

RETURN TO:  
CITY OF ST. CLOUD  
DEPT. OF COMMUNITY DEVELOPMENT  
1300 9<sup>TH</sup> STREET  
ST. CLOUD, FL 34769

## **ORDINANCE NUMBER 2025-65**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING CHAPTER 3, “PERFORMANCE AND SITING STANDARDS” OF THE LAND DEVELOPMENT CODE, BY ADDING A NEW ARTICLE, ARTICLE 12 TITLED “JPA INFILL CENTERS”, IDENTIFIED AS JPA INFILL CENTERS LDC UPDATE, PROJECT # CCA25-00005, PROVIDING FOR JPA INFILL CENTERS STANDARDS AND PROVIDING FOR SEVERABILITY, SCRIVENER’S ERRORS, CONFLICT, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION, AND EFFECTIVE DATE.**

WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of St. Cloud, Florida, a municipal corporation; enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the Planning Commission held a public hearing on this request on August 19, 2025 at which it made a recommendation of APPROVAL;

WHEREAS, the City Council of the City of St. Cloud, Florida, deems it necessary to amend Chapter 3 "Performance and Siting Standards" of the Land Development Code of the City of St. Cloud, Florida; and

WHEREAS, the provisions of this Ordinance are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan of the City of St. Cloud, Florida, as codified are hereby ratified and affirmed; and

WHEREAS, the City Council of the City of St. Cloud, Florida, has taken all actions in accordance with the requirements and procedures mandated by State law; and

WHEREAS, for the purpose of this Ordinance, underline type shall constitute additions to the original text, strikethrough type shall constitute deletions to the original text and \*\*\*\* shall constitute ellipses to the original text.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

## SECTION 1

Add Article 12 of Chapter 3, Performance and Siting Standards of the St. Cloud Land Development Code to read as follows:

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## ARTICLE - 12 JPA INFILL CENTERS STANDARDS

### 3.12.1. - GENERAL PROVISIONS

- A. **RELATIONSHIP TO OTHER LAND DEVELOPMENT CODE CHAPTERS.** The Standards in this Chapter apply to properties shown on the City's Future Land Use Map and identified in the Comprehensive Plan as an JPA Infill Center. If there are conflicts between these Standards and standards contained elsewhere in the Land Development Code, the Standards in this Article shall prevail. Development aspects not covered by these Standards shall be governed by the standards contained elsewhere in the Land Development Code.
- B. **PURPOSE.** The standards are intended to enable the creation of compact development areas that encourage walkability and transit use and allow for a mixture of residential and non-residential development that supports commercial areas and transit, and provides a transition to higher intensities and densities, or transportation corridors. Residential density must be a minimum of eight (8) units per acre. In addition to residential development, uses such as offices and professional services, as well as ancillary commercial, may be permitted based on compatibility, access, and development standards identified in the Land Development Code. Non-residential uses shall be limited to a maximum 1.0 FAR. Support Uses such as schools, parks, and places of worship shall be permitted. Center types within JPA Infill include Neighborhood, Community, Urban, and Employment. Each center will vary in density and intensity scale.
- C. **MIX OF USES.** For all projects within JPA Infill Center Core, with the exception of Neighborhood Centers, a minimum of four-thousand (4,000) square feet of non-residential use per acre is required. Uses may be mixed vertically or horizontally with the minimum requirement to be achieved at build-out. Non-residential square footage shall be built at project inception when planned vertically and/or reserved by acreage when planned horizontally. Self-storage does not count toward required minimum square feet; however, it can be calculated towards minimum FAR. Residential developments within the perimeter must demonstrate direct pedestrian access to existing or planned non-residential development within one-quarter (1/4) mile of the project, or a transit stop; or shall be required to provide a minimum of one thousand (1,000) square feet of non-residential use per acre. Neighborhood support uses such as schools and other institutional uses, parks, and places of worship shall not count toward meeting non-residential requirements.
- D. **CENTER TYPES.** Zoning districts shall be determined based on data and analysis. Adjustments to the perimeter and core may be processed with the submittal of a master plan. Requests shall be evaluated for consistency with the overall policy criteria for core and perimeter areas, and may consider factors such as, but not limited to, adjacency to the perimeter or core, the percentage of change in area, natural and physical limitations, and compatibility with surrounding development.
1. **JPA Neighborhood Center (NC).** Primarily intended for small-scale, neighborhood-serving retail and office; recreational, public, or civic uses; entertainment and a supporting mix of residential types, including mixed use buildings.
    - a. **Neighborhood Center Commercial/Neighborhood Center Mixed (NCC/NCM)** is defined as an area up to ten (10) acres, located within a Neighborhood Center FLU designation, and adjacent to a local street, collector, or arterial roadway.
  2. **JPA Community Center (CC).** Primarily intended for large-scale retail and office, civic uses, and medium- to high-density residential.

