

ST. CLOUD CITY COUNCIL REGULAR MEETING

**Thursday, January 23, 2020
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 Linette Matheny
- ◆ Council Member Chuck Cooper
- ◆ Council Member Dave Askew
- ◆ Council Member Keith Trace

V. Presentations

- Proclamation in recognition of Purple Heart City
- Presentation of Employee of the Month

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. 2020-005R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a second addendum to and extension of the agreement dated January 10, 2018, between the City of St. Cloud and S & K Sod Company, LLC for Supply of Sod, and providing an effective date.

COST: Funds will be allocated by purchase order from approved and budgeted expenditure accounts on an as-needed basis.

This item will approve the second addendum to the agreement between the City of St. Cloud and S & K Sod Company, LLC for a supply of sod.

- B. Resolution No. 2020-011R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of a Takeuchi Mini Excavator Model No. TB260 and a 6 Year/3000 Hour Premier Warranty with TT&M to include the trade in of a 2009 John Deere Model No. JD50D, Mini Excavator Equipment No. 8-106, available through the Florida Sheriffs Association Contract No. FSA18-VEH16.0, Specification No. 41, and the award thereof to Flagler Construction Equipment, and providing an effective date.

COST: up to \$58,778.00 (with trade in amount of \$17,000.00)

This item is for the purchase of a Takeuchi Mini Excavator Model No. TB260 and 6 Year/3000 Hour Premier Warranty with TT&M from Flagler Construction Equipment.

- C. Resolution No. 2020-012R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of City of Orlando RFQu17-0359, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Citywide Rapid Response and Minor Projects for Infrastructure & General Grouting and Repair or Replacement of Drainage Wells, providing for the award thereof to Cathcart Construction Company-Florida, LLC, and providing an effective date.

COST: up to \$800,000.00 (The total cost of \$800,000.00 includes the proposal amount of \$673,578.30 plus contingency)

This item is to approve an agreement with Cathcart Construction Company-Florida, LLC for Old Canoe Creek Road Emergency Repair.

- D. Resolution No. 2020-016R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first amendment to and extension of the agreement dated January 10, 2019, between the City of St. Cloud and Precision Roofing Solutions, Inc. for Continuing Roofing Services, and providing an effective date.

COST: This contract will be utilized by various City departments for roofing repairs on an as-needed basis from various approved and budgeted expenditure accounts.

This item will approve the first amendment to the agreement with Precision Roofing Solutions, Inc.

- E. Resolution No. 2020-017R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first amendment to and extension of the agreement dated January 10, 2019, between the City of St. Cloud and A. Bartlett Roofing & Construction Services, LLC for Continuing Roofing Services, and providing an effective date.

COST: This contract will be utilized by various City departments for roofing repairs on an as-needed basis from various approved and budgeted expenditure accounts.

This item will approve the first amendment to the agreement with A. Bartlett Roofing & Construction Services, LLC.

VIII. Public Hearings

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-11**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with the existing "Commercial" Future Land Use

designation, for approximately 104.8 acres identified as Neptune Village, located south of Neptune Road and west of Old Canoe Creek Road; providing for entering the designation on the official Zoning Map, providing for approval of the Preliminary Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2019-11 (This is a Quasi-Judicial proceeding)**

2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-46**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 10.23 acres identified as Preserve at Lakeside, located north of 10th Street, east of Crawford Avenue, and west of Old Hickory Tree Road; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2019-46 (This is a Quasi-Judicial proceeding)**
3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-47**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of "Low Density Residential" to approximately 10.23 acres identified as Preserve at Lakeside, located north of 10th Street, east of Crawford Avenue, and west of Old Hickory Tree Road; providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2019-47 (This is a Quasi-Judicial proceeding)**
4. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-48**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with the existing "Low Density Residential" Future Land Use designation, for approximately 10.23 acres identified as Preserve at Lakeside, located north of 10th Street, east of Crawford Avenue, and west of Old Hickory Tree Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2019-48 (This is a Quasi-Judicial proceeding)**
5. **FIRST READING AND INTRODUCTION FOR ORDINANCE 2020-08**, an Ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code of the City of St. Cloud, Florida to amend Table III-7 "Commercial and Industrial Uses", Article II, Definitions; Article II, Division 19, Sign Regulations; Article III, Division 20, Section 20, Temporary or Mobile Vendors; providing for severability, conflicts, codification, and an effective date (above is full title)(Final Public Hearing will be heard on February 13, 2020) **ACTION ON ORDINANCE NO. 2020-08**

