

ST. CLOUD CITY COUNCIL REGULAR MEETING

Thursday, June 8, 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 regarding the FY23 Community Project Funding Request for the Hopkins Park Service Area
- Presentation by the St. Cloud Main Street Program regarding their annual report

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. 2023-104R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into an agreement between the City of St. Cloud,

Florida, as an entitlement city, and Osceola Council on Aging for the execution of housing rehabilitation services for Tracey Manor, utilizing FY 20 & 21 Community Development Block Grant funding, and any amendments therefore; providing for conflict and providing an effective date.

COST: up to \$427,136.20, CDBG funds

This item is authorizing the execution of the agreement with Osceola Council on Aging for housing rehabilitation activities at the Tracey Manor development.

- B. Resolution No. 2023-111R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to Invitation to Bid (ITB) No. 2023-028, to High Standard Construction, Inc., whose subject matter is Canoe Creek Road - Friars Cove Lane Traffic Signal, establishing a contingency, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.

COST: up to \$524,539.26 (includes base bid \$499,561.20 plus 5% contingency \$24,978.06)

This item is to award a contract to High Standard Construction, Inc. for the installation of an emergency traffic signal at the Friars Cove Lane and Canoe Creek Road intersection for emergency responses from Fire Station #33. This signal will also include a new protected pedestrian crossing at this intersection.

- C. Resolution No. 2023-115R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to approve the Esri Small Municipal and County Government Enterprise Agreement (SGEA) for enterprise GIS licenses and maintenance with Environmental Systems Research Institute, Inc. (ESRI), a sole provider in the best interest of the City of St. Cloud, and providing an effective date.

COST: up to \$165,000.00 (\$55,000.00 each year for three years)

This item is to approve a three (3) year agreement for enterprise Geographic Information System (GIS) licenses and maintenance for the IT Department.

- D. Resolution No. 2023-117R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Osceola Engineering, Inc. dated October 28, 2022, and any amendments thereto, for Proposal for Professional Services for a Vulnerability Analysis for the City of St. Cloud, Florida, and providing an effective date.

COST: up to \$200,000.00 (Project Cost: \$200,000.00 / State Share: \$200,000.00 / City Match: \$0)

This item is to approve a task authorization for the city-wide vulnerability assessment funded by the Resilient Florida Program Grant Award.

- E. Request City Council's approval of Courtyards at St. Cloud South Preliminary Subdivision Plan, creating thirty single-family detached lots on approximately 9.62 acres of land in the R-1B zoning district, along with stormwater pond and open space tracts.

COST: There is no cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for Courtyards at St. Cloud South, which contains thirty single-family detached lots.

IX. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-23**, 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 4.08 acres identified as Davis Island, from “MH-A” (city) manufactured/mobile home annexation and “MH-2” (city) residential, manufactured/mobile home to a “R-3” Multi-Family Dwelling (city) zoning designation, located on 2256 Missouri Avenue, providing for entering the designation on the official zoning map, filing of the planning commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2023-23**
2. **FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-26**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation of “Private/Institutional” to approximately 2.91 acres identified as 2351 Canoe Creek Road Development, located north of Fertic Rd, east of Canoe Creek Rd, and west of Missouri Ave; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-26**
3. **FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-27**, 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 2.91 acres identified as 2351 Canoe Creek Rd, from “R-E” single family dwelling zoning designation to “P” Professional zoning designation, with a Private/Institutional Future Land Use designation adopted by Ordinance No. 2023-26, generally located north of Fertic Rd, east of Canoe Creek Rd, and west of Missouri Ave; providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-27**
4. **FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-28**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation of “Commercial” to approximately 3.34 acres identified as Mi Nolte, located south of Nolte Rd, east of Michigan Ave, and west of Delaware Ave; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-28**
5. **FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-29**, 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 3.34 acres identified as Mi Nolte, from “A” Agricultural and “R-E” single family dwelling zoning designation to “BC” Business Commercial zoning designation, with a Commercial Future Land Use designation adopted by Ordinance No. 2023-28, generally located south of Nolte Rd, east of Michigan Ave, and west of Delaware Ave; providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability and effective date. (Above is full

