

**ST. CLOUD CITY COUNCIL REGULAR MEETING**  
**Thursday, November 12, 2020**  
**Community Center**  
**3101 17th Street**  
**6:30 p.m.**  
**Agenda**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

**I.** Call to Order

**II.** Invocation

**III.** Pledge of Allegiance

**IV.** Roll Call

- ◆ Mayor Nathan Blackwell
- ◆ Deputy Mayor Linette Matheny
- ◆ Council Member Chuck Cooper
- ◆ Council Member Dave Askew
- ◆ Council Member Keith Trace

**V.** Presentations

- Presentation regarding water and wastewater update

**VI.** 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.

**VII.** Consent Agenda: The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

**A.** Resolution No. 2020-272R, a resolution of the City Council of the City of St. Cloud, Florida, determining Fusus, LLC as a sole source provider in the best interest of the City of St. Cloud, authorizing the purchase of a Fusus CORE with AI (Artificial Intelligence) technology video collaboration platform and FususONE SaaS (Software as a Service) from Fusus, LLC, and providing an effective date.

**COST:** up to \$75,000.00 for FY 20/21; Total cost for three (3) year agreement \$205,000.00

**This item is to approve the purchase of a Fusus CORE with AI (Artificial Intelligence) technology video collaboration platform and FususONE SaaS (Software as a Service) from Fusus, LLC.**

- B. Resolution No. 2020-280R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to accept a public utilities easement from Aldi (Florida), LLC, for the Aldi Grocery Store, a commercial development, to have and to hold for all uses traditionally made of a public utilities easement.  
**COST:** No cost associated with this item.  
**This item is for a utilities easement for the Aldi Grocery Store, a commercial development.**
- C. Resolution No. 2020-282R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to accept a public utilities easement from BOOS-MCW St. Cloud, LLC, for a Mister Car Wash, a commercial development to have and to hold for all uses traditionally made of a public utilities easement.  
**COST:** No cost associated with this item.  
**This item is for a utilities easement for the Mister Car Wash, a commercial development.**
- D. Resolution No. 2020-287R, a resolution of the City Council of the City of St. Cloud, Florida, amending the Master Services and Hosting Agreement with Selectron Technologies, Inc. to increase Annual Call Fees, authorizing the City Manager to approve additional fees associated with increased volume of calls and messages, and providing an effective date.  
**COST:** This contract will be utilized by the Building Department for IVR system services on an as-needed basis from various approved and budgeted projects and expenditure accounts throughout the fiscal year.  
**This item will amend the Master Services and Hosting Agreement with Selectron Technologies Inc. to include additional Annual Call Fees for the Selectron IVR system.**
- E. Resolution No. 2020-290R, a resolution of the City Council of the City of St. Cloud, Florida, utilizing State of Florida Alternate Contract Source No. 43190000-18-NASPO-ACS-1, Public Safety Communication Equipment, Phase 1, Radios, Consoles, and Repeaters, which is reasonable and otherwise in the best interest of the City of St. Cloud, for the purchase of Motorola radios, providing for the award thereof to Motorola Solutions, Inc., and providing an effective date.  
**COST:** This contract will be utilized by various departments for the purchase of radios and associated equipment on an as-needed basis from various approved and budgeted projects and expenditure accounts throughout the fiscal year.  
**This item is to approve purchase of Motorola public safety radios, equipment and related services, from Motorola Solutions, Inc.**
- F. Minutes: June 25, 2020 / Regular Meeting and July 23, 2020 / Regular Meeting

## **VIII. Public Hearings**

- 1. FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-27**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into

the City of St. Cloud approximately 3.53 acres identified as Big Sky Storage Development, located east of Big Sky Boulevard, and north of East Irlo Bronson Memorial Highway; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-27**

2. **FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-28**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation of “Commercial” to approximately 3.53 acres identified as Big Sky Storage Development, located east of Big Sky Boulevard, and north of East Irlo Bronson Memorial Highway; providing for amending the official future land use map of the comprehensive plan, filing of the planning commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-28. (This is a Quasi-Judicial proceeding.)**
3. **FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-29**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “Highway Business”, compatible with a “Commercial” future land use designation change, adopted by Ordinance No. 2020-28, for approximately 3.53 acres identified as Big Sky Storage Development, located east of Big Sky Boulevard, and north of East Irlo Bronson Memorial Highway; providing for entering the designation on the official zoning map, filing of the planning commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-29. (This is a Quasi-Judicial proceeding.)**
4. **FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-32**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and bandoning portions of a utility easement located 3113 4th Street, North of 5th Street and East of Columbia Avenue, 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 heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-32**
5. **FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-33**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning portions of a utility easement located 1721 Carolyn Court, east of Missouri Avenue and north of East Clinton Drive, 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 heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-33**
6. **PUBLIC HEARING FOR RESOLUTION NO. 2020-144R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use to operate a “Schools, Private and Parochial” use at 2500 Canoe Creek Road, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2020-144R**
7. **PUBLIC HEARING FOR RESOLUTION NO. 2020-263R**, a resolution of the City of St. Cloud, Florida, granting a conditional use to operate a "body work and painting" use at 1107 Eastern Avenue, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2020-263R**

8. **RESOLUTION NO. 2020-253R**, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution No. 2019-169R, which adopted the fiscal year 2019/2020 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original 2019/2020 budget, requiring the budget to be increased to include said additional funding the various funds making supplemental appropriations within the funds. **ACTION ON RESOLUTION NO. 2020-253R**
9. **PUBLIC HEARING FOR RESOLUTION NO. 2020-277R**, a resolution of the City Council of the City of St. Cloud, Florida, granting approval of a Pain Medication License for a pain management clinic located at 2801 17th Street, Unit 202, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2020-277R**

