

St. Cloud City Council Regular Meeting
Thursday, August 14, 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 Jay M. Bemiller
- Presentation of state funding to the city by State Senator Arrington and State Representative Stark
- Presentation by Chris Carmody, City's Lobbyist

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. 2025-066R, 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.

- 2) Resolution No. 2025-072R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, Narcoossee Land Ventures, LLC and Live Oak Lake Community Development District for the design, permitting, construction of roadway improvements to Hickory Tree Road, Alligator Lake Road, and Nolte Road, conveyance of right-of-way and stormwater retention ponds; providing for mobility fee credits and authorizing the Mayor to execute this agreement and providing an effective date.

COST: The City agrees to provide \$1,996,754.49 in mobility fee credits to fund the roadway improvements to Hickory Tree Road, Alligator Lake Road, and Nolte Road.

This item is to authorize the Mayor to execute an Interlocal Agreement between Osceola County, Narcoossee Land Ventures, LLC, Live Oak Lake Community Development District, and the City of St. Cloud. These properties are currently inside city limits.

- 3) Resolution No. 2025-118R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, American Saint Cloud Investments LLC, Taylor Morrison of Florida Incorporated, and KB Home Orlando LLC, for the design, permitting, and construction of roadway improvements to Sylewood Boulevard/Mildred Bass and conveyance of right-of-way; providing for mobility fee credits to be provided by Osceola County until and if the subject property is annexed into the City and authorizing the Mayor to execute this agreement and providing an effective date.

COST: No cost to the city unless the property is annexed during construction. The City and County agree to \$5,593,954.82 in mobility fee credits to fund the roadway improvements to Hickory Tree Road, Alligator Lake Road, and Nolte Road.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, American Saint Cloud Investments LLC, Taylor Morrison of Florida Incorporated, and KB Home Orlando LLC, and the City of St. Cloud. The property is within the Joint Planning Area (JPA) and not contiguous to City limits.

- 4) 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 landscape architectural services on an as-needed basis.

- 5) Resolution No. 2025-101R, 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. 2025-059, to Jim's Complete Construction, LLC, whose subject matter is Roof Repairs and Replacement Due to Hurricane Damage, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.

COST: up to \$239,750.00

This item is to award a contract with Jim's Complete Construction, LLC for roof repairs for the stilt house located at 1375 South Lake Avenue, St. Cloud, Florida 34769 and a roof replacement for the Fire Department Administration Building located at 3101C Progress Lane, St. Cloud, Florida 34772.

- 6) Resolution No. 2025-121R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to sign a letter on behalf of the City of St. Cloud City Council in approval of Osceola County's distribution of funds from the Florida Department of Law Enforcement (FDLE), Office of Criminal Justice (OCJ) FY2024 Edward Byrne Memorial Justice Assistance Grant (JAG).

COST: No cost associated with this item.

This item is to authorize the Mayor to sign the 51% letter approving the disbursement recommendations of the County's allocation for the FY2024 Edward Byrne Memorial Justice Assistance Grant (JAG) on behalf of the City of St. Cloud City Council.

- 7) Resolution No. 2025-127R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by the City of St. Cloud under the FY2025 Resilient Florida Program Grant from the State of Florida through the Department of Environmental Protection for the City of St. Cloud City-wide Vulnerability Assessment and Adaptation Plan Update and authorizing the City Manager and authorizing the Grants Division or designee to submit the application, and the City Manager to execute and implement all other documents associated with the implementation and execution of the grant and providing an effective date.

COST: up to \$180,000.00 (Project Cost: \$180,000.00 estimated / State Share: \$180,000.00 estimated/ City Match: \$0)

This item is to authorize submitting an application for the 2025 Resilient Florida Program to update the Vulnerability Assessment and Adaptation Plan.