title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-29**

6. **FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-30**, an ordinance of the City Council of the City of St. Cloud, Florida to annex into the City of St. Cloud, Florida, approximately 14.36 acres identified as Old Hickory Tree Estates, located north of Gramercy Farms Rd, west of Hickory Tree Rd and east of Old Hickory Tree Rd; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-30**
7. **FIRST READING AND INTRODUCTION FOR ORDINANCE 2023-31**, an ordinance of the City of St. Cloud, amending the City of St. Cloud General Employees' Retirement System; Amending Section 6, Benefits Amounts and Eligibility; Providing for codification; Providing for severability of provisions; Repealing all ordinances in conflict herewith and providing an effective date. (Above is full title) (Final Public Hearing will be heard on June 22, 2023) **ACTION ON ORDINANCE 2023-31**.
8. **FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-32**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 2, "Administration" Article II, "City Council," Division 1, "Generally", Section 2-31, "Salary" to provide and establish City Council salaries based on future population growth, providing an effective date, providing that Council Member holding a Council seat as of the date that this ordinance is adopted, shall not be eligible for an increase unless that Council Member has been reelected or reappointed after final adoption hereof; providing for severability, conflict, and codification. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-32**
9. **FIRST PUBLIC HEARING FOR RESOLUTION NO. 2023-113R**, a resolution of the City Council of the City of St. Cloud, Florida, adopting the FY 2023 Annual Action Plan for the Community Development Block Grant Program; providing for conflict; and providing an effective date. (Above is full title) (Final Public Hearing will be held on July 20, 2023) **FIRST OF TWO REQUIRED PUBLIC HEARINGS**

X. Council Action

1. 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, June 15, 2023 - City Council Workshop – Cancelled
- Monday, June 19, 2023 - City Offices will be closed in observance of the Juneteenth Holiday
- Thursday, June 22, 2023 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Proclamations:

- Proclamation in recognition of LGBTQ+ Pride Month

Reports:

- Warrant List #12
- Economic Development Advisory Committee Minutes March 2023 - Approved.
- Tree Advisory Committee Minutes February 2023 – Approved

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: June 8, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-104R

ECONOMIC DEVELOPMENT AGENDA ITEM:

Resolution No. 2023-104R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into an agreement between the City of St. Cloud, Florida, as an entitlement city, and Osceola Council on Aging for the execution of housing rehabilitation services for Tracey Manor, utilizing FY 20 & 21 Community Development Block Grant funding, and any amendments therefore; providing for conflict and providing an effective date.

COST: up to \$427,136.20, CDBG funds

This item is authorizing the execution of the agreement with Osceola Council on Aging for housing rehabilitation activities at the Tracey Manor development.

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 adopted 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 April 28, 2023, the 2022 Annual Action Plan Amendment allowed the addition of new programs to assist low to moderate-income households that require housing assistance, reallocating uncommitted and unused funds of \$207,399 from PY 2019 funds and \$219,737 from PY 2020 funds for a total of \$427,136 to be used for housing rehabilitation activities.

Created in 1971, the Osceola Council on Aging is the largest social services organization in Osceola County, providing a wide array of services and programs to meet the needs of our community. Though the name implies services for just the elderly, their scope of services extend to families as well, helping during crisis to enable generations of residents to cope with challenges. The Osceola Council on Aging is a 501 (c) 3, non-profit, private charitable organization dedicated to providing services to enable independence and self-sufficiency for seniors, disabled adults, the disadvantaged and families in poverty.

The Osceola Council on Aging's Home Rehabilitation programs offer repair and maintenance to improve the safety of housing owned and occupied by low-income seniors and disabled residents.

REQUEST:

The resolution authorizes the City to enter into an agreement with Osceola Council on Aging, as a subrecipient, in an amount of \$427,136.20 in FY 19 & 20 CDBG funds to execute housing rehabilitation efforts including with energy efficient upgrades (appliances), replacement/addition of driveways, fencing, and weatherization.