**IX. Council Action**

1. Resolution No. 2020-254R, a resolution of the City Council of the City of St. Cloud, Florida, approving a water & wastewater service agreement from Narcoossee Land Ventures, LLC, for a residential development named Twin Lakes Phase 8 and Amenity Center located in the unincorporated area of Osceola County on the east side of Hickory Tree Rd., north of Pine Tree Rd., south of Nolte Rd., and east of Old Hickory Tree Rd., authorizing the City Manager to execute the agreement; and providing an effective date.
2. Resolution No. 2020-281R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Water & Wastewater Service Agreement from Century Homes Florida, LLC, for a residential development named Wiregrass Phase 3 & 4, located in the unincorporated area of Osceola County on the south side of Jack Brack Rd., north of Jones Rd., east of Narcoossee Rd. and west of McMichael Rd.; authorizing the City Manager to execute the agreement; and providing an effective date.
3. Resolution No. 2020-283R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Water & Wastewater Service Agreement from Avex Homes, LLC, for a residential development named Simmons Trace, located in the unincorporated area of Osceola County on the west side of Simmons Rd., north of US Hwy. 192, south of Horton Rd. and east of Florida's Turnpike; authorizing the City Manager to execute the agreement; and providing an effective date.
4. Resolution No. 2020-267R, a resolution of the City Council of the City of St. Cloud, Florida, for the second amendment to the FY 2019-2023 Five-Year Consolidated Plan, the FY 2019 Annual Action Plan, and the Citizen Participation Plan for the Community Development Block Grant program; providing for conflict; and providing an effective date.
5. Resolution No. 2020-284R, a resolution of the City Council of the City of St. Cloud, Florida, for the third substantial amendment to the FY 2019-2023 Five-Year Consolidated Plan, the FY 2019 Annual Action Plan, and the Citizen Participation Plan for the Community Development Block Grant program; providing for conflict; and providing an effective date.
6. Request City Council's approval of the Tohoqua Phases 4 & 5 Preliminary Subdivision Plan Amendment.
7. Discussion and possible action regarding letter of engagement from Gray/Robinson.
8. Discussion and possible action regarding the selection of Deputy Mayor.

**X.** City Attorney

**XI.** City Manager

**XII.** Mayor and Council Members

**XIII.** Information Section and Report Section

- Thursday and Friday, November 26 and 27, 2020 - City Offices Closed in observance of the Thanksgiving Holiday
- Friday, December 4, 2020 - Tree Lighting Celebration @ Virtual
- Saturday, December 5, 2020 - Christmas Parade - 10:00 a.m. @ Downtown St. Cloud
- Saturday, December 5, 2020 - St. Cloud Holiday Festival @ Downtown St. Cloud
- Saturday, December 5, 2020 Winter Extravaganza - 6:00 p.m. @ Civic Center
- Thursday, December 10, 2020 - City Council Meeting - 6:30 p.m. @ Community Center

Reports:

- Warrant List #1
- Suzanne Davidson, Parks & Recreation, was presented the Employee of the Month award for the month of October 2020.
- Recreation Advisory Committee Meeting Minutes - August 2020 – Approved
- Recreation Advisory Committee Special Meeting Minutes - October 1, 2020 - Approved

**XIV.** 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 Linda P. Jaworski, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300



**MEETING:** November 12, 2020

**Agenda Item Type:** Consent Agenda  
Resolution 2020-272R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2020-272R, a resolution of the City Council of the City of St. Cloud, Florida, determining Fusus, LLC as a sole source provider in the best interest of the City of St. Cloud, authorizing the purchase of a Fusus CORE with AI (Artificial Intelligence) technology video collaboration platform and FususONE SaaS (Software as a Service) from Fusus, LLC, and providing an effective date.

**COST:** up to \$75,000.00 for FY 20/21; Total cost for three (3) year agreement \$205,000.00

**This item is to approve the purchase of a Fusus CORE with AI (Artificial Intelligence) technology video collaboration platform and FususONE SaaS (Software as a Service) from Fusus, 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:**

Per the Police Department, Fusus will provide the City of St. Cloud a video collaboration platform to expedite intelligence gathering and efficiency of response to situations as they unfold throughout the community. Furthermore, this platform is tied to a community -facing website portal for video camera registry allowing officers a tool for identifying the location of cameras in proximity to incidents, as well as a means for efficient outreach by officers to collect recorded video and image files from camera owners both public and private. Fusus is the only manufacturer that builds a common operating platform that **does not** require a complete replacement of video cameras, recorders, servers, or network equipment at video sharing locations. Three components of the Fusus ecosystem are: FususONE enterprise software management system, is the only platform of its kind on the market and there are no comparable market alternatives that meet the specific needs of the City of St. Cloud. FususONE platform offers the following unique capabilities: Global map-based GUI of all cameras locations and organizations partnered with the City for sharing, real time video accessibility to over 1,000 cameras and camera software manufacturers, including UAV's and other public safety video assets, CJIS Compliant Cloud Based Management, Policy-Based Sharing rules engine including a complete chain of custody report, real time integration with City's Computer Aided Dispatch Software for automatic displays, Apple iOS and Android interoperability for live view and sharing. Fusus CORE offers the following unique capabilities: Encrypted and Secure Tunnel of User selected video feeds, Auto-Discovery of all cameras on a network, user selectable for sharing with the City of St. Cloud real-time crime interface, FususONE, On-Board Pre-Record of alerts, Plug and Play setup by the video host locations, interoperability with existing IP cameras and NVR's/Servers, Health monitoring of video sharing sites, Public Safety-specific cellular

interoperability, including First Net, Artificial Intelligence Based Search & Alert Capabilities for both public and private camera sources. Fusus REGISTRY offers a unique web address owned by the City for Community Camera Registry, an intuitive map-based camera registry interface, a secure portal for sharing recorded video from witnesses with the City and to aid in investigations, plus an SMS Text based video and photo sharing capabilities, and aggregation of all live incident views and recorded video in a case file for export to the City of St. Cloud long-term digital evidence management software (DEMS) system.