- a. Community Center Core (CCC) is defined as an area greater than ten (10) up to seventy (70) acres, centrally located within a Community Center FLU designation.
  - b. Community Center Perimeter (CCP) is defined as an area generally extending one-half (½) mile outside the center core.
3. **JPA Urban Center (UC).** Primarily intended for large-scale retail and office, and intense residential development.
- a. Urban Center Core (UCC) is defined as an area of a minimum of seventy (70) acres, centrally located within an Urban Center FLU designation.
  - b. Urban Center Perimeter (UCP) is defined as an area generally extending one (1) mile outside the center core.
4. **JPA Employment Center (EC).** Primarily intended to provide intense workplace developments such as research firms, national headquarters, medical and professional offices, hospitals and light industrial development; ancillary retail is intended to serve the needs of employees; secondary education facilities including colleges and universities. Residential development is intended to provide a variety of housing types for the employees of the center.
- a. Employment Center Core (ECC) is defined as an area of a minimum of seventy (70) acres, centrally located within an Employment Center FLU designation.
  - b. Employment Center Perimeter (ECP) is defined as an area generally extending one (1) mile outside the center core.

**E. BUILDING ORIENTATION FOR JPA INFILL CENTERS.**

1. **Building Siting for JPA Infill Centers.** The following standards apply to principal buildings within the JPA Infill Centers. Single-family properties shall comply with Siting and Architectural standards contained within Chapter 3 Article 17.
- a. The PS/SDP must identify primary, secondary, and service frontages. Primary frontages shall face each other to the maximum extent feasible. Any given block must be comprised of two (2) primary frontages; only connections which provide shaded and direct pedestrian access shall be considered toward meeting minimum block sizes. Block connections not associated with a street shall consist of a sidewalk or paved pathway, a minimum of eight (8) feet wide and shaded with canopy trees an average of forty (40) feet on center.
  - b. All buildings must face a primary frontage or civic space. Building sides facing primary or secondary frontage, or civic space shall comply with the architecture standards contained herein. Conceptual elevations shall be required at SDP.
  - c. A building's primary entrance shall be located on the facade facing the primary frontage or civic space. Primary entrance is the principal pedestrian access to a building, even if customers or residents may more frequently use a secondary entrance associated with a garage, parking area, driveway or other vehicle use area. The entrance shall have the architectural detailing that sets it apart from other entrances and allows it to be recognized as the building's primary access point.
  - d. Within JPA Urban Centers, JPA Employment Centers and JPA Community Centers Core, buildings shall be at least two (2) stories in height.
  - e. Upper floor residential units must have a visible ground floor entrance facing the front or side street, a civic space, or a pedestrian passageway. This may be a common entrance serving multiple units.
  - d. Minimum eight-foot (8')-wide sidewalk required for Urban Center Core/Perimeter and Employment Center Core/Perimeter.
2. **Build-to-Line (BTL).**
- a. The BTL for building facades shall be as shown in Table 3.12-1 below. A minimum percentage of each block (the expanse of street from one (1) intersection to the next) facing a primary frontage

shall be comprised of building facade, as set forth in the table. This percentage shall be calculated for the linear building facade at the first floor.

- b. The BTL shall be consistent along each facing street block. A civic space or café-table seating area that meets the following standards will be considered part of the BTL setback or Frontage Build-out percentages. Dining areas must be clearly delineated from the public sidewalk through the use of pavement treatments or barriers. Civic areas must be open for public use and provide features that allow for casual public engagement such as shaded seating areas, art, or gardens. Civic areas shall be accessible from an extension of the primary building and use. Vehicular areas are not permitted within the minimum frontage along the primary facade unless otherwise provided herein.

