

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



Meeting: July 10, 2025

Agenda Item Type: Presentations Employee of the Month to William T. McFadden

Human Resources Agenda Item:

Presentation of Employee of the Month to William T. McFadden

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Stephanie Holtkamp will be presenting Employee of the Month for the month of July to William T. McFadden.

Legal Authority:

City of St Cloud Code Section 32-3

Budget and Recommendation:

Recommend approval for this item

No costs associated with this item

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:

Final Action 07/10/2025

Attachments:

None



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-053R

Community Development Agenda Item:

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.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The applicant is developing a property generally located west of Lake Toho Road, south of Kissimmee Park Road and east of Lake Tohopekaliga known as Whaley Platt. The 2045 Framework Street Map adopted by the City recognizes Kissimmee Park Road, Lake Toho Road and Boulevard F as framework streets and are essential to the improvement of the transportation network in the area.

Under the agreement, the developer is responsible for the design, permitting, right-of-way dedication, and construction of approximately 2.7 miles of road improvements on the identified framework roads. The total construction cost, including right-of-way, is \$45,310,360.34 and the jurisdiction's responsibility is \$22,354,157.35.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework roads and the value of the right of way conveyances are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinances.

Mobility fee credits provided for construction costs will be based on actual expenditures, with credits provided after verification. The tri-party agreement ensures that roadway improvements will accommodate additional capacity beyond the Developer's immediate project needs, benefiting the overall transportation infrastructure in the area while preparing for potential annexation into the City.

Legal Authority:

City of St. Cloud Code of Ordinances, Part I - Charter and Related Laws, Subpart A - Charter, Article II, Powers of City, specifically Section 2.04, General Powers.

Budget and Recommendation:

COST: Mobility Fee Credits: The City agrees to provide mobility fee credits for the roadway improvements on Kissimmee Park Road, Lake Toho Road and Boulevard F (\$22,354,157.35).

- Mobility Fees Generated: \$36,350,411.96
- Mobility Fee Credits Provided: \$22,354,157.35 (61%)
- Remaining Fees to Jurisdiction: \$13,996,254.61 (39%)
- Mobility Fees to City: \$4,044,283.14 (31%)
- Mobility Fees to County: \$1,011,070.78 (8%)

Staff recommends **APPROVAL** for the City to enter into a Tri-Party Agreement between Hawk Platt, LLC, Osceola County, and the City of St. Cloud to provide mobility fee credits for the design, permitting, right-of-way dedication, and construction.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

Attachments:

1. DVA24-00010 - Staff Memo CC 071025.
2. DVA24-00010 - Resolution 2025-53R
3. DVA24-00010 - Exhibit A Tri-Party Roadway Improvements Whaley Platt
4. DVA24-00010 - Attachment of Notice of Encumbrance



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-066R

Community Development Agenda Item:

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.

Strategic Key Focus Areas:

Reliable Transportation Network

Background Information:

The applicant is developing a property generally located south of Clay Whaley Road and east of Kissimmee Park Road known as Amavi. The 2045 Framework Street Map adopted by the City recognizes Avenue G as a framework street and essential to the improvement of the transportation network in the area.

Under the agreement, the developer is responsible for the design, permitting, right-of-way dedication, and construction of an approximately 99-foot roadway section along the west boundary of the Project on Avenue G, from the south side of Clay Whaley Road to the south boundary line of the Property. The total construction cost, including right-of-way, is \$3,499,336.28 and the jurisdiction's responsibility is \$1,206,669.59.

The City and the County have determined that a portion of the costs associated with the construction of the identified framework road and the value of the right of way conveyances are eligible for mobility fee credits in accordance with each of the Mobility Fee Ordinances.

Mobility fee credits provided for construction costs will be based on actual expenditures, with credits provided after verification. The tri-party agreement ensures that roadway improvements will accommodate additional capacity beyond the Developer's immediate project needs, benefiting the overall transportation infrastructure in the area.

Legal Authority:

City of St. Cloud Code of Ordinances, Part I - Charter and Related Laws, Subpart A - Charter, Article II, Powers of City, specifically Section 2.04, General Powers.

Budget and Recommendation:**COST:**

Mobility Fee Credits: The City agrees to provide mobility fee credits for the roadway improvements on Avenue G (\$1,206,669.59).