LEGAL AUTHORITY:

Grants/Appropriations/Loans Policy Manual

BUDGET AND RECOMMENDATION:

Up to \$427,136.20 from 140-5420-515.31-00 CDBG - Professional Services.
Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies.
Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL**.

CITY COUNCIL ACTION:

Final action 06/08/2023



MEETING: June 8, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-111R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-111R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to Invitation to Bid (ITB) No. 2023-028, to High Standard Construction, Inc., whose subject matter is Canoe Creek Road - Friars Cove Lane Traffic Signal, establishing a contingency, authorizing the City Manager to approve change orders without increasing the approved budget, and providing an effective date.

COST: up to \$524,539.26 (includes base bid \$499,561.20 plus 5% contingency \$24,978.06)

This item is to award a contract to High Standard Construction, Inc. for the installation of an emergency traffic signal at the Friars Cove Lane and Canoe Creek Road intersection for emergency responses from Fire Station #33. This signal will also include a new protected pedestrian crossing at this intersection.

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 for the construction of an emergency traffic signal at the intersection of Canoe Creek Road and Friars Cove Lane for Fire Station #33. It will be flashing yellow for traffic on Canoe Creek Road and only change when the fire station, or pedestrians, call for it to change. Crosswalks, sidewalk ramps, and pavement markings are also to be constructed with the project.

ITB 2023-028 Canoe Creek Road - Friars Cove Lane Traffic Signal was advertised in the Orlando Sentinel and on myvendorlink.com beginning on March 5, 2023 with a due date of April 11, 2023. Myvendorlink.com shows that 46 vendors were notified and there were 25 planholders for this ITB. The deadline for questions was 5:00 pm on March 24, 2023.

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

1. High Standard Construction, Inc.

The submittal was reviewed by the engineer of record, Tetra Tech, Inc. Tetra Tech recommends the award of the project to High Standard Construction, Inc. As a result, High Standard Construction, Inc. was found to be the lowest responsive, responsible bidder in the best interest of the City. The project's contract timeline is 150 days for substantial completion and an additional 30 days for final completion.

REQUEST:

Resolution No. 2023-111R will approve the award of ITB No. 2023-028 Canoe Creek Road - Friars Cove Lane Traffic Signal to High Standard Construction, Inc.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Budgeted: \$524,945.00/Actual Cost: up to \$524,539.26 (includes base bid \$499,561.20 plus 5% contingency \$24,978.06)

One Percent Fund

Project PS2109

300-9595-522.31-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

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

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/08/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-115R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-115R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to approve the Esri Small Municipal and County Government Enterprise Agreement (SGEA) for enterprise GIS licenses and maintenance with Environmental Systems Research Institute, Inc. (ESRI), a sole provider in the best interest of the City of St. Cloud, and providing an effective date.

COST: up to \$165,000.00 (\$55,000.00 each year for three years)

This item is to approve a three (3) year agreement for enterprise Geographic Information System (GIS) licenses and maintenance for the IT Department.

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 Roberto Smith, Information Technology Director, ESRI software offers unique capabilities and flexible licensing for applying location-based analytics throughout the City's business practices. Software uses contextual tools to visualize and analyze data and allows users to collaborate and share via maps, apps, dashboards, and reports. This agreement will provide our organization with numerous benefits including; a lower cost per unit for licensed software, substantially reduced administrative and procurement expenses and complete flexibility to deploy software products when and where needed.

REQUEST:

Resolution No. 2023-115R will approve a three (3) year agreement with Environmental Research Institute, Inc. for enterprise GIS licenses and maintenance.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Budgeted \$55,000/Actual Cost up to \$165,000.00 (\$55,000.00 each year for three years)

General Fund

001-4512-516.46-01

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

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

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** for this item.

CITY COUNCIL ACTION:

06/08/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Consent Agenda
Resolution 2023-117R

PROCUREMENT AGENDA ITEM:

Resolution No. 2023-117R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Osceola Engineering, Inc. dated October 28, 2022, and any amendments thereto, for Proposal for Professional Services for a Vulnerability Analysis for the City of St. Cloud, Florida, and providing an effective date.

