

St. Cloud City Council Regular Meeting
Thursday, July 16, 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

- Proclamation in recognition of Parks and Recreation Month

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.

1. Resolution No. 2026-069R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to declare items as obsolete, damaged, and/or surplus property and otherwise in the best interest of the City of St. Cloud.

COST: No cost associated with this item.

This item is to dispose of obsolete property.

2. Resolution No. 2026-081R, a resolution of the City Council of the City of St. Cloud, Florida, amending and updating the Parks and Recreation Fee Schedule; providing for conflicts; providing for severability; and providing an effective date.
COST: No cost associated with this item.
This item adds information about adding a refundable security deposit to pavilion rentals, a special event permit will be required to rent pavilion B (max capacity of 200) at Chisholm Park, amending the resident rate definition to be those residents or businesses located within the corporate limits of Osceola County, and adding fees for Hickory Tree Park in preparation for ownership on October 1, 2026.
3. Resolution No. 2026-087R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest responsive, responsible bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regards to Invitation to Bid (ITB) No. 2026-026, to Mulligan Constructors, Inc., whose subject matter is Hopkins Park Community Center, establishing a contingency, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.
COST: up to project cost \$13,743,800.00 (Contract Cost: \$10,320,777.00). The City acquired debt to fund this entire project.
This item is to award a contract with Mulligan Constructors, Inc. for the Hopkins Park community center.
4. Resolution No. 2026-089R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of State of Florida Contract No. 46151500-NASPO-25-ACS, whose subject matter is Body Armor and Ballistic Resistant Products, providing for the award thereof to Angel Armor, LLC, Central Lake Armor Express, Inc. DBA Armor Express, GH Armor Systems Inc., Point Blank Enterprises, Inc., Safariland, LLC, Slate Solutions, LLC, Survival Armor, Inc., U.S. Armor Corporation, United Shield International LLC, and their respective authorized resellers, and providing an effective date.
COST: Undetermined at this time as services are provided on an “as-needed” basis. The contract will be utilized by the Police Department for the purchase of body armor and ballistic resistant products on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.
This item is to approve the purchase of body armor and ballistic resistant products from awarded vendors and all respective authorized Resellers.
5. Resolution No. 2026-090R, a resolution of the City Council of the City of St. Cloud, Florida, approving the dedication of certain real property as public road right-of-way for Puffin Road; authorizing the Mayor to execute a right-of-way dedication deed and providing for an effective date.
COST: No cost associated with this item.
This item is to authorize the Mayor to execute a right-of-way dedication deed approving the dedication of certain real property as public road right-of-way for Puffin Road. This property is currently inside City limits and owned by the

City.

6. Resolution No. 2026-091R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a Negotiated Procurement Agreement with Nextran Corporation, for Repair Services and Parts for Mack Trucks, and providing an effective date.
COST: Undetermined at this time as services are provided on an as-needed basis. This contract will be utilized by the City's Fleet Division for the purchase of vehicle repair services for Mack trucks, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.
This item is to establish a one-year negotiated procurement agreement for repair services for Mack trucks with Nextran Corporation, the authorized Mack dealer and sole source provider for repair services and parts in the Central Florida area.
7. Resolution No. 2026-093R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to negotiate an agreement with Halff Associates, Inc., to provide services per Request for Qualifications (RFQ) 2026-039 St. Cloud Joint Planning Area Watershed Master Plan, and providing an effective date.
COST: Undetermined at this time as an agreement will be negotiated with Halff Associates, Inc. for the St. Cloud joint planning area watershed master plan.
This item is to authorize the City Manager to negotiate and enter into an agreement with Halff Associates, Inc., per RFQ No. 2026-039 St. Cloud Joint Planning Area Watershed Master Plan.
8. Resolution No. 2026-094R, a resolution of the City Council of the City of St. Cloud related to Kings Crest establishing a special assessment area pursuant to Chapter 37 of the St. Cloud City Code for properties to be specially benefited by specified essential maintenance and streetlighting services; describing the proposed assessment area; estimating the cost of the services to be provided; describing the proposed method of apportioning the cost of the services and other related costs against the real property specifically benefited thereby; providing for certain other authorizations adopting legislative findings; setting a public hearing for consideration of a resolution of the City Council approving the final assessment roll; providing for notice to the owners of the benefited properties; providing that the City Council on the date set shall meet as an equalizing board as provided by law; providing for notice to benefited property owners and publication of the public hearing date; providing for severability; and providing an effective date.
COST: The City agrees to assess \$32,712.41 to the properties within the Kings Crest subdivision for providing streetlight, irrigation, and landscaping services. This includes administrative support costs as well.
This item is to authorize the creation of a special assessment area for the Kings Crest subdivision. These properties are currently inside City limits.
9. Resolution No. 2026-095R, a resolution of the City Council of the City of St. Cloud