IX. Council Action

1. Request City Council's approval of the Preserve at Lakeside Preliminary Subdivision Plan.
2. Update on Tractor Supply Farmers Market

X. City Attorney

XI. City Manager

XII. Mayor and Council Members

XIII. Information Section and Report Section

- Thursday, January 30, 2020 - City Council Workshop - 6:00 p.m. @ City Hall, Council Chambers
- Thursday, February 6, 2020 - Community Redevelopment Agency Meeting - 6:00 p.m. @ City Hall, Council Chambers
- Thursday, February 13, 2020 - City Council Meeting - 6:30 p.m. @ City Hall, Council Chambers

Reports:

- Warrant List #5

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: January 23, 2020

Agenda Item Type: Consent Agenda
Resolution 2020-005R

PROCUREMENT AGENDA ITEM:

Resolution No. 2020-005R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a second addendum to and extension of the agreement dated January 10, 2018, between the City of St. Cloud and S & K Sod Company, LLC for Supply of Sod, and providing an effective date.

COST: Funds will be allocated by purchase order from approved and budgeted expenditure accounts on an as-needed basis.

This item will approve the second addendum to the agreement between the City of St. Cloud and S & K Sod Company, LLC for a supply of sod.

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:

Sod is used by various departments within the City on an as-needed basis. Funds are allocated by purchase orders from various approved and budgeted expenditure accounts. In FY18/19 the City spent approximately \$8,000.00 with S & K Sod Company, LLC.

REQUEST:

Resolution No. 2020-005R will extend the existing agreement with S & K Sod Company, LLC through October 6, 2020.

LEGAL AUTHORITY:

Section 4 of agreement dated January 10, 2018 approved by Resolution No. 2017-216R

BUDGET AND RECOMMENDATION:

This contract will be utilized by various City departments for the purchase of sod from various approved and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Recommend approval of the contract which will be used on an as-needed basis from various approved and budgeted expenditure accounts.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:
City Manager recommends approval.

CITY COUNCIL ACTION:
Final Action - 01/23/2020



MEETING: January 23, 2020

Agenda Item Type: Consent Agenda
Resolution 2020-011R

PROCUREMENT AGENDA ITEM:

Resolution No. 2020-011R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of a Takeuchi Mini Excavator Model No. TB260 and a 6 Year/3000 Hour Premier Warranty with TT&M to include the trade in of a 2009 John Deere Model No. JD50D, Mini Excavator Equipment No. 8-106, available through the Florida Sheriffs Association Contract No. FSA18-VEH16.0, Specification No. 41, and the award thereof to Flagler Construction Equipment, and providing an effective date.

COST: up to \$58,778.00 (with trade in amount of \$17,000.00)

This item is for the purchase of a Takeuchi Mini Excavator Model No. TB260 and 6 Year/3000 Hour Premier Warranty with TT&M from Flagler Construction Equipment.

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 Brian Wheeler, Interim Environmental Utilities Director, the excavator will be used daily for repairs and maintenance of the water, sewer and reclaimed water infrastructure. It will be used to provide new service installations where excavation is required. Current unit has 3,510 working hours on it and is worn out. Unit No. 8-106, 2009 John Deere Model No. JD50D, Mini Excavator will be traded in for an allowance of \$17,000.00, and has been declared obsolete per Resolution No. 2020-001R at the January 9, 2020 council meeting.

REQUEST:

Resolution No. 2020-011R will approve the purchase of a Takeuchi Mini Excavator Model No. TB260 and 6 Year/3000 Hour Premier Warranty with TT&M from Flagler Construction Equipment.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Budgeted \$65,300.00/Actual cost up to \$58,778.00 (with trade in amount of \$17,000.00)

Water Fund

420-9595-699.64-00--WA2018

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:

City Manager recommends approval.

