

St. Cloud City Council Regular Meeting
Thursday, July 10, 2025
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 to William T. McFadden

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. 2025-053R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and Hawk Platt, LLC for the design, permitting, right of way dedication, and construction of framework roads within and adjacent to the Whaley Platt development; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees to provide up to \$22,354,157.35 in mobility fee credits to fund 2.7-miles of roadway improvements to Kissimmee Park Road, Lake Toho Road, and Boulevard F.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Hawk Platt, LLC, and the City of St. Cloud.

The property is currently contiguous to City limits and within the Joint Planning Area (JPA) with Osceola County. As such, the City's participation in the agreement is intended to support a seamless transition of responsibilities and mobility fee credits in the event of annexation. The Notice of Encumbrance (NOE25-00006) was approved on June 12, 2025.

- 2) Resolution No. 2025-066R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County and 5th Elevation CW, LLC for the design, permitting, right of way dedication, and construction of framework road adjacent to the Amavi development; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees to provide up to \$1,206,669.59 in mobility fee credits to fund roadway improvements to Avenue G.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, 5th Elevation CW, LLC, and the City of St. Cloud. The property is currently inside City limits.

- 3) Resolution No. 2025-087R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to enter into a first amendment to and extension of the continuing contracts between the City of St. Cloud and Ayres Associates, Inc., G-A-I Consultants, Inc., Klavon Design Associates, Inc., RVi Planning + Landscape Architecture, Inc., and Vanasse Hangen Brustlin, Inc. for Continuing Planning and Landscape Architectural Services, 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 various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.

This item is to approve the extension of the agreements for continuing planning and architectural services with Ayres Associates, Inc., G-A-I Consultants, Inc., Klavon Design Associates, Inc., Vanasse Hangen Brustlin, Inc., and RVi Planning + Landscape Architecture, Inc.

- 4) Resolution No. 2025-102R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into agreements with Ajax Building Company, LLC, Arnco Construction, Balfour Beatty Construction, LLC, Charles Perry Partners, Inc., D.E. Scorpio Corporation, LEGO Construction Co., and Oelrich Construction, Inc., per Request for Qualifications (RFQ) 2025-055 Continuing Construction Manager at Risk Services for projects less than \$7.5 million in value, and providing an effective date.

COST: Undetermined at this time as goods and services are provided on a task authorization basis. These contracts will be utilized by various departments on an as-

needed basis for various approved projects and budgeted expenditure accounts.

This item is to approve agreements with Ajax Building Company, LLC, Arnco Construction, Balfour Beatty Construction, LLC, Charles Perry Partners, Inc., D.E. Scorpio Corporation, LEGO Construction Co., and Oelrich Construction, Inc., for Continuing Construction Manager at Risk Services for projects less than \$7.5 million in value.

- 5) Resolution No. 2025-103R, 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.

- 6) Resolution No. 2025-104R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into an agreement between the City of St. Cloud, Florida, as an entitlement city, and Osceola Council on Aging for the execution of housing rehabilitation services in St. Cloud Villas I, in the amount of \$140,000, utilizing community development block grant (CDBG) funding, and any amendments therefore; providing for conflict; and providing for an effective date.

COST: \$140,000.00, CDBG Funds

This item is to authorize the Mayor to enter into an agreement for housing rehabilitation services in St. Cloud Villas I using CDBG funds.

- 7) Resolution No. 2025-108R, 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 Alternative Paving Methods with American Persian Engineering & Construction, LLC, dba APEC, LLC dated February, 16, 2022, and any amendments thereto for asphalt paving roads in Pinewood Gardens, Southern Pines, Deer Creek, and other poor condition roads (Budinger Avenue, Jacks Memorial, and Mutter Road), and providing an effective date.

COST: up to \$2,343,585.20.

This item is to approve a task authorization with American Persian Engineering & Construction, LLC, dba APEC, LLC for asphalt paving roads in Pinewood Gardens, Southern Pines, Deer Creek, and other poor condition roads (Budinger Avenue, Jacks Memorial, and Mutter Road).

- 8) Request City Council's approval of a Mixed-Use Concept Plan for the Clay Whaley Road Mixed-Use, Project MCP24-00003

COST: No cost associated with this item.

This item is to approve an applicant-initiated adjustment to the East of Lake Toho Conceptual Master Plan to create a Neighborhood 2 Place Type for Clay Whaley Road Mixed-Use project. The concept plan proposes 400 multi-family units, generally located north of Clay Whaley Road, south Cross Prairie Parkway, east of Lake Tohopekaliga, and west of Florida's Turnpike.

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. 2025-05**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation to approximately +/- 1,378 acres identified as Edgewater West, Project #CPA24-00008, located east of Cherokee Road, northwest of Kissimmee Park Road, south of Clay Whaley Road from Mixed Use (County) to 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. 2025-05**
- 2) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-46**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project # ANX24-00013, located north of Clay Whaley Road and west of Florida Turnpike; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-46**
- 3) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-47**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project # CPA24-00017, located north of Clay Whaley Road and west of Floridas Turnpike from "MIX" 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. 2025-47**
- 4) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-48**, 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 +/- 24.66 acres identified as Clay Whaley Road Mixed Use, Project #ZMA24-00017, located north of Clay Whaley Road and west of Floridas Turnpike from "MIX"

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. 2025-48 (This is a Quasi-Judicial proceeding)**

- 5) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-49**, 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 +/- 10.31 acres identified as Thomason Estates FKA Clark Property, Project #ZMA24-00006, from "A" Agriculture to "R-1B" Single Family Dwelling generally located south of Fertic Road and east of Michigan Avenue 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. 2024-49 (This is a Quasi-Judicial proceeding)**
- 6) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-51**, an ordinance of the City Council of the City of St. Cloud, Florida, amending and restating all sections of the City's Employee Handbook, providing for severability, conflict, and effective date. (Above is full title) **ACTION ON ORDINANCE 2025-51**
- 7) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-52**, an ordinance of the City Council of the City of St. Cloud, Florida, pertaining to the enforcement of codes amending Section 2-282 "Applicable Codes and Ordinances" of the City Code, by adopting an amended exhibit "A" revising the list of codes enforceable by issuance of a citation; providing for conflict, severability, administrative correction, publication and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-52**

X. Council Action

- 1) Request City Council's approval of a Preliminary Subdivision Plan for the Thomason Estates FKA Clark Property, Project #PSP24-00005.
- 2) Discussion and possible action regarding appointments to boards and committees with vacancies for the Historic Preservation Board and Recreation Advisory Committee.

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) There are 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 # 9 FY 25

- 2) Monday, July 14, 2025 – City Council Budget Workshop – 1:00 p.m. @ City Hall, Council Chambers

Tuesday, July 15, 2025 – City Council Workshop – 9:00 a.m. @ City Hall, Council Chambers

Thursday, August 14, 2025 – 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), prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300