CITY OF ST. CLOUD DEVELOPMENT REVIEW APPLICATION

FOR OFFICIAL USE ONLY

Date Received: 10/08/24

Case #: ZMA24-00015

Pre-Application meeting date: 9/5/24	Applicant/Agent did not participate in Pre-Application meeting

Applicant:	Conoley Citrus & Related Co.	Agent:	RJ Whidden & Associates, Inc.
Contact:	Bill Lewin	Contact:	John Adams
Address:	12488 W. Colonial Drive	Address:	8 Broadway #104
	Winter Garden, FL 34787		Kissimmee, FL 34741
Phone:	407-846-1880	Phone:	407-846-1880
Email:	John-Ryan.Adams@rjwa.net	Email:	John-Ryan.Adams@rjwa.net

Legal Owner(s) of Property (List all recorded owners): VLI Family Limited Liability Limited Partnership

Owner Address: PO Box 771399, Winter Garden, FL 34777

Owner Email: NA

Project Name/Plan Name: Puffin Road- Commercial

Site Location/Address: E Irlo Bronson Memorial Hwy, St. Cloud 34771

Project/Plan Type: Annexation, CPA, ZMA

Area of Development (Acreage or Square Feet): 13.18

Parcel Identification Number(s) (List all): 08-26-31-0000-0099-0000

Future Land Use: Commercial- County

Proposed Future Land Use: COM

Zoning: AC- County

Proposed Zoning: HB

Will proposed development be for: Short Term Rental? ☐ YES ☑ NO Vacation Villas? ☐ YES ☑ NO

Affordable Workforce Housing for Essential Service Personnel (AWHESP)? ☐ YES ☑ NO

Housing for Older Persons? ☐ YES ☑ NO

Is this proposed development in an Urban Infill or Redevelopment (CRA) Area? ☐ YES ☑ NO

Number of units or lots: SF None MF None MH None

Number of commercial buildings: TBD Total square footage: TBD

Phasing Schedule: To be completed by applicant for projected build out. (required, if applicable)

Unit Type	2018	2019	2020	2021	2022	2023-2028	2028-2034	2035-beyond
SF						None		
MF						None		
MH						None		
Totals								

I certify that I have reviewed the Land Development Code and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate governing body.

John Adams | John Adams | 9/6/2024

APPLICANT/AGENT SIGNATURE | **APPLICANT/AGENT NAME and TITLE** | **DATE**

PARCEL 2

A portion of Section 8, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the intersection of the East line of the West 1848.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida and the South Right of Way line of U.S. Highway 192 (State Road 500); thence run S00°11'06"E, along said East line of the West 1848.0 feet, a distance of 590.86 feet; thence run S89°59'55"E, a distance of 1,032.01 feet to a point on the West line of LIVE OAK LAKE - PHASE 1, as recorded in Plat Book 27, Pages 55 through 59 of the Public Records of Osceola County, Florida; thence run N00°10'03"W, along said West line, a distance of 517.46 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 11,327.20 feet and a Central Angle of 05°14'14", said point being on the South Right of Way line of said U.S. Highway 192 (State Road 500); thence run Westerly along the arc of said curve, and said South Right of Way, a distance of 1,035.37 feet (Chord Bearing = N85°55'54"W, Chord = 1,035.01 feet) to the POINT OF BEGINNING.

Containing 13.32 acres, more or less.

CERTIFICATE OF TITLE

The undersigned, Robert B. White, acting in his capacity as the Vice President of White & Luczak, P.A. and not individually, as an attorney at law and duly licensed to practice law in the State of Florida, does hereby certify that he has examined a title insurance company report current to the date of October 4, 2024 with regard to the following described real property (the "Property"):

> A portion of Section 8, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:
> BEGIN at the intersection of the East line of the West 1848.0 feet of Section 8, Township 26 South, Range 31 East, Osceola County, Florida and the South Right of Way line of U.S. Highway 192 (State Road 500); thence run S00°11'06"E, along said East line of the West 1848.0 feet, a distance of 590.86 feet; thence run S89°59'55"E, a distance of 1,032.01 feet to a point on the West line of LIVE OAK LAKE - PHASE 1, as recorded in Plat Book 27, Pages 55 through 59 of the Public Records of Osceola County, Florida; thence run N00°10'03"W, along said West line, a distance of 517.46 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 11,327.20 feet and a Central Angle of 05°14'14", said point being on the South Right of Way line of said U.S. Highway 192 (State Road 500); thence run Westerly along the arc of said curve, and said South Right of Way, a distance of 1,035.37 feet (Chord Bearing = N85°55'54"W, Chord = 1,035.01 feet) to the POINT OF BEGINNING.