- Mobility Fees Generated: \$2,596,202.96
- Mobility Fee Credits Provided: \$1,206,669.59 (46%)
- Remaining Fees to Jurisdiction: \$1,389,533.37 (54%)
- Mobility Fees to City: \$1,111,626.70 (43%)
- Mobility Fees to County: \$277,906.67 (11%)

Staff recommends **APPROVAL** for the City to enter into a Tri-Party Agreement between 5th Elevation CW, LLC, Osceola County, and the City of St. Cloud to provide mobility fee credits for the design, permitting, right-of-way dedication, and construction.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

Attachments:

1. DVA24-00009 - Staff Memo CC 071025
2. DVA24-00009 - Resolution 2025-066R
3. RESOLUTION 2025-066R Clay Whaley 5th Elevation 071025



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-102R

Procurement Agenda Item:

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.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

RFQ No. 2025-055 Continuing Construction Manager at Risk Services for Project Less Than \$7.5 Million in Value was advertised in the Orlando Sentinel, VendorLink, Florida Department of Management Services, and on OpenGov beginning February 16, 2025, with a due date of March 25, 2025. OpenGov shows that there were 1,292 notifications to matching vendors and 55 planholders for this RFQ.

Fifteen (15) submittals were received for the following companies (in alphabetical order):

1. A2 Group, Inc.
2. Ajax Building Company, LLC
3. Arnco Construction
4. Balfour Beatty Construction, LLC
5. Charles Perry Partners, Inc.
6. D.E. Scorpio Corporation.
7. LEGO Construction Co.
8. Oelrich Construction Inc.
9. Prime Construction Group, Inc.
10. Razorback LLC
11. SEMCO Construction, Inc.
12. Sequel Developers, Inc.

13. Votum Construction
14. Waypoint Contracting, Inc.
15. WIELAND

A five-member evaluation committee independently reviewed and scored the submittals according to the RFQ criteria. The committee held discussion on the scoring and ranking, and it was determined to recommend the award of agreements to the top seven (7) ranked companies: Ajax Building Company, LLC, Arnco Construction, Balfour Beatty Construction, LLC, Charles Petty Partners, Inc., D.E. Scorpio Corporation, LEGO Construction Co., and Oelrich Construction, Inc.

Legal Authority:

St. Cloud Procurement Policy Article IV, Sec. 2.

Budget and Recommendation:

Undetermined at this time as goods and services are provided on an as-needed basis. This contract will be utilized by various departments on an as-needed basis from various approved projects and budgeted expenditure accounts.

Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

Recommends approval

City Manager's Comments:

City Manager recommends approval

City Council Action:

07/10/2025 - Final Action

Attachments:

1. Resolution No. 2025-102R Final (1)



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-103R

Procurement Agenda Item:

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.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Per Kevin Felbinger, Public Works Director, the City of St. Cloud currently owns 39 Mack trucks and Nextran Corporation is the official, authorized Mack truck dealer in the state of Florida. As such, Nextran is the preeminent provider of maintenance and repair services for Mack trucks provided by Mack factory-trained technicians utilizing Mack special tools and genuine Mack replacement parts. The City of St. Cloud Fleet Services utilizes Nextran whenever there is a high demand for Mack truck repairs or when repair requirements exceed the scope of Fleet Services' expertise.

Legal Authority:

St. Cloud Procurement Policy Article III, Sec. 11.

Budget and Recommendation:

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.

Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

Recommends approval

City Manager's Comments:

City Council Action:

07/10/2025 - Final Action

Attachments:

1. Resolution No. 2025-103R



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-104R

Economic Development Agenda Item:

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.

Strategic Key Focus Areas:

Diverse Innovative and Magnetic Economic Development

Background Information:

To fulfill this priority under the 2024-2028 Consolidated Plan, the City proposes entering into a subrecipient agreement with the Osceola Council on Aging (OCA) to carry out housing rehabilitation services specifically for St. Cloud Villas I, a multifamily housing development serving eligible residents. The agreement will allocate \$140,000 in Community Development Block Grant (CDBG) funds to OCA for eligible rehabilitation work, including but not limited to emergency repairs, accessibility modifications, code compliance updates, and energy efficiency improvements.

