

# ST. CLOUD CITY COUNCIL REGULAR MEETING

Thursday, February 9, 2023  
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 Kolby Urban
- ◆ Council Member Linette Matheny
- ◆ Council Member Ken 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 for Employee of the Month

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. 2023-019R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated November 15, 2022, between the City of St. Cloud and Southern Janitor Supply and Service, Inc. for Janitorial Supplies and Chemicals, and providing an effective date.

**COST:** Undetermined at this time as services are provided on an "as-needed" basis. This contract will be utilized by various City Departments, on an as-needed basis, from

various approved and budgeted expenditure accounts.

**This item is to increase the maximum aggregate of purchases of janitorial supplies and chemicals with Southern Janitor Supply and Service, Inc.**

- B. Resolution No. 2023-021R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Sourcewell Contract No. 032119-CAT, Heavy Construction Equipment with Related Accessories, Attachments, and Supplies, which is reasonable and otherwise in the best interest of the City of St. Cloud, providing for the award thereof to Caterpillar, Inc. and authorized dealer, Ring Power Corporation, and providing an effective date.  
**COST:** Undetermined at this time. This contract will be utilized by the Public Works Department for Heavy Construction Equipment with Related Accessories, Attachments, and Supplies, including the purchase of parts and repair services, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.  
**This item is to approve an agreement with Ring Power Corporation, authorized dealer for Caterpillar, Inc., for professional repair services.**
- C. Resolution No. 2023-022R, 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 regard to Invitation to Bid (ITB) No. 2022-343 to Wilburn Medical, whose subject matter is LIFEPAK CR2 Defibrillators and Related Accessories, and providing an effective date.  
**COST:** Undetermined at this time. This contract will be utilized by various City departments for the purchase of LIFEPAK CR2 Defibrillators and Related Accessories, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.  
**This item is to award ITB No. 2022-343 Purchase of LIFEPAK CR2 Defibrillators (AEDs) and Related Accessories to Wilburn Medical, Inc.**
- D. Resolution No. 2023-023R, 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 for disposal of obsolete property.**
- E. Resolution No. 2023-024R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the 2023 city-wide garage sales to be held on April 14, 15, and 16, 2023, and on November 17, 18, and 19, 2023 citywide garage sales.  
**COST:** No cost associated with this item.  
**This item is to approve two citywide garage sale events, allowing any property within the city limits of St. Cloud, Florida to conduct a garage sale under the authority of a citywide permit issued by the City on the dates listed above.**
- F. Resolution No. 2023-025R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the State of Florida Alternate Contract Source No.5610000-19-ACS, whose subject matter is Furniture, providing for the award thereof to various contractors and 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 various departments for the purchase of office furniture, on an

as-needed basis, from various approved and budgeted projects and expenditure accounts.

**This item is to approve the utilization of the State of Florida Alternate Contract Source No. 5610000-19-ACS for the purchase of all types of office furniture.**

- G. Resolution No. 2023-028R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects Less than \$4 Million in Value with Quinn Commercial, Inc., for Alan C. MacAllaster Fire Training Center, establishing a guaranteed maximum price, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.  
**COST:** up to \$3,602,603.00  
**This item is to approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for Alan C. MacAllaster Fire Training Center.**
- H. Resolution No. 2023-029R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects Less than \$4 Million in Value with Quinn Commercial, Inc., for St. Cloud Pool Restroom Renovation, establishing a guaranteed maximum price, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.  
**COST:** up to \$408,169.00  
**This item is to approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for St. Cloud Pool Restroom Renovation.**
- I. Resolution No. 2023-030R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into an agreement with Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers per Request for Proposal (RFP) No. 2022-153 Firefighter Physical Exams & Related 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 Fire Department, on an as-needed basis, from various approved and budgeted expenditure accounts.  
**This item is to approve an agreement with Life Extension Clinics, Inc. to provide annual "Fit for Duty" medical physicals for the firefighters as required by the Bargaining Agreement.**
- J. Resolution No. 2023-032R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the State of Florida Contract No. 46000000-21-STC, whose subject matter is Defense Products, providing for the award thereof to various contractors and authorized resellers, and providing an effective date.  
**COST:** Undetermined at this time as products and services are provided on an as-needed basis. This contract will be utilized by the Police Department for the purchase of defense products, on an as-needed basis, from various approved and budgeted projects and expenditure accounts.  
**This item is to approve the utilization of the State of Florida Contract No. 46000000-21-STC for the purchase of defense products.**
- K. Resolution No. 2023-033R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to execute Addendum No. 5 to Master Services Agreement No. 60335 between the City of St. Cloud and MCCi, LLC approved by Resolution No. 2020-288R, and providing an effective date.

**COST:** Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by various City departments, on an as-needed basis, from various approved and budgeted expenditure accounts.

**This item is to approve the purchase of additional budgeted products and services from MCCi, LLC.**

L. Request Council's approval of Anthem Park Tract G 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 G. The subject plat will create thirteen tracts and 128 single-family residential lots.**

M. Request Council's approval of Compass Self-Storage Expansion Final Plat.

**COST:** No cost is associated with this item.

**This item is for the approval of the Compass Self-Storage Expansion Final Plat, a replat of a portion of Godwin View and Fawn Meadows at Deer Creek, Phase 1, to increase parcel lot area.**

N. Request Council's approval of a Conceptual Master Plan/Concept Plan for a Mixed Use property containing approximately 141 acres of land known as Stevens Plantation North.

**COST:** No cost associated with this item.

**This item is to approve the Conceptual Master Plan/Concept Plan for a Mixed Use property containing approximately 141 acres of land known as Stevens Plantation North, including a total of 343 residential units and 50,000 sq.ft. of commercial within the Neighborhood Center. Providing for multimodal internal connectivity, roadway and trail improvements. Located east of Budinger Avenue, west of Canoe Creek Road and north of Nolte Road.**

O. Request Council's approval of Sunbrooke Phase 5 - Final Master Plan.

**COST:** No cost is associated with this item.

**This item is for the approval of the Final Master Plan for Sunbrooke Phase 5 which will consist of 84 residential single-family detached homes.**

P. Request Council's approval of Tohoqua Phase 7 Final Plat.

**COST:** No cost is associated with this item.

**This item is for the approval of the Final Plat/Replat for Tohoqua Phase 7. The subject plat will create 334 single-family attached and detached residential units.**

Q. Minutes: June 10, 2021 / Regular Meeting; June 24, 2021 / Regular Meeting; September 21, 2022 / Regular Meeting and October 6, 2022 / Regular Meeting.

## IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-02**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning the platted right-of-way located south of Betsy Ross Lane and Neptune Road, specifically described in the body of this Ordinance; providing for severability, conflicts, and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2023-02**
2. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-01**, 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 5.8 acres identified as Personal Mini Storage, generally located east of Florida's Turnpike, west of Old Canoe Creek Rd, and south of Continental St from "NB" Neighborhood Business to "HB" Highway Business zoning designation, which remains consistent with the commercial Future Land Use designation; 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 the full title) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-01. (This is a Quasi-Judicial proceeding)**

3. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-03**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article III, "Zoning Regulations", Division 26, "Architectural Standards"; providing for applicability and effect, severability, scrivener's errors, conflict, condification, and effective date. (Above is full title) (Final Public Hearing will be heard on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-03**
4. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-04**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a utility easement located north of Misty Morn Court, east of N. Narcoossee Road, and south of Clapp Simms Duda Road, specifically described in the body of this ordinance, providing for severability, conflicts and an effective date.(Above is full title) (Property address is 11328 Clapp Simms Duda Road) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-04**
5. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-05**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a utility easement located north of Misty Morn Court, east of N. Narcoossee Road and south of Clapp Simms Duda Road, specifically described in the body of this ordinance, providing for severability, conflicts and an effective date.(Above is full title) (Property address is 11252 Clapp Simms Duda Rd) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-05**
6. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-06**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article III, "Zoning Regulations", Division 5, "Residential Zoning District Regulations", Table III-5 "Agricultural and Residential Uses" of the Land Development Code of the City of St. Cloud, Florida; providing for severability; conflict; codification; administrative correction, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-06**
7. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-07**, an ordinance of the City Council of the City of St. Cloud, Florida, amending St. Cloud City Code Chapter 8 "Animals"; Amending Section 8-1 "County Animal Control ordinance adopted by reference; Enforcement; Amending Section 8-2 "Number of Pet Animals Restricted"; Creating New Section 8-6 "Animal Restrictions for Property Zoned Agriculture"; Creating New Section 8-7 "Exemption for Not-for-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; administrative correction, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-07**
8. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-08**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a utility easement located north of Jones Rd, east of Narcoossee Rd, and west

of Outback Rd, specifically described in the body of this ordinance, providing for severability, conflicts and an effective date.(Above is full title) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-08**

9. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-18**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning the platted utility easement located west of Narcoossee Road and north of Jones Road, specifically described in the body of this ordinance; providing for an effective date. (Above is full title) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-18**
10. **RESOLUTION NO. 2023-013R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for heliport/helipad in the "P" Professional zoning district on the 15.035 acres known as St. Cloud Hospital generally located north of 17th Street, west of Budinger Ave and south of Kansas Ave as described in the body of this resolution. (Above is the full title) **ACTION ON RESOLUTION NO. 2023-013R**

**X. Council Action**

1. Resolution No. 2023-027R, a resolution of the City Council of the City of St. Cloud, Florida adopting the Substantial Amendment to the FY 2022 Annual Action Plan for the Community Development Block Grant Program; providing for conflict and providing an effective date.  
**COST:** No cost associated with this item.  
**This is item is to accept the substantial amendment to the FY2 2022 Annual Action Plan for the Community Development Block Grant Program.**
2. Discussion and possible action regarding the request for a reduction of lien for Code Enforcement Case # 2011-1300; the property address for this case is 20 Massachusetts Avenue, St. Cloud, Florida.
3. Discussion and possible action regarding the request for a reduction of lien for Code Enforcement Case # 2011-1330; the property address for this case is 824 Massachusetts Avenue, St. Cloud, Florida.
4. Discussion and possible action regarding the request for a reduction of lien for Code Enforcement Case # 2022-815; the property address for this case is 4291 Bull Street, St. Cloud, Florida.
5. Discussion and possible action regarding appointments to boards and committees with vacancies and expiring terms for the Community Redevelopment Agency, Economic Development Advisory Committee, Finance Committee, Historic Preservation Board, Planning Commission, Recreation Advisory Committee, Tree Advisory Committee and Zoning Board of Adjustment.
6. Discussion and possible action regarding the ratification of appointee to Seat # 5, on the Police and Firefighter Pension Board.

**XI. City Attorney**

**XII. City Manager**

**XIII. Mayor and Council Members**

**XIV. Information Section and Report Section**

- Thursday, February 16, 2023 - City Council Workshop - 3:00 p.m. @ City Hall, Council Chambers
- Thursday, February 23, 2023 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Proclamations:

- Proclamation in recognition of Black History Month
- Proclamation in recognition of National CRNA Week

Reports:

- Warrant List #4

**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:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-019R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-019R, a resolution of the City Council of the City of St. Cloud, Florida, approving an Amendment to the Agreement dated November 15, 2022, between the City of St. Cloud and Southern Janitor Supply and Service, Inc. for Janitorial Supplies and Chemicals, and providing an effective date.

**COST:** Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by various City Departments, on an as-needed basis, from various approved and budgeted expenditure accounts.

**This item is to increase the maximum aggregate of purchases of janitorial supplies and chemicals with Southern Janitor Supply and Service, Inc.**

**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:**

This Amendment will allow the increase of the maximum aggregate of purchase orders to Janitor Supply and Service, Inc. to exceed \$50,000.00 annually. The City’s various departments have the need to increase the dollar amount of our Agreement to cover the cost of janitorial supplies and chemicals for cleaning and maintaining City properties. The term of this Agreement is through November 18, 2023, with option to renew.

**REQUEST:**

Resolution No. 2023-019R is to increase the dollar amount of the Agreement with Southern Janitor Supply and Service, Inc. for the purchase of janitorial supplies and chemicals.

**LEGAL AUTHORITY:**

Agreement dated November 15, 2022.

**BUDGET AND RECOMMENDATION:**

Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by the various City Departments, on an as-needed basis, from various approved and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR’S COMMENTS:**

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



**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-021R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-021R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Sourcewell Contract No. 032119-CAT, Heavy Construction Equipment with Related Accessories, Attachments, and Supplies, which is reasonable and otherwise in the best interest of the City of St. Cloud, providing for the award thereof to Caterpillar, Inc. and authorized dealer, Ring Power Corporation, and providing an effective date.

**COST:** Undetermined at this time. This contract will be utilized by the Public Works Department for Heavy Construction Equipment with Related Accessories, Attachments, and Supplies, including the purchase of parts and repair services, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

**This item is to approve an agreement with Ring Power Corporation, authorized dealer for Caterpillar, Inc., for professional repair services.**

**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 Kevin Felblinger, Public Works Director, professional repair services are needed for the City's Caterpillar equipment. Ring Power - Orlando is the authorized dealer for Caterpillar, Inc. for parts and service in the central Florida area, which ensures the best possible repair outcomes as original equipment manufacturer (OEM) dealers have access to manufacturer training, special tools, and OEM parts, as well as warranty preservation considerations.

This item was posted for ten business days in accordance with the City of St. Cloud Procurement Policy, Article III, Sec. 4(E), from October 24, 2022, through November 4, 2022, with no local vendor response.

**REQUEST:**

Resolution No. 2023-021R will allow the City to purchase parts and repair services for Caterpillar heavy equipment from Ring Power Corporation, authorized dealer for Caterpillar, Inc.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article III, Sec. 4 (E).

**BUDGET AND RECOMMENDATION:**

Undetermined at this time. This contract will be utilized by the Public Works Department for Heavy Construction Equipment with Related Accessories, Attachments, and Supplies, including repair services, on an as-needed basis, from various approved and budgeted projects and

expenditure accounts throughout the fiscal year.

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-022R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-022R, 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 regard to Invitation to Bid (ITB) No. 2022-343 to Wilburn Medical, whose subject matter is LIFEPAK CR2 Defibrillators and Related Accessories, and providing an effective date.