CITY COUNCIL ACTION:

Final Action - 01/23/2020



MEETING: January 23, 2020

Agenda Item Type: Consent Agenda
Resolution 2020-012R

PROCUREMENT AGENDA ITEM:

Resolution No. 2020-012R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of City of Orlando RFQu17-0359, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Citywide Rapid Response and Minor Projects for Infrastructure & General Grouting and Repair or Replacement of Drainage Wells, providing for the award thereof to Cathcart Construction Company-Florida, LLC, and providing an effective date.

COST: up to \$800,000.00 (The total cost of \$800,000.00 includes the proposal amount of \$673,578.30 plus contingency)

This item is to approve an agreement with Cathcart Construction Company-Florida, LLC for Old Canoe Creek Road Emergency Repair.

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 portion of Old Canoe Creek Road which spans the canal washed away on December 18, 2019 and is need of emergency repair.

REQUEST:

Resolution No. 2020-012R will allow the City of St. Cloud to utilize City of Orlando RFQu17-0359 to enter into an agreement with Cathcart Construction Company-Florida, LLC for Old Canoe Creek Road Emergency Repair.

LEGAL AUTHORITY:

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

BUDGET AND RECOMMENDATION:

Budgeted \$800,000.00/Actual Cost up to \$800,000.00 (including contingency)

Gas Tax

300-9595-541.34-00

Project ST2001 \$650,000.00

Operating

450-9595-699.34-00

Project SW2002 \$150,000.00

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:

Deputy City Manager Miller recommends approval.

CITY COUNCIL ACTION:

Final Action - 01/23/2020



MEETING: January 23, 2020

Agenda Item Type: Consent Agenda
Resolution 2020-016R

PROCUREMENT AGENDA ITEM:

Resolution No. 2020-016R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first amendment to and extension of the agreement dated January 10, 2019, between the City of St. Cloud and Precision Roofing Solutions, Inc. for Continuing Roofing Services, and providing an effective date.

COST: This contract will be utilized by various City departments for roofing repairs on an as-needed basis from various approved and budgeted expenditure accounts.

This item will approve the first amendment to the agreement with Precision Roofing 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:

RFP No. 2018-122, Continuing Roofing Services was awarded to three roofing companies; A. Bartlett Roofing & Construction Services, LLC, Precision Roofing Solutions, Inc., and Springer-Peterson Roofing & Sheet Metal, Inc. Springer-Peterson Roofing & Sheet Metal, Inc. has not responded to the City's request to renew their agreement. This is the first amendment to the agreement with Precision Roofing Solutions, Inc.

REQUEST:

Resolution No. 2020-016R will extend the existing agreement with Precision Roofing Solutions, Inc. for an additional year, through January 9, 2021.

LEGAL AUTHORITY:

Section 4 of agreement dated January 10, 2019 approved by Resolution No. 2019-016R

BUDGET AND RECOMMENDATION:

This contract will be utilized by various City departments for roofing repairs on an as-needed basis from various approved and budgeted expenditure accounts.

Various City Funds

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Recommend approval of the contract which will be used on an as-needed basis from various approved and budgeted expenditure accounts.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

Final Action - 01/23/2020



MEETING: January 23, 2020

Agenda Item Type: Consent Agenda
Resolution 2020-017R

PROCUREMENT AGENDA ITEM:

Resolution No. 2020-017R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into a first amendment to and extension of the agreement dated January 10, 2019, between the City of St. Cloud and A. Bartlett Roofing & Construction Services, LLC for Continuing Roofing Services, and providing an effective date.

COST: This contract will be utilized by various City departments for roofing repairs on an as-needed basis from various approved and budgeted expenditure accounts.