related to Cane Break establishing a special assessment area pursuant to Chapter 37 of the St. Cloud City Code for properties to be specially benefited by specified essential maintenance and streetlighting services; describing the proposed assessment area; estimating the cost of the services to be provided; describing the proposed method of apportioning the cost of the services and other related costs against the real property specifically benefited thereby; providing for certain other authorizations adopting legislative findings; setting a public hearing for consideration of a resolution of the City Council approving the final assessment roll; providing for notice to the owners of the benefited properties; providing that the City Council on the date set shall meet as an equalizing board as provided by law; providing for notice to benefited property owners and publication of the public hearing date; providing for severability; and providing an effective date.

COST: The City agrees to assess \$14,476.76 to the properties within the Cane Break subdivision for providing streetlights and landscaping services. This includes administrative support costs as well.

This item is to authorize the creation of a special assessment area for the Cane Break subdivision. These properties are currently inside City limits.

10. Resolution No. 2026-099R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud/St. Cloud Police Department under the U.S. Department of Justice Office of Community Oriented Policing Service Agency FY2026 COPS Office Grant Program solicitation for the hiring of six (6) police officers and authorizing the Grants Division or designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.

COST: up to \$2,104,650.00 (Project total \$2,104,650.00 – Federal Share Total \$750,000.00/ City Match Total \$1,354,650.00 (Year 1 – Federal share \$400,000.00 / City match \$325,000.00; Year 2 – Federal share \$250,000.00 / City match \$470,000.00; Year 3 – Federal share \$100,000.00 / City match \$559,650.00).

This item is to authorize submitting an application for the FY 2026 COPS Hiring Program.

11. Resolution No. 2026-100R, a resolution of the City Council of the City of St. Cloud, Florida, ratifying and authorizing the grant application by City of St. Cloud under the Department of Justice's (DOJ) FY 2026 Bridging Immigration - Related Deficits Experienced Nationwide (BIDEN) Program, to support the addition of 10 fully equipped sworn law enforcement officers, one Skydio F10 Drone as a First Responder (DFR), 16 Motorola AXS dispatch consoles, and one full-time Crime Analyst to enhance public safety, emergency response capabilities, and law enforcement operations, and authorizing the Grants Division or designee to submit the application, and ratifying the City Manager's execution of the application and authorizing the City Manager to execute all other documents associated with the implementation and execution of the grant on behalf of the City of St. Cloud, and providing an effective date.

COST: up to \$8,160,060.00 (Project total \$8,160,060.00 – Federal Share Total

\$8,160,060.00 / City Match Total \$0).

This item is to ratify and authorize the grant application for the Department Justice's (DOJ) FY 2026 Bridging Immigration -Related Deficits Experienced Nationwide (BIDEN) Program to support the addition of personnel and equipment for the St. Cloud Police Department.

12. Resolution No. 2026-101R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing a Negotiated Procurement with RDK Truck Sales for the purchase of one (1) 2023 Mack LR64 – 31 Yard New Way Side Loader Garbage Truck, and providing an effective date.

COST: up to \$345,500.00

This item is to purchase a 2023 Mack LR64 – 31 Yard New Way Side Loader Garbage Truck for the Public Works Department.

13. Resolution No. 2026-103R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with DSK LAW to provide special legal council services for property acquisition, condemnation and eminent domain; authorizing the City Manager to execute this agreement and providing an effective date.

COST: Undetermined at this time as services are provided on an as-needed basis.

This contract will be utilized by the City Manager's Office for special legal council services for property acquisition, condemnation and eminent domain, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

This item is to approve Resolution No. 2026-103R authorizing the City Manager to enter into an agreement with DSK LAW to provide special legal council services for property acquisition, condemnation and eminent domain for Capital Improvement Projects and Tri-Party Agreements on a time and material basis.