**COST:** Undetermined at this time. This contract will be utilized by various City departments for the purchase of LIFEPAK CR2 Defibrillators and Related Accessories, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

**This item is to award ITB No. 2022-343 Purchase of LIFEPARK CR2 Defibrillators (AEDs) and Related Accessories to Wilburn Medical, Inc.**

**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:**

ITB No. 2022-343, Purchase of LIFEPAK CR2 Defibrillators (AEDs) and Related Accessories, was advertised in the Orlando Sentinel and on myvendorlink.com beginning on November 13, 2022, with a due date of December 8, 2022. Myvendorlink.com shows that 159 matching vendors were notified and there were 22 plan holders for this ITB. The deadline for questions was 5:00 pm on November 28, 2022.

Seven (7) submittals were received from the following companies:

1. AED Brands, LLC
2. Allied 100, LLC
3. Green Dream, International
4. One Beat (American AED)
5. Physio-Control (Stryker)
6. School Health Corp.
7. Wilburn Medical Inc.

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

**REQUEST:**

Resolution No. 2023-022R will approve the purchase of LIFEPAK CR2 Defibrillators (AEDs) and Related Accessories from Wilburn Medical, Inc.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article III, Sec. 2.

**BUDGET AND RECOMMENDATION:**

Undetermined at this time. This contract will be utilized by various City departments for the purchase of LIFEPAK CR2 Defibrillators and Related Accessories, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year. Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-023R

**FINANCE AGENDA ITEM:**

Resolution No. 2023-023R, 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 for disposal of obsolete property.**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

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

**REQUEST:**

Request Council's approval to dispose of obsolete, damaged and surplus City property.

**LEGAL AUTHORITY:**

Resolution 2019-022R St. Cloud Capital Asset Policy Article VII, Sec. B1 Florida Statute Chapter 274 the items will be declared obsolete, damaged and /or surplus, and Florida Administrative Code Chapter 69I-73.005 Disposition of property, Section: 2-B.

**BUDGET AND RECOMMENDATION:**

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

**FINANCE DIRECTOR'S COMMENTS:**

Recommend **APPROVAL** of this item.

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**  
Final Action 02/09/2023



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-024R

**PLANNING AGENDA ITEM:**

Resolution No. 2023-024R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the 2023 city-wide garage sales to be held on April 14, 15, and 16, 2023, and on November 17, 18, and 19, 2023 citywide garage sales.

**COST:** No cost associated with this item.

**This item is to approve two citywide garage sale events, allowing any property within the city limits of St. Cloud, Florida to conduct a garage sale under the authority of a citywide permit issued by the City on the dates listed above.**

**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**

This resolution will allow any property within the city limits of St. Cloud to conduct a garage sale under the authority of a citywide permit issued by the City on the designated dates (April 14, 15 and 16, 2023, as well as November 17, 18 and 19, 2023).

This citywide garage sale is authorized pursuant to the provisions of the City Code. The City Council of the City of St. Cloud designates two weekends annually for a citywide garage sale whereby any property may conduct a garage sale under the auspice of the citywide permit issued by the City Council.

**REQUEST**

Staff requests that the City Council approve **Resolution 2023-024R** and set the dates for this year's Citywide Garage Sale events in the months of April (April 14, 15, and 16) and November (November 17, 18 and 19).

**LEGAL AUTHORITY**

The City of St. Cloud City Code Section 34-33 provides that no sale conducted pursuant to Chapter 34, Article II, Garage and Carport Sales, shall be conducted over a period of more than 72 hours.

**BUDGET AND RECOMMENDATION**

There is no cost associated with this item.



Staff recommends **APPROVAL** of **RESOLUTION 2023-024R** .

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION**

02/09/2023 - Final Action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-025R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-025R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the State of Florida Alternate Contract Source No.5610000-19-ACS, whose subject matter is Furniture, providing for the award thereof to various contractors and 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 various departments for the purchase of office furniture, on an as-needed basis, from various approved and budgeted projects and expenditure accounts.

**This item is to approve the utilization of the State of Florida Alternate Contract Source No. 5610000-19-ACS for the purchase of all types of office furniture.**

**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:**

This contract will allow all City departments to purchase furniture at contract pricing.

This item was posted for ten business days in accordance with the City of St. Cloud Procurement Policy, from January 18, 2023, through January 31, 2023, with no local vendor response.

**REQUEST:**

Resolution No. 2023-025R will allow the City of St. Cloud to utilize the State of Florida Alternate Contract Source No.5610000-19-ACS for the purchase of all types of office furniture.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article III, Sec. 4(E).

**BUDGET AND RECOMMENDATION:**

Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the various departments for the purchase of office furniture, on an as-needed basis, from various approved and budgeted projects and expenditure accounts.

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-028R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-028R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects Less than \$4 Million in Value with Quinn Commercial, Inc., for Alan C. MacAllaster Fire Training Center, establishing a guaranteed maximum price, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.

**COST:** up to \$3,602,603.00

**This item is to approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for Alan C. MacAllaster Fire Training Center.**

**STRATEGIC PLAN GOAL:**

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

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

**BACKGROUND INFORMATION:**

Per Jason Miller, Fire Chief, this project is to build and construct, as designed, the Alan C. MacAllaster Fire Department Training Center. The building site is located at 3369 Cord Avenue. The new building will replace the current training trailer that has reached its life expectancy. Global benefits include new and updated infrastructure within the community that provides for improved teaching/working conditions for first responders with potential for community use. The new facility will be in-line with current Florida Building Code, 7<sup>th</sup> ed, and sized appropriately to meet the needs of the department. This building will be prefabricated metal with a brick entryway finish.

**REQUEST:**

Resolution No. 2023-028R will approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for Alan C. MacAllaster Fire Training Center.

**LEGAL AUTHORITY:**

Resolution No. 2022-152R approved on June 23, 2022.

**BUDGET AND RECOMMENDATION:**

Budgeted \$7,485,015; Allocated to Project- \$4,073,096.00/Actual cost up to \$3,602,603.00

Capital Projects

Project PS2105

300-9595-522.34-00

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: \$7,485,015 YTD: \$27,665 Balance Available: \$7,457,350

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-029R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-029R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the agreement for Construction Manager at Risk Services for Projects Less than \$4 Million in Value with Quinn Commercial, Inc., for St. Cloud Pool Restroom Renovation, establishing a guaranteed maximum price, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.

**COST:** up to \$408,169.00

**This item is to approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for St. Cloud Pool Restroom Renovation.**

**STRATEGIC PLAN GOAL:**

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

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

**BACKGROUND INFORMATION:**

Per Stephanie Holtkamp, Parks and Recreation Director, the pool restrooms have had lingering problems with loose tile (due to a 4" +/- shower pan base, not concrete), leaking showers and toilets, and deteriorating vanities. In addition to these problems an ADA restroom needs to be installed in each restroom to meet code. These repairs are necessary to meet our sanitation level of service and code requirements for the ADA restrooms.

**REQUEST:**

Resolution No. 2023-029R will approve a guaranteed maximum price authorization with Quinn Commercial, Inc. for St. Cloud Pool Restroom Renovation.

