

PLANNING & ZONING DEPARTMENT

2017 - End of Year Report



This summary includes the Planning & Zoning Division and CRA and Economic Development. In addition to routine review of development applications, zoning permitting and licensing, the Planning & Zoning Division staff accomplished the following:

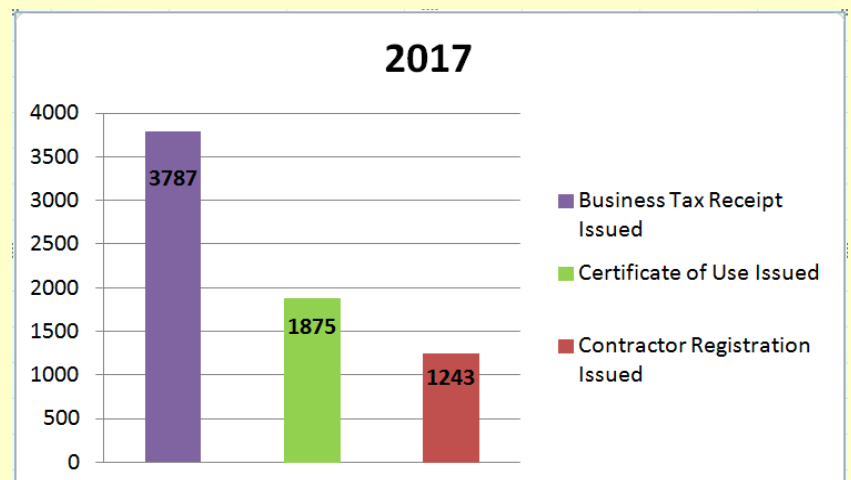
PLANNING & ZONING DIVISION

The Planning & Zoning Division processed a total of 244 Development Review Cases including the following.

- Annexations, Zoning Map amendments and Future Land Use Map amendments for multiple properties in accordance with the Joint Planning Agreement (JPA) with Osceola County and Florida State Statutes.
- Site Development Plan approvals for:
 - Taco Bell
 - Toho Marine
 - Reich Business Park
 - Ace Hardware Store
- Amendments to the Land Development Code and the Comprehensive Plan.
 - New Bed & Breakfast Overlay District
 - Ten-Year Water Supply Plan
 - New Fire Rescue Comprehensive Plan Element
 - Revised Non-conforming uses and structures
 - Completely revised Landscape code
- Adoption of the Envision St. Cloud City wide Vision Plan