This activity qualifies under the national objective to benefit low- and moderate-income households and the rehabilitation of permanent housing for LMI persons, per CDBG regulations at 24 CFR 570.208(3), and supports the City's Strategic Plan goal of promoting diverse, innovative, and equitable economic development.

Legal Authority:

24 CFR 570.208(3)

Budget and Recommendation:

\$140,000.00, CDBG Funds

Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

Final Action-7/10/2025

Attachments:

1. Reso No 2025 104R- COA St. Cloud Villas I
2. Staff report memo - St Cloud Villas I
3. Subrecipient Agree for OCA Director Signature



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-108R

Procurement Agenda Item:

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).

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Per Kevin Felblinger, Public Works Director, this project is a FY2025 Annual Asphalt Paving project. The proposed roadway work includes roads in Pinewood Gardens, Southern Pines, and Deer Creek neighborhoods. Other poor condition roads include Budinger Avenue, Jacks Memorial, and Mutter Road. The roads were chosen based on their pavement conditions index score. APEC has provided a quote for this work based on their existing contract with the City. Their proposed work includes milling, paving, striping, and maintenance of traffic. The City of St. Cloud completed a Pavement Condition Index Survey at the end of 2024. This survey provided a condition score for every road that the City maintains. The scope of work was developed based on the condition index and the intent is to repair the roads with the worst conditions. With this paving, the City's average pavement condition index will improve.

Legal Authority:

Resolution No. 2022-027R approved on February 10, 2022.

Budget and Recommendation:

Budgeted \$2,400,000.00/Actual Cost up to \$2,343,585.20

ST2501

Gas Tax

300-9595-514-34-00

Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

Recommends approval

City Manager's Comments:

City Manager recommends approval

City Council Action:

07/10/2025 - Final Action

Attachments:

1. Resolution No. 2025-108R
2. Asphalt Paving - PCI Exhibit



Meeting: July 10, 2025

Agenda Item Type: Consent Agenda Mixed-Use Concept Plan for the Clay Whaley Road Mixed-Use.

Community Development Agenda Item:

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.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is generally located north of Clay Whaley Road, south of Cross Prairie Parkway, east of Lake Tohopekaliga, and west of Florida's Turnpike. The applicant is concurrently requesting consideration for a Voluntary Annexation into the City of St. Cloud (Ordinance No. 2025-46) along with a Small-Scale Comprehensive Plan Amendment (Ordinance No. 2025-47) for a Future Land Use Designation from Mixed-Use (County) to Mixed-Use (City) and a Zoning Map Amendment (Ordinance No. 2025-48) from "MXD" Mixed-Use (County) to "MIX" Mixed-Use (City) zoning.

This concept plan is proposing 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 on +/- 24.66 acres to allow for the development of 400 multi-family units. Pursuant to the City of St. Cloud's Comprehensive Plan, Mixed-Use District has a maximum density of 25 dwelling units per acre. The proposed total gross density of the 400 multi-family units requested is 16 dwelling units per acre.

Legal Authority:

The City Council shall review the recommendation from the Planning Commission and render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 required findings of Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of a Mixed-Use Concept Plan (MCP24-00003).

The applicant is requesting approval of a Mixed-Use Concept Plan to allow for 400 multi-family residential units on approximately 24.66 +/- acres of land known as Clay Whaley Road Mixed-Use project.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:

7/10/25 - Final Action

Attachments:

1. MCP24-00003 Clay Whaley Road Mixed-Use CC Staff Report 7.10.2025
2. MCP24-00003 Clay Whaley Mixed Use Concept Plan 7.10.2025
3. MCP24-00003 Clay Whaley Mixed Use School Capacity Report 7.10.2025



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-05

Community Development Agenda Item:

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**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is located east of Cherokee Road, north of Kissimmee Park Road, south of Clay Whaley Road. The property is comprised of seventeen parcels totaling approximately +/- 1,378 acres within the Joint Planning Area boundary. The property currently has a Future Land Use Map designation of Mixed-Use (County) and a Zoning Map designation of "MXD" Mixed-Use (County)

Because of the size of the development, the State requires two public hearings, one for the transmittal stage and one for the final adoption. This will be the hearing to consider final adoption of the proposed change. Comments have been received from the Florida Department of Commerce and all affected agencies. Staff is recommending approval of this request due to its consistency with the Comprehensive Plan.