**LEGAL AUTHORITY:**

Resolution No. 2022-152R approved on June 23, 2022.

**BUDGET AND RECOMMENDATION:**

Budgeted \$408,169.00/Actual cost up to \$408,169.00

General Fund

001-7530-572.62-00

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR'S COMMENTS:**

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

Source of Funds: General Fund

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-030R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-030R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into an agreement with Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers per Request for Proposal (RFP) No. 2022-153 Firefighter Physical Exams & Related 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 Fire Department, on an as-needed basis, from various approved and budgeted expenditure accounts.

**This item is to approve an agreement with Life Extension Clinics, Inc. to provide annual "Fit for Duty" medical physicals for the firefighters as required by the Bargaining Agreement.**

**STRATEGIC PLAN GOAL:**

**Professional Workforce:** To attract and retain highly skilled staff in order to provide services to the community.

**BACKGROUND INFORMATION:**

Per Jason Miller, Fire Chief, the Fire Department is requesting a multi-year contract pertaining to the annual “Fit for Duty” firefighter comprehensive medical physical to provide services in accordance with current NFPA 1582, 1583 and the Collective Bargaining Agreement Local 4153.

RFP No. 2022-153 Firefighter Physical Exams & Related Services, was advertised in the Orlando Sentinel and on myvendorlink.com beginning August 14, 2022, with a due date of September 15, 2022. Myvendorlink.com shows that there were 275 matching vendors and 12 planholders for this RFP.

One (1) submittal was received from the following company:

1. Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers

A three-member review committee independently reviewed and scored the submittal according to the RFP criteria. Based on the scoring, recommendation to award will be presented to City Council to authorize the City Manager to enter into an agreement with Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers

**REQUEST:**

Resolution No. 2023-030R will authorize the City Manager to enter into an agreement with Life Extension Clinics, Inc. d/b/a Life Scan Wellness Centers per Request for Proposal (RFP) No.



2022-153 Firefighter Physical Exams & Related Services.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article III, Sec. 3.

**BUDGET AND RECOMMENDATION:**

Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by the Fire Department, on an as-needed basis, from various approved and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR’S COMMENTS:**

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

**PROCUREMENT DIRECTOR’S COMMENTS:**

Recommends approval.

**CITY MANAGER’S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-032R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-032R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of the State of Florida Contract No. 46000000-21-STC, whose subject matter is Defense Products, providing for the award thereof to various contractors and authorized resellers, and providing an effective date.

**COST:** Undetermined at this time as products and services are provided on an as-needed basis. This contract will be utilized by the Police Department for the purchase of defense products, on an as-needed basis, from various approved and budgeted projects and expenditure accounts.

**This item is to approve the utilization of the State of Florida Contract No. 46000000-21-STC for the purchase of defense products.**

**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:**

This item was posted for ten business days in accordance with the City of St. Cloud Procurement Policy, from January 24, 2023, through February 6, 2023, with no local vendor response.

**REQUEST:**

Resolution No. 2023-032R will allow the City of St. Cloud to utilize the State of Florida Contract No. 46000000-21-STC for the purchase of defense products.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article III, Sec. 4(E).

**BUDGET AND RECOMMENDATION:**

Undetermined at this time as products and services are provided on an as-needed basis. This contract will be utilized by the Police Department for the purchase of defense products, on an as-needed basis, from various approved and budgeted projects and expenditure accounts.

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda  
Resolution 2023-033R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2023-033R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to execute Addendum No. 5 to Master Services Agreement No. 60335 between the City of St. Cloud and MCCi, LLC approved by Resolution No. 2020-288R, and providing an effective date.

**COST:** Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by various City departments, on an as-needed basis, from various approved and budgeted expenditure accounts.

**This item is to approve the purchase of additional budgeted products and services from MCCi, LLC.**

**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:**

Currently, the IT Department is in need of additional licenses for Laserfiche software.

**REQUEST:**

Resolution No. 2023-033R will approve Addendum No. 5 to Master Services Agreement No. 60335 with MCCi, LLC.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article III, Sec. 4(E).

**BUDGET AND RECOMMENDATION:**

Undetermined at this time as services are provided on an “as-needed” basis. This contract will be utilized by various City Departments, on an as-needed basis, from various approved and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR’S COMMENTS:**

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

**PROCUREMENT DIRECTOR’S COMMENTS:**

Recommends approval.

**CITY MANAGER’S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final action.



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda

**PLANNING AGENDA ITEM:**

Request Council's approval of Anthem Park Tract G 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 G. The subject plat will create thirteen tracts and 128 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 11.70 ± 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 thirteen tracts and 128 single-family residential lots. The minimum lot size is 95’x20’. This plat is consistent with Subdivision Construction Plan (SUB21-00017).

**REQUEST:**

The applicant is requesting consideration of Final Plat approval for Anthem Park Tract G 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 February 9, 2023, with no objections. Therefore, staff recommends **APPROVAL** of the request for Final Plat of 11.70 +/- acres of land for Anthem Park Tract G.

**FINANCE DIRECTOR’S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final Approval



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda

**PLANNING AGENDA ITEM:**

Request Council's approval of Compass Self-Storage Expansion Final Plat.

**COST:** No cost is associated with this item.

**This item is for the approval of the Compass Self-Storage Expansion Final Plat, a replat of a portion of Godwin View and Fawn Meadows at Deer Creek, Phase 1, to increase parcel lot area.**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject property is approximately 7.85 ± acres and is located at 3498 Canoe Creek Road. The Future Land Use is “COM” Commercial, and the zoning designation is “PUD” Planned Unit Development - Deer Creek Commercial Center. During the review of SDP21-00041 Deer Creek Commercial Phase II (FKA Compass Self Storage), it was observed that the existing buildings had been built on two parcels. Staff approved SDP21-00041 with the condition that the applicant combined the two parcels associated with the subject property prior to the issuance of the Certificate of Completion (COC). Approval of this Final Plat will accomplish the consolidation of lots.

**REQUEST:**

The applicant is requesting consideration of Final Plat approval for Compass Self-Storage Expansion.

**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:**

02/09/2023 - Final Approval



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda

**PLANNING AGENDA ITEM:**

Request Council's approval of a Conceptual Master Plan/Concept Plan for a Mixed Use property containing approximately 141 acres of land known as Stevens Plantation North.

**COST:** No cost associated with this item.

**This item is to approve the Conceptual Master Plan/Concept Plan for a Mixed Use property containing approximately 141 acres of land known as Stevens Plantation North, including a total of 343 residential units and 50,000 sq.ft. of commercial within the Neighborhood Center. Providing for multimodal internal connectivity, roadway and trail improvements. Located east of Budinger Avenue, west of Canoe Creek Road and north of Nolte Road.**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject property is generally located east of Budinger Avenue; west of Canoe Creek Road; and south of Shelby Ruth Place, with a Future Land Use designation of Mixed Use and located within a Mixed Use zoning district. The Stevens Plantation North CMP/CP was adopted by the City Council on April 28, 2016 along with a Zoning Map Amendment and Future Land Use Comprehensive Plan Map Amendment (Large Scale). On October 29, 2020, the City Council approved a revision to the CMP/CP that included a variety of residential product types, and a neighborhood center.