JPA Infill Center Type	Distance of BTL from edge of ROW		Minimum Percent of Building Facade on BTL*
	Non-residential and Mixed Use Buildings	Residential Only	
JPA Neighborhood Center	0—15'	0—20'	60%
JPA Community Center	0—10'		60%
JPA Urban Center	0—2'	0—15'	80%
JPA Employment Center	0—2'		80%

\*Exclusive of access drives, if required for emergency access or in an interim condition.

#### F. DEVELOPMENT STANDARDS FOR JPA INFILL CENTERS.

Standards	NCC NCM	CCC	CCP	UCC	UCP	ECC	ECP
Minimum intensity/density	0.25 FAR <sup>1</sup> 8 DU/AC	0.5 FAR <sup>1</sup> 18 DU/AC	0.35 FAR <sup>1</sup> 8 DU/AC	1.0 FAR <sup>1</sup> 30 DU/AC	0.5 FAR <sup>1</sup> 18 DU/AC	1.0 FAR <sup>1</sup> 30 DU/AC	0.5 FAR <sup>1</sup> 18 DU/AC
Maximum intensity/density <sup>4</sup>	0.5 FAR/ 18 DU/AC	1.0 FAR/ 40 DU/AC	0.7 FAR/ 18 DU/AC	N/A	1.0 FAR/ 40 DU/AC	N/A	1.0 FAR/ 40 DU/AC
Minimum Building Height <sup>2</sup>		2 stories	N/A	2 stories	2 stories	2 stories	2 stories
Maximum Building Height <sup>3</sup>	3 stories	5 stories	3 stories	N/A	5 stories	N/A	5 stories

Note: Institutional uses by public entities for public good are exempt from development standards. Residential development is not required.

1. Minimum FAR requirements, as they apply to specific development or phase development, may be modified through the Preliminary Subdivision (PS) or Site Development Plan (SDP) process only if the proposed first phase building(s) meets siting and BTL requirements, and the applicant can demonstrate that the minimum FAR can be achieved with future phases. For developments with transitional FAR, a Site plan depicting how future development will meet minimum FAR must be provided at the time of Site Development Plan (SDP) process.
2. Except in UCC and ECC, a building two (2) stories in height is acceptable where it can be demonstrated that minimum FAR can be achieved at build-out.

3. Applies only to non-residential structures, or the non-residential portion of a mixed-use building.

4. Hotels have no maximum density.

1. **Blocks.** Within the JPA Infill Centers, urban blocks shall be generally scaled at three hundred (300) feet by six hundred (600) feet and shall be created to ensure the implementation of a pedestrian scaled neighborhood.

2. **Convenience Stores.** Convenience stores within an JPA Infill Center must comply with the setback and building placement contain in the JPA Infill Centers Standards. Pump stations shall be located behind the principal structure and shall be limited to the following:

- a. Neighborhood Center Core: Maximum of six (6) fuel pump stations.
- b. Community Center Core: Maximum of six (6) fuel pump stations.
- c. Community Center Perimeter: Maximum of eight (8) fuel pump stations.
- d. Urban/Employment Center Core: Maximum of four (4) fuel pump stations.
- e. Urban/Employment Center Perimeter: Maximum of six (6) fuel pump stations.

3. **Drive through restaurants.** Within an JPA Infill Center, drive-thru windows shall be located to the side or the rear of the property. In the event that a drive-thru is visible from a right-of-way a minimum three (3'0") foot-tall, maximum four (4'0") foot-tall planter with low shrubs that screens the drive-through aisles from the abutting public right-of-way shall be used to minimize the visual impact of vehicular stacking. At no time shall this landscape barrier be pruned in a manner that allows the vehicle headlights from the drive-through lane to be visible from abutting street rights-of-way. As an alternative other architectural features consistent with the primary building architecture design may be used to screen vehicles from view.