COST: up to \$200,000.00 (Project Cost: \$200,000.00 / State Share: \$200,000.00 / City Match: \$0)

This item is to approve a task authorization for the city-wide vulnerability assessment funded by the Resilient Florida Program Grant Award.

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:

The City Council recently approved receipt of a grant award of \$200,000 from the Department of Environmental Protection (FDEP) through its Resilient Program Grant. The Grant assists local governments in the planning and development of a capital project list for critical facilities mitigating against flooding risk. Funds will be used to prepare a City-wide Vulnerability Assessment Project (Project), including a comprehensive Vulnerability Assessment (VA) pursuant to Section 380.093, Florida Statutes (F.S.). The VA will assess inflow and infiltration issues, sanitary sewer overflows, and repetitive loss structures, incorporating a recently performed inflow abatement study and stormwater master plan for the historic grid area. The City is also required to draft an Adaptation Plan (AP) that will be used to prioritize future projects to mitigate impacts of flooding on the City's critical assets that will be identified during the VA. To assist the City with this Project, staff has worked with Osceola Engineering, Inc. on a scope and fee. The proposed Task Authorization will provide the required VA, facilitate the public outreach effort, and will be completed within the Grant Award deadline (June 2024).

REQUEST:

Resolution No. 2023-117R will approve the task authorization to Osceola Engineering, Inc. for Professional Services for a Vulnerability Analysis for the City of St. Cloud, Florida.

LEGAL AUTHORITY:

Grants/Appropriations/Loans Policy Manual; G.A.L. Policy

BUDGET AND RECOMMENDATION:

Actual Cost up to \$200,000.00 (Project Cost: \$200,000.00 / State Share: \$200,000.00 / City

Match: \$0)

Stormwater Fund

450-7063-538.34-00

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/08/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Consent Agenda

PLANNING AGENDA ITEM:

Request City Council's approval of Courtyards at St. Cloud South Preliminary Subdivision Plan, creating thirty single-family detached lots on approximately 9.62 acres of land in the R-1B zoning district, along with stormwater pond and open space tracts.

COST: There is no cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for Courtyards at St. Cloud South, which contains thirty single-family detached lots.

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 Fertic Road, west of Michigan Avenue, east of Indiana Avenue and north of New Nolte Road. The property has approximately 9.62 +/- acres with a Future Land Use Map designation of Low Density Residential and is located within the R-1B zoning district. The "LDR" Low Density Residential Future Land Use designation allows a maximum of 4 dwelling units per acre. The proposed density for this development is 3.11 dwelling units per acre. The project also proposes 1.92 acres of open space and 1.57 acres of ponds.

REQUEST:

Request City Council's approval of Courtyards at St. Cloud South Preliminary Subdivision Plan, creating thirty single-family detached lots on approximately 9.62 acres of land along with stormwater pond and open space tracts.

LEGAL AUTHORITY:

Per Land Development Code Section 5.2.2.F.2- City Council Review, at its regularly scheduled meeting, the City Council shall review the Preliminary Subdivision Plan.

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:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/08/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-23

First Public Hearing: May 25, 2023

Second Public Hearing: June 8, 2023

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2023-23, 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 4.08 acres identified as Davis Island, from “MH-A” (city) manufactured/mobile home annexation and “MH-2” (city) residential, manufactured/mobile home to a “R-3” Multi-Family Dwelling (city) zoning designation, located on 2256 Missouri Avenue, providing for entering the designation on the official zoning map, filing of the planning commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2023-23**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property is located at 2256 Missouri Avenue. The property totals approximately 4.08 acres.

A Pre-Application meeting was held on January 6, 2022, in which the applicant proposed replacing five existing mobile homes with a community of townhomes/duplexes. Based upon that, the proposed development is consistent with the development regulations shown in Table III-4 of the Land Development Code for the R-3 zoning district.