Based on actual survey and soil information, the proposed revision to the CMP/CP proposes to increase the conservation/open space areas, to reduce the total acreage for Neighborhood Type 1 and Neighborhood Type 2 and to reduce the total residential units. In addition, the amendment proposes an increase in total density and an increase on the Commercial FAR. As part of this project, Fertic Road will be extended from Canoe Creek Road to Budinger Avenue.

**REQUEST:**

The applicant is requesting approval of a Conceptual Master Plan/Concept Plan (CMP/CP) Revision for approximately 141.3 acres known as Stevens Plantation North.

**LEGAL AUTHORITY:**

Per Policy 4.1.6: *Alternate Conceptual Plans* of the City's Comprehensive Plan - if a project proposal substantially deviates from the plan, the applicant has the option to prepare for the Council's consideration an alternate conceptual plan. The alternate plan must support the policies of the Mixed Use land use category. Approval of the proposed project is dependent upon

adoption of the alternate conceptual plan by the City Council.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff reviewed this CMP/CP revision on or before January 30, 2023, and offers no objections. Staff has determined that the proposed revision to the CMP/CP is consistent with the City of St. Cloud Comprehensive Plan and the Mixed Used District Development Standards of the City's Land Development Code.

Staff recommends **APPROVAL** of the Conceptual Master Plan/Concept Plan Revision for Stevens Plantation North **with the following condition:**

- Typical sections for the Fertic Road Framework Street will be reviewed for compliance with the requirements of Osceola County LDC 4.7.1C and City of St. Cloud LDC 3.22.3 Table 3.22.3.c. with the Preliminary Subdivision Plan.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/23 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda

**PLANNING AGENDA ITEM:**

Request Council's approval of Sunbrooke Phase 5 - Final Master Plan.

**COST:** No cost is associated with this item.

**This item is for the approval of the Final Master Plan for Sunbrooke Phase 5 which will consist of 84 residential single-family detached homes.**

**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 Jones Rd, north of Nova Rd, and east of Star Line Dr. It is just east of The Ranch park land. The Future Land Use is "LDR" Low Density Residential with a "PUD" Planned Unit Development zoning designation.

This Final Master Plan is being presented within the allotted 12-month period from approval of the "PUD" Planned Unit Development which was approved on May 26, 2022.

In addition to the required internal roadway connections, the applicant has agreed to make improvements to Batton Rd which runs north to south at the west property boundary which increases the potential for southbound connections from Jones Rd.

**REQUEST:**

The applicant is requesting approval of the Final Master Plan (FMP) for Sunbrooke Phase 5, a residential subdivision on approximately 20.31 acres of land.

**LEGAL AUTHORITY:**

Per Land Development Code Section 3.11.7 - the City Council, at its regularly scheduled meeting, shall review the Final Master Plan. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Final Master Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 5.2.3.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff reviewed this request for a Final Master Plan on or before January 17, 2023, with no objection. Therefore, staff recommends **APPROVAL** of the Final Master Plan (FMP) for

Sunbrooke Phase 5.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Consent Agenda

**PLANNING AGENDA ITEM:**

Request Council's approval of Tohoqua Phase 7 Final Plat.

**COST:** No cost is associated with this item.

**This item is for the approval of the Final Plat/Replat for Tohoqua Phase 7. The subject plat will create 334 single-family attached and detached residential units.**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject property is approximately 70.18 ± acres. The Future Land Use and Zoning designations are Mixed Use.

The subject plat will create 334 single-family attached and detached residential lots. The minimum lot size is 25x120. This plat is consistent with Subdivision Construction Plan (SUB21-00004).

**REQUEST:**

The applicant is requesting consideration of Final Plat approval for Tohoqua Phase 7. The subject property is located south of Smarts Rule, west of Florida's Turnpike, and east of Macy Island Rd.

**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 January 26, 2023, with no objections. Therefore, staff recommends **APPROVAL** of the request for Final Plat of 70.18 +/- acres of land for Tohoqua Phase 7.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-02

First Public Hearing: January 12, 2023

Second Public Hearing: February 9, 2023

**PLANNING AGENDA ITEM:**

**FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-02**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning the platted right-of-way located south of Betsy Ross Lane and Neptune Road, specifically described in the body of this Ordinance; providing for severability, conflicts, and an effective date. (Above is full title)  
**ACTION ON ORDINANCE NO. 2023-02**

**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 site is located south of Betsy Ross Lane and south of Neptune Road. The applicant is requesting the vacation and abandonment of unimproved Right-of-Way platted as Madison Street in the Toliga Manor Unit A Plat.

This request for vacation of right-of-way supports the Neptune Elementary Parent Loop Site Development Plan (SDP22-00017).

In the course of the review of this request, surveys revealed that north of the area of unimproved right-of-way proposed for vacation and abandonment, the existing Betsy Ross Lane roadway was constructed on School District of Osceola County property and not lying within the platted right of way. Staff recommended the following to provide a resolution to the roadway location:

- Dedication of right-of-way for the area that currently contains the road, totaling 30,650 SF or 0.704 acres in size.
- Dedication of a public sidewalk easement along the west side of Betsy Ross Lane, to allow for future sidewalk segments to be constructed, totaling 9,387 SF or 0.215 acres in size.

**REQUEST:**

The applicant is requesting a vacation of a 9.643 square foot area of unimproved Right-of-Way platted as Madison Street in the Toliga Manor Unit A Plat, south of Betsy Ross Lane. The subject property contains 20.992 acres more or less. The Right-of-Way contains 0.22 acres more or less.

**LEGAL AUTHORITY:**

Section 5.5.4.C of the Land Development Code (LDC) provides language for the review of proposed vacation of right-of-way and easements. Review considerations specified by the LDC



include impacts to the following. The LDC requirements are **BOLDED**, and staff's comments follow in *italics*:

**a. The City of St. Cloud;**

*City departments do not have any infrastructure within the right of way impacted by this request. The Public Works Department does not currently have a use for the right of way that is being vacated.*

**b. The immediate neighborhood and/or adjacent area;**

*Vacation of the platted right of way will not disrupt the surrounding infrastructure.*

**c. The property owners immediately adjacent to the affected right-of-way or easement;**

*The Anthem Park development to the east of the right of way is not negatively impacted by the request and has expressed no objections. Other property owners within 500' have been notified.*

**d. Any utility providers or governmental agencies having a possible need for the right-of-way or easement.**

*The City's Public Works Department confirmed there is no infrastructure in place and no future plans for the right of way. Additionally, a notice was sent to all utility companies and no objections were received.*

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff reviewed this request for the vacation of right-of-way on or before January 3, 2023, and recommends **APPROVAL WITH CONDITIONS** of Ordinance No. 2023-02, with the following conditions:

1. The area that contains Betsy Ross Lane shall be dedicated as right of way
2. The area for a future sidewalk connection shall be dedicated as a public sidewalk easement

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final Action

01/12/2023 - Motion to approve by Council Member Matheny. The motion was seconded by Council Member Fletcher and was carried unanimously (5-0).