Concurrently, the applicant has requested an Annexation (Ordinance No. 2025-04) and a Zoning Map Amendment (Ordinance No. 2025-06) to Mixed-Use (City) which were approved by City Council on May 8, 2025. The Zoning Map Amendment will become effective upon the effective date of this Comprehensive Plan Amendment.

Legal Authority:

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff reviewed this request for a Comprehensive Plan Amendment on or before March 25, 2025, with no objections.

Staff recommends **APPROVAL** to adopt Ordinance No. 2025-05 for CPA24-00008 Comprehensive Plan Amendment (Large-Scale) to change the Future Land Use from Mixed-Use (County) to Mixed-Use (City).

On April 15, 2025, the Planning Commission motioned to recommend approval by Douglas. Seconded by Brigeforth. Alexander and Lantry voted Nay. Passed 3-2.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

4/8/25- Motion to approve transmittal by Urban. Seconded by Paul. Gilbert voted nay. Passed 4-1.

Attachments:

1. 1 CPA24-00008 Edgewater West Staff Report CC2 07.10.25
2. CPA24-00008 Edgewater West - Ord No. 2025-05 CC2 07.10.25
3. CPA24-00008 Edgewater West - School Capacity Report CC2 07.10.25
4. CPA24-00008 Edgewater West - State Agencies Responses CC2 07.10.25



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-46

Community Development Agenda Item:

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**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is located north of Clay Whaley Road, east of Lake Tohopekaliga, south Cross Prairie Parkway and west of Florida's Turnpike. The property is comprised of two parcels totaling approximately +/- 24.66 gross acres within the Joint Planning Area (JPA) boundary.

The applicant is requesting annexation into the City of St. Cloud. Concurrently, the applicant is requesting a Small-Scale Comprehensive Plan Amendment (Ordinance No. 2025-47) from Mixed Use (County) to Mixed Use (City) Future Land Use, a Zoning Map Amendment (Ordinance No. 2025-48) from "MXD" Mixed Use (County) to "MIX" Mixed Use (City), and a Mixed-Use Concept Plan (MCP24-00003).

Legal Authority:

Section 171.044, Voluntary Annexation, Florida Statutes.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-46

On May 20, 2025, the Planning Commission – Motion to recommend approval by Snyder. Seconded by Grigsby. Lantry voted nay. Passed 3-1

The applicant is requesting consideration of a voluntary annexation for approximately +/- 24.66 acres of land, including any and all adjacent rights-of-way, into the City of St. Cloud.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25 - Final Action

6/12/25 - Motion to approve by Urban. Seconded by Paul. Passed 5-0

Attachments:

1. ANX24-00013 Clay Whaley Road Mixed Use Staff Report CC2 07102025
2. ANX24-00013 Ordinance No. 2025-46 CC2 071025
3. ANX24-00013 Clay Whaley Mixed Use - School Capacity Report CC2 07.10.25



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-47

Community Development Agenda Item:

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**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is located north of Clay Whaley Road, south Cross Prairie Parkway, east of Lake Tohopekaliga, and west of Florida's Turnpike. The property is comprised of two parcels totaling approximately +/- 24.66 acres within the Joint Planning Area boundary.

Concurrently the applicant is requesting consideration for a Voluntary Annexation into the City of St. Cloud (Ordinance No. 2025-46) along with a Zoning Map Amendment (Ordinance No. 2025-48) from Mixed-Use (County) to Mixed-Use (City) zoning and a Mixed-Use Concept Plan (MCP24-00003).

Legal Authority:

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-47

On May 20, 2025, the Planning Commission – Motion to recommend approval by Snyder. Seconded by Grigsby. Lantry voted nay. Passed 3-1

The applicant is requesting consideration of a Comprehensive Plan Amendment from Mixed Use (County) to Mixed Use (City) for approximately +/-24.66 acres of land.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

6/12/25- Motion to approve by Paul. Seconded by Fletcher. Passed 4-0. Urban was not present.

Attachments:

1. CPA24-00017 Clay Whaley Road Mixed Use - Staff Report CC2 07.10.25
2. CPA24-00017 Clay Whaley Mixed Use Ord No. 2025-47 CC2 07.10.25
3. CPA24-00017 Clay Whaley Mixed Use - School Capacity Report CC2 07.10.25



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-48

Community Development Agenda Item:

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)**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is located north of Clay Whaley Road, south Cross Prairie Parkway, east of Lake Tohopekaliga, and west of Florida's Turnpike. The property is comprised of two parcels totaling approximately +/- 24.66 acres within the Joint Planning Area boundary.