**REQUEST:**

Resolution No. 2020-272R will approve the purchase of a Fusus Video Collaboration Platform from Fusus, LLC.

**LEGAL AUTHORITY:**

St. Cloud Procurement Policy Article II, Sec. 14

**BUDGET AND RECOMMENDATION:**

Budgeted FY 20/21 \$75,000.00/Actual Cost up to \$75,000.00 for FY 20/21; Total cost for three (3) year agreement \$205,000.00

Police Impact Fee Fund

330-6010-521.64-00

Staff recommends **APPROVAL** of this request.

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Consent Agenda  
Resolution 2020-280R

**ENVIRONMENTAL UTILITIES AGENDA ITEM:**

Resolution No. 2020-280R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to accept a public utilities easement from Aldi (Florida), LLC, for the Aldi Grocery Store, a commercial development, to have and to hold for all uses traditionally made of a public utilities easement.

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

**This item is for a utilities easement for the Aldi Grocery Store, a commercial development.**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

Aldi (Florida), LLC, is granting the City a utilities easement to be used for the installation or maintenance of public utilities systems, more specifically electric, potable water, sanitary sewer, reuse water and drainage.

**REQUEST:**

Request approval of Resolution No. 2020-280R

**LEGAL AUTHORITY:**

Section 7.13.5 of the Land Development Code

**BUDGET AND RECOMMENDATION:**

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

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

Final Action 11/12/2020





**MEETING:** November 12, 2020

**Agenda Item Type:** Consent Agenda  
Resolution 2020-282R

**ENVIRONMENTAL UTILITIES AGENDA ITEM:**

Resolution No. 2020-282R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to accept a public utilities easement from BOOS-MCW St. Cloud, LLC, for a Mister Car Wash, a commercial development to have and to hold for all uses traditionally made of a public utilities easement.

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

**This item is for a utilities easement for the Mister Car Wash, a commercial development.**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

BOOS-MCW St. Cloud, LLC, is granting the City a utilities easement to be used for the installation or maintenance of public utilities systems, more specifically electric, potable water, sanitary sewer, reuse water and drainage.

**REQUEST:**

Request approval of Resolution No. 2020-282R

**LEGAL AUTHORITY:**

Section 7.13.5 of the Land Development Code

**BUDGET AND RECOMMENDATION:**

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

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

Final Action 11/12/2020



**MEETING:** November 12, 2020

**Agenda Item Type:** Consent Agenda  
Resolution 2020-284R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2020-287R, a resolution of the City Council of the City of St. Cloud, Florida, amending the Master Services and Hosting Agreement with Selectron Technologies, Inc. to increase Annual Call Fees, authorizing the City Manager to approve additional fees associated with increased volume of calls and messages, and providing an effective date.

**COST:** This contract will be utilized by the Building Department for IVR system services on an as-needed basis from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

**This item will amend the Master Services and Hosting Agreement with Selectron Technologies Inc. to include additional Annual Call Fees for the Selectron IVR system.**

**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:**

Selectron Technologies, Inc. has provided a Service Renewal to include annual calls up to 30,000 calls for an increase of \$2,000 over the initial amount approved by Council Resolution No. 2018-136R. The original agreement was based on an estimated volume of calls and messages. As the volume of calls and messaging increases, this will allow the City Manager to approve additional necessary increases.

**REQUEST:**

Selectron Technologies, Inc. has provided a Service Renewal to include annual calls up to 30,000 calls for an increase of \$2,000 over the initial amount approved by Council Resolution No. 2018-136R. The original agreement was based on an estimated volume of calls and messages. As the volume of calls and messaging increases, this will allow the City Manager to approve additional necessary increases.

**LEGAL AUTHORITY:**

Resolution No. 2018-136R

**BUDGET AND RECOMMENDATION:**

This contract will be utilized by the Building Department for IVR system services 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:**

Recommend approval

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action



**MEETING: November 12, 2020**  
**Agenda Item Type:** Consent Agenda  
Resolution 2020-290R

**PROCUREMENT AGENDA ITEM:**

Resolution No. 2020-290R, a resolution of the City Council of the City of St. Cloud, Florida, utilizing State of Florida Alternate Contract Source No. 43190000-18-NASPO-ACS-1, Public Safety Communication Equipment, Phase 1, Radios, Consoles, and Repeaters, which is reasonable and otherwise in the best interest of the City of St. Cloud, for the purchase of Motorola radios, providing for the award thereof to Motorola Solutions, Inc., and providing an effective date.

**COST:** This contract will be utilized by various departments for the purchase of radios and associated equipment on an as-needed basis from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

**This item is to approve purchase of Motorola public safety radios, equipment and related services, from Motorola Solutions, 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:**

Utilizing this agreement will allow the city to purchase radios and associated equipment on an as needed basis.

**REQUEST:**

Resolution No. 2020-290R will approve the purchase of Motorola radios and related equipment from Motorola Solutions, Inc.

