plan is subject to change based on changes published in Notices of Funding Availability Requirements, evolving City needs, and additional grant opportunities that become available.

COST: No cost associated with this item.

This item is to adopt and authorize the grant applications for the period of January-December 2023 as outlined by the City Strategic Grant Plan.

STRATEGIC PLAN GOAL:

Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.

BACKGROUND INFORMATION:

Per the Finance Director, in March of 2022 Langston Consulting Group was brought on board and has partnered with the Grants Division in the development of a Citywide Strategic Grants Plan. Through on-site interviews with department staff, a list of needs and interest consistent with the City's Strategic Plan and Business Plans were matched with resources available through various funding mechanisms (federal, state, corporate and foundation). This resulted in the City of St. Cloud Strategic Grants Plan developed in October of 2022, which serves as a virtual road map to alternative funding. The identified agencies offer and administer competitive, reimbursement grants to provide financial assistance to local government. The City of St. Cloud is an eligible participant to include all other county governments, municipalities in Florida and other legally constituted local government entities. These funding opportunities support various Departments who are committed to providing essential programs, public safety and financial sustainability and have determined it is in the best interest of the citizens to apply for financial funding.

REQUEST:

Resolution 2022-331R requests approval of various City Departments be authorized to apply for listed grant funding opportunities for the period of January-December 2023 set forth in "Exhibit A" and the adoption of the City of St. Cloud Grants Plan. The Grants Administrator or designee is authorized to submit the grant applications on behalf of the City of St. Cloud Departments and the City Manager is authorized to execute the applications and all other documents associated with the implementation and execution of the grants.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

There is no cost associated with this item

At this time no cost is associated with this item and recognition of budget will be determined when agreement is negotiated. Funds will be recognized in the budget and will be available in accordance with current policies for the reimbursement of cost that will be expensed.

Staff recommends **APPROVAL** of this request

FINANCE DIRECTOR'S COMMENTS:

The proposed grant applications will be funded on an as-needed basis after notification of award from various budgeted expenditure accounts of the adopted and approved budget in accordance with current policies.

Recommend **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda

PLANNING AGENDA ITEM:

Request Council's approval of Cross Creek Corner Final Plat.

COST: No cost is associated with this item.

This item is for the approval of the Cross Creek Corner Final Plat, a replat of a portion of Sawgrass Unit 6 plat and a portion Cross Creek Estates Plat, to increase parcel lot area to accommodate future commercial development.

STRATEGIC PLAN GOAL:

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is approximately 2.799 ± acres. The Future Land Use is “COM” Commercial, and the zoning designation is “HB” Highway Business. The applicant is requesting a replat to increase the lot area of the parcel to the south in order to accommodate future commercial development.

REQUEST:

The applicant is requesting consideration of Final Plat approval for Cross Creek Corner.

LEGAL AUTHORITY:

Per LDC Section 5.2.7.E.2 - City Council Review, when the final plat complies with all requirements and the applicable fees for the recording of the plat with the clerk of the circuit court have been received, it shall be presented to the city council for final approval. The city council shall have the option of approving the final plat as presented or requiring additional information or revisions. The mayor shall execute the final plat, and the deputy mayor shall have the authority to sign final plats in the absence of the mayor.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action



MEETING: December 8, 2022

Agenda Item Type: Consent Agenda

PLANNING AGENDA ITEM:

Request Council's approval of Anthem Park Tract M Replat.

COST: No cost is associated with this item.

This item is for the approval of the Final Plat for replat of Anthem Park Tract M. The subject plat will create four tracts and 48 single-family residential lots.

STRATEGIC PLAN GOAL:

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is approximately 5.52 ± acres. The Future Land Use is “MDR” Medium Density Residential, and the zoning designation is “PUD” Planned Unit Development (Anthem Park).

The subject plat will create four tracts and 48 single-family residential lots. The minimum lot size is 95’x20’. This plat is consistent with Subdivision Construction Plan (SUB21-00016).