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-01

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-01**, 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 5.8 acres identified as Personal Mini Storage, generally located east of Florida's Turnpike, west of Old Canoe Creek Rd, and south of Continental St from "NB" Neighborhood Business to "HB" Highway Business zoning designation, which remains consistent with the commercial Future Land Use designation; 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 the full title) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-01. (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 east of Florida's Turnpike, west of Old Canoe Creek Rd, south of Continental St.

The property was annexed into the City of St. Cloud in 2004 and given a zoning designation of "NB" Neighborhood Business. Under the current zoning designation of "NB" Neighborhood Business "vehicle for hire" is not a permissible use. The applicant is requesting a Zoning Map Amendment to "HB" Highway Business in order to gain the ability to petition for a Conditional Use for "vehicle for hire".

The requested Zoning Map Amendment is consistent with the Future Land Use designation of Commercial.

**REQUEST:**

The applicant is requesting consideration of a zoning map amendment from "NB" Neighborhood Business to "HB" Highway Business for approximately 5.8 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 identified in 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 reviewed this request for a Zoning Map Amendment on or before November 9, 2022, with no objections. Therefore, staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2023-01.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/23/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-03

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-03**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article III, "Zoning Regulations", Division 26, "Architectural Standards"; providing for applicability and effect, severability, scrivener's errors, conflict, condification, and effective date. (Above is full title) (Final Public Hearing will be heard on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-03**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

At the request of City Council, staff has prepared an ordinance replacing the existing residential architectural design regulations, using the City of Oviedo's Residential Architectural Design Standards as a model. As proposed, Ordinance No. 2023-03 amends Article III, "Zoning Regulations", Division 26, "Architectural Standards" of the Land Development Code of the City of St. Cloud. The ordinance adds a monotony provision for townhomes and addresses a variety of building orientation, roof modulation, garage, window and door treatments to regulate residential design. The Planning Commission did recommend denial, noting that the requirements should not be applicable to all residences, but rather should be limited to new development and significant redevelopment. They also noted that the requirements were too restrictive on the fenestrations (windows). As a result, changes have been made to the draft for consideration. The proposed ordinance would be applicable to new development or redevelopment of existing homes that increase square footage by more than 50% or/and a renovation or redesign of facades that impact more than 50% of each façade area. Likewise, the window requirements were broadened to allow a variety of window styles (not just vertical). If the ordinance is adopted, staff will continue to monitor the impacts of these regulations and may propose additional regulations to address character areas in the City or to clarify/improve specific treatments.

**REQUEST:**

The request is to approve Ordinance No. 2023-03 for the amendment of Article III, "Zoning Regulations", Division 26, "Architectural Standards" of the Land Development Code of 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. Based on Section 7.03 of the Charter and Related Laws, The City Council shall adopt, and from time to time modify, a

comprehensive plan setting forth in graphic and textual form policies to direct the future physical development of the city as provided by law. The City Council has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state in accordance with 3.21.1 of the Land Development Code.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

On January 17, 2023, the Planning Commission recommended **DENIAL** of Ordinance No.2023-03.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/23/23 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-04

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-04**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a utility easement located north of Misty Morn Court, east of N. Narcoossee Road, and south of Clapp Simms Duda Road, specifically described in the body of this ordinance, providing for severability, conflicts and an effective date.(Above is full title) (Property address is 11328 Clapp Simms Duda Road) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-04**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject site associated with parcel identification number 33-24-31-0000-00-011 has a U.S. Postal address of 11328 Clapp Simms Duda Rd, generally located north of Misty Morn Ct, east of Narcoossee Road and south of Clapp Simms Duda Rd, in Orange County, Florida. The easement is dedicated to the City as a utility provider (prior to agreement with OUC to provide utilities), but, as there are no existing utilities within the easement, staff is recommending approval to vacate the easement.

**REQUEST:**

The applicant is requesting a vacation of a 25-foot Utility Easement. The subject property contains 19.82 acres more or less, including the Utility Easement to be vacated.

**LEGAL AUTHORITY:**

Per Section 5.5.4.C. of the Land Development Code, the City Council shall base their decision on the recommendations from the Development Review Committee as well as impacts listed in this report.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

The Development Review Committee (DRC) reviewed this request for vacation of easement on or before **December 15, 2022**, with no objection. Staff recommends **APPROVAL** of the requested utility easement vacation associated with Ordinance No. 2023-04.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/23/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-05

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-05**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a utility easement located north of Misty Morn Court, east of N. Narcoossee Road and south of Clapp Simms Duda Road, specifically described in the body of this ordinance, providing for severability, conflicts and an effective date. (Above is full title) (Property address is 11252 Clapp Simms Duda Rd) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-05**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject site associated with parcel identification number 33-24-31-0000-00-010 has a U.S. Postal address of 11252 Clapp Simms Duda Rd, generally located north of Misty Morn Ct, east of Narcoossee Road and south of Clapp Simms Duda Rd, in Orange County, Florida. The easement is dedicated to the City as a utility provider (prior to agreement with OUC to provide utilities), but, as there are no existing utilities within the easement, staff is recommending approval to vacate the easement.

**REQUEST:**

The applicant is requesting a vacation of a 25-foot Utility Easement. The subject property contains 19.63 acres more or less, including the Utility Easement to be vacated.

**LEGAL AUTHORITY:**

Per Section 5.5.4.C. of the Land Development Code, the City Council shall base their decision on the recommendations from the Development Review Committee as well as impacts listed in this report.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

The Development Review Committee (DRC) reviewed this request for vacation of easement on or before **December 15, 2022**, with no objection. Staff recommends **APPROVAL** of the requested utility easement vacation associated with Ordinance No. 2023-05.

**FINANCE DIRECTOR'S COMMENTS:**

N/A



**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/23/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-06

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-06**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article III, "Zoning Regulations", Division 5, "Residential Zoning District Regulations", Table III-5 "Agricultural and Residential Uses" of the Land Development Code of the City of St. Cloud, Florida; providing for severability; conflict; codification; administrative correction, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-06**

**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:**

Ordinance No. 2023-06 amends Article III, "Zoning Regulations" of the Land Development Code of the City of St. Cloud, specifically Table III-5 "Agriculture and Residential Uses", to modify permitted and conditional uses for the A, Agriculture, zoning district.

At the request of City Council, City staff has worked with the Agriculture Ad Hoc Committee to propose modifications to the Land Development Code and the Code of Ordinances to establish agricultural uses and best management practices to allow the smooth transition of Agriculturally zoned properties from the County into the City limits. There are two ordinances proposed to accomplish this. This first Ordinance adds some standard agricultural uses to the City's Agriculture (A) zoning district. It also changes the Commercial Kennel use from Conditional to a Permitted Use, consistent with County regulations. The other ordinance, addressing best management practices in the Code of Ordinances, is on this same agenda.

**REQUEST:**

The request is to approve **Ordinance No. 2023-06** for the amendment of Article III, "Zoning Regulations" of the Land Development Code of the City of St. Cloud, specifically Table III-5 "Agriculture and Residential Uses", to modify permitted and conditional uses for the A, Agriculture, zoning district.