This item will approve the first amendment to the agreement with A. Bartlett Roofing & Construction Services, 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:

RFP No. 2018-122, Continuing Roofing Services was awarded to three roofing companies; A. Bartlett Roofing & Construction Services, LLC, Precision Roofing Solutions, Inc., and Springer-Peterson Roofing & Sheet Metal, Inc. Springer-Peterson Roofing & Sheet Metal, Inc. has not responded to the City's request to renew their agreement. This is the first amendment to the agreement with A. Bartlett Roofing & Construction Services, LLC.

REQUEST:

Resolution No. 2020-017R will extend the existing agreement with A. Bartlett Roofing & Construction Services, LLC for an additional year, through January 9, 2021.

LEGAL AUTHORITY:

Section 4 of agreement dated January 10, 2019 approved by Resolution No. 2019-015R

BUDGET AND RECOMMENDATION:

This contract will be utilized by various City departments for roofing repairs on an as-needed basis from various approved and budgeted expenditure accounts.

Various City Funds

Staff recommends **APPROVAL** of this request.

FINANCE DIRECTOR'S COMMENTS:

Recommend approval of the contract which will be used on an as-needed basis from various approved and budgeted expenditure accounts.

PROCUREMENT DIRECTOR'S COMMENTS:

Recommends approval.

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

Final Action - 01/23/2020



MEETING: January 23, 2020

Agenda Item Type: Public Hearings

First Public Hearing: October 24, 2019

Second Public Hearing: January 23, 2020

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-11, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of "PUD" Planned Unit Development, compatible with the existing "Commercial" Future Land Use designation, for approximately 104.8 acres identified as Neptune Village, located south of Neptune Road and west of Old Canoe Creek Road; providing for entering the designation on the official Zoning Map, providing for approval of the Preliminary Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title)
ACTION ON ORDINANCE NO. 2019-11 (This is a Quasi-Judicial proceeding)

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property is generally located south of Neptune Road and west of Old Canoe Creek Road. The property comprises of approximately 104.8 acres and has a Future Land Use Map designation of Commercial and zoning district of "HB" - Highway Business. The applicant is requesting a Zoning Map Amendment to change the zoning district to "PUD" Planned Unit Development compatible with the existing Future Land Use designation.

At the October 24, 2019 City Council Meeting, the first reading of this project received a 4-1 vote for approval with the following conditions to be addressed prior to the final public hearing:

1. Remove Single Family Detached from permitted uses. Remove typical lot layout and Development Standards for single family detached homes.
2. Provide minimum density for medium and high density residential.
3. Revise plans to include more open space. Stormwater may only account for 50% of the required open space. Stormwater may not count towards more than 6.35 acres of open space.
4. Perform an economic impact analysis.

The applicant has since revised the project to meet the requested conditions. The impact analysis report provided uses a methodology consistent with the analyses performed and accepted for other projects within the City. The report estimates that at build-out, Neptune Village would contribute an annual fiscal surplus to the City of \$647,000 or a total of \$19,000,000 over 30 years.

Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. Additionally, the Public Hearing was advertised as required by State Statutes.

REQUEST:

The applicant is requesting consideration of a zoning district of "PUD" Planned Unit Development for approximately 104.8 acres of vacant land.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission meeting held on May 21, 2019 and is authorized to 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.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request of "PUD" Planned Unit Development zoning district and Preliminary Master Plan for Ordinance No. 2019-11.

On May 21, 2019 the Planning Commission made a recommendation of **APPROVAL** of Ordinance 2019-11 for the proposed Zoning Map Amendment.

FINANCE DIRECTOR'S COMMENTS:

N/A

PURCHASING MANAGER'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

01/23/2020 - Final Action

10/24/2019 - Approved with conditions, motion to approve with conditions by Council Member Askew, seconded by Mayor Blackwell. Vote was 4-1, Council Member Cooper voting "nay".

09/12/2019 - Continued, motion to continue to the October 24th City Council Meeting. Vote was 5-0, all members voting "aye".

06/13/2019 - Continued, motion to continue to September 12th City Council Meeting by Council Member Askew, seconded by Mayor Blackwell. Vote was 4-1, Council Member Cooper voting "nay".