There are two ROW Abandonment cases necessary to allow for construction of the parent loop. The first one went to final public hearing on Nov. 17th for 5 strips of old platted right of way west of Betsy Ross Lane. In review of that abandonment and the parent loop SDP22-00017, we identified the need for one more right of way to be abandoned. Because Osceola County needed the first abandonment for their widening project schedule and pond expansion, we moved that case forward, so we wouldn’t hold up their timeline.

The second right of way abandonment case is for the strip between the school site and Anthem Park, as well as the associated right of way dedication and sidewalk easement.

The application for the second Right of Way Abandonment was received on November 16th (ABN22-00008)

Neptune Elementary Parent Loop (SDP22-00017) has received 2 rounds of comments. The second round of comments were issued on December 1, 2022 and seem to be minor. This item is tentatively scheduled for the December 8, 2022 DRC meeting. Staff is recommending the approval is contingent upon the approval of the abandonment case (ABN22-00008).

Staff anticipates the ABN22-00008 will move forward to public hearing in the upcoming months.

REQUEST:

The applicant is requesting consideration of Final Plat approval for Anthem Park Tract M Replat.

LEGAL AUTHORITY:

Per LDC Section 5.2.7.E.2 - City Council Review, when the final plat complies with all requirements and the applicable fees for the recording of the plat with the clerk of the circuit court have been received, it shall be presented to the city council for final approval. The city council shall have the option of approving the final plat as presented or requiring additional information or revisions. The mayor shall execute the final plat, and the deputy mayor shall have the authority to sign final plats in the absence of the mayor.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff reviewed this request for a Final Plat on or before December 8, 2022, with no objections. Therefore, staff recommends **APPROVAL** of the request for Final Plat of 5.52 +/- acres of land for Anthem Park Tract M.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-13

First Public Hearing: August 11, 2022

Second Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-13, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 1,556.35 acres identified as Edgewater, located west of the Florida Turnpike and north and south of Kissimmee Park Road; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2022-13**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property associated with this annexation by encumbrance is generally located west of Florida Turnpike and north and south of Kissimmee Park Road. The property abuts the City limits along its eastern boundary, across the Florida Turnpike right of way, and along the northern boundary.

The property is comprised of parcels totaling approximately 1,556.35 acres within the Joint Planning Area (JPA), which includes some area replatted as rights of way. The parcels currently have a Future Land Use Map designation of Mixed Use (County) and a Zoning Map designation of "MXD" Mixed Use District (County).

Concurrently, the applicant is requesting a Future Land Use designation of Mixed Use and a Zoning Map designation of "MIX" Mixed Use.

The City and property owners entered into a Water and Wastewater Service, Annexation, and Development Agreement which serves as the Owner's petition to the City Council of the City of St. Cloud, Florida, pursuant to Chapter 171.044, Florida Statutes, requesting annexation into the City of St. Cloud, Florida.

The Agreement provides consideration for subsequent applications going through the County review process, which can continue to be processed and completed by Osceola County until annexation, and after annexation, per the terms of the Joint Planning Agreement.

Several development orders have been approved or are currently in review with Osceola County, which are related to the subject property. The full list of Approved & Pending Osceola County Development Orders is listed in an attachment to the staff report.

Information is included in the staff report confirming consistency with Florida Statutes, as well

as evaluating the transportation, school, and fiscal impact of the proposed annexation. The staff report documents the provision for sufficient school capacity to offset any increased demand. Multiple studies have confirmed a positive fiscal impact, and the property proposed for annexation includes major employment and service centers for the area. The City and County have been cooperating to complete an area transportation funding study, with major improvements including: the relocation and full Turnpike interchange access at Nolte Road, extension of Cross Prairie Parkway south of Tohoqua to connect to the new interchange area and further south to Friars Cove Road, series of framework streets to provide much-needed connectivity, and improvements to Canoe Creek Road, with funding through the Turnpike Authority (City has contributed \$3 million), mobility fees, Proportionate share agreements with developers, regional, State and federal allocations, and a CRA or other mechanism to pay for existing deficiencies. Based on the planned provision of these services, positive fiscal impacts and provision of employment support services, and the series of decisions and directions from the Council to get to this decision point, staff recommends approval of this annexation.