4) **Wholesaling, Warehousing, Storage and Distribution, and Enclosed/Light Manufacturing.** Such uses are permitted within an JPA Infill Center subject to the following standards.

- a) Use shall be adjacent to a paved street which is designed to accommodate the volume of truck traffic associated with the development.
- b) Use shall be conducted inside a building. Within a JPA Employment Center only, outdoor storage may occur as an accessory use in areas designated on a Site Development Plan. The area shall be generally located to the interior or rear of the property and entirely screened from view of adjacent non-industrial property, from primary frontages, and rights-of-way.
- c) Bay doors shall be located to the interior or rear of the site and not face a primary frontage.
- d) JPA Infill Centers Standards apply, except as follows:
  - i) Two (2) rows of parking may be permitted between the structure and primary frontage, when a linear park consistent with Mixed Use District standards is provided at the BTL. More than two (2) rows of parking may be provided when designed as a parking block. A row of parking shall consist of a drive aisle with parking on each side. When a linear park is utilized to meet the BTL requirements, planting shall also include shrubs arranged to provide a visual screen of seventy-five (75) percent opacity and achieve a minimum height of three (3) feet within two (2) years adjacent to the parking area.
  - ii) Parking Block. Industrial use parking blocks shall be designed to incorporate pedestrian routes not to exceed block sizes consistent with JPA Infill Centers standards. Routes can consist of pedestrian pathways, internal drive aisles with sidewalk or other like mechanisms. Primary frontages shall provide a linear park consistent with Mixed Use District standards at the BTL, and include shrubs arranged to provide a visual screen of seventy-five (75) percent opacity and achieve a minimum height of three (3) feet within two (2) years adjacent to the parking area.
  - iii) A minimum of twenty-five (25) percent transparency (windows) at the ground floor. Transparency calculations may include the glass surfaces of the entrance window system itself. The area of required transparency shall be calculated by multiplying the structure's linear frontage by a height (above adjacent finished pavement grade) of twelve (12) feet. Sixty (60) percent of the ground floor shall include the minimum transparency plus glazing or other features that mimic fenestration such as transparent windows, awnings, spandrel glass features (without opening into building wall or structure), ledges, shutters, or other architectural

elements used to enhance the façade. These elements are required for at least thirty-five (35) percent of upper floors.

5. Retail/office parking requirements are only one (1) space per five hundred (500) square feet, not to exceed 110% of required minimum.

**G. ARCHITECTURAL DESIGN STANDARDS FOR JPA INFILL CENTERS.** The following standards apply to multifamily, mixed use and non-residential buildings within the JPA Infill Centers zoning districts NCC, NCM, CCC, CCP, UCC, UCP, ECC, ECP, and JPA-MDI.

1. **Building Form.** The intent is to encourage human scale elements in building design, and to reduce the mass of large buildings. Breaks in mass are required to relate to structural systems and the organization of interior space. Both horizontal and vertical mixed-use designs are highly encouraged.

- a. All building facades shall be architecturally finished with materials such as stucco, brick, stone, finished concrete, wood or other comparable materials.
- b. Building facades shall include jogs of not more than thirty-six (36) inches in depth, except as necessary to allow bay windows, shop fronts, balconies, civic spaces, outdoor seating, etc., in which case jogs of greater than thirty-six (36) inches will be allowed. Jogs of thirty-six (36) inches or less will be considered as being on the BTL.
- c. Building volumes shall be articulated into three distinct vertical components—a "base," "middle," and a "top." The first floor height shall be a minimum of twelve (12) feet.
- d. Building facades along BTLs shall be expressed as building modules that do not exceed thirty (30) linear feet in width.
- e. Horizontal masses shall not exceed a height/width ratio of one (1) vertical to three (3) horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements.
- f. Buildings shall relate well to each other, to the site, and adjacent properties by providing transitions in building heights.
- g. A minimum of sixty (60) percent of the total wall area at the ground floor must include pedestrian entrances or transparent windows.
- h. Windows shall be slightly recessed or project as bays from the main wall of the facade so as to create texture and shadows on the facade for visual interest, as well as the perception that people or activities are behind the windows.