MEETING: January 23, 2020

Agenda Item Type: Public Hearings
Ordinance 2019-46

First Public Hearing: December 12, 2019

Second Public Hearing: January 23, 2020

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-46, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately 10.23 acres identified as Preserve at Lakeside, located north of 10th Street, east of Crawford Avenue, and west of Old Hickory Tree Road; in accordance with the voluntary annexation provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2019-46 (This is a Quasi-Judicial proceeding)**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property associated with this encumbrance annexation is generally located north of East 10th Street, east of Crawford Avenue and west of Old Hickory Tree Road. The property is currently vacant and adjacent to the City limits to the north and south.

The property comprises approximately 10.23 acres within the Joint Planning Area and has a Future Land Use Map designation of Low Density Residential (County) and a zoning district of LDR (County). The subject property will be assigned a Future land Use designation of Low Density Residential and a proposed Zoning district of PUD Planned Unit Development.

On October 2, 2017 the property owner filed a request of voluntary annexation into the City of St. Cloud that was denied by City Council on December 14, 2017. City Council expressed concern regarding additional traffic along a narrow 2-lane roadway, East 10th Street.

The applicant moved forward with their development entitlements within Osceola County. This development has received Preliminary Subdivision Plan and Final Subdivision Construction Plan approvals from Osceola County.

Notice of Public Hearing was mailed to property owners within 300 feet of the subject property and 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.

REQUEST:

The applicant is requesting annexation of approximately 10.23 acres of land known as Preserve at Lakeside, 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 meeting held

on November 19, 2019 and is authorized to 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.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff reviewed this request for Annexation on or before November 8, 2019, with no objections.

Staff recommends **APPROVAL** of the request for Annexation for Ordinance No. 2019-46.

On November 19, 2019, the Planning Commission reviewed this request for Annexation and made a recommendation of **APPROVAL** with a 5-0 vote.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

01/23/20 - Final Action

12/12/2019 - Passed, motion to approve made by Council Member Trace, Seconded by Council Member Askew, vote was 4-1, Council Member Cooper voting "nay".



MEETING: January 23, 2020

Agenda Item Type: Public Hearings
Ordinance 2019-47

First Public Hearing: December 12, 2019

Second Public Hearing: January 23, 2020

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-47, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of "Low Density Residential" to approximately 10.23 acres identified as Preserve at Lakeside, located north of 10th Street, east of Crawford Avenue, and west of Old Hickory Tree Road; providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2019-47 (This is a Quasi-Judicial proceeding)**

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property associated with this proposed Future Land Use Map amendment encompasses approximately 10.23 acres of vacant land which is generally located north of East 10th Street, east of Crawford Avenue and west of Old Hickory Tree Road.

Currently, the subject property is considered an enclave within unincorporated Osceola County and bounded to the north and south by the city. The current Future Land Use Map designation for this property is Low Density Residential (County) and Zoning district is LDR (County). The subject property will be assigned a Future land Use designation of Low Density Residential and a proposed Zoning district of PUD Planned Unit Development. This project has received Preliminary Subdivision Plan and Final Subdivision Construction Plan approvals from Osceola County.

Notice of Public Hearing was mailed to property owners within 300 feet of the subject property and 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.

REQUEST:

The applicant is requesting consideration of a Future Land Use Map designation from Low Density Residential (County) to Commercial (City) for approximately 10.23 acres of land known as Preserve at Lakeside.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission meeting held

on November 19, 2019 and is authorized to 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.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff reviewed this request for a Large Scale Future Land Use Map Amendment on or before November 8, 2019, with no objections.

Staff recommends **APPROVAL** of the request for a Large Scale Future Land Use Map Amendment to the Comprehensive Plan for Ordinance No. 2019-47.

On November 19, 2019, the Planning Commission made a recommendation of **APPROVAL** of Ordinance No. 2019-47 and to **TRANSMIT** the request of a Low Density Residential Future Land Use Map Amendment to the Community Planning, Development and Services Division of the Florida Department of Economic Opportunity for interagency review with a 5-0 vote.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

01/23/20 - Final Action

12/12/2019 - Passed, motion to approve made by Council Member Askew, Seconded by Council Member Trace, vote was 4-1, Council Member Cooper voting "nay".