**LEGAL AUTHORITY:**

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. Based on Section 7.03 of the Charter and Related Laws, The City Council shall adopt, and from time to time modify, a comprehensive plan setting forth in graphic and textual form policies to direct the future physical development of the city as provided by law. The City Council has the final authority and

responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state in accordance with 3.21.1 of the Land Development Code.

**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:**

02/23/23 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-07

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-07**, an ordinance of the City Council of the City of St. Cloud, Florida, amending St. Cloud City Code Chapter 8 "Animals"; Amending Section 8-1 "County Animal Control ordinance adopted by reference; Enforcement; Amending Section 8-2 "Number of Pet Animals Restricted"; Creating New Section 8-6 "Animal Restrictions for Property Zoned Agriculture"; Creating New Section 8-7 "Exemption for Not-for-Profit Youth or Special Need Adult Organizations"; providing for severability; conflict; codification; administrative correction, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-07**

**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:**

Ordinance No. 2023-07 amends the St. Cloud Code of Ordinances to provide additional regulations for animals in the Agricultural zoning district. The regulations were modified to match best management practices in the animal industry. In addition, the proposed ordinance increases the number of chickens allowed in the Backyard Chicken Program to six and allows an exemption for youth participating in the 4H or FFA programs. The changes are intended to provide a smooth transition of properties being annexed from the County with agricultural zoning.

At the request of City Council, City staff has worked with the Agriculture Ad Hoc Advisory Committee to propose modifications to the Land Development Code and the Code of Ordinances to establish agricultural uses and best management practices to allow the smooth transition of Agriculturally zoned properties from the County into the City limits. There are two ordinances proposed to accomplish this. This second Ordinance specifically addresses animals on Agriculturally zoned properties. The first ordinance, Ordinance No. 2023-06, is on the same agenda and adds some standard agricultural uses to the City's Agriculture (A) zoning district in the LDC.

**REQUEST:**

The request is to approve **Ordinance No. 2023-07** for the amendment of Chapter 8, "Animals" of the Code of Ordinances of 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. Based on Section 7.03 of the Charter and Related Laws, The City Council shall adopt, and from time to time modify, a comprehensive plan setting forth in graphic and textual form policies to direct the future physical development of the city as provided by law. The City Council has the final authority and responsibility for the adoption and enforcement of regulations for the development of land which are based on, related to, and are a means of implementation for the adopted comprehensive plan required by the laws of this state in accordance with 3.21.1 of the Land Development Code.

**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:**

02/23/23 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-08

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-08**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning a utility easement located north of Jones Rd, east of Narcoossee Rd, and west of Outback Rd, specifically described in the body of this ordinance, providing for severability, conflicts and an effective date. (Above is full title) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-08**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject site is located north of Jones Rd, east of Narcoossee Road and south Outback Rd. The property (aka Preston Cove) is going through the development process. As such, existing easements which were previously platted or dedicated, but which contain no utilities or facilities, are being requested to be vacated. Any easements to support utilities required for the new development on the property will be dedicated with the subsequent approvals, either through the platting process or by separate easement documents.

**REQUEST:**

The applicant is requesting a vacation of a 25-foot Utility Easement. The subject property contains 78.46 acres more or less, and the Utility Easement contains 0.819 acres more or less.

**LEGAL AUTHORITY:**

Per Section 5.5.4.C. of the Land Development Code, the City Council shall base their decision on the recommendations from the Development Review Committee as well as impacts listed in this report.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this request.

Staff recommends **APPROVAL** of the requested utility easement vacation associated with Ordinance No. 2023-08.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/23/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Ordinance 2023-18

First Public Hearing: February 9, 2023

Second Public Hearing: February 23, 2023

**PLANNING AGENDA ITEM:**

**FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-18**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning the platted utility easement located west of Narcoossee Road and north of Jones Road, specifically described in the body of this ordinance; providing for an effective date. (Above is full title) (Final Public Hearing will be held on February 23, 2023) **ACTION ON ORDINANCE NO. 2023-18**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject site is located on the northwest corner of the intersection of Narcoossee Road and Jones Road. There are currently no utilities in the existing 25-foot wide easement and the request will facilitate redevelopment on the property. Any required easements to protect utilities proposed for new development will be dedicated at the time of the new development.

**REQUEST:**

The applicant is requesting a vacation of a 25-foot Utility Easement. The subject property contains 1.03 acres, more or less, and the Utility Easement contains 0.09 acres, more or less.

**LEGAL AUTHORITY:**

Per Section 5.5.4.C. of the Land Development Code, the City Council shall base their decision on the recommendations from the Development Review Committee as well as impacts listed in this report.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff recommends **APPROVAL** of the requested utility easement vacation associated with Ordinance No. 2023-18.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**



City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/23/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Public Hearings  
Resolution 2023-013R

First Public Hearing: February 9, 2023

**PLANNING AGENDA ITEM:**

**RESOLUTION NO. 2023-013R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for heliport/helipad in the "P" Professional zoning district on the 15.035 acres known as St. Cloud Hospital generally located north of 17th Street, west of Budinger Ave and south of Kansas Ave as described in the body of this resolution. (Above is the full title) **ACTION ON RESOLUTION NO. 2023-013R**

**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:**

The subject property has a Future Land Use designation of Private/Institutional and is located within the "P" Professional zoning district. The "P" Professional zoning district requires a Conditional Use for a "helipad."

The subject property has an existing helipad which will be relocated within the hospital campus. Helipads are an ancillary use to the hospital and provide expedient transport to nearby medical centers for critical patients.

**REQUEST:**

The applicant is requesting approval of a Conditional Use for a "helipad" in the "P" Professional zoning district

**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 six factual matters of Section 3.4.3.C.3.b of the Land Development Code.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Conditional Use for Resolution No. 2023-013R.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

02/09/2023 - Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Council Action  
Resolution 2023-027R

**CITY MANAGER AGENDA ITEM:**

Resolution No. 2023-027R, a resolution of the City Council of the City of St. Cloud, Florida adopting the Substantial Amendment to the FY 2022 Annual Action Plan for the Community Development Block Grant Program; providing for conflict and providing an effective date.

**COST:** No cost associated with this item.

**This is item is to accept the substantial amendment to the FY2 2022 Annual Action Plan for the Community Development Block Grant Program.**

**STRATEGIC PLAN GOAL:**

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

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

**BACKGROUND INFORMATION:**

As an entitlement community under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program, the City of St. Cloud is required to amend and propose for adoption the 2022 Annual Action Plan as a part of the 2019-2023 Consolidated Plan.

The 2022 Annual Action Plan outlines specific activities that will be undertaken by the city in its efforts to provide for decent, safe, and sanitary housing and creating a suitable living environment within the City of St. Cloud with an emphasis in benefiting low- and moderate-income persons.

On July 14, 2022, the City Council adopted Resolution No. 2022-070R which adopted the 2022 Annual Action Plan.

**REQUEST:**

Resolution 2023-027R enables the City to amend the 2022 Annual Action Plan to reallocate \$50,000 from the Economic Development category to Housing Programs and Housing Code Enforcement categories. This change will allow the addition of new energy efficiency programs to assist low to moderate-income households that require housing assistance. The City match is \$0.