- 8) Resolution 2025-106R, a resolution of the City Council of the City of St. Cloud, Florida, accepting and adopting the Mt. Peace Cemetery Inscribed Brick Program Policy, establishing the criteria and cost of purchase and providing an effective date.
COST: No cost associated with this item.
This item is to adopt Mt. Peace Cemetery Inscribed Brick Program Policy.
- 9) Resolution No. 2025-107R, a resolution of the City Council of the City of St. Cloud, Florida, adopting the Osceola County Comprehensive Emergency Management Plan.
COST: No cost associated with this item.
This item is to adopt the 2025 Osceola County Comprehensive Emergency Management Plan.
- 10) Resolution No. 2025-110R, a resolution of the City Council of the City of St. Cloud, Florida, amending the schedule of fees and charges pursuant to part II City Code, Chapter 10 – Buildings and Building Regulations, Section 10-3 – Permit and Permit Fee required and amending part III of the Land Development Code, Chapter 1 – General Provision, Administration, and Boards and Commissions, 1.2.8 – Fees and Charges; repealing all resolutions in conflict and providing an effective date.
COST: No cost associated with this item.
This item is to amend the fees schedule for the Building Department by adjusting devices on Fire sprinkler and Fire alarm permit types from 10 to 20 devices. Adding Public Works plan review fees to Demolition Residential and Commercial permits. Adding Multi-family Mechanical, Plumbing, Electrical and Gas sub permit fee to all multifamily permits calculated by unit. Updated timeframe on masterplan permits from one year to the length of the current code cycle and increased the fee. permit extensions and renewals will now incur administrative fees of DCA, DBPR, Tech and Fire Admin Fees when applicable. All changes will take effect on October 1, 2025.
- 11) Resolution No. 2025-114R, 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.
- 12) Resolution No. 2025-115R, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution 2021-002R adopted in accordance with Florida Statute 218.415 for adoption of an Investment Policy for administering Ordinance 2001-24 (City Charter Article V Section 2-150) and providing an effective date.
COST: No cost associated with this item
This item is to amend Resolution 2021-002R and adopt an Investment Policy.
- 13) Resolution No. 2025-119R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into agreements with GAFS Co., GrantWorks, Inc., Hale Innovation, LLC, Holist Consulting Group, LLC, Langton Associates, Inc., The Ferguson Group, LLC, and TriMerge Consulting Group, P.A.,

per Request for Proposal (RFP) No. 2025-083 Grant Consulting Services, 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 authorize the City Manager to enter into agreements for grant consulting services.

- 14) Resolution No. 2025-124R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the City Manager to enter into agreements with Civitas, LLC and Langton Associates, Inc., per Request for Proposal (RFP) 2025-116 Housing and Community Development Strategic Consulting Services, 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 for consultant services on an as-needed basis for various approved projects and budgeted expenditure accounts.

This item is to approve an agreement with Civitas, LLC, dba Civitas Community Development, LLC and Langton Associates, Inc., for RFP No. 2025-116 Housing and Community Development Strategic Consulting Services.

- 15) Resolution No. 2025-120R, 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 Ten-8 Fire and Safety, LLC, for repair services for Pierce fire vehicles, 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 Pierce fire vehicles, 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 Pierce fire vehicles with Ten-8 Fire and Safety, LLC, exclusive dealer for sales, service, parts and warranty of custom and commercial fire apparatus in the states of Florida and Georgia.

- 16) Resolution No. 2025-126R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the termination of that certain agreement dated November 8, 2022, between the City of St. Cloud and Dynamix Consulting Group, LLC, whose subject matter is Standards of Cover and Deployment Analysis, and providing an effective date.

COST: No cost associated with this item.

This item is to terminate the agreement with Dynamix Consulting Group, LLC effective August 14, 2025.

- 17) Resolution No. 2025-129R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the Mayor to enter into an agreement with Osceola County for the Transfer and Acceptance of Real Property for Partin Triangle Neighborhood Park, and assignment of that certain agreement between Osceola County and A-

Ultimate Airboat & Eco Tours, LLC D/B/A Marsh Landing Adventures, LLC providing an effective date.

COST: The city will be responsible for the maintenance of the park and has budgeted \$19,500.00 per year.

This item is to authorize the Mayor to execute an Agreement between Osceola County and the City of St. Cloud.

- 18) Request City Council's approval of a Preliminary Subdivision Plan for Nolte Rd Townhomes, PSP24-00002.

COST: No cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for Nolte Rd Townhomes, which contains 66 lots for single-family attached townhomes on approximately +/- 8.42 acres of land located north of Brave Ln, east of Independence Ln, and west of Old Canoe Creek Rd.

- 19) Request City Council's approval of a Preliminary Subdivision Plan for Nova Ridge, PSP25-00001.

COST: No cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for Nova Ridge, which contains 75 lots for single-family detached homes on approximately +/- 30.4 acres of land located northwest of Nova Road and east of Shaker Palm Place.

- 20) Minutes: November 14, 2024 / Regular Meeting; December 12, 2024 / Regular Meeting; January 9, 2024 / Regular Meeting; February 13, 2025 / Regular Meeting; March 13, 2025 / Regular Meeting; April 10, 2025 / Regular Meeting

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) **PUBLIC HEARING FOR RESOLUTION NO. 2025-100R**, a resolution of the City Council of the City of St. Cloud, Florida amending Resolution Number 2024-120R which adopted the fiscal year 2024/2025 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. 2025-100R**

X. Council Action

- 1) Discussion and possible action regarding the appeal for the Parking Determination of

Neptune Road Apartments Project # PRK25-00001. The subject property is located north of 13th Street, south of Neptune Road, east of Old Canoe Creek Road and west of Sergeant Graham Road.