MEETING: January 23, 2020

Agenda Item Type: Public Hearings

First Public Hearing: December 12, 2019

Second Public Hearing: January 23, 2020

PLANNING AGENDA ITEM:

FINAL PUBLIC HEARING FOR ORDINANCE NO. 2019-48, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “PUD” Planned Unit Development, compatible with the existing "Low Density Residential" Future Land Use designation, for approximately 10.23 acres identified as Preserve at Lakeside, located north of 10th Street, east of Crawford Avenue, and west of Old Hickory Tree Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title)
ACTION ON ORDINANCE NO. 2019-48 (This is a Quasi-Judicial proceeding)

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

The subject property is generally located north of East 10th Street, east of Crawford Avenue and west of Old Hickory Tree Road. The proposed Future Land Use designation for this property is Low Density Residential (City). The proposed Zoning district is consistent with the proposed Future Land Use designation and compatible with the surrounding area. The gross density for the proposed PUD is 3.5 dwelling units per acre.

The proposed PUD encompasses approximately 10.23 acres and is adjacent to the city limits to the north and south. The surrounding properties are developed with low density single family residential development.

In conjunction with the proposed Low Density Residential Future Land Use designation being sought concurrently, the Preserve at Lakeside PUD will offer the following benefits to the surrounding community and City of St. Cloud.

- The PUD will provide an extension to the established low density residential development pattern of the surrounding area.
- The PUD offers a fee-simple product to fulfill the City’s need for owner-occupied housing, as outlined in the Housing Element of the Comprehensive Plan.
- The PUD proposes housing that presents a subdivision configuration and property value per acre that is consistent with the surrounding low density residential area.

This project has received Preliminary Subdivision Plan and Final Subdivision Construction Plan approvals from Osceola County.

Notice of Public Hearing was mailed to property owners within 300 feet of the subject property. Additionally, the Public Hearing was advertised as required by State Statutes.

The City Council at its meeting on 12/12/2019 discussed the item, which passed by a motion to approve with additional conditions to look at extending the sidewalk to the following road and meeting the city's tree ordinance made by Council Member Askew, Seconded by Deputy Mayor Matheny, vote was 4-1, Council Member Cooper voting "nay".

Staff spoke with Tommy Jordan of Jordan Engineering Group, LLC and informed him of the requested conditions (extending the sidewalk to nearest street and meeting the city's tree requirements) and he indicated that he would contact the developer to ensure that they would be able to comply. He will be prepared to respond at the City Council meeting on 1/23/2020.

REQUEST:

The applicant is requesting consideration of a zoning district of "PUD" Planned Unit Development for approximately 10.23 acres of vacant land.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission meeting held on November 19, 2019 and is authorized to 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.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request of "PUD" Planned Unit Development zoning district for Ordinance No. 2019-48.

On November 19, 2019 the Planning Commission made a recommendation of **APPROVAL** of Ordinance 2019-48 for the proposed Planned Unit Development.

FINANCE DIRECTOR'S COMMENTS:

N/A

PURCHASING MANAGER'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

01/23/2020 - Final Action

12/12/2019 - Passed, motion to approve with additional conditions to look at extending the sidewalk to the following road and meeting the cities tree ordinance made by Council Member Askew, Seconded by Deputy Mayor Matheny, vote was 4-1, Council Member Cooper voting "nay".



MEETING: January 23, 2020

Agenda Item Type: Public Hearings
Ordinance 2020-08

First Public Hearing: January 23, 2020

Second Public Hearing: February 13, 2020

PLANNING AGENDA ITEM:

FIRST READING AND INTRODUCTION FOR ORDINANCE 2020-08, an Ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code of the City of St. Cloud, Florida to amend Table III-7 "Commercial and Industrial Uses", Article II, Definitions; Article II, Division 19, Sign Regulations; Article III, Division 20, Section 20, Temporary or Mobile Vendors; providing for severability, conflicts, codification, and an effective date (above is full title)(Final Public Hearing will be heard on February 13, 2020)

ACTION ON ORDINANCE NO. 2020-08

STRATEGIC PLAN GOAL:

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

BACKGROUND INFORMATION:

This amendment to the Land Development Code is to address concerns that have been raised by City Council Members as well as members of the public regarding mobile food vendors, signage, and micro-beverage manufacturers. This amendment also clarifies certain uses in Table III-7.

