

St. Cloud City Council Regular Meeting
Thursday, September 11, 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 the Patriot Award to Veronica Miller and Melissa Dunklin by the Office of the Secretary of Defense Employer Support of the Guard and Reserve. The Patriot Award is awarded to individual supervisors whose efforts support employees in the Guard and Reserve.
- Presentation regarding Roadway Improvements and Tri-Party Agreements

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 \$1,651,389.59 in mobility fee credits to fund roadway improvements to Avenue G to be constructed by the developer on behalf of the City.

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 for roadway improvements that are not the responsibility of the developer. The property is currently inside City limits.

- 2) Resolution No. 2025-131R, a resolution of the City Council of the City of St. Cloud, Florida, entering an agreement with Osceola County, and Stanley Martin Homes, LLC, for the design, permitting, and construction of roadway improvements to Jack Brack Road 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:** The City agrees that the framework roadway improvements on Jack Brack Road (\$1,599,884.08) are eligible for mobility fee credits. As the property is not contiguous to the City, the credits will be provided by Osceola County until such time, if ever, the property is annexed into the City.

This item is to authorize the Mayor to execute a Tri-Party Agreement between Osceola County, Stanley Martin Homes, LLC, and the City of St. Cloud for roadway improvements that are not the responsibility of the developer. The property is within the Joint Planning Area (JPA) and not contiguous to City limits.

- 3) Resolution No. 2025-133R, 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.

- 4) Resolution No. 2025-140R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of Omnia Partners Contract No. R250206, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Weapons and Threat Detection Equipment, Services, and Other Solutions, providing the award thereof to Verkada, Inc., and their authorized resellers, 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 IT Department for the purchase of IT related physical security equipment, services and other solutions, on an as-needed basis, from various approved and budgeted projects and expenditure accounts throughout the fiscal year.

This item is to approve a contract for the purchase of physical security equipment, services and other solutions for the IT Department.

- 5) Resolution No. 2025-141R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the grant application by City of St. Cloud/St. Cloud Police Department under the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), Fiscal Year 2025 Homeland Security Grant Program solicitation for the purchase of one (1) quadruped police patrol robot and authorizing the Grants Division or designee to submit the application, and the City Manager or designee to execute the application, and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.

COST: up to \$385,000.00 (Project total \$385,000.00 – Federal Share Total \$288,750.00/ City Match Total \$96,250.00).

This item is to authorize submitting a grant application for the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), – Fiscal Year 2025 Homeland Security Grant Program for the purchase of a quadruped police patrol robot.

- 6) Resolution No. 2025-142R, 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. 2025-137, to Semco Construction, Inc. whose subject matter is window replacement at Civic Center and Police Department, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.

COST: up to \$197,776.00

This item is to authorize the City Manager to enter into an agreement for window replacements at the Civic Center and the Police Department.

- 7) Request Council's approval of Old Hickory Tree Estates Final Master Plan (fka Vista Grand Properties) Project #PUD24-00007.

COST: No cost is associated with this item.

This item is to approve the Final Master Plan for Old Hickory Tree Estates (fka Vista Grand Properties) Project # PUD24-00007 which will consist of 54 single-family dwelling lots with site open space, amenities, and associated infrastructure located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, south of Nolte Road, and west of Hickory Tree Road.

- 8) Minutes: May 8, 2025 / Regular Meeting and May 27, 2025 / Special 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) **FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) (Final Public Hearing will be heard September 18, 2025) **ACTION ON RESOLUTION NO. 2025-097R**
- 2) **FIRST OF TWO PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) (Final Public Hearing will be heard on September 18, 2025) The total proposed fiscal year 2025/2026 budget is \$214,796,974 of which \$87,933,451 is attributed to the General Fund. Ad Valorem revenues \$32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**
- 3) **FINAL PUBLIC HEARING FOR ORDINANCE 2025-49**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting the Transportation Element of the Comprehensive Plan, Project # CPA25-00006, providing for filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, copies on file, and effective date. (Above is full title) **ORDINANCE NO. 2025-49 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 4) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2024-50**, an ordinance of the City Council of the City of St. Cloud, Florida, adopting a Large Scale Comprehensive Plan Amendment pursuant to Section 163.3184 Florida Statutes amending the Future Land Use Element of the Comprehensive Plan, Project #CPA24-00007; providing for amending the official Future Land Use Text and Map of the Comprehensive Plan, filing of the Planning Commission recommendation and proof of publication, applicability and effect, severability, conflict, codification, copies on file, scrivener's errors, and effective date. (Above is full title) **ORDINANCE NO. 2024-50 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 5) **FINAL PUBLIC HEARING 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) **ORDINANCE**

NO. 2025-55 (This is a Quasi-Judicial proceeding) CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING

- 6) **FINAL PUBLIC HEARING 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) **ORDINANCE NO. 2025-56 (This is a Quasi-Judicial proceeding) CONTINUED TO THE OCTOBER 9, 2025 CITY COUNCIL MEETING**
- 7) **FINAL PUBLIC HEARING 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) **ORDINANCE NO. 2025-57 (This is a Quasi-Judicial proceeding) CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 8) **FINAL PUBLIC HEARING 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) **ORDINANCE NO. 2025-59 (This is a Quasi-Judicial proceeding) CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 9) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-62**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 9.04 acres identified as Grace Community Church, Project # CPA25-00007, 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) **ORDINANCE NO. 2025-62 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**