**LEGAL AUTHORITY:**

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

**BUDGET AND RECOMMENDATION:**

This contract will be utilized by various departments for the purchase of radios and associated equipment 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 COMMENT**

Recommends approval.

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Public Hearings  
Ordinance 2020-27

First Public Hearing: November 12, 2020

Second Public Hearing: December 10, 2020

**PLANNING AGENDA ITEM:**

**FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-27,** an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 3.53 acres identified as Big Sky Storage Development, located east of Big Sky Boulevard, and north of East Irlo Bronson Memorial Highway; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-27**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject properties associated with this voluntary annexation are generally located east of Big Sky Boulevard, and North of East Irlo Bronson Memorial Highway. The properties is at the Corner of Big Sky Boulevard, and East Irlo Bronson Memorial Highway.

The properties are comprised of two parcels totaling approximately 3.53 acres within the Joint Planning Area (JPA). They have a Future Land Use Map designation of Commercial (County) and a zoning district of Commercial Tourist "CT" (County). The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Future Land Use of Commercial and a Zoning Map Amendment to Highway Business.

**REQUEST:**

Applicant is requesting consideration of Annexation of approximately 3.53 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

**LEGAL AUTHORITY:**

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant's 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 a Voluntary Annexation for Ordinance No.

2020-27

The Planning Commission recommends **APPROVAL** of the request for Annexation for Ordinance No. 2020-27 at their meeting on October 20, 2020, with a vote of 4-0.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

12/10/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Public Hearings  
Ordinance 2020-28

First Public Hearing: November 12, 2020

Second Public Hearing: December 10, 2020

**PLANNING AGENDA ITEM:**

**FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-28**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a future land use designation of “Commercial” to approximately 3.53 acres identified as Big Sky Storage Development, located east of Big Sky Boulevard, and north of East Irlo Bronson Memorial Highway; providing for amending the official future land use map of the comprehensive plan, filing of the planning commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) (Final Public Hearing will be heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-28. (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 properties associated with this proposed Future Land Use Map amendment encompasses approximately 3.53 acres that is generally located at the corner of Big Sky Blvd, and East Irlo Bronson Memorial Highway.

Currently, the subject properties abut the city limits along its northern and western property boundaries. The current Future Land Use Map designation for this property is Commercial (County) and the zoning district is “CT” Commercial Tourist (County). The proposed Future Land Use designation and zoning district of the subject properties are Commercial (City) and Highway Business (City), respectively.

**REQUEST:**

The applicant is requesting consideration of a Future Land Use Map designation from Commercial (County) to Commercial (City) for approximately 3.53 acres of land known as Big Sky Storage Development.

**LEGAL AUTHORITY:**

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



Staff recommends **APPROVAL** of the request for a Future Land Use Map Amendment for Ordinance No. 2020-28

The Planning Commission recommends **APPROVAL** of the request for a Small Scale Future Land Use map Amendment to the Comprehensive Plan for Ordinance No. 2020-28 at their meeting on October 20, 2020 , with a vote of 4-0.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

12/10/20 - Final Action.



**MEETING:** November 12, 2020

**Agenda Item Type:** Public Hearings  
Ordinance 2020-29

First Public Hearing: November 12, 2020

Second Public Hearing: December 10, 2020

**PLANNING AGENDA ITEM:**

**FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-29**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “Highway Business”, compatible with a “Commercial” future land use designation change, adopted by Ordinance No. 2020-28, for approximately 3.53 acres identified as Big Sky Storage Development, located east of Big Sky Boulevard, and north of East Irlo Bronson Memorial Highway; providing for entering the designation on the official zoning map, filing of the planning commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-29.**

**(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 properties are generally located at the corner of Big Sky Boulevard, and East Irlo Bronson Memorial Highway. The properties are comprised of two parcels totaling approximately 3.53 acres. They have a Future Land Use Map designation of Commercial (County) and a zoning district of “CT” Commercial Tourist (County). The applicant is requesting to rezone the subject properties to “HB” Highway Business, which is consistent with the proposed request for a Small Scale Future Land Use Map Amendment to Commercial (CPA20-00006, Ord. No. 2020-28).

**REQUEST:**

The applicant is requesting consideration of a zoning map amendment from “CT” Commercial Tourist (County) to “HB” Highway Business (City) for approximately 3.53 acres of land, known as Big Sky Storage Development.

**LEGAL AUTHORITY:**

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

Staff recommends **APPROVAL** of the request for a Zoning Map Amendment for Ordinance No. 2020-29.

The Planning Commission recommends **APPROVAL** for the proposed Zoning Map Amendment to the Comprehensive Plan for Ordinance No. 2020-29 at their meeting on October 20, 2020, with a vote of 4-0.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

12/10/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Public Hearings  
Ordinance 2020-32

First Public Hearing: November 12, 2020

Second Public Hearing: December 10, 2020

**PLANNING AGENDA ITEM:**

**FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-32**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and bandoning portions of a utility easement located 3113 4th Street, North of 5th Street and East of Columbia Avenue, 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 heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-32**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject site is located at 3113 4th Street, North of 5th Street and East of Columbia Avenue. The property is an improved single family residential dwelling unit.

The applicant wishes to extend their garage into the City owned right of way shown as Colorado Ave. The property the applicant is requesting to be vacated was platted in 1925 as a road with intention of Colorado Avenue being a through street from Highway 192 to E Lakeshore Blvd. However, this was not the case and Colorado Avenue was not developed into a street. Because of this property remaining unused, the applicant is requesting abandonment of the right of way which will allow for the extension of their garage.

The Development Review Committee (DRC) reviewed this request for abandonment of easement. Letters were sent to all affected parties. No letters of objection were received.