The applicant’s request for a Zoning Map Amendment to “R-3” Multi-Family Dwelling is consistent with the Future Land Use designation of “MDR” Medium Density Residential.

REQUEST:

The applicant is requesting consideration of a zoning map amendment from “MH-A” Manufactured/Mobile Home Annexation and “MH-2” Residential to “R-3” Multi-Family Dwelling for approximately 4.08 acres of land identified as Davis Island.

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. 2023-23.

Planning Commission recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2023-23.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

05/25/23 - Motion to approve by Gilbert, seconded by Urban. Passed 5-0.

06/08/23- Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-26

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-26, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation of “Private/Institutional” to approximately 2.91 acres identified as 2351 Canoe Creek Road Development, located north of Fertic Rd, east of Canoe Creek Rd, and west of Missouri Ave; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-26**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property is generally located north of Fertic Rd, east of Canoe Creek Rd and west of Missouri Ave. It is adjacent to and surrounds a parcel on the northeast corner of Fertic Rd and Canoe Creek Rd which has the requested Private/Institutional Future Land Use designation. In addition, the conversion to non-residential uses will add to the balance of jobs and services with the existing residential development in the area. As a result, staff recommends approval.

Subsequently, the applicant is also requesting a Zoning Map Amendment (Ordinance 2023-27) with the designation of “P” Professional.

REQUEST:

The applicant is requesting consideration of a Comprehensive Plan Amendment from “LDR” Low Density Residential to Private/Institutional for approximately 2.91 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. 2023-26.

On May 16, 2023 the Planning Commission reviewed this request for Comprehensive Plan Amendment and recommended **APPROVAL** of Ordinance 2023-26.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-27

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-27, 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 2.91 acres identified as 2351 Canoe Creek Rd, from “R-E” single family dwelling zoning designation to “P” Professional zoning designation, with a Private/Institutional Future Land Use designation adopted by Ordinance No. 2023-26, generally located north of Fertic Rd, east of Canoe Creek Rd, and west of Missouri Ave; providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-27**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property is generally located north of Fertic Rd, east of Canoe Creek Rd and west of Missouri Ave. The property surrounds property at the northeast corner of Fertic Rd and Canoe Creek Rd with the requested zoning (“Professional”) designation. In addition, the applicant’s request for a Zoning Map Amendment to “P” Professional is consistent with the concurrent application in review for Comprehensive Plan Amendment (Ordinance 2023-26) and adds to the much-needed inventory for service/jobs acreage to eventually balance the needs in the area. As a result, staff recommends approval.

Though this zoning application does not require a site plan, a Pre-Application meeting was held on January 5, 2023, in which the applicant provided a conceptual plan depicting two office buildings, totaling 26,000 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.

REQUEST:

The applicant is requesting consideration of a zoning map amendment from “R-E” Single-Family Dwelling to “P” Professional for approximately 2.91 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. 2023-27.

On May 16, 2023 the Planning Commission reviewed this request for Zoning Map Amendment and recommended **APPROVAL** of Ordinance 2023-27.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-28

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-28, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation of “Commercial” to approximately 3.34 acres identified as Mi Nolte, located south of Nolte Rd, east of Michigan Ave, and west of Delaware Ave; providing for amending the official future land use map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-28**

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 Nolte Rd and east of Michigan Ave. Parcel 1 is 1.85 acres and Parcel 2 is 1.49 acres, totaling approximately 3.34 acres. The current Future Land Use Map designation is Low Density Residential, with a Zoning Map designation of “A” Agricultural (Parcel 1) and “R-E” Single-Family (Parcel 2). As this is on a major corner at the intersection of Michigan Avenue and Nolte Road and supports the Comprehensive Plan by reserving more property to balance jobs and services with existing residential in the area, staff recommends approval.

Subsequently, the applicant is also requesting a Zoning Map Amendment (Ordinance 2023-29) with a designation of “HB” Highway Business.

REQUEST:

The applicant is requesting consideration of a Comprehensive Plan Amendment from “LDR” Low Density Residential to Commercial for approximately 3.34 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. 2023-28.

