

**JOINT PLANNING AREA INTERLOCAL AGREEMENT**

**BETWEEN OSCEOLA COUNTY**

**AND THE CITY OF ST. CLOUD**

This Agreement is made and entered into this 17th day of March, 2014 between Osceola County, Florida, a political subdivision of the State of Florida (“County”) and the City of St. Cloud, a Florida municipal corporation (“City”).

**RECITALS**

Whereas, County and City wish to provide for better intergovernmental relations and coordinate planning efforts, as authorized pursuant to Section 163.01, Florida Statutes; and

Whereas, Part II of Chapter 163, Florida Statutes, addresses the need for an efficient and orderly system of planning and growth management by and among governmental entities and subdivisions thereof to ensure continued growth while preserving and enhancing the public welfare; and

Whereas, Section 163.01 (4) and (5), Florida Statutes, provides that a public agency of the State, as defined by Section 163.01 (3), Florida Statutes may exercise jointly by contract with any other public agency of the State any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

Whereas, County and City are public agencies within the meaning of Section 163.01(3), Florida Statutes; and

Whereas, Section 163.3171(3), Florida Statutes, addresses the concept of joint planning pursuant to mutual agreement, including procedures for joint action and the preparation and adoption of the comprehensive plans, procedures for the administration of land development regulations or the land development codes applicable thereto, and the manner of representation of any joint body that may be created under the joint agreement; and

Whereas, Section 163.3177(4)(a), Florida Statutes, requires coordination of local comprehensive plans of adjacent jurisdictions (e.g., County and City) and the State comprehensive plan, together with a specific policy statement indicating the relationship of the proposed developments to the comprehensive plans of the adjacent jurisdiction; and

Whereas, the County and the City entered into and executed the “Joint Planning Area Interlocal Agreement Between Osceola County and the City of St. Cloud” on July 12, 2006 (hereinafter the “JPA Agreement 2006”), which identifies the extent of the Joint Planning Area, or all lands which shall ultimately be annexed into the City, and commits the County and City to jointly complete a study and consider a series of policies and regulations to promote a transparent transition for annexation and efficient government services for the Joint Planning Area; and subsequently prepared the “City of St. Cloud – Osceola County Joint Planning Area Study”, dated March 2010 (hereinafter referred to as “**2011 JPAS**”); and

Whereas, the County and the City agree that the intent of the JPA Agreement 2006 has been satisfied with the completion of the 2011 JPAS and this Joint Planning Area Interlocal Agreement (hereinafter referred to as “Agreement”); and

Whereas, the City and County agree to a revised Joint Planning Area boundary, which is incorporated herein as **Map 1: St. Cloud Joint Planning Area Boundary**, and the County and the City have adopted or agree to adopt policies into their comprehensive plans identifying the revised boundary for the Joint Planning Area; and

Whereas, the City and County entered into ILA for Roadway Maintenance dated March 16, 2006 to clarify jurisdictional maintenance responsibilities of roadways (hereinafter referred to as “2006 Roadway Maintenance ILA”).

Whereas, the County and City wish to assure that the Joint Planning Area will be developed in a manner consistent with this Agreement; and

Whereas, in accordance with the Intergovernmental Coordination Element of the Osceola County and St. Cloud Comprehensive Plans, Osceola County and the City of St. Cloud intend to foster improved governmental efficiency and effectiveness and resolve incompatibilities or conflicts through mechanisms which encourage cooperation, communication, and coordination between and among Osceola County and the City of St. Cloud, adjacent governments, regional, state, and federal government, and quasi-governmental entities in order to establish improved growth management, development activities, and the conservation of natural resources; and

Whereas, the County and the City recognize that mutual coordination of land use densities and designations is necessary to maintain community character, support urban infrastructure, accommodate future populations, and protect rural areas within the County; and

Whereas, the County and the City recognize that the coordination and subsequent planned transition of services and capital improvements from the County to the City is part of the shared goal of providing efficient and effective public services and facilities to all residents within the JPA; and

Whereas, Section 163.01(13), Florida Statutes, provides that the powers and authority granted by said section are in addition and supplemental to those granted by other general, local, or special laws and nothing contained in such section is deemed to interfere with the application of any such other laws; and

Whereas, the County and City have: (i) full power and authority to enter into this Agreement; (ii) taken all necessary actions and obtained all necessary approvals to enter into this Agreement and to perform the terms and conditions of this Agreement; and (iii) duly authorized, executed, and delivered this Agreement such that this Agreement constitutes the legal, valid, and binding obligations of County and City, respectively; and

Whereas, this Agreement does not conflict with, and is not prohibited or limited by, any agreement, contract, or instrument to which the County or City is a party, or by which they are bound, or any statute, law, ordinance, rule, or regulation applicable to them or by which they are bound.