Notice of Public Hearing was mailed to property owners within 500 feet of the subject property. The Public Hearing was advertised as required by State Statutes. No oral or written comments have been received from the public at the time of this report's distribution. Additional public comment may be available at the public hearing.

**REQUEST:**

The applicant is requesting abandonment of the City owned right of way labeled "Colorado Avenue". The vacant right of way spans 4500 sq. ft. located on the eastern edge of the subject property.

**LEGAL AUTHORITY:**

No. 2020-32 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.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff reviewed this request for the abandonment of easement on or before October 07, 2020, and recommends **APPROVAL** of Ordinance No. 2020-32.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

12/10/2020 - Final Action



**MEETING: November 12, 2020**

**Agenda Item Type:** Public Hearings  
Ordinance 2020-33

First Public Hearing: November 12, 2020

Second Public Hearing: December 10, 2020

**PLANNING AGENDA ITEM:**

**FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-33**, an ordinance of the City Council of the City of St. Cloud, Florida, closing, vacating, and abandoning portions of a utility easement located 1721 Carolyn Court, east of Missouri Avenue and north of East Clinton Drive, 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 heard on December 10, 2020) **ACTION ON ORDINANCE NO. 2020-33**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The subject site is located at 1721 Carolyn Court. The property is an improved single family residential dwelling unit. The applicant wishes to construct a shed in the corner of their property for storage space. The corner of their property is the only location that would not impact fire/safety or the neighborhood. Because of the easement the applicant is unable to place their shed at this time. There is approximately 20'7" of space on the right side of their house. If the shed were to be place there it would be located on the easement or on top of the air conditioning unit. There is approximately 21'3" of space on the left side of the house. If the shed were to be place there the same impacts would be cause as the right side. There is an existing pool in the right hand side of the back yard of the home which leaves the left corner as the only feasible location for the proposed shed.

All utilities that are used by the homes are entered from the front/roadside of the properties. The placement of the proposed shed on the easement will allow maximum access to fire rescue if the need arises. The proposed shed location will be 5' from the property line (which is required per the City's Land Development Code) allowing access around the shed without having to access another property.

**REQUEST:**

The applicant is requesting abandonment of a utility easement on the side and rear of property located at 1721 Carolyn Court.

**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 reviewed this request for the abandonment of easement on or before November 12, 2020, and received no objections from any affected utility agencies and therefore recommends **APPROVAL** of Ordinance No. 2020-33.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

**Added letters for placement**

**CITY COUNCIL ACTION:**

12/10/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Public Hearings  
Resolution 2020-144R

First Public Hearing: November 12, 2019

**PLANNING AGENDA ITEM:**

**PUBLIC HEARING FOR RESOLUTION NO. 2020-144R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use to operate a “Schools, Private and Parochial” use at 2500 Canoe Creek Road, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2020-144R**

**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 Low Density Residential. The property is located within the A-Agricultural Zoning District. The Agricultural Zoning District permits the use of "Parochial School" in a conditional basis.

The proposed land use is consistent with the conditional use provisions of the City of St. Cloud Land Development Code and further identified in Table III-4 within the Agriculture (A) Zoning District as follows: Schools, Private and Parochial.

As required by the Land Development Code Section 3.4.3.C.3.b, the applicant has provided responses to the six factual matters listed therein. The proposed conditional use is consistent with the Future Land Use Map designation of Residential in the City’s Comprehensive Plan. The proposed use will not have adverse impacts on existing traffic patterns or intensity.

On September 10, 2020, the City Council (CC) discussed the item and had several questions and requested additional information. The CC made a motion, which passed, to continue the item to the November 12, 2020, City Council meeting to allow the applicant to provide the requested items. The applicant was contacted and has provided the requested items, which include a site plan, plan for interior stacking, and a traffic impact analysis that includes the AM peak hour trips.

**REQUEST:**

The applicant is requesting approval of a Conditional Use for a “Parochial school” at 2500 Canoe Creek Rd.

**LEGAL AUTHORITY:**

Section 3.4.3.C.5.c of the Land Development Code states that before any conditional use is



granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied. The applicant has provided responses to the six factual matters and they are attached.

As required by the Land Development Code Section 3.4.3.C.3.b, the applicant has provided responses to the six factual matters. The Planning Commission shall consider these factual matters in regards to urban planning and traffic standards, methods and techniques, when making their recommendation to the City Council.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request of a Conditional Use for a “Parochial school” use at 2500 Canoe Creek Road in the A- Agriculture zoning district.

On August 18, 2020, the Planning Commission reviewed this request for a Conditional Use and made a recommendation of **APPROVAL** with a 3-0 vote.

**FINANCE DIRECTOR’S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR’S COMMENTS:**

N/A

**CITY MANAGER’S COMMENTS:**

City Manager recommends approval.

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action

9/10/2020 - City Council (CC) discussed the item and had several questions and requested additional information. The CC made a motion, which passed, to continue the item to the November 12, 2020.



**MEETING: November 12, 2020**

**Agenda Item Type:** Public Hearings  
Resolution No. 2020-263R

First Public Hearing: November 12, 2020

**PLANNING AGENDA ITEM:**

**PUBLIC HEARING FOR RESOLUTION NO. 2020-263R**, a resolution of the City of St. Cloud, Florida, granting a conditional use to operate a "body work and painting" use at 1107 Eastern Avenue, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2020-263R**

**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 Commercial and is located within the Business Commercial Zoning District. The Business Commercial District permits the use of "body work and painting" on a conditional basis. The proposed land use is consistent with the conditional use provisions of the City of St. Cloud Land Development Code and further identified in Table III-7 within the Business Commercial "BC" Zoning District as follows: Automobile.