And that based upon said examination, he does hereby certify that fee simple title to the Property is vested in VLI Family Partnership, a Florida limited partnership, as of October 4, 2024, by virtue of the Warranty Deed, executed on April 30, 1998 and recorded on June 3, 1998 in the Public Records of Osceola County, Florida at Official Records Book 1503, Page 682 and that the Property is not subject to any documents or instruments of record other than those title documents set forth on Exhibit "A" attached hereto.

Dated this 8th day of October, 2024.

White & Luczak, P.A.

By:_____

Robert B. White, its Vice President
400 West Morse Boulevard, Suite 230
Winter Park, Florida 32789
407-647-9300

CITY ORDINANCE AND/OR POLICY PROHIBITS THE CITY ATTORNEY FROM MAKING THIS CERTIFICATION.

EXHIBIT "A"

1. Warranty Deed from E.B. Conoley, II to VLI Family Limited Partnership, a Florida limited partnership, dated April 30, 1998 and recorded June 3, 1998 in O.R. Book 1503, Page 682, Public Records of Osceola County, Florida.

2. Resolution No. 85-14 recorded August 6, 1985, in Book 781, Page 2898 Public Records of Osceola County, Florida.

3. Ordinance 85-Q recorded September 3, 1985, in Book 783, Page 2351 Public Records of Osceola County, Florida.

4. Underground Utility Easement in favor of the City of St. Cloud recorded September 30, 2009, in Book 3895, Page 1780 Public Records of Osceola County, Florida.

5. Lot Split Plat, recorded in O.R. Book 6006, Page 231, Public Records of Osceola County, Florida.

6. Declaration of Restrictive Uses, recorded in O.R. Book 6028, Page 2422, Public Records of Osceola County, Florida.

7. Development Agreement recorded in O.R. Book 6028, Page 2429, Public Records of Osceola County, Florida.

8. Temporary Construction and Access Easement Agreement recorded in O.R. Book 6028, Page 2487, Public Records of Osceola County, Florida.

9. Drainage Easement Agreement recorded in O.R. Book 6028, Page 2496, Public Records of Osceola County, Florida.

10. Easement Agreement recorded in O.R. Book 6028, Page 2509, Public Records of Osceola County, Florida.

LAND DEVELOPMENT CODE 3.4.3.C.2.A
REQUIREMENTS OF THE PLANNING COMMISSION REPORT
TO THE CITY COUNCIL

The report and recommendation to the City Council shall show the Planning Commission has studied and considered, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern.
   The proposed change to St. Cloud's Commercial Land Use and Highway Business zoning aligns with the current land use pattern in the area. Although the property is being annexed from Osceola County, the transition continues the established commercial designation, ensuring consistency with the surrounding land uses.

2. The proposed change would create an isolated district unrelated to adjacent and nearby districts.
   The proposed change to Commercial Land Use and Highway Business zoning will not create an isolated district. The property is located in proximity to existing commercial areas, and the transition will integrate seamlessly with the nearby zoning, supporting cohesive development in line with St. Cloud's future land use plan.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.
   The proposed change to Commercial Land Use and Highway Business zoning will not alter population density patterns or overtax public facilities. The commercial nature of the property does not add residential demand on schools or utilities, and existing infrastructure is adequate to support the intended use without significant impact on streets or utilities.

4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
   The current district boundaries under Osceola County are no longer applicable due to the annexation into St. Cloud. The proposed Commercial Land Use and Highway Business zoning are logical in relation to the existing commercial nature of the property and adjacent areas, aligning with the property's highest and best use within St. Cloud's jurisdiction.

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.
   The proposed change is consistent with St. Cloud's land use plan and supports the goals of the comprehensive plan. By aligning the land use with the Commercial designation and Highway Business zoning, the property will contribute to economic development while complying with the city's vision for commercial growth along major corridors.

6. Changed or changing conditions make the passage of the proposed amendment necessary.
   The purpose of this change is required due to the annexation of the subject site.

7. The proposed change will adversely influence living conditions in the neighborhood.
   The proposed Commercial Land Use and Highway Business zoning will not negatively impact living conditions in the neighborhood. In fact, it will support the growth of commercial services, potentially improving the quality of life for nearby residents by offering convenient access to businesses and services.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
   The proposed change is not expected to create significant traffic congestion or negatively affect public safety. The property's use under Commercial Land Use and Highway Business zoning is compatible with the existing infrastructure, and any traffic increases will be mitigated through appropriate planning measures.

