

ST. CLOUD CITY COUNCIL REGULAR MEETING

Thursday, March 23, 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

- There are no presentations at this time.

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. Minutes: January 13, 2022 / Regular Meeting; January 27, 2022 / Regular Meeting and February 9, 2023 / Regular Meeting.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-49**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation “Industrial” to approximately 12.313 acres identified as 5700 Nova Rd, located east of Nova Rd, west of Pine Grove Rd, north of Hunters Ridge Blvd; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-49**
2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-50**, 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 12.313 acres identified as 5700 Nova Rd, from “AC” Agricultural Development and Conservation (County) to a “I-1” Industrial 1 (City) zoning designation, with a “Industrial” future land use designation adopted by Ordinance No. 2022-49, generally located east of Nova Rd, west of Pine Grove Rd, north of Hunters Ridge Blvd, providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2022-50**
3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-10**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 29.48 acres identified as Amavi St Cloud, Clay Whaley, located south of Clay Whaley, west of Florida’s Turnpike and east of Stagecoach Rd; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2023-10**
4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-16**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation “Private/Institutional” to approximately 0.82 acres identified as St Cloud Eye Center, located south of 17th St, east of Budinger Ave, west of Longleaf Dr, north of Shelby Ruth Pl; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2023-16**
5. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-17**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the zoning amendment of the zoning map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately 0.82 acres identified as St Cloud Eye Center, from “R-3” Multiple-Family Dwelling to a “P” Professional zoning designation, with a “Private/Institutional” future land use designation adopted by Ordinance No. 2023-16, generally located south of 17th St, east of Budinger Ave, west of Longleaf Dr, and north of Shelby Ruth Pl, providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2023-17**

X. Council Action

There are no Council Action items at this time.

XI. City Attorney

XII. City Manager

XIII. Mayor and Council Members

XIV. Information Section and Report Section

- Thursday, April 4, 2023 - Community Redevelopment Agency Meeting - 6:00 p.m. @ City Hall, Council Chambers
- Thursday, April 13, 2023 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Reports:

- Warrant List #7

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: March 23, 2023

Agenda Item Type: Public Hearings
Ordinance 2022-49

First Public Hearing: March 9, 2023

Second Public Hearing: March 23, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-49, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation “Industrial” to approximately 12.313 acres identified as 5700 Nova Rd, located east of Nova Rd, west of Pine Grove Rd, north of Hunters Ridge Blvd; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2022-49**

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.

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

BACKGROUND INFORMATION:

The subject property is generally located east of Nova Rd, west Pine Gove Rd, north of Hunters Ridge Blvd. The City annexed this property totaling approximately 12.313 acres on September 8, 2022, without establishing a future land use or zoning designation.

The applicant’s request for a Comprehensive Plan Amendment to Industrial is consistent with the Comprehensive Plan objective 2.1, the Envision St. Cloud Master Plan and zoning map designation of “I-1” Industrial 1 requested in Ordinance No. 2022-50.

According to the City’s most recent Comprehensive Plan, Future Land Use Element there are 61 acres of existing Industrial land use located on 17th Street and west of Orange Ave. The projection is for Industrial land use to reach 233 acres.

Due to the property’s proximity to the approved Center Lake Ranch mixed use development to the north, and the proposed future development of the Osceola County bus depot and high school to the southeast; staff is in support of the Industrial Future Land Use.

REQUEST:

The applicant is requesting consideration of a Comprehensive Plan Amendment from Low Density Residential (County) to Industrial (City) for approximately 12.313 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 City Council's review.

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

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2022-49.

On February 21, 2023 the Planning Commission reviewed this request for Comprehensive Plan Amendment and recommended **APPROVAL** of Ordinance 2022-49.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval.

CITY COUNCIL ACTION:

8/11/2022 - Motion by Matheny to continue this item to the 9/8/22 Council Meeting. Seconded by Trace. Passed 5-0

9/8/2022 - Motion by Matheny to continue until staff determines the project is ready to proceed based on their review. Seconded by Askew. Passed 5-0

03/09/2023 - The motion was made by Council Member Gilbert and seconded by Council Member Fletcher. The motion carried 4-0.

3/23/2023 - Final Action



MEETING: March 23, 2023

Agenda Item Type: Public Hearings
Ordinance 2022-50

First Public Hearing: March 9, 2023

Second Public Hearing: March 23, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2022-50, 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 12.313 acres identified as 5700 Nova Rd, from “AC” Agricultural Development and Conservation (County) to a “I-1” Industrial 1 (City) zoning designation, with a “Industrial” future land use designation adopted by Ordinance No. 2022-49, generally located east of Nova Rd, west of Pine Grove Rd, north of Hunters Ridge Blvd, providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2022-50**

STRATEGIC PLAN GOAL:

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

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 is generally located east of Nova Rd, west Pine Gove Rd, north of Hunters Ridge Blvd. The City annexed this property totaling approximately 12.313 acres on September 8, 2022, without establishing a future land use or zoning designation.

The applicant’s request for a Zoning Map Amendment to “I-1” Industrial District 1 is consistent with the Future Land Use designation of Industrial requested in Ordinance No. 2022-49.

According to the City’s most recent Comprehensive Plan, Future Land Use Element there are 61 acres of existing Industrial land use located on 17th Street and west of Orange Ave. The projection is for Industrial land use to reach 233 acres.

Due to the property’s close proximity to an approved future mixed use development to the north, and the proposed future development of the Osceola County bus depot and high school to the southeast; staff is in support of “I-1” Industrial District 1 zoning designation which allows for light industrial uses (i.e. frozen food locker, furniture refinishing, data processing center and so forth).