REQUEST:

The applicant is requesting consideration of annexation by encumbrance of approximately 1,556.35 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided within the staff report for the City Council's review.

Section 171.044, Florida Statutes.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

The Development Review Committee reviewed the application for annexation by encumbrance on or before July 7, 2022.

The Planning Commission recommended **CONDITIONAL APPROVAL** of the request for Annexation for Ordinance No. 2022-13 on July 19, 2022, with the following condition:

1. Updated title information, confirming the legal description, shall be provided by the property owners in advance of the final public hearing, scheduled for October 13, 2022.

The City Council provided **CONDITIONAL APPROVAL** of Ordinance No. 2022-13 on August 18, 2022, with the following conditions:

1. Updated title information, confirming the legal description, shall be provided by the property owners in advance of the final public hearing, scheduled for October 13, 2022.
2. All prior conditions of approval from Osceola County development orders will be considered in review of subsequent development applications with the City.
3. Offsite traffic and storm water designs will be addressed at Site Development Plan (SDP) or Subdivision Construction Plan (SCP) stage and may require additional

improvements beyond than that is shown on the approved PSP. Transportation Impact Analyses will be required for SDP or SCP development applications, consistent with the City's TIA Policy.

As the title has been confirmed and other conditions from the previous meeting have been documented, staff recommends **APPROVAL** of the request for annexation by encumbrance for Ordinance No. 2022-13.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/8/22 - Final Action.

08/11/2022 - Motion to approve by Urban with modified conditions. Seconded by Askew. Passed 3-2 Matheny and Trace voted nay



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-14

First Public Hearing: August 11, 2022

Second Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-14, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation of "Mixed Use" to approximately 1,556.35 acres identified as Edgewater ED-4, located west of the Florida Turnpike and north and south of Kissimmee Park Road; providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-14**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located west of the Florida Turnpike and north and south of Kissimmee Park Road. The property is comprised of a 38 parcels totaling approximately 1,556.35 acres. The property currently has a Future Land Use Map designation of Mixed Use (County) and a Zoning Map designation of "MXD" Mixed Use (County).

The applicant is requesting to change the Future Land Use designation to Mixed Use.

The parcels included in this request for Future Land Use Map Amendment are identified in the attached Ordinance. Osceola County concurs that the terms of the JPA provide the authority for the annexation of a single County-owned parcel identified as Parcel ID 16-26-30-0000-0018-0000 with this Future Land Use Map Amendment.

The City transmitted the Large Scale Comprehensive Plan Amendment to state agencies for review. Three agency responses were received, from the Florida Department of Economic Opportunity (DEO), Florida Department of Environmental Protection (DEP), the South Florida Water Management District (SFWMD) the East Central Florida Regional Planning Council (ECFRPC), and Florida Department of Transportation (FDOT), all of whom had no objections. Copies of state review agencies' feedback is are included with the exhibits.

REQUEST:

The applicant is requesting consideration of a Future Land Use Map designation from Mixed Use (County) to Mixed Use (City) for approximately 1,556.35 acres of land known as Edgewater.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a

decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been included within the staff report for the City Council's review.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

The Development Review Committee reviewed the application for comprehensive plan amendment on or before July 7, 2022.

The Planning Commission recommended **CONDITIONAL APPROVAL** of the request for a Large Scale Future Land Use Map Amendment to the Comprehensive Plan for Ordinance No. 2022-14 on July 19, 2022, with the following condition:

1. Updated title information, confirming the legal description, shall be provided by the property owners in advance of the final public hearing, scheduled for October 13, 2022.