2. **Building Massing.** Massing refers to shape and form of the building. The intent is to encourage human scale elements in building design, and to reduce the mass or large buildings. Breaks in mass are required to relate to structural systems and the organization of interior space.

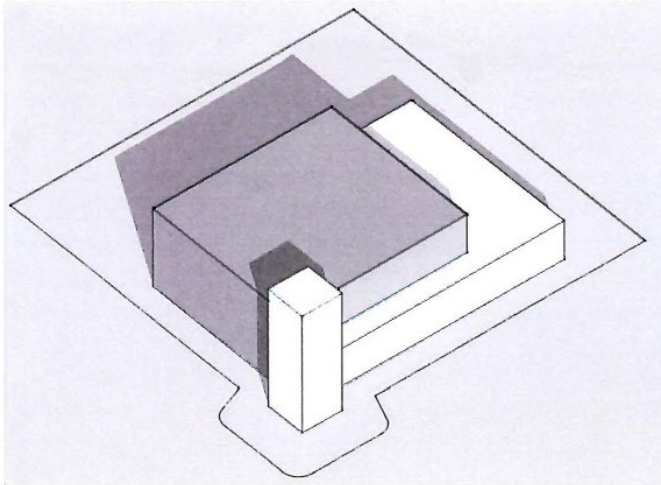
a. Massing requirements: The requirement for the subdivision of masses/volumes in a building shall apply according to the standards established in Table 3.14-2.

<b>Small Buildings</b>	<b>Small/Medium Buildings</b>	<b>Medium Buildings</b>	<b>Large Buildings</b>
<u>Up to 10,000 sq. ft.</u>	<u>10,000—40,000 sq. ft.</u>	<u>40,000—100,000 sq. ft.</u>	<u>100,000 sq. ft. or more</u>
<u>No mass elements are required</u>	<u>One (1) massing element</u>	<u>Two (2) massing elements</u>	<u>Three (3) massing elements</u>

b. When massing subdivision is required per Table 3.12-2 the requirement shall be satisfied by demonstrating that the required number of individual massing elements have been provided from the following options:

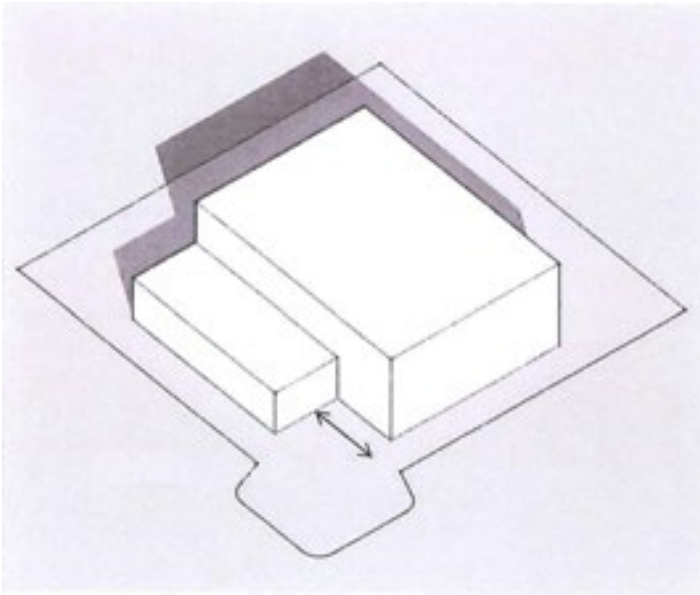
**Option 1: Setbacks.** Setbacks shall occur at the second floor or above the ground floor level, if a building is two (2) floors or more in height.

**Figure 3.12-a Massing Setback**



**Option 2: Offset.** Offsets shall be a minimum of ten (10) feet to break up the foundation line to define each mass. The portion projected or recessed shall extend up to the roof eaves.