**REQUEST:**

The applicant is requesting approval of a Conditional Use for "body work and painting" at 1107 Eastern Avenue.

**LEGAL AUTHORITY:**

Section 3.4.3.C.5.c of the Land Development Code states that before any conditional use is granted, the City Council shall make a finding, based upon the consideration of the factual matters stated as questions, that the granting of the conditional use will not adversely affect the public interest, but rather will promote the public health, safety, and general welfare. Such finding shall be made if all of the factual matters, stated as questions, are answered in the affirmative, but if not, the conditional use application shall be denied. The applicant has provided responses to the six factual matters and they are attached.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item.

Staff recommends **APPROVAL** of Resolution No. 2020-263R for a Conditional Use for "body work and painting" at 1107 Eastern Avenue in the "BC"- Business Commercial zoning district.

On October 20, 2020, the Planning Commission reviewed this request for a Conditional Use and made a recommendation of **APPROVAL** with a 4-0 vote.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

City Manager recommends approval.

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action



**MEETING: November 12, 2020**

**Agenda Item Type: Public Hearings**  
Resolution 2020-253R

First Public Hearing: November 12, 2020

**FINANCE AGENDA ITEM:**

**RESOLUTION NO. 2020-253R**, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution No. 2019-169R, which adopted the fiscal year 2019/2020 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original 2019/2020 budget, requiring the budget to be increased to include said additional funding the various funds making supplemental appropriations within the funds. **ACTION ON RESOLUTION NO. 2020-253R**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

If during the fiscal year, the manager certifies that there are available for appropriation revenue in excess of those estimated in the budget, the City Council may, by resolution, make supplemental appropriation for the year up to the amount of each excess. This budget amendment number five is necessary to ensure funds are placed in the needed projects and the line items to procure services and equipment.

**REQUEST:**

Request City Council's approval to amend the fiscal year 2019/2020 budget through resolution 2020-253R.

**LEGAL AUTHORITY:**

Florida Statutes Chapter 166.241 and City Code sec. 2-212-Amendments after adoption.

**BUDGET AND RECOMMENDATION:**

Staff recommends **APPROVAL** of this item.

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION**  
Final Action 11/12/2020



**MEETING: November 12, 2020**

**Agenda Item Type:** Public Hearings  
Resolution 2020-277R

First Public Hearing: November 12, 2020

**PLANNING AGENDA ITEM:**

**PUBLIC HEARING FOR RESOLUTION NO. 2020-277R**, a resolution of the City Council of the City of St. Cloud, Florida, granting approval of a Pain Medication License for a pain management clinic located at 2801 17th Street, Unit 202, St. Cloud, Florida, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2020-277R**

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

The applicant has previously applied for and successfully obtained a Pain Medication License for 2029 Hickory Tree Road. However, the applicant is changing locations. As such, the new subject property is located in a professional medical complex located south of 17<sup>th</sup> Street; east of Budinger Avenue; and west of Longleaf Drive. The Future Land Use Map designation is Private/Institutional and Zoning District is "P" Professional.

**REQUEST:**

The applicant is requesting approval of a Pain Medication License for a pain management clinic located at 2801 17<sup>th</sup> Street, Unit 202.

**LEGAL AUTHORITY:**

Per City Code Section 12-152.D - Determination. The City Council shall approve, approve with conditions, or deny the request for a pain medication license in accordance with the procedures of this article.

**BUDGET AND RECOMMENDATION:**

This has no cost associated with this item.

The Development Review Committee has reviewed this request for a Pain Medical License and has no objections, therefore recommending **APPROVAL WITH CONDITIONS** as follows:

1. Applicant shall comply with the City Code Article V Pain Management Clinic and Pharmacy Licensing.
2. Applicant shall comply with all conditions outlined within the Physician Affidavit attached as Exhibit A.
3. Applicant shall comply with all conditions outlined within the Clinic Owner Attestation attached as Exhibit B.

4. Applicant shall complete and submit the required background check for each employee within 180 days of the date of approval of the resolution.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action.



**MEETING: November 12, 2020**

**Agenda Item Type:** Council Action  
Resolution 2020-254R

**ENVIRONMENTAL UTILITIES AGENDA ITEM:**

Resolution No. 2020-254R, a resolution of the City Council of the City of St. Cloud, Florida, approving a water & wastewater service agreement from Narcoossee Land Ventures, LLC, for a residential development named Twin Lakes Phase 8 and Amenity Center located in the unincorporated area of Osceola County on the east side of Hickory Tree Rd., north of Pine Tree Rd., south of Nolte Rd., and east of Old Hickory Tree Rd., authorizing the City Manager to execute the agreement; and providing an effective date.

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

Narcoossee Land Ventures, LLC, is requesting water and wastewater service to their property located on the east side of Hickory Tree Rd., north of Pine Tree Rd., south of Nolte Rd., and east of Old Hickory Tree Rd., for the residential development of Twin Lakes Phase 8, comprised of 324 single family residential units and an amenity center, that will not be age restricted and is located in the unincorporated area of Osceola County. This proposed residential development is within the City of St. Cloud's water and wastewater service area.

This item was heard at the October 22, 2020, meeting and a motion was made by Deputy Mayor Matheny to continue the item to November 12, 2020. Seconded by Council Member Cooper. Passed 3-2, Mayor Blackwell and Council Member Trace voted nay. There is no age restriction for this phase of the Twin Lakes community.