City Council provided **CONDITIONAL APPROVAL** of Ordinance No. 2022-14 on August 11, 2022, with the following conditions:

1. Updated title information, confirming the legal description, shall be provided by the property owners in advance of the final public hearing, scheduled for October 13, 2022.
2. All prior conditions of approval from Osceola County development orders will be considered in review of subsequent development applications with the City.
3. Offsite traffic and storm water designs will be addressed at Site Development Plan (SDP) or Subdivision Construction Plan (SCP) stage and may require additional improvements beyond that is shown on the approved PSP. Transportation Impact Analyses will be required for SDP or SCP development applications, consistent with the City's TIA Policy.

As the title has been confirmed and other conditions documented, staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2022-14 to change the Future Land Use designation to "Mixed Use."

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/8/22 - Final Action.

08/11/2022 - The motion was made by Council Member Askew and seconded by Council Member Urban. The motion carried 3-2, with Deputy Mayor Matheny and Council Member Trace voting nay.



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-15

First Public Hearing: August 11, 2022

Second Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-15, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Zoning District of "MIX" Mixed Use, compatible with a "Mixed Use" Future Land Use Designation change, adopted by Ordinance 2022-14, for approximately 1,556.35 acres identified as Edgewater, located west of the Florida Turnpike and north and south of Kissimmee Park Road; providing for entering the designation on the Official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-15. (This is a Quasi-Judicial proceeding.)**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located west of the Florida Turnpike and north and south of Kissimmee Park Road. The property is comprised of parcels totaling approximately 1,556.35 acres. They have a Future Land Use Map designation of Low Density Residential (County) and a Zoning Map designation of "MXD" Mixed Use (County).

The applicant is requesting to rezone the subject property to "MIX" Mixed Use, which is consistent with the proposed request for a Large Scale Future Land Use Map amendment to Mixed Use (CPA21-00025, Ord. No. 2022-14).

The proposed mixed use land use and zoning district achieves smart growth development principles and provides a balance of social, environmental, and economic sustainability for the residents of St. Cloud. Some notable smart growth principles include the following:

- Promoting a mix of land uses, including an urban center with employment and service uses
- Creating a range of housing opportunities and choices.
- Creating walkable neighborhoods
- Fostering distinctive, attractive communities with a strong sense of place.
- Preserving open space and critical environmental areas.

In conjunction with the proposed Mixed Use zoning being sought, the Edgewater project has received County Concept Plan approval, which is consistent with the East of Lake Toho Conceptual Master Plan in which the project lies within. Staff recommended acceptance of the Concept Plan (County CP21-00004) as-is with the companion voluntary annexation request, consistent with the terms of the Water, Wastewater & Sewer Annexation & Development

Agreement.

The parcels included in this request for Zoning Map Amendment are identified in the attached Ordinance. Osceola County concurs that the terms of the JPA provide the authority for the annexation of a single County-owned parcel identified as Parcel ID 16-26-30-0000-0018-0000 with this Zoning Map Amendment.

REQUEST:

The applicant is requesting consideration of a Zoning Map amendment from “MXD” Mixed Use (County) to “MIX” Mixed Use (City) for approximately 1,556.35 acres of land, known as Edgewater.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission meeting held on July 19, 2022 and is authorized to render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 Required Findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council’s review.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

The Development Review Committee reviewed the application for annexation by encumbrance on or before July 7, 2022.

The Planning Commission recommended **CONDITIONAL APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2022-15 on July 19, 2022, with the following condition:

1. Updated title information, confirming the legal description, shall be provided by the property owners in advance of the final public hearing, scheduled for October 13, 2022.

City Council provided **CONDITIONAL APPROVAL** of Ordinance No. 2022-15 on August 11, 2022, with the following conditions:

1. Updated title information, confirming the legal description, shall be provided by the property owners in advance of the final public hearing, scheduled for October 13, 2022.
2. All prior conditions of approval from Osceola County development orders will be considered in review of subsequent development applications with the City.
3. Offsite traffic and storm water designs will be addressed at Site Development Plan (SDP) or Subdivision Construction Plan (SCP) stage and may require additional improvements beyond than that is shown on the approved PSP. Transportation Impact Analyses will be required for SDP or SCP development applications, consistent with the City’s TIA Policy.