- 2) Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of \$120,592.90 in accrued fines to \$48,785.80, to be paid within 30 days of the Council meeting.

COST: City administrative cost of \$342.90 is included with recommended reduction

This item is to approve a requested lien reduction for property at 4201

Lavendar Way, consistent with City Manager and Special Magistrate recommendation of \$48,785.80.

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. 2025-54, 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 +/- 61.698 acres identified as City Parks Rezoning, Project #ZMA25-00006, from "P" Professional to "OR" Open Space/Recreation located at 1104 Lakeshore Boulevard, 317 Delaware Avenue, 300 Georgia Avenue, and 1201 13th Street, 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-54 (This is a Quasi-Judicial proceeding)
- 2) First Reading and Introduction for Ordinance No. 2025-55, 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 +/- 24.317 acres identified as Stephanie Leigh Rothstein Memorial Park Rezoning, Project #ZMA25-00008, from "A" Agriculture to "OR" Open Space/Recreation located at 2701 Missouri 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-55 (This is a Quasi-Judicial proceeding)
- 3) First Reading and Introduction for Ordinance No. 2025-56, 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 +/- 0.118 acres identified as Rummell Road Rezoning, Project #ZMA25-00009, from "R-1A" Single Family Dwelling to "OR" Open Space/Recreation generally located on the southeast corner of Rummell Road and Eastern 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-56 (This is a Quasi-Judicial proceeding)

- 4) First Reading and Introduction for Ordinance No. 2025-57, 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 +/- 0.97 acres identified as Cannery Park Rezoning, Project #ZMA25-00010, from "R-2" Single & Two-Family Dwelling to "OR" Open Space/Recreation located at 901 Virginia 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-57 (This is a Quasi-Judicial proceeding)
- 5) First Reading and Introduction for Ordinance No. 2025-59, 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 +/- 1.95 acres identified as DMI Business Park Phase 2, Project #ZMA25-00005, from "R-1A" Single Family Dwelling to "I-1" Industrial located at 1505 Orange 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-59 (This is a Quasi-Judicial proceeding)
- 6) First Reading and Introduction for Ordinance No. 2025-61, an ordinance of the City Council of the City of St. Cloud, Florida to annex into the City of St. Cloud approximately +/- 9.04 acres identified as Grace Community Church, Project #ANX25-00017, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-61
- 7) First Reading and Introduction for Ordinance No. 2025-62, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation to approximately +/- 9.04 acres identified as Grace Community Church, Project #CPA25-00007, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from

Community Center (County) to Community Center (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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-62

- 8) First Reading and Introduction for Ordinance No. 2025-63, 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 City of St. Cloud, Florida, specifically, changing the zoning designation of approximately +/- 9.04 acres identified as Grace Community Church, Project #ZMA25-00011, from “CCP” Community Center Perimeter (County) to “CCP” Community Center Perimeter (City) generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive 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) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-63 (This is a Quasi-Judicial proceeding)
- 9) First Reading and Introduction for Ordinance No. 2025-64, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3, “Performance and Siting Standards” of the Land Development Code, by amending Article 15, titled “Supplemental Regulations” by amending Section 3.15.12 “Classification of Annexed Land.”, identified as LDC Table of Classified Lands Update, Project # CCA25-00004, providing for severability, scrivener’s errors, conflict, administrative correction, codification, publication, and an effective date.(Above is full title) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-64
- 10) First Reading and Introduction for Ordinance No. 2025-65, an ordinance of the City Council of the City of St. Cloud, Florida, amending Chapter 3, “Performance and Siting Standards” of the Land Development Code, by adding a new article, titled “Article 12, Urban Infill Centers”, identified as Urban Infill Centers LDC Update, Project # CCA25-00005, providing for Urban Infill Centers Standards and also includes severability, scrivener’s errors, conflict, administrative correction, codification, publication, and an effective date.(Above is full title) (Final Public Hearing will be heard on September 11, 2025) Action on Ordinance No. 2025-65

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- 1) Thursday, August 21, 2025 – City Council Workshop – 9:00 a.m. @ City Hall,

Council Chambers

Monday, September 1, 2025 – City offices closed in observance of Labor Day

Thursday, September 11, 2025 – City Council Meeting – 6:30 p.m. @ City Hall,
Council Chambers

2) FY24-25 Business Plan Report: Quarter 3

Reports:

Warrant List # 10 FY 25

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