9. The proposed change will create a drainage problem.
   The proposed change will not create a drainage problem, as the property will be subject to permitting and design review by the South Florida Water Management District (SFWMD) and the City of St. Cloud. The new zoning will ensure that any development complies with drainage regulations to avoid impacts on neighboring properties.

10. The proposed change will seriously reduce light or air to adjacent areas.
    The proposed Commercial Land Use and Highway Business zoning will not seriously reduce light or air to adjacent areas. Commercial development within the property will adhere to St. Cloud's height and setback regulations, ensuring minimal impact on light and air for surrounding properties.

11. The proposed change will adversely affect property values in the adjacent area.
    The proposed Commercial Land Use and Highway Business zoning is anticipated to have a positive effect on property values in the adjacent area. The introduction of well-planned commercial development will enhance local services and infrastructure, potentially increasing the value of nearby properties.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.
    The proposed change will not be a deterrent to the improvement or development of adjacent properties. On the contrary, the Highway Business zoning will complement the surrounding commercial areas and support regional economic growth, encouraging further development in accordance with St. Cloud's regulations.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
    The proposed change does not constitute a grant of special privilege. Instead, it aligns with the public welfare by supporting St. Cloud's comprehensive plan and economic goals, fostering commercial growth that benefits the wider community.

14. There are substantial reasons why a reasonable use of property cannot be accomplished under existing zoning.
    The existing zoning under Osceola County does not meet the requirements for the property's commercial potential. The proposed Commercial Land Use and Highway Business zoning are necessary to unlock the property's full commercial use potential, supporting St. Cloud's commercial development strategy..

15. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
    The proposed change is not out of scale with the needs of the neighborhood or the city. The Commercial Land Use and Highway Business zoning reflect the property's suitability for commercial development and align with St. Cloud's long-term economic development plans, ensuring that the project is scaled appropriately for the area.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already zoned for such use.
    It is difficult to find other adequate sites in St. Cloud for the proposed use that meet the specific needs and location criteria of this property. The subject site is uniquely suited for the proposed Commercial Land Use and Highway Business zoning, making it the optimal location for this commercial development.

St. Cloud FLORIDA Your Centerplace for Life

AGENT AUTHORIZATION FORM

I, (print property owner name) VLI FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP, as the owner of the real property described as follows PIN-08-26-31-0000-0099-0000 do hereby authorize to act as my agent (print agent's name) RJWA Inc. John Adams, to execute any petitions or other documents necessary to effect the application approval requested and more specifically described as follows, Annexation, CPA, ZMA, and to appear on my behalf before any administrative or legislative body in the City considering this application, and to act in all respects as my agent in all matters pertaining to the application.

Date: 10/29/24 Signature of Property Owner E.B. Conoley Print Name of Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 29th day of October, 2024 by E.B. Conoley, III, who is personally known to me or has produced _____ as identification.

PAULETTE F. BROWN
Notary Public-State of Florida
Commission # HH 342232
My Commission Expires
April 01, 2027

(Notary Stamp)

Paulette F. Brown
Signature of Notary Public

My Commission Expires: 4/1/27

Legal Description(s) or Parcel ID(s) are required:

PIN-08-26-31-0000-0099-0000

Detail by Entity Name

Florida Limited Liability Company
DELOACH PLANNING, PL

Filing Information

Document Number	L10000048890
FEI/EIN Number	59-3685894
Date Filed	05/06/2010
Effective Date	12/04/2000
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	07/14/2023
Event Effective Date	NONE

Principal Address

1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Mailing Address

1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Registered Agent Name & Address

DeLoach, P.L.
1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Name Changed: 03/02/2023

Authorized Person(s) Detail

Name & Address

Title MGR

HAYFORD, SARAH H
1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Title MGR

Hurlburt, JORDAN DeLoach
1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Title MGR

DELOACH, CARLA A
1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Annual Reports

Report Year	Filed Date
2022	01/05/2022
2023	03/02/2023
2024	01/16/2024

Document Images

01/16/2024 -- ANNUAL REPORT	View image in PDF format
07/14/2023 -- LC Name Change	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
01/05/2022 -- ANNUAL REPORT	View image in PDF format
02/22/2021 -- ANNUAL REPORT	View image in PDF format
04/27/2020 -- ANNUAL REPORT	View image in PDF format
01/25/2019 -- ANNUAL REPORT	View image in PDF format
01/05/2018 -- ANNUAL REPORT	View image in PDF format
04/13/2017 -- ANNUAL REPORT	View image in PDF format
04/13/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
09/27/2013 -- LC Amendment	View image in PDF format
03/18/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
05/06/2010 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Partnership
VLI FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP

Filing Information

Document Number	A98000000912
FEI/EIN Number	59-3531057
Date Filed	04/13/1998
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT AND NAME CHANGE
Event Date Filed	10/02/2020
Event Effective Date	NONE

Principal Address

12488 W. COLONIAL DR
WINTER GARDEN, FL 34787

Changed: 02/01/2021

Mailing Address

P.O. BOX 771399
WINTER GARDEN, FL 34777-1399

Changed: 05/07/1999

Registered Agent Name & Address

DeLoach Planning, PL
1206 EAST RIDGEWOOD STREET
ORLANDO, FL 32803

Name Changed: 01/25/2024

Address Changed: 01/25/2024

General Partner Detail

Name & Address

CONOLEY, E. B., II
12488 W. COLONIAL DR
WINTER GARDEN, FL 34787

Annual Reports

Report Year	Filed Date
2022	03/01/2022
2023	01/26/2023
2024	01/25/2024

Document Images

01/25/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
03/01/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
10/02/2020 -- LP Amendment and Names Change	View image in PDF format
01/14/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
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06/17/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
04/22/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
05/26/2000 -- ANNUAL REPORT	View image in PDF format
05/07/1999 -- ANNUAL REPORT	View image in PDF format
04/13/1998 -- Domestic LP	View image in PDF format

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 08-26-31-0000-0099-0000

Image Not Available

Owner Information

Owner Name	VLI FAMILY LIMITED LIABILITY LIMITED PARTNERSHIP
Mailing Address	PO BOX 771399 WINTER GARDEN, FL 34777-1399
Physical Address	E IRLO BRONSON MEMORIAL HWY, SAINT CLOUD FL 34771
Description	ORCHARDS,GROVES-VAC
Tax District	300 - OSCEOLA COUNTY

2024 Bruce Harris & Associates / Osceola County, Florida

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 10/24/2024, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 10/04/2023**	
Land	$16,000	**Land**	$16,000
AG Benefit	$250,400	**AG Benefit**	$250,400
Extra Features	$0	**Extra Features**	$0
Buildings	$0	**Buildings**	$0
Appraised(just)	$266,400	**Appraised(just)**	$266,400
Assessed(estimated)	$16,000	**Assessed***	$16,000
Exemption(estimated)	$0	**Exemption**	$0
Taxable(estimated)	$16,000	**Taxable**	$16,000
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0		$0	2020-10-02	NC
1	1503-0682	$955,000	1998-04-30	WD
2	0471-0614	$225,000	1980-03-01	WD
3	0004-0357	$0	1957-02-27	WD
4	0127-0044	$0	1948-10-01	QC
5	0107-0266	$0	1943-06-03	WD
6	0102-0456	$0	1940-03-11	WD
7	0102-0172	$0	1939-07-31	WD
8	0087-0135	$0	1928-02-16	WD
9	0083-0464	$0	1927-02-10	WD
10	0093-0556	$0	1927-02-10	WD
11	0066-0044	$0	1925-08-15	WD
12	0056-0576	$0	1924-02-28	WD
13	0056-0575	$0	1923-01-16	WD
14	0039-0638	$0	1915-02-10	WD
15		$0	1896-11-02	WD
16		$0	1895-06-15	WD
17		$0	1895-06-15	WD
18		$0	1890-04-07	WD

19	$0	1889-11-30	WD
20	$0	1889-06-27	WD
21	$0	1888-03-12	WD

Land Information - Total Acreage: 13.18

Land Description	Units	Depth	Land Type	Land Value
CITRUS ACREAGE	13.32	0.00	AC	$16,000
MARKET VALUE	13.32	0.00	AC	$266,400

Legal Description

Legal Description

BEG AT INTER OF E/L OF W 1848 FT OF 08-26-31 & S R/W LINE OF US 192, S00-11-06E 590.86 FT, S89-59-55E 1032.01 FT, N00-10-03W 517.46 FT TO NON-TAN CURVE & PT ON SLY R/W LINE OF US 192, CONC S, RAD 11327.20 FT, CENT ANG 05 DEG, (CH BEARING N85-55-54W 1035.01 FT), WLY ALONG CURVE 1035.37 FT TO POB