**Figure 3.12-b Massing Offsets**



**Option 3: Facade Length and Variations.** Variations in the facade shall be as follows:

- i. Facades greater than sixty (60) feet in length, but less than one hundred and twenty (120) feet in length must exhibit a prominent shift in the facade of the structure so that no greater than seventy-five (75) percent of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten (10) foot change in building facade alignment or a ten (10) foot change in roof line height, or a combined change in facade and roof line totaling ten (10) feet.
- ii. Facades that exceed one hundred and twenty (120) feet in length shall provide a prominent shift in the mass of the structure at each one hundred and twenty (120) foot interval, or less if the developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen (15)

foot change in building façade alignment or a fifteen (15) foot change in roof line. A combination of both a roof line and façade change is encouraged and to that end, if the combined change occurs at the same location in the building plan, a fifteen (15) foot total change will be considered as full compliance.

- iii. The façade length and variation requirement apply to primary and secondary facades.

**Figure 3.12-c Massing Facade Variations**



Note: For massing illustration purpose only.

- 3. **Building Articulation.** The intent is to reduce the apparent size of buildings and create visual interest. Articulation elements shall vary to alleviate the appearance of a large building mass, break up along walls, express individuality of each building, and enhance the character of the neighborhood/development. Building facade facing the public right-of-way or civic space must comply with the following articulation elements:
  - a. Weather protection features, which may include awnings, overhangs or other treatments providing functional weather protection, are required on building facades fronting a BTL. Awnings or overhangs shall project a minimum of six (6) feet and maintain a clear height of at least nine (9) feet. They may encroach upon the public sidewalk subject to a Right-of-Way encroachment/utilization permit.
  - b. In a multifamily residential building, if balconies are provided, a minimum of fifty (50) percent of all units shall incorporate balconies at a minimum size of six (6) feet deep and sixty (60) square feet.
  - c. Corner articulation elements such as arched, gabled, stepped or decorative parapet with cornice over building entrances, integrated with the building's massing and style.
- 4. **Roof Modulation.** The intent is to ensure that visual interest also applies to roof treatment. Roof forms may be used to identify different functional areas within the building, to provide for additional light to enter the building, to reduce massing, to screen rooftop equipment, and to create movement along the roof line. The following roof modulation elements are allowed:
  - a. Building facades fronting a BTL must use multiple peaks or roof planes and distinctive roof forms covering each building mass.
  - b. Same roof form with a different orientation of the ridge elements.
  - c. Same roof form with the same orientation, but the roof has a minimum change in elevation of two point five (2.5) feet between each subdivision of the building.

- d. Any other treatment that the approving authority determines to be consistent with the intent and is consistent with sound and generally accepted land use planning or architectural practices and principles.
5. **Accessory Structures.** The intent is to ensure that accessory structures are located in areas that are not visible from public streets by pedestrians and shall not be visible from adjacent residential properties. Structural screening shall be consistent with the architectural elements, material and colors of the principal structure.
- a. Accessory structures shall be a minimum of one (1) story and a maximum of two (2) stories and complement the architectural style of the primary structure.
- b. Service areas such loading areas, refuse/recycling collection containers (garbage dumpsters) shall be structurally enclosed and screened by a screen (1) one foot greater than the element being screened.
- c. Mechanical equipment shall be placed on the roof, on the side or in the rear of each building. Roof-top equipment shall be completely screened from all ground level views by parapet wall or other architectural features, which shall be integrated to the building. Ground-mounted equipment screening shall be at a minimum of one (1) foot greater in height than the area/equipment being screened.
- d. Solar panels that are not integrated into the architecture of the facade or roof shall be hidden from sight and shall be treated as mechanical equipment. Solar panels and photovoltaic elements that are integrated into the building architecture shall comply with the architecture articulation and or roof element.

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## SECTION 2

The City Clerk, after consultation with the City Attorney, is authorized to correct scrivener's errors found by filing a corrected copy of this ordinance in the official records of the City.

## SECTION 3 SEVERABILITY.

It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

## SECTION 4 CONFLICT.

This action supersedes all codes and ordinances of the City or parts of, in conflict with this ordinance, to the extent of the conflict.

## SECTION 5 CODIFICATION.

Section 1 of this Ordinance shall be codified in the Land Development Code for the City of St. Cloud, Florida, separate and apart from the Code of St. Cloud. The codifier is authorized to make editorial changes not affecting the substance of this ordinance in the substitution of "article" for "ordinance", "section" for "paragraph", or otherwise take such editorial license.