- 10) **FINAL PUBLIC HEARING 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 the City of St. Cloud, Florida, specifically changing the zoning designation of approximately +/- 9.04 acres identified as Grace Community Church, Project #ZMA25-00011, generally located north of East Irlo Bronson Memorial Highway, east of Nova Road, south of Lake Lizzie Drive and west of Bradley Drive from “CCP” Community Center Perimeter (County) to “CCP” Community Center Perimeter (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) **ORDINANCE NO. 2025-63** (This is a Quasi-Judicial proceeding) **CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 11) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-53**, an ordinance of the City Council of the City of St. Cloud, Osceola County, Florida, amending Chapter 24 “Environment” by creating Article IX “Open Burning”, providing prohibition, permitting, exemption, emergency prohibition, extinguishment and suppression and enforcement and penalties; providing for findings, conflict, severability, administrative correction, codification, publication and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-53**
- 12) **FINAL PUBLIC HEARING 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) **ACTION ON ORDINANCE NO. 2025-54** (This is a Quasi-Judicial proceeding)
- 13) **FINAL PUBLIC HEARING 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) **ACTION ON ORDINANCE NO. 2025-61**

- 14) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-64**, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of 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) **ORDINANCE NO. 2025-64 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 15) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-65**, an ordinance of the City Council of the City of St. Cloud, Florida, for the amendment of 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) **ORDINANCE NO. 2025-65 CONTINUED TO THE OCTOBER 9, 2025, CITY COUNCIL MEETING**
- 16) **PUBLIC HEARING FOR RESOLUTION NO. 2025-111R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Private School" in the "R-1B" Single Family Dwelling Zoning District on the +/- 2.45 acres of land known as The Altar Academy, Project #CNU25-00001, located at 1215 Old Hickory Tree Road, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-111R**
- 17) **PUBLIC HEARING FOR RESOLUTION NO. 2025-112R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for "Child Care Centers" in the "HB" Highway Business Zoning District on the +/- 1.99 acres of land known as Primrose Schools St. Cloud, Project #CNU25-00003, generally located north of Ralph Miller Road, east of South Narcoossee Road, west of Hackney Road, and south of Disston Drive, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-112R**

X. Council Action

- 1) Request Council's approval for the reduction of a Code Enforcement lien filed in the amount of \$83,027.90 in accrued fines to \$8,507.90, to be paid within 30 days of the Council meeting.
COST: Administrative cost imposed by the Special Magistrate are \$227.90, post-order costs are 794.73, total costs are \$1,022.63.
This item is to approve a requested lien reduction for property at 718 13th Street.

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 of Ordinance No. 2025-66, 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 +/- 30.94 acres identified as Elite Estates, Project #ZMA25-00001, from "MXD" Mixed Use (County) to "MIX" Mixed Use (City) generally located at the northeast intersection of Clay Whaley Road, and Wagon Court, 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 October 9, 2025) Action on Ordinance No. 2025-66 (This is a Quasi-Judicial proceeding)
- 2) First Reading and Introduction of Ordinance No. 2025-67, 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 +/-17.35 acres identified as Harvest Grove PUD formally known as Nona Townhomes, Project #PUD24-00005, from "R-1B" Single Family Dwelling to "PUD" Planned Unit Development, generally located north of East Irlo Bronson Memorial Highway, east of South Narcoossee Road, south of Lillian Lee Road, and west of Puffin Road; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-67 (This is a Quasi-Judicial proceeding)
- 3) First Reading and Introduction of Ordinance No. 2025-68, an ordinance of the City Council of the City of St. Cloud, Florida, as authorized by section 177.0142, Florida Statutes renaming the Seminole Land & Investment Co. Plat of Colored Quarter to the Seminole Land & Investment Company Plat of East Quarter providing for severability, conflict and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-68
- 4) First Reading and Introduction of Ordinance No. 2025-71, an ordinance of the City Council of the City of St. Cloud, Florida, amending the City Code of Ordinances, Chapter 42 "Traffic and Vehicles", Article III. "Parking, Stopping and Standing" by amending Section 42-61 "Generally", Section 42-62 "Parking Spaces Provided by Governmental Agencies or Non-Governmental Agencies for Certain Disabled Persons"; Section 42-64 "Notice of Illegally Parked Vehicle"; Section 42-65 "Liability for Payment of Parking Citation Violations"; and Section 42-66 "Hearing

to Contest Citation Before City Hearing Officer” and renumbering Section 42-67 “Presumption Regarding Illegal Parking, Operating, Stopping, Etc.” providing for conflict, severability, administrative correction, codification, publication and an effective date. (Above is full title) (Final Public Hearing will be heard on October 9, 2025) Action on Ordinance No. 2025-71

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- 1) Thursday, September 18, 2025 – City Council Workshop – 3:00 p.m. @ City Hall

Thursday, September 18, 2025 – City Council Special Meeting – 6:30 p.m. @ City Hall

Thursday, October 2, 2025 – Community Redevelopment Agency Meeting – 3:00 p.m. @ City Hall

Thursday, October 9, 2025 – City Council Meeting – 6:30 p.m. @ the St. Cloud Community Center

- 2) Recreation Advisory Committee Minutes February 2025 - Approved

Reports:

Warrant List # 11 FY25

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