On May 16, 2023 the Planning Commission reviewed this request for Comprehensive Plan Amendment and recommended **APPROVAL** of Ordinance 2023-28.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-29

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-29, 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 3.34 acres identified as Mi Nolte, from “A” Agricultural and “R-E” single family dwelling zoning designation to “BC” Business Commercial zoning designation, with a Commercial Future Land Use designation adopted by Ordinance No. 2023-28, generally located south of Nolte Rd, east of Michigan Ave, and west of Delaware Ave; providing for entering the designation on the official zoning map, filing of the Planning Commission recommendation and proof of publication, severability and effective date. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-29**

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 Nolte Rd and east of Michigan Ave. Parcel 1 is 1.85 acres and Parcel 2 is 1.49 acres, totaling approximately 3.34 acres. There is a concurrent application for these properties for amending the Future Land Use Map designation in the Comprehensive Plan to “Commercial” (Ordinance No. 2023-28). Approval of the Comprehensive Plan amendment would support the requested zoning (initially BC, Business Commercial; reduced to a less intense HB, Highway Business). Likewise, as this is on a major corner at the intersection of Michigan Avenue and Nolte Road and supports the Comprehensive Plan by reserving more property to balance jobs and services with existing residential in the area, staff recommends approval.

A Pre-Application meeting was held on June 9, 2022, in which the applicant provided a conceptual plan depicting two retail buildings, totaling 16,600 square feet and one 4,000 square feet fast-food restaurant building. 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 “BC” Business Commercial or “HB” Highway Business zoning district. After the Planning Commission recommended approval of the zoning amendment to BC, staff discovered that the requested zoning was not the least intense to support the proposed use and requested the applicant to consider HB. At this time, the applicant has agreed to HB.

The applicant’s request for a Zoning Map Amendment to “HB” Highway Business is consistent with the Future Land Use designation of Commercial (Ordinance 2023-28).

REQUEST:

The applicant is requesting consideration of a zoning map amendment from ““A” Agricultural (Parcel 1) and “R-E” Single-Family (Parcel 2) to “HB” Highway Business for approximately 3.34 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. 2023-29.

On May 16, 2023 the Planning Commission reviewed this request for Zoning Map Amendment and recommended **APPROVAL** of Ordinance 2023-29.

FINANCE DIRECTOR’S COMMENTS:

N/A

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER’S COMMENTS:

Acting City Manager recommends **APPROVAL** for HB zoning.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-30

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION OF ORDINANCE NO. 2023-30, an ordinance of the City Council of the City of St. Cloud, Florida to annex into the City of St. Cloud, Florida, approximately 14.36 acres identified as Old Hickory Tree Estates, located north of Gramercy Farms Rd, west of Hickory Tree Rd and east of Old Hickory Tree Rd; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-30**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property is generally located north of Gramercy Farms Rd, east of Old Hickory Tree Rd and west of Hickory Tree Rd. The property is comprised of one parcel containing a single-family home and three undeveloped parcels. The property is adjacent to Old Hickory Tree Road and is contiguous to the City boundaries on its western boundary. It is within the Joint Planning Area as agreed with Osceola County. As such, staff is recommending approval of the voluntary annexation.

Currently, the applicant is still determining the type of development, and will therefore continue to work with City staff to determine the appropriate Future Land Use and zoning designation.

REQUEST:

The applicant is requesting consideration of a voluntary annexation for approximately 14.36 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. 2023-30.

On May 16, 2023 the Planning Commission reviewed this request for voluntary annexation and recommended **APPROVAL** of Ordinance 2023-30.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-31

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

HUMAN RESOURCES AGENDA ITEM:

FIRST READING AND INTRODUCTION FOR ORDINANCE 2023-31, an ordinance of the City of St. Cloud, amending the City of St. Cloud General Employees' Retirement System; Amending Section 6, Benefits Amounts and Eligibility; Providing for codification; Providing for severability of provisions; Repealing all ordinances in conflict herewith and providing an effective date. (Above is full title) (Final Public Hearing will be heard on June 22, 2023)
ACTION ON ORDINANCE 2023-31.