**LEGAL AUTHORITY:**

City Code Sections 44-202, 44-207,44-392 and 44-397

**BUDGET AND RECOMMENDATION:**

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

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**



City Manager recommends approval.

**CITY COUNCIL ACTION:**

10/22/20 - Motion was made by Deputy Mayor Matheny to continue to November 12, 2020. Seconded by Council Member Cooper. Passed 3-2, Mayor Blackwell and Council Member Trace voted nay. There is no age restriction for this phase of the Twin Lakes community.

11/12/20 - Final Action



**MEETING: November 12, 2020**

**Agenda Item Type:** Council Action  
Resolution 2020-281R

**ENVIRONMENTAL UTILITIES AGENDA ITEM:**

Resolution No. 2020-281R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Water & Wastewater Service Agreement from Century Homes Florida, LLC, for a residential development named Wiregrass Phase 3 & 4, located in the unincorporated area of Osceola County on the south side of Jack Brack Rd., north of Jones Rd., east of Narcoossee Rd. and west of McMichael Rd.; authorizing the City Manager to execute the agreement; and providing an effective date.

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

Century Homes Florida, LLC, is requesting water and wastewater service to their property located on the south side of Jack Brack Rd., north of Jones Rd., south of Leon Tyson Rd., east of Narcoossee Rd., and west of McMichael Rd. for the residential development of Wiregrass Phase 3 & 4, comprised of 309 single family residential units, located in the unincorporated area of Osceola County. This proposed residential development is within the City of St. Cloud's water and wastewater utilities service area.

**REQUEST:**

Request approval of Resolution No. 2020-281R

**LEGAL AUTHORITY:**

City Code Sections 44-202, 44-207, 44-392 and 44-397

**BUDGET AND RECOMMENDATION:**

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

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

Final Action 11/12/2020



**MEETING: November 12, 2020**

**Agenda Item Type:** Council Action  
Resolution 2020-283R

**ENVIRONMENTAL UTILITIES AGENDA ITEM:**

Resolution No. 2020-283R, a resolution of the City Council of the City of St. Cloud, Florida, approving a Water & Wastewater Service Agreement from Avex Homes, LLC, for a residential development named Simmons Trace, located in the unincorporated area of Osceola County on the west side of Simmons Rd., north of US Hwy. 192, south of Horton Rd. and east of Florida's Turnpike; authorizing the City Manager to execute the agreement; and providing an effective date.

**STRATEGIC PLAN GOAL:**

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

**BACKGROUND INFORMATION:**

Avex Homes, LLC, is requesting water and wastewater service to their property located on the west side of Simmons Rd., north of US Hwy. 192., south of Horton Rd., and east of Florida's Turnpike for the residential development of Simmons Trace comprised of 57 attached townhomes and 51 single family detached residential units, located in the unincorporated area of Osceola County. This proposed residential development is within the City of St. Cloud's water and wastewater utilities service area.

**REQUEST:**

Request approval of Resolution No. 2020-283R

**LEGAL AUTHORITY:**

City Code Sections 44-202, 44-207, 44-392 and 44-397

**BUDGET AND RECOMMENDATION:**

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

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**  
Final Action 11/12/2020



**MEETING: November 12, 2020**

**Agenda Item Type:** Council Action  
Resolution 2020-267R

**PLANNING AGENDA ITEM:**

Resolution No. 2020-267R, a resolution of the City Council of the City of St. Cloud, Florida, for the second amendment to the FY 2019-2023 Five-Year Consolidated Plan, the FY 2019 Annual Action Plan, and the Citizen Participation Plan for the Community Development Block Grant program; providing for conflict; and providing an effective date.

**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:**

Since the City accepted Metropolitan Entitlement City status to receive Community Development Block Grant (CDBG) funding for HUD's Fiscal Year 2019 allocation of \$319,076 plus \$198,898 in CARES Act first round funding for a total of \$517,974, it is also eligible for an additional CARES Act third round funding.

With the onset of COVID-19, the City is now entitled, under the provisions of the Coronavirus Aid, Relief and Economic Security Act (hereinafter referred to as "CARES Act") to receive an additional CDBG third round funding allocation in the amount of \$320,884 for grants to prevent, prepare for, and respond to coronavirus (CDBG-CV3 grants).

In order to receive this additional CDBG-CV3 funding allocation, the City must amend the 2019-2023 Five-Year Consolidated Plan, FY 2019 Annual Action Plan, and the Citizen Participation Plan.

The proposed budget for the FY 2020-2021 grant allocation for CDBG-CV3 is \$320,884. The City match is \$0.

**REQUEST:**

To adopt Resolution No. 2020-267R to amend the 2019-2023 Five-Year Consolidated Plan, FY 2019 Annual Action Plan, and the Citizen Participation Plan as part of the FY 2020-2021 grant allocation for \$320,884 CDBG-CV3 funding.

**LEGAL AUTHORITY:**

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

**BUDGET AND RECOMMENDATION:**

The proposed budget for the FY 2020-2021 CDBG-CV3 grant allocation is \$320,884. City match is \$0.

Staff recommends **APPROVAL** of this Resolution No. 2020-267R.

**FINANCE DIRECTOR'S COMMENTS:**

Expense cost must be budgeted until reimbursement is received. Funding for expenses is not determined at this time.

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Council Action  
Resolution 2020-284R

**PLANNING AGENDA ITEM:**

Resolution No. 2020-284R, a resolution of the City Council of the City of St. Cloud, Florida, for the third substantial amendment to the FY 2019-2023 Five-Year Consolidated Plan, the FY 2019 Annual Action Plan, and the Citizen Participation Plan for the Community Development Block Grant program; providing for conflict; and providing an effective date.