The proposed funding amounts are as follows:

1. AM-1 Overall Coordination (Administration, Planning & Mgt. Strategy) - \$70,000
2. CD-1 & CD-2 Infrastructure Community Facilities (Community Development Strategy) - \$157,697

3. ED-2 Development (Economic Development Strategy) -- \$20,000
4. CD-3 Public Services (Community Development Strategy) - \$30,000
5. HS-4 Housing Rehabilitation (Housing Strategy) - \$80,000

**LEGAL AUTHORITY:**

Grants/Appropriations/Loans Policy Manual

**BUDGET AND RECOMMENDATION:**

No additional costs are associated with this item.  
Staff recommends **APPROVAL** of this request.

**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: 2/9/2023



**MEETING:** February 9, 2023

**Agenda Item Type:** Council Action

**CITY CLERK AGENDA ITEM:**

Discussion and possible action regarding the request for a reduction of lien for Code Enforcement Case # 2011-1300; the property address for this case is 20 Massachusetts Avenue, St. Cloud, Florida.

**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:**

Code Enforcement Case #2011-1300 (Alan Fink, Owner) has a Code Enforcement lien filed for the amount of \$80,500.00 in accrued fines, plus \$190.24 for administrative costs incurred by the city. The case total is \$80,690.24 which is over the \$50,000 threshold requiring Council approval. The violation related to allowing the property at 20 Massachusetts to be occupied without proper maintenance and repair.

Mr. Alan Fink is offering a settlement amount of \$8,069.24, 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. In accordance with the City's policy, since the lien amount is over \$50,000, the Code Enforcement Special Magistrate reviewed the request and has recommended that the Council approve the reduction to \$8,069.24.

**REQUEST:**

Request Council act as deemed appropriate.

**LEGAL AUTHORITY:**

162.09 Florida Statutes

**BUDGET AND RECOMMENDATION:**

Magistrate Drew Smith Recommends **APPROVAL** of the settlement offer. (See attached)

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**  
2/9/2023- Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Council Action

**CITY CLERK AGENDA ITEM:**

Discussion and possible action regarding the request for a reduction of lien for Code Enforcement Case # 2011-1330; the property address for this case is 824 Massachusetts Avenue, St. Cloud, Florida.

**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:**

Code Enforcement Case #2011-1330 (Alan Fink, Owner) has a Code Enforcement lien filed for the amount of \$2,592,100.00 in accrued fines, plus \$197.16 for administrative costs incurred by the city. The case total is \$2,592,297.16 which is over the \$50,000 threshold requiring Council approval. His violation was related to allowing use of the residence at 824 Massachusetts without proper repair and maintenance.

Mr. Alan Fink is offering a settlement amount of \$26,151.00, 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. In accordance with the City's policy, since the lien amount is over \$50,000, the Code Enforcement Special Magistrate reviewed the request and has recommended that the Council approve the reduction to \$26,151.00.

**REQUEST:**

Request Council act as deemed appropriate.

**LEGAL AUTHORITY:**

162.09 Florida Statutes

**BUDGET AND RECOMMENDATION:**

Magistrate Drew Smith Recommends **APPROVAL** of the settlement offer. (See attached)

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval



**CITY COUNCIL ACTION:**  
2/9/2023- Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Council Action

**CITY CLERK AGENDA ITEM:**

Discussion and possible action regarding the request for a reduction of lien for Code Enforcement Case # 2022-815; the property address for this case is 4291 Bull Street, St. Cloud, Florida.

**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:**

Code Enforcement Case #2022-815 (Upward America Southeast Property Owner LP, Owner) has a Code Enforcement lien filed for the amount of \$63,500.00 in accrued fines, plus \$295.64 for administrative costs incurred by the city. The case total is \$63,795.64 which is over the \$50,000 threshold requiring Council approval. The violation related to failure to install screens for the dwelling at 4291 Bull Street.

Ms. Candice Lubin is offering a settlement amount of \$2000.00, with a counteroffer from the City Manager for a reduction to \$6,645.64 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. In accordance with the City's policy, since the lien amount is over \$50,000, the Code Enforcement Special Magistrate reviewed the request and has recommended that the Council approve the reduction to \$6,645.64.

**REQUEST:**

Request Council act as deemed appropriate.

**LEGAL AUTHORITY:**

162.09 Florida Statutes

**BUDGET AND RECOMMENDATION:**

Magistrate Drew Smith Recommends **APPROVAL** of the settlement offer. (See attached)

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends approval

**CITY COUNCIL ACTION:**

2/9/2023- Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Council Action

**CITY CLERK AGENDA ITEM:**

Discussion and possible action regarding appointments to boards and committees with vacancies and expiring terms for the Community Redevelopment Agency, Economic Development Advisory Committee, Finance Committee, Historic Preservation Board, Planning Commission, Recreation Advisory Committee, Tree Advisory Committee and Zoning Board of Adjustment.

**STRATEGIC PLAN GOAL:**

**Professional Workforce:** To attract and retain highly skilled staff in order to provide services to the community.

**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.

**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:**

As a result of a recent recruitment effort, applications have been submitted by the public as well as committee members applying to be considered for re-appointment on the Community Redevelopment Agency, Economic Development Advisory Committee, Finance Committee, Historic Preservation Board, Planning Commission, Recreation Advisory Committee, Tree Advisory Committee and Zoning Board of Adjustment.

**REQUEST:**

Request council discussion and possible action regarding the appointments and re-appointments to boards and committee vacancies and term expirations.

**LEGAL AUTHORITY:**

Community Redevelopment Agency = State Statute 163.357 (1) (c)

Economic Development Advisory Committee = City Council by adoption of Resolution #2015-066R

Finance Committee = City Code, Article VII, Section 7.01 - and - Land Development Code, Article III, Division 4-3.4.3

Historic Preservation Board = City Council by adoption of Ordinance 2016-55

Planning Commission = City Code - Article VII, Section 7.01 and Land Development Code - Article III, Division 4 - 3.4.3

Recreation Advisory Committee = Established by city council at the August 17, 1978 City Council meeting

Tree Advisory Committee = Established by city council by adoption of Ordinance 97-38  
Zoning Board of Adjustment = Land Development Code, Div.4, 3.4.1

**BUDGET AND RECOMMENDATION:**

No cost associated with this item.

Recommend Council act as deemed appropriate.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager Miller recommends Council act as deemed appropriate.

**CITY COUNCIL ACTION:**

2/9/2023 Final Action



**MEETING:** February 9, 2023

**Agenda Item Type:** Council Action

**CITY CLERK AGENDA ITEM:**

Discussion and possible action regarding the ratification of appointee to Seat # 5, on the Police and Firefighter Pension Board.

**COST:** No cost associated with this item.

**This item is for the ratification of Seat # 5 on the Police and Fire Pension Board.**

**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:**

On November 8, 2023, the Police and Firefighter Pension Board appointed Vinny Shepard to Seat # 5 on the board. Application of the appointee is submitted to City Council for ratification.

**REQUEST:**

Requesting Ratification of appointee.

**LEGAL AUTHORITY:**

Ordinance 2009-16

**BUDGET AND RECOMMENDATION:**

No cost associated with this item.

Recommend Council act as deemed appropriate.

**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: 2/9/23