Now, therefore, in consideration of the premises and the mutual covenants contained herein, the County and the City do hereby agree as set forth herein below:

**ARTICLE 1**

**INCORPORATION OF RECITALS**

The above recitals are incorporated herein and made part of this Agreement.

**ARTICLE 2**

**PURPOSE AND AUTHORITY OF AGREEMENT**

This Agreement is executed pursuant to the provisions of Chapters 125, 163, and 166, Florida Statutes (F.S.). The purpose of this Agreement is to accomplish the following:

- A. Confirm that the County and City have jointly approved the boundaries of the Joint Planning Area (JPA);
- B. Set forth the conditions and procedures under which the City will accomplish annexation of its ultimate annexation boundary;
- C. Set forth the conditions and procedures under which the County and City will accomplish joint planning and service delivery within the JPA; and
- D. Set forth the manner in which development approvals will be given for new development within the JPA.

**ARTICLE 3**

**DESIGNATION OF JOINT PLANNING AREA**

- A. The Joint Planning Area (hereinafter “**JPA**”) as illustrated on **Map 1: Joint Planning Area Boundary** to this Agreement, includes: (1) all lands within the corporate city limits of the City of St. Cloud; and (2) all lands which shall ultimately be annexed into the City.
- B. The County and the City agree to incorporate the boundaries of the JPA into the Future Land Use Element and/or Intergovernmental Coordination Element in their respective Comprehensive Plans by any means listed below.
  - 1. By reference to **Map 1: Joint Planning Area Boundary** of the Agreement in the text of the Future Land Use Element and/or Intergovernmental Coordination Element,
  - 2. By adding a Map to the Intergovernmental Coordination Element that illustrates the JPA boundary as illustrated in this Agreement, or
  - 3. By adding the JPA boundary, as illustrated in this Agreement, to their Future Land Use Map Series.

To implement this, staff from each respective Party shall prepare the appropriate documents to accomplish the abovenoted changes for adoption by the respective Party. If the City or/and County has not adopted the required amendment(s) in their respective Comprehensive Plan within two (2) years of the effective date of this Agreement, either Party may terminate this Agreement with notice as outlined herein.

- C. Any change in boundary to the JPA shall be by amendment of this Agreement, and shall not be effective unless jointly approved by both County and City and accordingly shall be reflected in their respective Comprehensive Plans.

#### **ARTICLE 4**

##### **MODIFICATIONS TO COMPREHENSIVE PLANS**

Within two years of the effective date of this Agreement, the City and County agree to request amendments to their respective Comprehensive Plans with substantially the same content as outlined in the 2011 JPAS. At a minimum, the City agrees to incorporate the Goals, Objectives and Policies adopted by the County for the Conceptual Master Plan areas lying within the JPA. The City and County further agree to make their best efforts to ensure that proposed amendments are found in compliance by the Florida Department of Economic Opportunity or any subsequent agency of the state.

#### **ARTICLE 5**

##### **SPECIAL AREA PLAN CONTINUITY**

The County has adopted a small area master plan for the Narcoossee Community and has adopted a Community Redevelopment Area for a portion of the US 192 corridor. Within two (2) years of the effective date of this Agreement, the City agrees to process amendments to its land development code to implement the adopted Narcoossee Plan with substantially the same content as outlined in the master plan and land development code adopted by the County. In addition, the City shall process amendments to its Comprehensive Plan and land development code to incorporate the Policies, standards and procedures to implement the Conceptual Master Plan areas located within the JPA, substantially consistent with the Policies, standards and procedures adopted by the County, within two (2) years of the effective date of this Agreement. Within two (2) years of the effective date of this Agreement, the City shall evaluate the various options for redevelopment along the US 192 corridor with the JPA and shall make a determination concerning the best option to facilitate orderly growth in coordination with the County. The County shall work with the City on the coordination of regulatory changes necessary to ensure a seamless transition and effective plan.