As the title has been confirmed and all conditions documented, staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2022-15 to change the Zoning district to "Mixed Use."

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/8/2022 - Final Action

08/11/2022 - The motion was made by Council Member Urban and seconded by Council Member Askew. The motion carried 3-2, with Deputy Mayor Matheny and Council Member Trace voting nay.



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-58

First Public Hearing: October 27, 2022

Second Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-58, an ordinance of the City Council of the City of St. Cloud, Florida to annex into the City of St. Cloud approximately 101.97 acres identified as Lakeside at Satilla, located south of Haywood Ruffin Rd, east of Narcoossee Rd and north of Lillian Lee Rd; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2022-58**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located south of Haywood Ruffin Rd, east of Narcoossee Rd and north of Lillian Lee Rd. The property is comprised of multiple undeveloped parcels totaling approximately 101.97 acres. The proposed single-family detached product is consistent with other residential developments in the immediate area.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Future Land Use designation of Low Density Residential (Ordinance 2022-59) and a Zoning Map designation of “PUD” Planned Unit Development (Ordinance 2022-60).

Special Note: We have received several oral comments from the public via telephone and in-person.

REQUEST:

The applicant is requesting consideration of a voluntary annexation for approximately 101.97 acres of land, including any and all adjacent rights-of-way.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the Planning Commission’s review.

Section 171.044, Voluntary annexation, Florida Statutes.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2022-58.

On October 18, 2022 the Planning Commission reviewed this request for voluntary annexation and recommended **APPROVAL** of Ordinance 2022-58.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action

10/27/2022 - The motion was made by Mayor Blackwell, seconded by Member Askew. The motion passed 4-0, Matheny was absent.



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-59

First Public Hearing: October 27, 2022

Second Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-59, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation "LDR" Low Density Residential to approximately 101.97 acres identified as Lakeside at Satilla, located south of Haywood Ruffin, east of Narcoossee Rd, and north of Lillian Lee; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-59**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located south of Haywood Ruffin Rd, east of Narcoossee Rd, and north of Lillian Lee Rd. The property is comprised of multiple undeveloped parcels totaling approximately 101.97 acres within the Joint Planning Area boundary. The current Future Land Use is Low Density Residential (County) with a Zoning Map designation of "AC" Agricultural Development and Conservation (County). Subsequently, the applicant is also requesting a Zoning Map Amendment to Planned Unit Development (PUD) and Preliminary Master Plan in the City (Ordinance 2022-60).

The proposed development is for 407 single-family detached homes, front and rear loaded.

Total acreage (gross): 101.97

Net Residential Acreage: 51.53

Gross Residential Density: 3.98

Special Note: We have received several oral comments from the public via telephone and in-person.

REQUEST:

The applicant is requesting consideration of a Comprehensive Plan Amendment from "LDR" Low Density Residential (County) to "LDR" Low Density Residential (City) for approximately 101.97 acres of land

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land

Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the Planning Commission's review.

Section 163.3187, Process for adoption of comprehensive plan or plan amendment, Florida Statutes

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2022-59

On October 18, 2022 the Planning Commission reviewed this request for Comprehensive Plan Amendment and recommended **APPROVAL** of Ordinance 2022-59.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action

10/27/2022 - The motion was made by Council Member Trace and seconded by Council Member Askew. The motion passed 4-0, Matheny was absent.



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Ordinance 2022-60

First Public Hearing: October 27, 2022

Second Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-60, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with a "Low Density Residential" Future Land Use designation change, adopted by Ordinance No. 2022-59, for approximately 101.97 acres identified as Lakeside at Satilla, located south of Haywood Ruffin, east of Narcoossee Rd, and north of Lillian Lee; providing for entering the designation on the official zoning map, providing for approval of the preliminary master plan, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-60 (This is a Quasi-Judicial proceeding.)**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject property is generally located south of Haywood Ruffin Rd, east of Narcoossee Rd, and north of Lillian Lee Rd. The property is comprised of multiple undeveloped parcels totaling approximately 101.97 acres.

