

**St. Cloud City Council Regular Meeting**  
**Thursday, January 8, 2026**  
**City Hall - Council Chambers**  
**1300 9th Street**  
**6:30 PM**  
**Agenda**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

**I.** Call to Order

**II.** Invocation

**III.** Pledge of Allegiance

**IV.** Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

**V.** Agenda Update

To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

**VI.** Presentations

- Presentation of Employee of the Month for the Month of January to Michael Wager

**VII.** Consent Agenda

The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

- A.** Resolution No. 2026-001R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 - Buildings and Building Regulations, Section 10-3 - Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 - General Provision, Administration, and Boards and Commissions, 1.2.8 - Fees and Charges; repealing all resolutions in conflict and providing an effective date.

**COST:** No cost associated with this item.

**This item is to amend the schedule of fees for the Building Department by requesting to extend the temporary reduction of building permit fees for residential permits issued by square footage and for commercial and residential permits issued by value. This extension will take effect February 1, 2026, and then may be amended by further resolution. Update verbiage in three sections (Master Plan, Permit/Application Extensions, Abandoned Applications) for clarification. All changes will take effect on February 1, 2026.**

- B. Resolution No. 2026-004R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into a task authorization to the contract and agreement for Continuing Professional Civil Engineering Services with Wright-Pierce, Inc. dated January 5, 2023 for Landfill Long Term Care Monitoring and Reporting, City of St. Cloud, FL, and any amendments thereto, and providing an effective date.

**COST:** up to \$157,000.00

**This item is to approve a task authorization with Wright-Pierce, Inc. for Landfill Long Term Care Monitoring and Reporting.**

- C. Resolution No. 2026-006R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest, responsive bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regard to Invitation to Bid (ITB) No. 2025-095 to Aldi Homes Group, Inc., whose subject matter is Michigan Avenue Pedestrian Improvement Project, authorizing the City Manager to execute construction contract related documents without increasing the approved project budget, and providing an effective date.

**COST:** up to \$400,234.50

**This item is to authorize the City Manager to enter into an agreement for pedestrian improvements along Michigan Avenue.**

- D. Request Council's approval of the closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue for a special event.

**COST:** There is no cost associated with this item.

**This item is to approve a road closure of 10th Street and 11th Street between Massachusetts Avenue and New York Avenue for a special event which is not included within the currently approved downtown road closure plans.**

- E. Request for City Council's approval of a Preliminary Subdivision Plan for Puffin Road Commercial, PSP25-00004.

**COST:** No cost associated with this item.

**This item is to approve the Preliminary Subdivision Plan for Puffin Road Commercial, which establishes nine commercial development tracts, a lift station, and a stormwater pond tract on approximately +/- 39.94 acres of land located north of East Irlo Bronson Memorial Highway, east of Roper Road, west of Puffin Road, and south of Gold Crest Drive.**

- F. Request City Council's approval of a Final Master Plan for Eastside Park PUD,

PUD25-00002.

**COST:** No cost associated with this item.

**This item is to approve the Final Master Plan for Eastside Park PUD, which contains 94 single-family duplex units with site open space, amenities, and associated infrastructure on approximately +/- 17.18 acres of land, generally located north of East 10th Street, east of Overcup Avenue, and west of Whisler Court.**

### VIII. Citizens Forum

Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter, the person addresses the Council.

### IX. Public Hearings

- A. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50**, an ordinance of the City Council of the City of St. Cloud, Florida, readopting the ordinance adopting a Large Scale Comprehensive Plan Amendment incorporating comments submitted by the State of Florida after the initial adoption of the ordinance and pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scrivener errors, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2024-50**
- B. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-78**, an ordinance of the City Council of the City of St. Cloud, Florida, generally amending Article 13 Special Purpose overlay districts, Section 3.13.3, Entertainment District, amending Subsection C “Outside Consumption in the District” deleting the requirement of permits for certain events, deleting Subsection D. ‘Entertainment District Event Permit’, Subsection E. “Police Protection” and Subsection F. “Fire Protection and Emergency Medical Services” providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-78**
- C. **PUBLIC HEARING FOR RESOLUTION NO. 2026-002R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a subdivision variance to reduce front yard setbacks for Lots 52-88 on a previously approved Subdivision Construction Plan in the “R-1B” Zoning District on the +/- 43.259 acres of land known as Tyson Reserve (VAR24-00001), generally located north of K C Durham Road, east of Nora Tyson Road, and west of Chatsworth Circle, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2026-002R**

### X. Council Action

- A. Request City Council's approval of a Preliminary Subdivision Plan for Walker Property, PSP24-00001.

**COST:** No cost associated with this item.

**This item is to approve the Preliminary Subdivision Plan for Walker Property, which contains 69 lots for single-family detached homes on approximately +/- 25.59 acres of land, generally located north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of South Narcoossee Road.**

- B. A resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Facility Use Agreement between the City of St. Cloud and St. Cloud Little League; providing for conflicts; providing for severability; and providing an effective date.

**COST:** No cost associated with this item.

**This item is to update the Facility Use Agreement between the City of St. Cloud and St. Cloud Little League**

**XI. First Readings and Introduction**

The next items on the agenda are Ordinances before the Council for First Reading and Introduction for the sole purpose of the Council to authorize the publication of the ordinance for a final hearing. The Council will not take final action on the item tonight. Full presentations and public input on the ordinances will occur at the Final Hearing at which the Council will consider final action.

- A. There are no First Readings and Introductions at this time.

**XII. City Attorney**

**XIII. City Manager**

**XIV. Mayor and Council Members**

**XV. Information Section and Report Section**

Reports:

Warrant List # 3 FY26

- Thursday, January 15, 2026 – City Council Workshop – 1:30 p.m., City Hall, Council Chambers

Monday, January 19, 2026 – City offices closed in observance of Martin Luther King Day

Thursday, February 5, 2026 – Community Redevelopment Agency Meeting – 3:00 p.m., City Hall, Council Chambers

Thursday, February 12, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

## **XVI. Adjournment**

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300