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The City's Pension Board has recommended a one-time ad-hoc increase to the General Employees' Retirement System. Effective October 1, 2023. This ordinance provides the applicable participants of the General Employees' Retirement System an ad-hoc one-time cost of living adjustment (COLA) of three percent. Applicable participants are those active participants (including DROP Retirees) who are in pay status on or before October 1, 2023.

REQUEST:

Request Council consideration of Ordinance 2023-31 for approval.

LEGAL AUTHORITY:

City of St. Cloud General Employees' Retirement System

BUDGET AND RECOMMENDATION:

The cost associated with this Ordinance is up to \$120,000 annually.

FINANCE DIRECTOR'S COMMENTS:

Funds were approved in the budget and are available in accordance with current policies. Finance Director recommends **APPROVAL** of this item.

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Ordinance 2023-32

First Public Hearing: June 8, 2023

Second Public Hearing: June 22, 2023

HUMAN RESOURCES AGENDA ITEM:

FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2023-32, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 2, “Administration” Article II, “City Council,” Division 1, “Generally”, Section 2-31, “Salary” to provide and establish City Council salaries based on future population growth, providing an effective date, providing that Council Member holding a Council seat as of the date that this ordinance is adopted, shall not be eligible for an increase unless that Council Member has been reelected or reappointed after final adoption hereof; providing for severability, conflict, and codification. (Above is full title) (Final Public Hearing will be held on June 22, 2023) **ACTION ON ORDINANCE NO. 2023-32**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

After receiving council consensus at a Council Workshop on May 18, 2023, this ordinance revises the compensation for City Council members. This ordinance would adjust compensation based on population of the City of St. Cloud and would only take effect for council members elected, reelected, or appointed on or after the effective date.

REQUEST:

Approve Ordinance 2023-32

LEGAL AUTHORITY:

City of St. Cloud Code of Ordinances, Article III, Section 3.03

BUDGET AND RECOMMENDATION:

There is no cost associated with this item in the current or subsequent fiscal year. Cost increases would take effect following the swearing in of three (3) Council seats in January 2025 for candidates who win their election in November 2024.

FINANCE DIRECTOR’S COMMENTS:

Finance Director recommends **APPROVAL** of this item

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER’S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

06/22/2023 - Final Action



MEETING: June 8, 2023

Agenda Item Type: Public Hearings
Resolution 2023-113R

First Public Hearing: June 8, 2023

Second Public Hearing: July 20, 2023

ECONOMIC DEVELOPMENT AGENDA ITEM:

FIRST PUBLIC HEARING FOR RESOLUTION NO. 2023-113R, a resolution of the City Council of the City of St. Cloud, Florida, adopting the FY 2023 Annual Action Plan for the Community Development Block Grant Program; providing for conflict; and providing an effective date. (Above is full title) (Final Public Hearing will be held on July 20, 2023) **FIRST OF TWO REQUIRED PUBLIC HEARINGS**

STRATEGIC PLAN GOAL:

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

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

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

BACKGROUND INFORMATION:

CDBG Annual Action Plans provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and goals identified in the City's 2019-2023 Consolidated Plan. The U.S. Department of Housing and Urban Development allocated to the City of St. Cloud for Fiscal Year 2023 (FY23) an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$337,301. A draft of the FY 2023 Annual Action Plan is on public display from May 18, 2023, through June 17, 2023. This first public hearing provides the public opportunity to hear and provide comments on said plan. All comments of various agencies, groups, and citizens will be taken into consideration.

REQUEST:

Resolution No. 2023-113R will authorize the City Council to approve the FY23 Annual Action Plan for the Community Development Block Grant Program.

LEGAL AUTHORITY:

Grants/Appropriations/Loans Policy Manual

BUDGET AND RECOMMENDATION:

No additional costs are associated with this item. This item is entirely funded with CDBG funds. Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Acting City Manager recommends **APPROVAL** of this item.

CITY COUNCIL ACTION:

7/20/2023 - Final Action