Table III-7 is revised to simplify language relating to Micro-Breweries, Micro-Wineries, and other craft beverage producers which have been condensed into a single use identified as "Micro-Beverage manufacturing". Additionally, "Heliports" and "Mobile Food Vending" have been added to the table.

Article III, Division 19 - Sign Regulations is amended to include brightness regulations for Electronic Variable Message (EVM) signage, and to clarify regulations relating to lighting used to outline windows and other building features as discussed at previous City Council Workshops.

REQUEST:

This amendment requests changes to Table III-7 "Commercial and Industrial Uses", Article II - Definitions, Article III, Division 19, Sign Regulation and Article III, Division 20, Section 20, Temporary or Mobile Vendors.

LEGAL AUTHORITY:

The City Council Requested Action is legally authorized per section 3.4.5 of the Land Development Code to review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2020-08 for an amendment to Table III-7 “Commercial and Industrial Uses”, Article II - Definitions, Article III. Division 19, Sign Regulation and Article III, Division 20, Section 20, Temporary or Mobile Vendors of the Land Development Code.

On January 21, 2020, the Planning Commission will review this request for a Land Development Code Amendment. Their recommendation will be presented at the January 23, 2020 City Council Meeting.

FINANCE DIRECTOR’S COMMENTS:

N/A

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER’S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

02/13/2020 - Final Action



MEETING: January 23, 2020

Agenda Item Type: Council Action

PLANNING AGENDA ITEM:

Request City Council's approval of the Preserve at Lakeside Preliminary Subdivision Plan.

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 East 10th Street, east of Crawford Avenue and west of Old Hickory Tree Road. The property comprises of approximately 10.23 acres and has a future land use designation of Low Density Residential (County) and is located within the County's LDR zoning district. The proposed density is 3.5 dwelling units per acre.

The City Council at its meeting on 12/12/2019 discussed the Planned Unit Development (PUD) Rezoning and Preliminary Master Plan/Final Master Plan (PMP/FMP) for the Preserve at Lakeside, which passed by a motion to approve with additional conditions to look at extending the sidewalk to the following road and meeting the city's tree ordinance made by Council Member Askew, Seconded by Deputy Mayor Matheny, vote was 4-1, Council Member Cooper voting "nay".

Staff spoke with Tommy Jordan of Jordan Engineering Group, LLC and informed him of the requested conditions (extending the sidewalk to nearest street and meeting the city's tree requirements) and he indicated that he would contact the developer to ensure that they would be able to comply. He will be prepared to respond at the City Council meeting on 1/23/2020.

Since these conditions were imposed on the PUD rezoning and PMP/FMP, it is therefore necessary to carry these condition forward to the Preliminary Subdivision Plan (PSP).

REQUEST:

The applicant is requesting approval of a Preliminary Subdivision Plan (PSP) for a 36 single family detached lot residential subdivision on approximately 10.23 acres of land known as Preserve at Lakeside.

LEGAL AUTHORITY:

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. Based on the information generated and the comments made during the development review, the City Council shall approve, disapprove or approve subject to stated conditions. Approval of the Preliminary

Subdivision Plan shall authorize review for approval of the Subdivision Construction Plans by the Development Review Committee as outlined in section 5.2.3.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the Preserve at Lakeside Preliminary Subdivision Plan with the following conditions:

1. Extending the sidewalk in front of the next nearest street intersection; and
2. Development must meet the city's tree requirements of the land development code.

FINANCE DIRECTOR'S COMMENTS:

N/A

PROCUREMENT DIRECTOR'S COMMENTS:

N/A

CITY MANAGER'S COMMENTS:

Deputy City Manager Miller recommends City Council act as City Council deems appropriate.

CITY COUNCIL ACTION:

01/23/2020 - Final Action