**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:**

Since the City accepted Metropolitan Entitlement City status to receive Community Development Block Grant (CDBG) funding for HUD's Fiscal Year 2019 allocation of \$319,076 plus \$198,898 in CARES Act first round funding and third round funding of \$320,884 the amount now totals \$838,858.

The City now desires to adopt the third substantial amendment to the 2019-2023 Consolidated Plan and 2019 Annual Action Plan to replace certain housing programs and to include a Homeless Strategy HO-2 Operation/Support related to allocating \$40,000 in rental assistance for persons or families at-risk of becoming homeless.

In order to include this rental assistance program, the City must amend the 2019-2023 Five-Year Consolidated Plan, FY 2019 Annual Action Plan, and the Citizen Participation Plan.

The proposed budget for the FY 2019-2020 grant allocation for the CDBG program is \$319,076. The City match is \$0.

**REQUEST:**

To adopt Resolution No. 2020-284R to amend the 2019-2023 Five-Year Consolidated Plan, FY 2019 Annual Action Plan, and the Citizen Participation Plan as part of the FY 2019-2020 grant allocation for \$319,076 funding.

**LEGAL AUTHORITY:**

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

**BUDGET AND RECOMMENDATION:**



The proposed budget for the FY 2019-2020 CDBG grant allocation is \$319,076. City match is \$0.

Staff recommends **APPROVAL** of Resolution No. 2020-284R.

**FINANCE DIRECTOR'S COMMENTS:**

Expense cost must be budgeted until reimbursement is received. Funding for expenses is not determined at this time.

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend approval

**CITY COUNCIL ACTION:**

11/12/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Council Action

**PLANNING AGENDA ITEM:**

Request City Council's approval of the Tohoqua Phases 4 & 5 Preliminary Subdivision Plan Amendment.

**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 Neptune Road, west of the Florida Turnpike, and east of Tohoqua Boulevard. The property comprises of approximately 104.82 acres and has a future land use designation of Mixed Use and is located within a Mixed Use zoning district. The Mixed Use future land use designation allows for a range of 5 to 25 dwelling units per acre. The proposed density of Tohoqua Phase 4 is 8.79 units per acre, and Phase 5 is 8.07 units per acre.

**REQUEST:**

The applicant is requesting a Plan Amendment to revise the lot numbers to match the plats currently being recorded. The amendment includes a re-phrase of Phase 5 per changes to Phase 5C, and a revision of typical road sections to match the final construction plans. The applicant previously received an approval for the Preliminary Subdivision Plan (PSP) for a 508 single family attached and detached residential subdivision on approximately 104.82 acres of land known as Tohoqua Phases 4 & 5.

**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 Amendment.

**BUDGET AND RECOMMENDATION:**

There is no cost associated with this item

Staff reviewed this Preliminary Subdivision Plan on or before September 17, 2020. Staff recommends **APPROVAL** of the Preliminary Subdivision Plan Amendment for Tohoqua Phases 4 & 5.

**FINANCE DIRECTOR'S COMMENTS:**

N/A

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**  
**Recommend approval**

**CITY COUNCIL ACTION:**  
11/12/2020 - Final Action



**MEETING:** November 12, 2020

**Agenda Item Type:** Council Action

**CITY CLERK AGENDA ITEM:**

Discussion and possible action regarding letter of engagement from Gray/Robinson.

**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:**

Gray/Robinson provides Legislative and Executive Branch lobbying services for the City of St. Cloud. During the last session they successfully lobbied for an allocation for the Chisolm Park Dredging Project, which was funded by the State Legislature at \$300K. The Gray Robinson Team led by Mr. Chris Carmody has been proactive in highlighting City of St. Cloud issues and are readily available to represent the City for allocation requests and policy issues.

The following items were lobbied for this past year:

**St. Cloud Seaplane Base - HB 3857 (La Rosa)** - Would provide an appropriation of \$375,000. The Transportation and Tourism Appropriations Subcommittee approved this project on December 10. This Legislature funded this project at \$375,000 in the final budget.

**Mutter Road Connection - HB 3859 (La Rosa)** - Would provide an appropriation of \$1,900,000. The Transportation and Tourism Appropriations Subcommittee approved this project on December 10. The Legislature funded this project at \$1,000,000.

**Chisholm Park Dredging** - Project completed in July of 2020. The Legislature funded this project at \$300,000. The City is pending the reimbursement of funds.

**\*\*Veto:** Ultimately, the Governor vetoed \$1.1 Billion of the \$93.2 billion budget. In those line item vetoes, the Seaplane Base and Mutter Road were cut. This was expected and we are grateful that Chisholm Park dredging survived the vetoes.

During the 10/22/2020 Special Council meeting a request was received from Gray Robinson to increase State Lobbying contract costs. (See attached letter of engagement).

**REQUEST:**

Request approval regarding Gray Robinson cost increase

**LEGAL AUTHORITY:**

Section 2.04, City of Cloud Charter

**BUDGET AND RECOMMENDATION:**

COST: Actual cost up to \$60,000 year @ \$5,000 per month / Budgeted \$77,400 / Current Contract \$48,000 year @ \$4,000 per month.

General Fund

001-1000-511.31-00

Staff recommends **Council Act as Council Deems Appropriate**

**FINANCE DIRECTOR'S COMMENTS:**

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

**PROCUREMENT DIRECTOR'S COMMENTS:**

N/A

**CITY MANAGER'S COMMENTS:**

Recommend Council act as deemed appropriate.

**CITY COUNCIL ACTION:**

**11/12/2020**