



RETURN TO:  
CITY OF ST. CLOUD  
DEPT. OF PLANNING AND ZONING  
1300 9TH STREET  
ST. CLOUD, FL 34769

**ORDINANCE NO. 2011-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, AMENDING ORDINANCE 2003-65, AN ORDINANCE WHICH ASSIGNED A ZONING DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD) TO EAST ST. CLOUD COMMERCE CENTER LOCATED IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST; PROVIDING FOR FILING OF THE PLANNING BOARD RECOMMENDATION AND PROOF OF PUBLICATION, SEVERABILITY, CONFLICTS AND EFFECTIVE DATE.**

WHEREAS, on December 11, 2003, the City Council lawfully adopted Ordinance 2003-65, an ordinance which rezoned the subject property to Planned Unit Development (PUD) and assigned zoning regulations for the subject property; and,

WHEREAS, the City Council has received the Planning Board's recommendation after its review of the proposed rezoning at its meeting of January 18, 2011, and said Board has recommended approval of the amendment; and,

WHEREAS, the City Council has held a Public Hearing on this matter after directing the City Clerk to provide public notice thereof and such public notice has been provided, as required by law; and,

WHEREAS, it is in the best interest of the City of St. Cloud and the citizens thereof that the proposed amendment be approved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION 1:

The zoning standards and regulations contained herein shall apply to the development known as East St. Cloud Commerce Center, located within the City Limits of the City of St. Cloud, Florida in Section 12, Township 26 South, Range 30 East, further described as:

East St. Cloud Commerce Center, according to the Official Plat thereof, as recorded in Plat Book 17, Pages 118 and 119 of the Public Records of Osceola County, Florida.

SECTION 2:

The amendments to the East St. Cloud Commerce Center are presented below. The following list of uses will supersede the list of permitted uses as identified in Ordinance 2003-65.

Permitted Uses:

Answering Service  
Antique Shop  
Appliances, Sales and Service  
Artist and Photographic Studios  
Bakeries, Most goods sold on premises at retail (Not wholesale)  
Banks and Financial Institutions  
Barbershops and Beauty Shops  
Bicycle, Sales and Service  
Bioanalytical Labs  
Bondsman  
Book, Stationary and Newsstands  
Catering only (No restaurant facilities)  
City and County Government Office and Facilities  
Civic Clubs  
Contractor (Business office only)  
Dance and Music Studies  
Data Processing Center  
Dive Shop  
Employment Agency  
Florist and Gift Shop  
Food Specialty Store, including Confectionery, Ice Cream, Delicatessen, Fruits, Vegetables,  
Candy, Nuts, Coffee, Meat, Tea, Convenience Food and Groceries when such establishment  
does not exceed 3000 sq ft gross floor area  
Funeral Homes  
Furniture Sales  
Government Offices  
Gymnastic/Health Spa Facility  
Hardware  
Hobby and Craft Shop  
Interior Decorating and Window Treatment  
Laundromats and Dry Cleaning Establishments for general retail trade, on-premises or off-  
premises cleaning; does not include distribution centers  
Medical Office  
Office, Business and Professional  
Pharmacy  
Places of Worship, with their attendant educational/recreational building, excluding schools  
Printing and Duplicating, Retail  
Radio, TV and Electronic Sales and Service  
Repair Shops, Minor services (i.e., shoes, jewelry, electronics, small appliances)  
Tailoring Shops  
Video Rental Store

Conditional Uses:

Adult Daycare  
Clairvoyant, Fortune Teller  
Dental/Medical Laboratories

Exterminating Services  
Lawnmower Sales and Service  
Screen Printing

SECTION 3:

Upon adoption of this ordinance, the Planning Board recommendation and "Proof of Publication" of the required Public Hearing notice shall be filed in the City Manager's Office.

SECTION 4:


If any section or portion of a section of this ordinance proves to be invalid, unlawful or unconstitutional, it shall not be held to impair the validity, force or effect of any other section or part of this ordinance.

SECTION 5:

This ordinance shall be published as provided by law and shall take effect immediately upon its second reading and final passage.

First Reading on the 10<sup>th</sup> day of February 2011

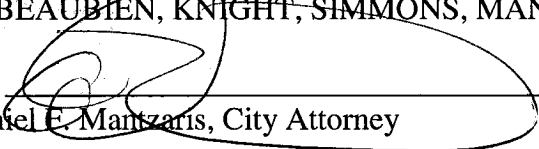
Second Reading on the 24<sup>th</sup> day of February, 20 11

  
\_\_\_\_\_  
Rebecca Borders, Mayor

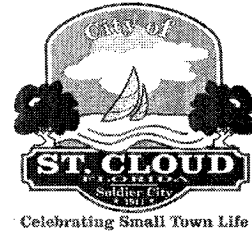
ATTEST:

  
\_\_\_\_\_  
Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:  
DEBEAUBIEN, KNIGHT, SIMMONS, MANTZARIS & NEAL

By:   
\_\_\_\_\_  
Daniel E. 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



# TRANSMITTAL MEMO

TO: CITY CLERK'S OFFICE

FROM: Planning & Zoning

RE: ORIGINAL AGENDA ITEM SUBMITTED

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Council Meeting Date: 2-24-11

- Ordinance No: 2011-02

- Exhibit
- Contract
- Agreement
- Other

- Resolution No: \_\_\_\_\_

- Exhibit
- Contract
- Agreement
- Other