14. Minutes: March 16, 2026 / Special Meeting and April 16, 2026 / Workshop

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

1. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-07**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment Pursuant to Section 163.3184 Florida Statutes assigning a Future Land Use Designation of approximately +/- 743.53 acres identified as Whaley Platt Project #CPA25-00011, generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; from "MXD" Mixed Use (County) to "MIX" Mixed Use (City), providing for amending the official Future Land Use Map of the

Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-07**

2. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-08**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 743.53 acres identified as Whaley Platt, Project #ZMA25-00014, from “MXD” Mixed Use (County) to “MIX” Mixed Use (City), generally located north of Lake Tohopekaliga, east of Osceola Road, south of Kissimmee Park Road, and west of Lake Tohopekaliga Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-08** (This is a Quasi-Judicial proceeding)
3. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-24**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 7.17 acres identified as Nova Road Outparcels, Project #ZMA25-00022, from “CCC” Community Center Core (County) to “CCC” Community Center Core (City), generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Wondrous Place, and west of Bradley Drive, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-24** (This is a Quasi-Judicial proceeding)
4. **PUBLIC HEARING FOR RESOLUTION NO. 2026-079R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a conditional use for an "Alcoholic Beverage Establishment" at 4415 13th Street in the Highway Business “HB” Zoning District on the +/- 13.53 acres of land known as Dylan Plaza; allowing the applicant to serve beer and wine as an accessory to their primary business for "Barbershop" services, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2026-079R**
5. **RESOLUTION NO. 2026-077R**, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution Number 2025-098R which adopted the fiscal year 2025/2026 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget to be increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2026-077R**.
6. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-17**, an ordinance of

the City Council of the City of St. Cloud, Florida, amending Chapter 3, Article 4, “Agricultural Zoning Districts” and Article 5, “Residential Zoning Districts” for permitted accessory uses and setback requirements; and amending Article 14, “Use Regulations,” Section 3.14.30 “Accessory Dwelling Units (ADU)” of the Land Development Code to require impact fee and parking requirements for two-family and multi-family dwelling zoning districts (R-2, R-3, and R-4). providing for severability, conflicts, codification, publication, and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-17**

7. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-25**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 27.26 acres identified as Stephanie Leigh Rothstein Memorial Park Additional Parcels, Project #ZMA25-00023, from "A" Agriculture to "OR" Open Space/Recreational, generally located north of Barina Street, east of Missouri Avenue, south of Sky Lakes Drive, and west of South Indiana Avenue providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-25 (This is a Quasi-Judicial proceeding)**
8. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-27**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3 Performance and Siting Standards, Article 14 Use Regulations, Section 3.14.5 – Alcoholic Beverage Establishments; providing for conflict, severability, administrative correction, codification and publication and effective date. (Above is full title) **ORDINANCE NO. 2026-27 CONTINUED TO THE AUGUST 20, 2026, CITY COUNCIL MEETING**
9. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-28**, an ordinance of the City Council of the City of St. Cloud amending Chapter 30 "Parks and Recreation" Article I "In General" Section 30-9 "Smoking Prohibited" to further define smoking and add the Lake Front as an area where smoking as defined is prohibited providing for conflict, severability, administrative correction, codification, publication, and effective date.
ACTION ON ORDINANCE NO. 2026-28
10. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-29**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation to approximately +/- 46.11 acres identified as Public Safety Complex, Project #CPA26-00007, generally located north of Nolte Road, east of Budinger Avenue, south of Julianna Court, and west of Canoe Creek Road; from Mixed Use to Institutional providing for amending the Official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date.

(Above is full title) **ACTION ON ORDINANCE NO. 2026-29**

11. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-30**, an ordinance of the City Council of the City of St. Cloud, Florida, providing for the Zoning Amendment of the Zoning Map of the Land Development Code of the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 46.11 acres identified as Public Safety Complex, Project #ZMA26-00006, from "MIX" Mixed-Use to "P" Professional, generally located north of Nolte Road, east of Budinger Avenue, south of Julianna Court, and west of Canoe Creek Road, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-30 (This is a Quasi-Judicial proceeding)**
12. **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2026-32**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use designation to approximately +/- 27.26 acres identified as Stephanie Leigh Rothstein Memorial Park, Project #CPA26-00005, generally located north of Barina Street, east of Missouri Avenue, south of Sky Lakes Drive, and west of South Indiana Avenue, from Employment and Institutional to Park/Open Space providing for amending the official Future Land Use Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, copies on file and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2026-32**