REQUEST:

The applicant is requesting consideration of a zoning map amendment from “AC” Agricultural (County) to “I-1” Industrial District 1 (City) for approximately 12.313 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 City Council's review.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2022-50.

On February 21, 2023, the Planning Commission reviewed this request for Zoning Map Amendment and recommended **APPROVAL** of Ordinance 2022-50.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval.

CITY COUNCIL ACTION:

8/11/2022 - Motion by Trace to continue this item to the 9/8/22 Council Meeting. Seconded by Matheny. Passed 5-0

9/8/2022 - Motion by Matheny to continue until staff determines the project is ready to proceed based on their review. Seconded by Askew. Passed 5-0

03/09/2023 - The motion was made by Council Member Matheny and seconded by Council Member Fletcher. The motion carried 4-0.

03/23/2023 - Final Action



MEETING: March 23, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-10

First Public Hearing: March 9, 2023

Second Public Hearing: March 23, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-10, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 29.48 acres identified as Amavi St Cloud, Clay Whaley, located south of Clay Whaley, west of Florida's Turnpike and east of Stagecoach Rd; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2023-10**

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 Clay Whaley, west of Florida's Turnpike, and east of Stagecoach Rd. The property is comprised of one undeveloped parcel totaling approximately 29.48 acres within the Joint Planning Area boundary.

The proposed development is designated as Neighborhood 2 pursuant to the East Lake Toho Master Concept Plan.

REQUEST:

The applicant is requesting consideration of a voluntary annexation for approximately 29.48 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings 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 City Council's review.

Section 171.044, Voluntary Annexation, Florida Statutes.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Voluntary Annexation for Ordinance No. 2023-10.

On February 21, 2023 the Planning Commission reviewed this request for voluntary Annexation

and recommended **APPROVAL** of Ordinance 2023-10.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval.

CITY COUNCIL ACTION:

03/23/2023 - Final Action

03/09/2023 - The motion was made by Mayor Blackwell and seconded by Council Member Fletcher. The motion carried 4-0.



MEETING: March 23, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-16

First Public Hearing: March 9, 2023

Second Public Hearing: March 23, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-16, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation “Private/Institutional” to approximately 0.82 acres identified as St Cloud Eye Center, located south of 17th St, east of Budinger Ave, west of Longleaf Dr, north of Shelby Ruth Pl; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2023-16**

STRATEGIC PLAN GOAL:

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

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 is generally located south of 17th St, east of Budinger Ave, west of Longleaf Dr, north of Shelby Ruth Pl. The property is totaling approximately 0.82 acres within the Joint Planning Area (JPA) boundary.

A Pre-Application meeting was held on September 1, 2022, in which the applicant provided a conceptual plan depicting one commercial building, totaling 8,400 square feet. Based upon the conceptual plan, the proposed development is consistent with the development regulations shown in Table III-6 of the Land Development Code for the “P” Professional zoning district.

The applicant’s request for a Comprehensive Plan Amendment to Private/Institutional is consistent with the Zoning Map Amendment designation of “P” Professional (Ordinance 2023-17).

REQUEST:

The applicant is requesting consideration of a Comprehensive Plan Amendment from Medium Density Residential to Private/Institutional for approximately 0.82 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.

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

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Comprehensive Plan Amendment for Ordinance No. 2023-16.

On February 21, 2023 the Planning Commission reviewed this request for Comprehensive Plan Amendment and recommended **APPROVAL** of Ordinance 2023-16.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval.

CITY COUNCIL ACTION:

03/23/2023 - Final Action

03/09/2023 - The motion was made by Council Member Matheny and seconded by Council Member Fletcher. The motion carried 4-0.



MEETING: March 23, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-17

First Public Hearing: March 9, 2023

Second Public Hearing: March 23, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-17, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the zoning amendment of the zoning map of the Land Development Code of the City of St. Cloud, Florida, specifically, changing the zoning designation of approximately 0.82 acres identified as St Cloud Eye Center, from “R-3” Multiple-Family Dwelling to a “P” Professional zoning designation, with a “Private/Institutional” future land use designation adopted by Ordinance No. 2023-16, generally located south of 17th St, east of Budinger Ave, west of Longleaf Dr, and north of Shelby Ruth Pl, providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2023-17**

STRATEGIC PLAN GOAL:

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

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 is generally located south of 17th St, east of Budinger Ave, west of Longleaf Dr, north of Shelby Ruth Pl. The property is totaling approximately 0.82 acres within the Joint Planning Area (JPA) boundary.

A Pre-Application meeting was held on September 1, 2022, in which the applicant provided a conceptual plan depicting one commercial building, totaling 8,400 square feet. Based upon the conceptual plan, the proposed development is consistent with the development regulations shown in Table III-6 of the Land Development Code for the “P” Professional zoning district.

The applicant’s request for a Zoning Map Amendment to “P” Professional is consistent with the Future Land Use designation of Private/Institutional (Ordinance 2023-16).

REQUEST:

The applicant is requesting consideration of a zoning map amendment from “R-3” Multi-Family Dwelling to “P” Professional for approximately 0.82 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 City Council's review.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2023-17.

On February 21, 2023 the Planning Commission reviewed this request for Zoning Map Amendment and recommended **APPROVAL** of Ordinance 2023-17.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager Miller recommends approval.

CITY COUNCIL ACTION:

03/23/2023 - Final Action

03/09/2023 - The motion was made by Council Member Matheny and seconded by Council Member Gilbert. The motion carried 4-0.