ARTICLE 6

ANNEXATION

The City will annex lands inside the JPA boundary consistent with this Agreement without objection from the County, provided the lands are annexed consistent with State statutes regulating annexation. To facilitate the orderly processing of annexation within the JPA, the City and County agree to the following:

- A. The preferred sequence of areas for annexation by the City is to annex properties within enclaves within the current City boundaries and any infrastructure or right-of-way meeting the requirements for annexation but which were not included in prior annexation approvals ;
- B. The City may defer annexation of properties that are subject to pending code enforcement action by the County. The City may condition action on such annexations be subject to notification by the County of adjudication or subsequent compliance following the applicable citation;
- C. Upon annexation of a platted subdivision, the annexation shall include all tracts and fee simple properties within the subdivision, including all those identified as dedicated to the public. Further, if any tracts or parcels dedicated to the public or under ownership of the County are adjacent to a subject annexation and included as part of the platted subdivision, then the City agrees to annex those tracts or parcels and accept responsibility for regulating maintenance as appropriate within eighteen months of the effective date of annexation. The County's responsibilities for maintenance and ownership associated with the annexation shall cease no later than eighteen months after the date of annexation; The City and County agree to facilitate any required documents to accomplish this, including but not limited to, transfer to City of any funds collected by County pursuant to an established MSTU or MSBU for maintenance. Maintenance shall not be transferred for classified roadways in accordance with Florida Statutes, and supporting drainage, lighting and operational components for those County roadways. For existing properties for which this Agreement would require annexation but has not been processed, the City shall annex those properties within twenty-four months of the effective date of this Agreement. Notwithstanding the foregoing, any maintenance obligation created hereunder shall not be binding upon City unless the County has approved the continuation or creation of an applicable MSTU or MSBU for maintenance to be effective within the jurisdictional limits of the City.
- D. Annexations shall include the full width of any adjacent rights of way. When the subject properties are adjacent to an intersection, the entire intersection shall be annexed. The County agrees to support the City and supply relevant data and information for processing of the annexations;
- E. If annexation would cause a segment of a County right-of-way to lie within and abut (i.e., be surrounded by) the City's municipal boundary, or would create a short (less than 500'), isolated segment not lying within and abutting the City's territory but connected to a segment lying within and abutting the City's territory, then the segment shall be included in the annexation.
- F. To facilitate annexation of County-owned properties, the City agrees to include a zoning district within its land development code to allow County operations to continue and expand on its properties

without a requirement for public hearings as a prerequisite for obtaining permits. County-owned properties annexed into the City shall be rezoned to the zoning category intended to implement this Section.

- G. After the effective date of the Comprehensive Plan amendment(s) and Land Development Code modification(s) required under this Agreement, the County shall refer all properties that are contiguous to the City limits and within the adopted JPA to the City and shall not process the development applications within the County. The City shall immediately process the required annexation and development applications so as not to penalize the property owner for the timeframe required for annexation. Provided the City has received an accurate and complete application, if the City has not processed the applications for annexation, rezoning and development applications within ninety (90) days of referral from the County, then the County may process the appropriate development application(s).

## ARTICLE 7

### INFRASTRUCTURE: JOINT PLANNING AND SERVICE DELIVERY

To provide more efficient and economical public services to the residents of Osceola County and the City, the City and County agree to plan for the transition and effective provision for public infrastructure and facilities defined in this Agreement within the JPA. It is the intent of this Agreement to transfer public infrastructure to the City within or upon annexation of the associated private properties that it serves.

- A. It is the intent of this Agreement that all new development within the JPA will be required to connect to potable water and sewer, in accordance with service extension policies found in both jurisdictions' comprehensive plans and land development regulations.
- B. It is the intent of this Agreement that the JPA will be provided with service levels for all infrastructure which meets the requirements of the respective Comprehensive Plans and State law, in the most efficient and economical manner possible. The City and County will cooperate to ensure that infrastructure is planned to facilitate orderly and economical service to properties within the JPA.
- C. Tracts, easement or fee simple properties that were dedicated to the County for public improvements that serve the public or subdivision infrastructure or other improvements that are intended to be "dedicated to the public" or which serve the community or parcels subject to annexation, shall be annexed into the City at the same time the property or properties it serves are annexed. The City agrees to accept responsibility for regulating maintenance as appropriate within eighteen months of the effective date of annexation. The County's responsibilities for maintenance and ownership associated with the annexation shall cease no later than eighteen months after the date of annexation. The City and County agree to facilitate any required documents to accomplish this.