Concurrently the applicant is requesting consideration for a Voluntary Annexation into the City of St. Cloud (Ordinance No. 2025-46) along with a Small-Scale Comprehensive Plan Amendment (Ordinance No. 2025-47) for a Future Land Use Designation from Mixed-Use (County)

Legal Authority:

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-48

On May 20, 2025, the Planning Commission – Motion to recommend approval by Snyder. Seconded by Grigsby. Lantry voted nay. Passed 3-1

The applicant is requesting consideration of a Zoning Map Amendment from "MXD" Mixed Use

(County) to "MIX" Mixed Use (City) for approximately +/-24.66 acres of land.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

6/12/25- Motion to approve by Fletcher. Seconded by Paul. Passed 5-0

Attachments:

1. ZMA24-00017 Clay Whaley Road Mixed Use Staff Report CC2 07.10.25
2. ZMA24-00017 Clay Whaley Mixed Use - Ord No. 2025-48 CC2 07.10.25
3. ZMA24-00017 Clay Whaley Mixed Use - School Capacity CC2 07.10.25



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2024-49

Community Development Agenda Item:

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)**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is generally situated south of Fertic Road and east of Michigan Avenue. Parcel 1 comprises approximately 5.08 acres, and Parcel 2 encompasses approximately 5.23 acres, for a combined total of 10.31 acres.

The applicant's request for a Zoning Map Amendment to "R-1B" Single-Family Dwelling is consistent with the Future Land Use designation of Low Density Residential, which permits a maximum density of 4.0 dwelling units per acre. Concurrently, the applicant is requesting a Preliminary Subdivision Plan (PSP24-00005) proposing the construction of 30 single-family detached units, each with front-loaded access and lot dimensions of 62.5 feet by 120 feet (2.9 dwelling units per acre).

At the City Council meeting held on September 12, 2024, Council Member Urban motioned to continue this item to the October 10, 2024, City Council meeting to allow the applicant time to bring forward the Preliminary Subdivision Plan (PSP) concurrently with the Zoning Map Amendment request. However, the applicant was unable to finalize the PSP at that time.

Subsequently, at the City Council meeting held on June 12, 2025, Council Member Urban motioned to continue this item to the July 10, 2025, City Council meeting to allow the applicant time to resubmit the Preliminary Subdivision Plan (PSP) and address public comment regarding the removal of the road improvement for South Delaware Avenue. The PSP has now been revised, and the item is being brought forward concurrently with this item for consideration.

Legal Authority:

Per Section 1.3.3.B.2 of the Land Development Code, the Planning Commission shall review

annexation, land use, and zoning petitions and submit its recommendations to the City Council based on the 16 required findings identified in Section 1.3.3.C.2.a of the Land Development Code.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the request for Zoning Map Amendment for Ordinance No. 2024-49.

On August 20, 2024, the Planning Commission – Motion to recommend approval by Douglas. Seconded by Alexander. Passed 5-0.

The applicant is requesting consideration of a Zoning Map Amendment from “A” Agricultural to “R-1B” Single-Family for approximately 10.31 acres of land.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

6/12/25- Final Public Hearing by the City Council-Motion by Urban to continue to July 10, 2025, Council Meeting. Seconded by Fletcher. Passed 5-0

9/12/24- Final Public Hearing by the City Council-Motion by Urban to continue to October 10, 2024, Council Meeting. Seconded by Fletcher. Passed 5-0

8/8/24- First Reading and Introduction by City Council - Motion to approve by Fletcher. Seconded by Urban. Passed 4-0. Gilbert was not present during the vote.

Attachments:

1. ZMA24-00006 CC2 STAFF REPORT 071025
2. ZMA24-00006 Ord No. 2024-49 Thomason Estates CC2 071025
3. 3 ZMA24-00006 SCHOOL CAPACITY REPORT 071025



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-51

Human Resources Agenda Item:

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

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Proposing changes to City's Employee Handbook to include minor policy changes regarding Outside Employment, Call Back Time, Bereavement Leave, and Reinstatements. This also creates a new policy for voluntary Vacation Leave Buy Back, allowing employees who have used at least 80 hours of vacation to sell back up to 80 hours of unused vacation leave once per year, subject to budget availability. Further, it includes minor clean-up of select policies. A summary of changes is attached outlining each proposed change.