The current zoning is "AC" Agricultural Development and Conservation (County) and the current Future Land Use Map designation is Low Density Residential (County). The applicant is requesting to rezone the subject property to "PUD" Planned Unit Development, which is consistent with the proposed request of Ordinance No. 2022-59 for a large-scale Future Land Use Map Amendment to Low Density Residential (City).

The proposed development is for 407 single-family detached homes, front and rear loaded.

Total acreage (gross): 101.97

Net Residential Acreage: 51.53

Gross Residential Density: 3.98

REQUEST:

The applicant is requesting consideration of a "PUD" - Planned Unit Development zoning district and associated Preliminary Master Plan (PMP) for approximately 101.97 acres of land.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land

Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the Planning Commission's review.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL w/conditions** of the requested PUD Zoning Map Amendment and Preliminary Master Plan (PMP) associated with Ordinance No. 2022-60.

On October 18, 2022 the Planning Commission reviewed this request for PUD Zoning Map Amendment and Preliminary Master Plan (PMP) associated with Ordinance No.2022-60 and recommended **APPROVAL w/conditions** as determined by staff.

The following conditions must be satisfied prior to final approval of the Final Master Plan.

Planning Conditions:

1. Provide site data by phase including open space and on-street parking demonstrating each phase of development can stand on its own. If one phase of development relies on another, the terms of the conditions will be evaluated in a Developer Agreement.

Transportation Conditions:

1. The Multi-Use Trail shall be constructed along with infrastructure in each phase, including where the trail runs in front of homes.

2. The PUD's locational criteria requires direct access from a major transportation facility; as such, Lillian Lee Rd shall be constructed to urban Framework Street standards, in substantial conformance with the cross-section identified within the Preliminary Master Plan, inclusive of all multimodal elements identified, with Phase 1, to satisfy the locational criteria for a PUD defined in LDC 3.11.12.C.2.

3. Nora Tyson Rd shall be constructed to urban local road standards with Phase 1.

4. Roadway improvements necessary to provide required on-street parking per phase will be evaluated with Final Master Plan. Phase lines shall be adjusted if additional roadway segments are required to be constructed so each phase achieves the required 1/2 space per dwelling unit required in designated on-street parking spaces.

5. To mitigate for required off-site roadway and intersection improvements, the three projects in concurrent review - Lakeside at Satilla, Tyson Reserve and the Exchange Apartments (Hathaway Multi-Family) - shall evaluate all three (3) projects within their respective TIA's and project plans to determine required off-site improvements, timing and proportionate share. Coordination with Osceola County as well as City staff will be required.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action

10/27/2022 - The motion was made by Council Member Trace with the modifications that staff provided with the combined TIA being pushed out until Preliminary Subdivision Plan and seconded by Council Member Askew. The motion passed 4-0, Matheny was absent.



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Resolution 2022-295R

First Public Hearing: December 8, 2022

PLANNING AGENDA ITEM:

RESOLUTION NO. 2022-295R, a resolution of the City Council of the City of St. Cloud, Florida, granting a conditional use for a “Parochial School” identified as St. Cloud Christian Preparatory School located at 2500 Canoe Creek Road, St. Cloud, Florida, as described in the body of this resolution. (Above is the full title) **ACTION ON RESOLUTION NO. 2022-295R**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

Economic Development: To promote economic development in the City of St. Cloud.

BACKGROUND INFORMATION:

At its meeting on August 18, 2020, the Planning Commission recommended approval of a conditional use for a “Parochial School” at the subject property through Resolution No. 2020-144R.

On September 10, 2020, the City Council reviewed the conditional use and moved to continue it to the November 12, 2020, meeting. Resolution No. 2020-144R was approved at this meeting with conditions that included a requirement that the “Entrance should be a right-in and a right-out only for traffic to flow” based upon City Council discussions. Subsequently, a site development plan (SDP21-00023) was approved for St. Cloud Preparatory School on December 10, 2021.