For infrastructure or facilities not specifically identified above and provided for in this agreement, it is the intent for the City to own and maintain public facilities and infrastructure within the City of St. Cloud, with the exception of potable water, sanitary sewer and reclaim water. For potable water,

sanitary sewer and reclaim water infrastructure and facilities, it is the intent for the City to own and maintain all such facilities throughout the JPA, notwithstanding jurisdiction boundaries.

- D. When additional infrastructure or facilities are added or expanded, after the date of this agreement, the facilities shall be transferred consistent with the provisions and intent of this agreement.

### **SECTION 7.1 – ROADS**

Maintenance entity. It is the intent of this agreement for the City to maintain US 192 from its current westernmost City Limits to its current easternmost City Limits, including interchanges with Florida's Turnpike within this area. For purposes herein, maintenance shall not include, right-of-way expansion, pavement or re-paving or traffic signalization . All other sections of US 192 that are within the JPA shall be maintained by the County until annexation occurs, at which time maintenance responsibility shall be transferred to the City. Both City and County agree to modify their jurisdictional Memorandum of Understanding (MOU) with FDOT for the jurisdictional maintenance responsibilities established in this agreement. Intersections with roadways that are to remain the jurisdiction of the County, as defined herein, are excluded from this requirement.

### **SECTION 7.2 - STORMWATER**

- A. South Florida Water Management District (SFWMD) Permits. County will initiate transfer of applicable SFWMD Operating Permits immediately upon annexation. City agrees to accept responsibility for regulating maintenance as appropriate within eighteen months of the effective date of annexation. The County's responsibilities for maintenance and ownership associated with the annexation shall cease no later than eighteen months after the date of annexation; The City and County agree to facilitate any required documents to accomplish this. Maintenance shall not be transferred for classified roadways in accordance with Florida Statutes, and supporting drainage, lighting and operational components for those County roadways. Notwithstanding the foregoing, any maintenance obligation created hereunder shall not be binding upon City unless the County has approved the continuation or creation of an applicable MSTU or MSBU for maintenance to be effective within the jurisdictional limits of the City.
- B. National Pollutant Discharge Elimination System (NPDES). The Municipal Separate Storm Sewer Systems (MS4) boundaries shall be effective immediately upon annexation, but shall not be officially illustrated until the next scheduled update to the jurisdiction's NPDES MS4 permit.

### **SECTION 7.3 – PARKS & RECREATION FACILITIES**

To provide more efficient and economical public services to the residents of unincorporated Osceola County and the City of St. Cloud, parks and recreation facilities and associated infrastructure defined in this agreement that are within the Joint Planning Area shall be planned in a logical fashion when annexations occur. **Map 2: Parks and Recreation Facilities**, identifies all park and recreation facilities within the JPA, including identification of ownership and maintenance entity.

It is acknowledged that all parks and recreational facilities will ultimately be annexed into the City. The City will own and maintain all parks and recreational facilities except regional County parks. The transfer of any County parks or recreational facilities to the City shall be identified in and be consistent with the St. Cloud Parks Master Plan and Fee Study (“Parks Study”), as determined by the City. The City shall complete and adopt the Parks Study and subsequent ILA within two (2) years of the adoption of this agreement.

It is acknowledged that the City provides facilities to area residents at a higher Level of Service Standard than the County. The County provides acreage of parks and miles of trails consistent with its adopted Level of Service Standards (LOS). It is further acknowledged that the City allows residents of unincorporated Osceola County to benefit from the additional services provided by the City; therefore, the County agrees to support efforts by the City of St. Cloud to fund this higher LOS for parks and recreation facilities for new development within the JPA. The County agrees as part of implementation of the Parks Study that a subsequent agreement will be executed to provide for the collection of impact fees within unincorporated areas of the JPA. This agreement will be to support the implementation of and be limited to programs and facilities within the JPA consistent with the City’s LOS that exceed the land and trails provided for through the County’s LOS. Impact fees collected by the County within the JPA will be transferred to the City for the sole purpose of increasing capacity of recreational facilities.