X. Council Action

1. Resolution No. 2026-072R, a resolution of the City Council of the City of St. Cloud, Florida, accepting a grant award from the State of Florida, Department of Environmental Protection for the Sole Source purchase of Tiger Dam System from U.S. Flood Control Corp, and authorizing the City Manager to execute the documents necessary for the implementation, administration, and execution of the grant on behalf of the City of St. Cloud, and providing an effective date.
COST: up to \$300,000.00 (Project total \$299,058.00 – Federal Share \$300,000.00/ City Match \$0).
This item is to authorize a grant award from the State of Florida, Department of Environmental Protection, for the Tiger Dam Rapid Deployment Dam System and purchase from U.S. Flood Control Corp.
2. Resolution No. 2026-078R, a resolution of the City Council of the City of St. Cloud approving the agreement for the purchase of approximately .09 acres of certain real property including a 1,880 square foot building located at 1222 10th Street in St. Cloud and required for the expansion of public facilities for the purchase price of \$731,500 from Robert Beauchamp; authorizing the Mayor to sign the purchase and sale agreement and authorizing the City Manager to perform all acts necessary and appropriate to close on the property as provided herein.
COST: \$731,500 in Parks and Recreation Impact Fees plus all associated closing

costs.

3. Resolution 2026-096R, a resolution of the City Council of the City of St. Cloud, Florida, approving the Facility Use and License Agreement between the City of St. Cloud and Boys & Girls Clubs of Central Florida, Inc.; providing for conflicts; providing for severability; and providing an effective date.
4. Resolution No. 2026-102R, a resolution of the City Council of the City of St. Cloud, Florida, approving the agreement for the purchase of approximately 0.241 acres of certain real property including a 3,640 square foot building located at 1401 New York Avenue in St. Cloud and required for the expansion of parks and recreation needs for the purchase price of \$700,000 from William Michael Young; authorizing the Mayor to sign the purchase and sale agreement and authorizing the City Manager to perform all acts necessary and appropriate to close on the property as provided herein.
COST: \$700,000 in Parks and Recreation Impact Fees plus all associated closing costs.
5. Resolution No. 2026-104R, a resolution of the City Council of the City of St. Cloud, Florida, approving a new lease agreement with Crabby Bills of St. Cloud, LLC for the Marina Building premises at 1104 Lakeshore Blvd, St. Cloud Florida; providing for a new lease for an initial term of ten (10) years for an initial rent of \$10,000 per month effective September 1, 2026; authorizing the Mayor or the City Manager to execute the new agreement and providing for an effective date. **RESOLUTION NO. 2026-104R**
CONTINUED TO THE AUGUST 6, 2026, SPECIAL CITY COUNCIL MEETING

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.

1. First Reading and Introduction for Ordinance No. 2026-33, an ordinance of the City Council of the City of St. Cloud, Florida, amending the location of the multi-purpose trail connection to Chisholm Park adopted by Ordinance No. 2024-12, for approximately +/-25.59 acres identified as Walker Property, Project #PUD26-00004, located north of Old Oak Trail, west of South Narcoossee Road, and south of Chisholm Park Trail, providing for the approval of the amended PUD/Preliminary Master Plan and proof of publication, severability, and effective date.(Above is full title) (Final Public Hearing will be heard on August 20, 2026) Action on Ordinance No. 2026-33 (This is a Quasi-Judicial proceeding)
2. First Reading and Introduction for Ordinance No. 2026-34, an ordinance of the City Council of the City of St. Cloud, Florida, amending the total acreage and

developable acreage, number of units, net density, gross density, stormwater area, development program, housing types, architectural standards, and development conditions, for the “PUD” Planned Unit Development/Preliminary Master Plan identified as Avancia Project #PUD25-00004, formerly known as Neptune Village, in Ordinance No. 2019-11 (as amended), located north of Revolutionary Way, east of Betsy Ross Lane, south of Neptune Road and west of Old Canoe Creek Road; providing for approval of the amended PUD/Preliminary Master Plan and Final Master Plan, filing of the Planning Commission recommendation and proof of publication, severability, conflicts and effective date.(Above is full title) (Final Public Hearing will be heard on August 20, 2026) Action on Ordinance No. 2026-34 (This is Quasi-Judicial proceeding)

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- Recreation Advisory Committee Minutes March 18, 2026

Reports:

Warrant List # 9 FY26

- Friday, July 17, 2026 – Veteran’s Council Meeting – 1:00 p.m., City Hall

Monday, August 3, 2026 – City Council Budget Workshop – 1:00 p.m., City Hall, Council Chambers

Thursday, August 6, 2026 – Special City Council Meeting – immediately following the Community Redevelopment Agency Meeting, City Hall, Council Chambers

Thursday, August 13, 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