REQUEST:

Request for approval of Ordinance No. 2025-51

Legal Authority:

Employee Handbook Section 1.01(E)(2)

Budget and Recommendation:

The estimated cost of the Vacation Buy Back program is approximately \$400,000, if implemented, which would reduce the City's liability to fund this. There are no costs associated with the rest of the items.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

07/10/2025 - Final Action

06/12/2025 - Passed, Motion to approve by Fletcher. Seconded by Paul. Passed 5-0

Attachments:

1. Ordinance 2025-51 Employee Handbook Revision
2. Summary of Major Proposed Revisions - July 2025
3. Employee Handbook redline edits
4. Employee Handbook - rev July 2025



Meeting: July 10, 2025

Agenda Item Type: Public Hearings
Ordinance No. 2025-52

Community Development Agenda Item:

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

Strategic Key Focus Areas:

High-Performing Government

Background Information:

New codes have been added or revised that may be better enforced through the Citation Process. Likewise, there are existing codes that may also be enforced through the citation process that are not currently enforced by citation. This revision will streamline the process, increase efficiency and contribute positively to the standards of a high-performing government.

Legal Authority:

Florida Statutes Sec. 166.021 and City Charter Section 2.04.

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2025-52.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/25- Final Action

6/12/25- Motion to approve by Fletcher. Seconded by Paul. Passed 5-0

Attachments:

1. CDA25-00002 Citation Process_Staff Memo CC2 07.10.25
2. Ord No. 2025-52 City Code Amendment CDA25-00002 CC2 07.10.25
3. Ordinance No. 2025-52 Business Impact Estimate



Meeting: July 10, 2025

Agenda Item Type: Council Action
Preliminary Subdivision Plan for the Thomason Estates FKA Clark Property

Community Development Agenda Item:

Request City Council's approval of a Preliminary Subdivision Plan for the Thomason Estates FKA Clark Property, Project #PSP24-00005.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The subject property is generally situated south of Fertic Road and east of Michigan Avenue. Parcel 1 comprises approximately 5.08 acres, and Parcel 2 encompasses approximately 5.23 acres, for a combined total of 10.31 acres.

In accordance with the City of St. Cloud's Comprehensive Plan, the Low-Density Residential Future Land Use designation permits a maximum density of 4.0 dwelling units per acre. This Preliminary Subdivision Plan is consistent with the proposed R1- B zoning district, the existing Low Density Residential Future Land Use and adheres to all standards defined within the Land Development Code. The proposed development includes the construction of 30 single-family detached units, each with front-loaded access and lot dimensions of 62.5 feet by 120 feet (2.9 dwelling units per acre).

At the City Council meeting held on June 12, 2025, Council Member Urban motioned to continue this item to a date certain of July 10, 2025 to allow the applicant time to resubmit the Preliminary Subdivision Plan (PSP) and address public comments regarding the removal of the roadway improvements for South Delaware Avenue. The PSP has now been revised and is being brought forward concurrently with the Zoning Map Amendment.

The applicant's request for a Zoning Map Amendment to "R-1B" Single-Family Dwelling District is consistent with the Future Land Use designation of Low Density Residential.

The maximum density for land use and proposed number of units on the property is as follows:

FLU/Zoning	Max. Units
<i>LDR (existing)</i>	<i>41 (4 du/ac)</i>
<i>R-1B (proposed)</i>	<i>30 units (2.9 du/ac)</i>

Legal Authority:

Land Development Code Section 2.4.4.G

Budget and Recommendation:

There is no cost associated with this item.

Staff recommends **APPROVAL** of the Preliminary Subdivision Plan for Thomason Estates FKA Clark Property.

The applicant is requesting approval of a Preliminary Subdivision Plan (PSP), creating 30 single-family lots on approximately 10.31± acres of land known as Thomason Estates FKA Clark Property.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

7/10/2025 - Final Action

6/12/25-Motion by Urban to continue to a date certain of July 10, 2025, seconded by Fletcher.