**SECTION 7.4 - IMPACT FEE COLLECTION SYSTEM**

Coordinated planning within the JPA may require the County and the City to share revenues collected as impact fees for public facilities, services, and infrastructure supplied within the JPA. This may include collection of County fees by the City and City fees by the County. Any fee collection and revenue sharing mechanism will be established through a subsequent agreement.

**SECTION 7.5 – SOLID WASTE**

Unless otherwise provided by law or agreement, the County shall continue its contractual agreements for residential and for commercial solid waste collection through the end of the fiscal year the annexation is approved. The City shall assume the responsibilities at the beginning of the next fiscal year following the effective date of the annexation. The City and County may elect to negotiate an agreement to handle all solid waste hauling within the JPA, where more efficiency in the provision of service can be demonstrated. Such an agreement would be processed as separate subsequent action to this ILA.

**ARTICLE 8**

**HONORING EXISTING AGREEMENTS, STANDARDS AND STUDIES**

To the extent not in conflict herewith, the City and the County mutually agree to honor all joint agreements, interlocal agreements, and appropriate inter-jurisdictional studies and agreed upon standards affecting an annexation area to which the City and County is a party. In the event this Agreement conflicts with the above referenced agreements or studies solely between the City and County, this agreement shall prevail, unless otherwise agreed to by the parties, in writing.

**ARTICLE 9**

**RELATIONSHIP TO EXISTING LAWS AND STATUTES**

In meeting the commitments encompassed in this Agreement, all parties will comply with the requirements of all applicable State or local law. Furthermore, the ultimate authority for land use and development decisions is retained by the County and the City within their respective jurisdictions. By executing this Agreement, the County and the City do not purport to abrogate the decision-making responsibility vested in them by law.

**ARTICLE 10**

**HOLD HARMLESS**

Each party shall be solely responsible for the negligent or wrongful acts of its employees and agents. Nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of Section 768.28, Florida Statutes.

**ARTICLE 11**

**DISPUTE RESOLUTION**

- A. The Parties agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this Article. Either Party may initiate the dispute resolution process by providing written notice to the other Party.
- B. After transmittal and receipt of a notice specifying the area or areas of disagreement, the Parties agree to meet at reasonable times and places, as mutually agreed upon, to discuss the issues.
- C. If discussions among the Parties fail to resolve the dispute within sixty (60) days of the notice described in subsection (A) hereof, the Parties shall appoint a mutually acceptable neutral third party to act as a mediator. If the Parties are unable to agree upon a mediator, any of the Parties can request appointment of a mediator by the Chief Judge of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida. The mediation contemplated by this subsection (C) is intended to be an informal and non-adversarial process with the objective of helping the Parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving and exploring settlement alternatives. It is understood that any settlement may require approval of the County Commission of Osceola County and the City of St. Cloud Council.
- D. If the Parties are unable to reach a mediated settlement within 120 days of the mediator's appointment, any Party may terminate the settlement discussions by written notice to the other Party. In such event, either party may initiate litigation within 120 days of the notice terminating the settlement discussions. Failure by the Party initiating the dispute resolution procedure to commence litigation within 120 days shall be deemed to constitute an acceptance of the interpretation of performance of the other Parties.

**ARTICLE 12**

**TERMS**

This Agreement shall become effective upon the later date of execution of the parties hereto and shall remain in force for a period of twenty (20) years from that date. Either the City or County may terminate this Agreement with a 180-day written notice. Likewise, unless one party notifies the other at least 180 days prior to the expiration of the initial term hereof, of its intent not to renew this Agreement, the Agreement shall automatically be renewed for an additional twenty (20) years if the City has annexed more than 50% of the JPA but less than 100%.

**ARTICLE 13**

**AMENDMENTS TO THE AGREEMENT**

The City and the County recognize that other amendments to this Agreement may be necessary in order to clarify the requirements of particular sections and/or update the Agreement with respect to specific annexations. These amendments may be pursued as necessary by either party and will be executed with the same formality as this document.