SECTION 6 PUBLICATION AND EFFECTIVE DATE.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.

First Reading on the 14<sup>th</sup> day of August 2025.

Second Reading on the 9<sup>th</sup> day of October 2025.

CITY OF ST. CLOUD

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Christian B. Robertson, Mayor

ATTEST:

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Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:  
DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

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Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.



**BUSINESS IMPACT ESTIMATE  
ORDINANCE NO. 2025-65**

**TO:** Mayor Robertson and Council Members  
**FROM:** Caroline Horton, Senior Planner  
**THRU:** Melissa Dunklin, CPM, Community Development Director  
**DATE:** October 9<sup>th</sup>, 2025  
**SUBJECT:** Ordinance No. 2025-65 - Business Impact Estimate

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Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a business impact estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the business impact estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Ordinance No. 2025-65 is proposed to be adopted by the City on October 9, 2025, and is subject to this new requirement. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

**1. Summary of proposed Ordinance No.: 2025-65.**

The request is to approve Ordinance No. 2025-65 for the amendment of Chapter 3, “Performance and Siting Standards” of the Land Development Code, by adding a new article, Article 12 titled “JPA Infill Centers”, identified as JPA Infill Centers LDC Update, Project # CCA25-00005, providing for JPA Infill Centers standards and also includes severability, scrivener’s errors, conflict, administrative correction, codification, publication, and effective date.

Staff initiated this request to update the Land Development Code (LDC) to correspond with proposed updates to the Future Land Use Element of the Comprehensive Plan with an adoption hearing scheduled for October 9, 2025. Anticipated updates to the City of St. Cloud Future Land Use Element designations necessitated corresponding zoning district classifications and standards to be included in the LDC.

**2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city**

**a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.**

The proposed ordinance shall have no effect to cost on any business located within the City.

**b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.**

The proposed ordinance does not identify any new charges or fees on businesses.

**c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.**

The City will not collect any regulatory cost should this ordinance be adopted; as no new charges or fees will be imposed on businesses by the City.

**3. A good faith estimates of the number of businesses likely to be impacted by the ordinance.**

Adoption of the proposed ordinance shall have no negative impact on businesses.

**4. Any additional information the board determines may be useful.**

Adoption of the proposed ordinance shall have no negative impact on businesses.



**MEMORANDUM REPORT  
FOR CITY COUNCIL - ON OCTOBER 9, 2025**

**To:** Mayor Robertson and City Council Members  
**From:** Caroline Horton, Senior Planner  
**Thru:** Melissa Dunklin, CPM, Community Development Director  
**Subject:** LDC Amendment to Chapter 3, “Performance and Siting Standards” of the Land Development Code, by adding a new Article, Article 12 titled “JPA Infill Centers”. Case No. CCA25-00005 – Ordinance No. 2025-65  
**Date:** October 9, 2025

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**REQUEST:**

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**BACKGROUND:**

On October 9, 2025, the City of St. Cloud is proposing an update to the Future Land Use Element of the Comprehensive Plan that would introduce additional future land use designations. These new FLU designations, along with updates to the Osceola County Zoning districts necessitate an update to the City of St. Cloud Land Development Code.

**STRATEGIC PLAN GOALS:**

This item is consistent with the following City of St. Cloud Strategic Plan Goals:

- **High-Performing Government:** To focus on the continuity and sustainability of core public services; to become an employer of choice; and to be on the cutting-edge of technology.

**STAFF RECOMMENDATION:**

Staff reviewed this request on or before July 15, 2025, with no objections. Staff recommends **APPROVAL** of Ordinance No. 2025-65.

**PLANNING COMMISSION RECOMMENDATION:**

On August 19, 2025, the Planning Commission – Motion to recommend approval by Bridgeforth. Seconded by Grisby. Passed 4-0

**CITY COUNCIL RECOMMENDATION:**

On August 14, 2025 – Motion to approve the First Reading & Introduction by Fletcher. Seconded by Urban. Passed 5-0.

On September 11, 2025- Motion by Paul to continue to the October 9th Council meeting. Seconded by Urban. Passed 5-0.

**Attachments:**

- Ordinance No. 2025-65
- Business Impact Analysis