Passed 5-0

Attachments:

1. PSP24-00005 Thomason Estates FKA Clark Property PSP Staff Report CC 07.10.25
2. PSP24-00005 - Thomason Estates FKA Clark Property Preliminary Subdivision Plan CC 07.10.25
3. PSP24-00005 School Capacity Report CC 07.10.25



Meeting: July 10, 2025

Agenda Item Type: Council Action Boards
and Committee Vacancies

City Clerk Agenda Item:

Discussion and possible action regarding appointments to boards and committees with vacancies for the Historic Preservation Board and Recreation Advisory Committee.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

On 6/6/2025, we received a resignation email from Carolina Roddy from the Historic Preservation Board Seat # 7, which is an at-large appointment to be appointed by City Council. On 6/11/2025, we received a resignation email from James Axelson from the Historic Preservation Board Seat # 2, which is an at-large appointment to be appointed by City Council. On 6/14/2025, we received a resignation email from Duane Norman from the Recreation Advisory Committee Seat # 2. Per Recreation Advisory Committee by-laws, alternate #1 was moved to the vacancy of seat #2 and alternate #2 was moved to alternate #1. Currently, the alternate #2 seat is vacant and is an at-large appointment and can only be filled by a city resident.

Request Council discussion and possible action regarding appointments to vacancies on the Historic Preservation Board. Applications have been submitted by Ekaterina Akulova, Emily Steller, Mercedes Hofmann, Samuel Pietanza, Victoria Moore, Taimi Reyes, Cheryl OToole, Crystal Rosario and Jackie Fricchione.

Request Council discussion and possible action regarding an appointment to a vacancy on the Recreation Advisory Committee. Applications have been submitted by Douglas Voltolina, Alex Dionisi, Ariel Sanabria, Armando Simon, Boyd Hoglund, Cheryl OToole, Cody Gill, Crystal Rosario, Franchettia Smith, Iva Katana, Kathryn McClinton, Oliver Fernandes, Ruby Bridgeforth, Sean Gum, Taimi Reyes, Traci Bittle-Gardner, Barbara Gleason, David Mendez, Ekaterina Akulova, Maria Carney, Marissa Msefya, Mitchell Miski, Emily Steller, Samuel Pietanza and Terence Connor.

Legal Authority:

Historic Preservation Board - City Council by adoption of Ordinance 2016-55

Parks and Recreation Advisory Committee - Established by city council at the August 17, 1978 City Council meeting

Budget and Recommendation:

No cost associated with this item.

Recommend Council act as deemed appropriate.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:

Final Action 7/10/2025

Attachments:

1. HPB
2. Ekaterina Akulova Online Application Form
3. Emily Steller Online Application Form
4. Mercedes Hofmann Online Application Form
5. Samuel Pietanza Online Application Form
6. Victoria Moore Online Application Form
7. Taimi Reyes Online Application Form
8. Cheryl OToole Online Application Form
9. Crystal Rosario Online Application Form 2025
10. Jacqueline Fricchione Online Application Form
11. RAC
12. Douglas Voltolina Online Application Form
13. Alex Dionisi Online Application Form
14. Ariel Sanabria Online Application Form
15. Armando Simon Online Application Form
16. Boyd Hoglund Online Application Form
17. Cheryl OToole Online Application Form
18. Cody Gill Online Application Form
19. Crystal Rosario Online Application Form 2025
20. Franchettia Smith Online Application Form
21. Iva Katana Online Application Form
22. Kathryn McClinton Online Application Form
23. Oliver Fernandes Online Application Form
24. Ruby Bridgeforth Online Application Form
25. Sean Gum Online Application Form
26. Taimi Reyes Online Application Form
27. Traci Bittle-Gardner Online Application Form
28. Barbara Gleason Online Application Form
29. David Mendez Online Application Form
30. Ekaterina Akulova Online Application Form
31. Maria Carney Online Application Form
32. Marissa Msefya Online Application Form

33. Mitchell Miski Online Application Form
34. Emily Steller Online Application Form
35. Samuel Pietanza Online Application Form
36. Terence Connor Online Application Form



Meeting: July 10, 2025

Agenda Item Type: First Readings and Introduction No First Readings and Introductions at this time.

City Clerk Agenda Item:

There are First Readings and Introductions at this time.

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None