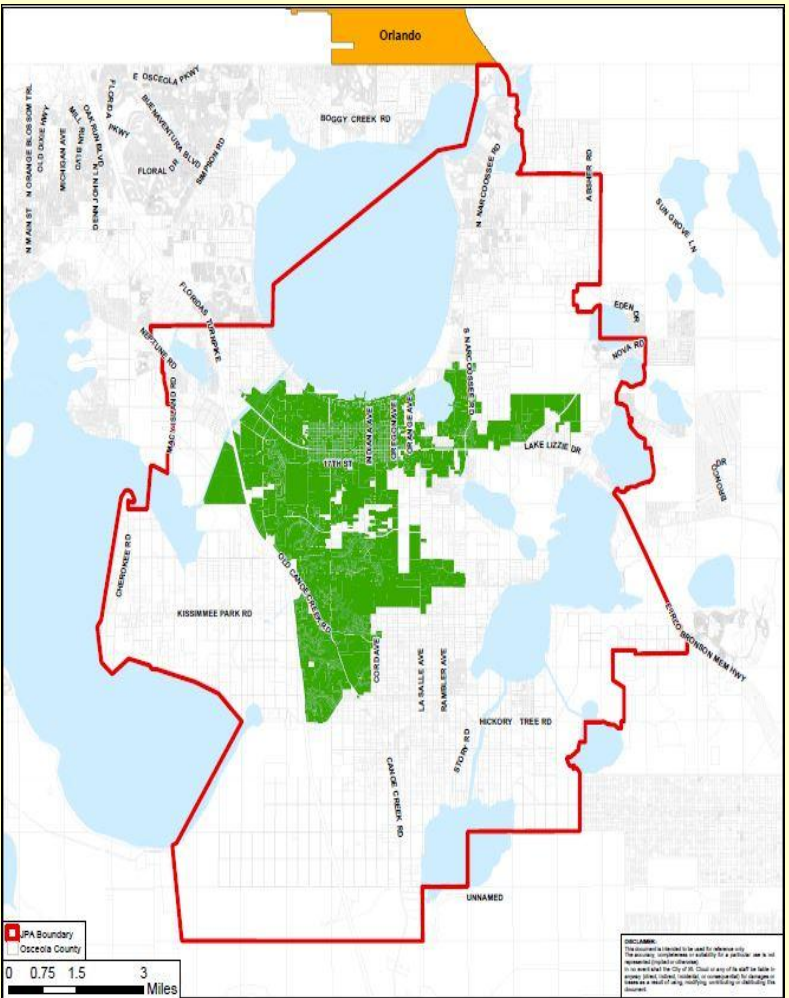
Licenses Issued

Licensing 2017	New	Renewed	Total	Annual % Increase
Business Tax Receipts	521	3266	3,787	-2%
Certificates of Use	343	1532	1,875	13%
Contractor Registration	417	826	1,243	24%



Development Review Applications Processed in 2017	
ABANDONMENT OF EASEMENT/ROW	7
ANNEXATION	15
BOARD OF ADJUSTMENT VARIANCE	2
CHANGE OF USE	39
CITY CODE AMENDMENT	1
COMMON PARKING AGREEMENT	1
COMPREHENSIVE PLAN TEXT AMENDMENT	2
CONDITIONAL USE	11
DEVELOPERS AGREEMENT	2
EXTENSION OF EXPIRATION	1
FINAL PLAT	9
FUTURE LAND USE AMENDMENT	17
LDC AMENDMENT	7
LOT SPLIT/RECONFIGURATION	5
MINI SITE DEVELOPMENT PLAN	24
MISCELLANEOUS REVIEW	15
MIXED USE CONCEPT PLAN	3
PAIN MANAGEMENT LICENSE	1
PLAN AMENDMENT	5
PRELIMINARY SUBDIVISION PLAN	7
PUD AMENDMENT, MINOR AND MAJOR	5
PUD & SUBDIVISION CONSTRUCTION PLANS	9
SITE DEVELOPMENT PLAN	25
SITE DEVELOPMENT PLAN MODIFICATION	2
SITE VARIANCE	1
SUBDIVISION VARIANCE	1
TEMPORARY BACKYARD CHICKEN PERMITS	11
REZONING INCLUDING PUD AND PMP/FMP	16
TOTALS	244

JPA Boundary Map



Goals for 2018

- Implement a new Land Management software and transition into a “paperless” workflow for a streamlined review process
- Implement the Recommendations of the Envision St. Cloud Vision Plan
- Prepare a Waterfront Master Plan
- Prepare revisions to both the City’s Comprehensive Plan and the Land Development Code to attract targeted industries and development.
- Develop and long-range Transportation Master Plan
- Develop and US-192 Corridor Overlay for use restrictions and architectural standards and landscaping.
- Coordinate with the CRA to develop Design Guidelines for the Medical Arts Campus (MAC) Overlay District
- Adopt Downtown Entertainment District to include outdoor dining and open container.
- Adopt citywide Commercial Architectural Standards.
- Adopt Residential Architectural Design Standards

CRA & ECONOMIC DEVELOPMENT DIVISION

In 2017, the CRA invested over \$261,250 in funding to Private Organizations and grants to businesses and property owners within the CRA districts.



Teddy Grace	Renovation / Remodeling
Morse Market	Paint
Bob Beauchamp	Renovation / Remodeling
Hog and Grape	Renovation / Remodeling
BMTR Investments	Paint
Palmers Plaza	Mural



- The CRA invested over \$1.2 million in funding for the Downtown Revitalization Project and was an instrumental team member in the project planning phase.
- In 2017 the CRA invested \$500,000 in a HWY 192 Beautification Project to include landscaping and irrigation from the Canal on the west end to Narcossee Road on the east side.



The CRA began project development phase of the Design and Zoning Overlay for the St. Cloud Medical Arts Campus.



- Created corridor marketing plan with marketing material developed to promote and market the HWY 192 corridor.
- The CRA worked with the St. Cloud Main Street, St. Cloud Chamber of Commerce, committees and boards to help develop plans for economic growth and citywide revitalization.
- The CRA incurred a new boundary survey correcting the CRA Boundary Legal mapping and legal description through Resolution 2017-124.



Goals for 2018

Market the Business Relocation Assistance grant program focusing on HWY 192.

- Update Marketing Plan for all CRA Grant Programs
- Revisit Expansion of CRA Boundaries
- Complete Medical Arts Overlay (MAC) District
- Partner/Fund and Participate Downtown Revitalization Project
- Move Forward on Plans for Envision St. Cloud
- Develop Architectural Design Guidelines for all CRA grant programs