**ARTICLE 14**

**SEVERABILITY OF PROVISIONS**

If any Article, Section, subsection, paragraph, sentence, clause or phrase of this Agreement shall be or become illegal, null or void for any reason or shall be held by any court of competent jurisdiction to be illegal, null, and void; the remaining Articles, Sections, subsections, paragraphs, sentences, clauses or phrases will continue to remain in full force and effect irrespective of the fact that any one or more of the Articles, Sections, subsections, paragraphs, sentences or phrases shall be come illegal, null, or void.

**ARTICLE 15**

**GENERAL PROVISIONS**

- A. This Agreement may not be modified or waived orally and shall only be amended pursuant to an instrument in writing and jointly executed by all of the parties hereto, shall be enforceable by, binding upon and inured to the benefit of all the parties hereto, and their respective successors and assigns. Any party to this Agreement shall have the right, but not the obligation, to waive in writing rights or conditions herein reserved for the benefit of such party.
- B. The laws of the State of Florida shall govern this Agreement, and venue for any enforcement to enforce the provisions of this Agreement shall be in the Circuit Court in and for the county of the defending local government entity.
- C. The headings of the Articles of this Agreement are inserted for convenience of reference and no way define, limit, or describe the scope or intent of, or otherwise affect this Agreement.

- D. All covenants, agreements, representations and warranties made herein shall be deemed to have been material and relied by each party to this Agreement. All parties have participated in the preparation of this Agreement, and the provision hereof shall not be construed for or against any party by reason of authorship.
- E. Any notice required or allowed to be delivered hereunder shall be in writing and shall be deemed to be delivered when (i) hand-delivered to the official hereinafter designated, or (ii) three (3) days after deposit in the United States mail, postage prepaid, certified mail, return-receipt requested, addressed to the party at the address set forth opposite the party's name below, or such other address as the party shall have specified by written notice to the other party delivered in accordance herewith, or (iii) the date of actual receipt of a courier delivery of facsimile transmission;

City: City Manager  
1300 Ninth Street  
St. Cloud, FL 34769

City Attorney  
1300 Ninth Street  
St. Cloud, FL 34769

Growth Management Services Administrator  
1300 Ninth Street  
St. Cloud, FL 34769

County: County Manager  
Osceola County  
1 Courthouse Square  
Kissimmee, FL 34741

County Attorney  
Osceola County  
1 Courthouse Square  
Kissimmee, FL 34741

Community Development Director  
Osceola County  
1 Courthouse Square  
Kissimmee, FL 34741

- F. This agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, with all counterparts together constituting one and the same instrument.
- G. The Provisions of this Agreement shall be liberally construed to effectuate the purposes hereof and the powers conferred by this Agreement shall be in addition and supplementary to the powers conferred by any general, local or special law, or by any charter of any public agency.
- H. This Agreement shall be effective as of the later of the dates of the execution of the parties indicated below.

WHEREAS, the parties have set their hands and seals as of the date set forth below.

CITY COUNCIL OF THE CITY  
OF ST. CLOUD, FLORIDA

By: Rebecca Borders  
Mayor *Rebecca Borders*

ATTEST:

By: Linda P. Jaworski  
City Clerk *Linda P. Jaworski*

As authorized for execution at the City Council  
meeting of:

March 13, 2014

BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA

By: [Signature]  
Chairman/Vice Chairman

ATTEST:  
OSCEOLA COUNTY CLERK OF THE BOARD

By: Debra A. Davis  
Clerk/ Deputy Clerk of the Board

As authorized for execution at the Board of  
County Commissioners meeting of:

March 17, 2014



**LIST OF EXHIBITS**

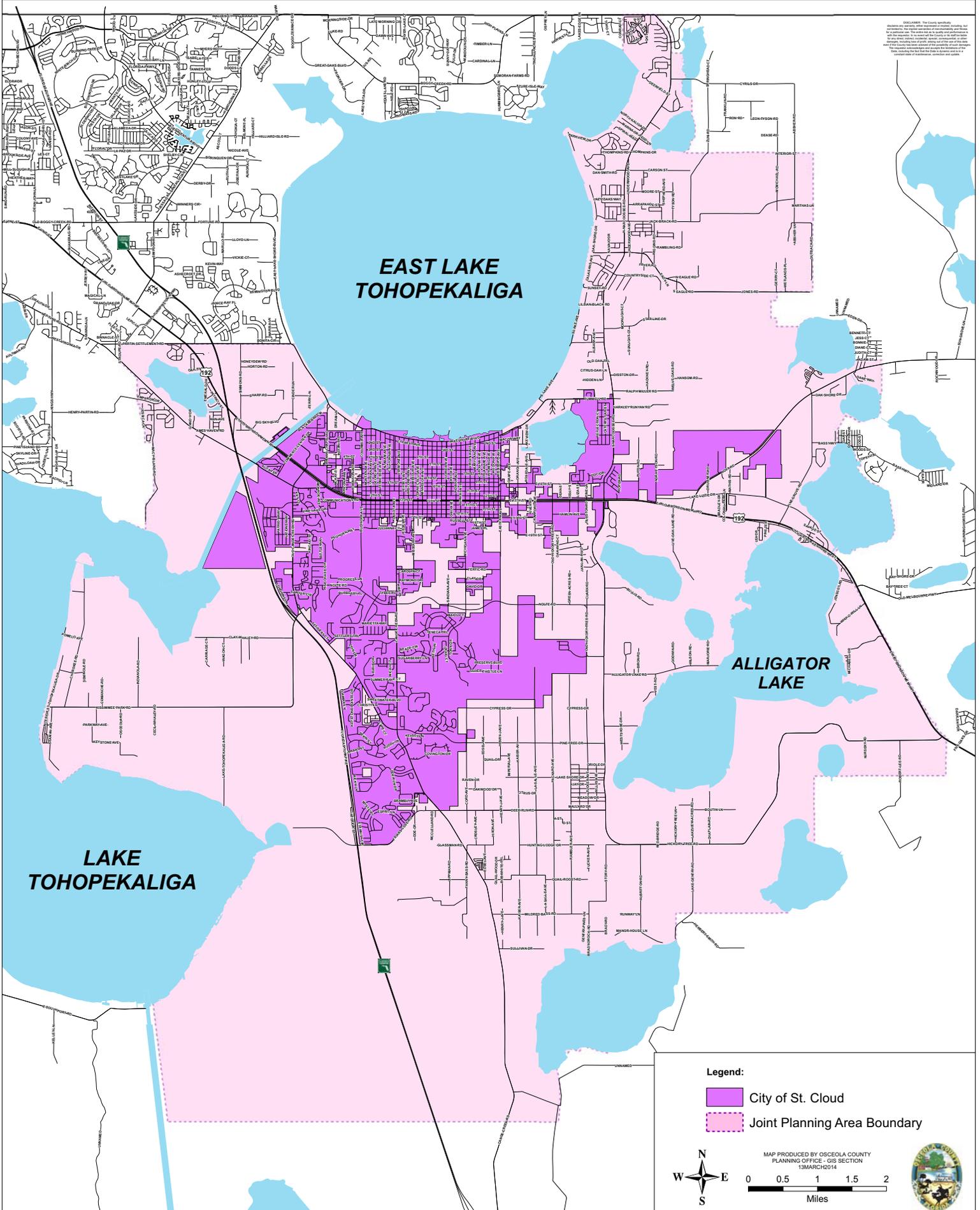
**Map 1: St. Cloud Joint Planning Area Boundary**

**Map 2: Parks and Recreation Facilities**

# Map 1: Joint Planning Area Boundary

File: I:\Project\Warehouse\Countywide\_WarehousePlanning\JPA\_Boundaries2012\_JPA\_ExpansionArea\_SrCloud.mxd

DISCLAIMER: The County neither warrants nor makes any representation, either explicitly or implicitly, as to the accuracy, completeness, or timeliness of the information contained in this map. The information is provided for informational purposes only and should not be used as a basis for any decision. The County is not responsible for any errors or omissions in this map.



### Legend:

-  City of St. Cloud
-  Joint Planning Area Boundary



MAP PRODUCED BY OSCEOLA COUNTY  
PLANNING OFFICE - GIS SECTION  
13MARCH2014

0 0.5 1 1.5 2  
Miles



# Map 2: Parks and Recreation Facilities

## Legend

-  City Park
-  Community Park
-  Regional Park
-  Joint Planning Area
-  City of St. Cloud

March 13, 2014

DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requestor. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update.



Approximate Scale