In May 2022, a site development plan modification (SDP22-00016) was submitted adjusting the driveway connection from Canoe Creek Road from the southeast to the northeast corner of the property. This change was prompted by Osceola County’s review of the Traffic Impact Analysis for the off-site improvements within the Canoe Creek Road County maintained right-of-way, requiring a left-in entrance to the property.

At the November 17, 2022, the City Council reviewed the amended conditional use and moved to continue it to the December 8, 2022, meeting to allow City staff to coordinate with the County and provide a justification for the access approval.

City staff has coordinated with the County and was provided with the following from the County Transportation staff: “The original site plan had a right-in/right-out driveway on the south side of the site that accessed Canoe Creek Road (CCR) slightly offset to the north of Hyleigh Way. The south driveway couldn’t be aligned with Hyleigh because the developer didn’t own far enough to the south. The driveway also did not allow NB left turns into the site but based on the TIA 60% of the traffic would be coming from the south and would have had to travel north to make a U-

turn somewhere along CCR to make the right turn into the site. This was determined to be unrealistic since CCR is 2-lanes undivided and there is no reasonable spot to turn around, so the likely scenarios are that there would be safety/congestion issues caused by parents randomly U-turning along CCR or they would try to make illegal lefts from CCR into the driveway. A NB left turn lane is not feasible at the south driveway location because it would conflict with the SB lefts turning into Hyleigh Way (as would any illegal NB lefts) so we requested that they move the driveway to the north side of the site so a left turn lane could be accommodated for access to the site.”

A history of the approvals for this development is attached to assist.

Resolution 2022-295R presents the same Conditional Use that was approved in 2020, but removes the “Entrance should be a right-in and a right-out only for traffic to flow” condition for consistency with the Osceola County approved access onto the County roadway. This modification to the Conditional Use is necessary for staff to provide final SDP Modification approval.

REQUEST:

The Applicant is requesting a conditional use for a “Parochial School” at 2500 Canoe Creek Road.

LEGAL AUTHORITY:

Section 3.4.3.C.3.c. of the Land Development Code states that before any conditional use is granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Conditional Use for Resolution No. 2022-295R, subject to the following conditions:

1. Loop road shall wrap around the parking through phase 1 & 2.
2. 84 cars for stacking.
3. Setbacks: 25ft medium buffer on North, West and East. 25ft medium buffer approx. 400ft on southern side, 10ft medium wall for remainder. Natural buffer for all 25ft medium buffer.

FINANCE DIRECTOR’S COMMENTS:

N/A

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER’S COMMENTS:

City Manager Miller recommends approval with the condition that the Conditional Use return to the City Council within one year to evaluate Canoe Creek Road transportation impacts including

parent vehicle stacking. This may result in the addition of new conditions or revocation of the Conditional Use.

CITY COUNCIL ACTION:

12/08/2022 - Final Action



MEETING: December 8, 2022

Agenda Item Type: Public Hearings
Resolution 2022-308R

FINANCE AGENDA ITEM:

RESOLUTION NO. 2022-308R, a resolution of the City Council of the City of St. Cloud, Florida, in support of The 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. (Above is the full title) **ACTION ON RESOLUTION NO. 2022-308R**

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

Financial Sustainability: To meet the short and long-term financial needs of the City of St. Cloud.

Economic Development: To promote economic development in the City of St. Cloud.

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 2019-2023 Consolidated Plan. The City reports to HUD on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).

REQUEST:

Resolution No. 2022-308R will accept and approve the PY 2021 Consolidated Annual Performance and Evaluation Report (CAPER).

LEGAL AUTHORITY:

The City Council is authorized to pursuant to Sec. 2.04 - General Powers of the City Charter of the City Code for Governance and to establish funding programs.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.
Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

There is no cost associated with this item
Recommend **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval

CITY COUNCIL ACTION:

12/08/2022 - Final Action