

St. Cloud City Council Regular Meeting
Thursday, November 13, 2025
St. Cloud Community Center
3101 17th 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 for the Month of November to Oakley R. Gray

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. 2025-160R, a resolution of the City Council of the City of St. Cloud, Florida, approving an agreement between the City of St. Cloud and St. Cloud Main Street, Inc. for funding a contribution in support of the St. Cloud Main Street program in an amount not to exceed seventy thousand dollars (\$70,000) annually subject to annual appropriation by the City Council; authorizing the Mayor to

execute the agreement and providing for an effective date.

COST: up to \$70,000.00

This is item to approve execution of the agreement between the City and St. Cloud Main Street, Inc. in the amount of \$70,000 for professional services.

- 2) Resolution No. 2025-161R, 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 Continuing Professional Civil Engineering Services with Wright-Pierce, Inc. dated January 5, 2023 for Design Services for Rummell Road Roundabout, and any amendments thereto, and providing an effective date.
COST: up to \$198,000.00
This item is to approve a task authorization with Wright-Pierce, Inc. for design services for Rummell Road Roundabout.
- 3) Resolution No. 2025-162R, 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 in the Southern Pines and Esprit neighborhoods and others, and providing an effective date.
COST: up to \$1,584,000.00
This item is to approve a task authorization with American Persian Engineering & Construction, LLC, dba APEC, LLC for Asphalt Paving in the Southern Pines and Esprit neighborhoods and others.
- 4) Resolution No. 2025-163R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the utilization of State of Florida Term Contract No. 92121500-24-STC, previously advertised for bid, which is reasonable and otherwise in the best interest of the City of St. Cloud, whose subject matter is Security Guard Services, providing for the award thereof to Universal Protection Service, LLC, d/b/a Allied Universal Security Services, LLC, and providing an effective date.
COST: Undetermined at this time as goods and services are provided on an as-needed basis. This contract will be utilized by various City departments on an as-needed basis from various approved projects and budgeted expenditure accounts.
This item is to approve an agreement for security guard services.
- 5) Resolution No. 2025-165R, 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 Florida Department of Health (DOH) FY 2026-2027 EMS Matching Grant Solicitation for thirty-eight (38) LIFEPAK CR2 AEDs and authorizing the Grants Division or designee to submit the application, and the City Manager to execute the application and all other documents associated with the implementation and execution of the grant on behalf of St. Cloud Police Department.
COST: up to \$23,145.00 (Project total \$92,580.00 – State Share 75% - \$69,435.00/ City Match 25% - \$23,145.00)

This item is to authorize submitting an application for the FY 2026-2027 Florida Department of Health EMS Matching Grant.

- 6) Resolution No. 2025-167R, a resolution of the City Council of the City of St. Cloud, Florida authorizing the City Manager to execute the request to withdraw project 4337-222R from funding under the Florida Division of Emergency Management Hazard Mitigation Grant Program (HMGP) for the purpose of permitting and installation of a pump station at Blackberry Creek Ponds and providing an effective date.

COST: No cost associated with this item

This item is to authorize the City Manager to sign the Request to Withdraw Letter for the Blackberry Creek Pump Station project from Florida Department of Management HMGP funding.

- 7) Resolution No. 2025-169R, a resolution of the City Council of the City of St. Cloud, Florida, accepting the maintenance of Puffin Road from Osceola County and providing for an effective date.

COST: Estimated average annual maintenance cost of \$8,200.00

This item is to add Puffin Road to the City's infrastructure inventory for ongoing maintenance.

- 8) Resolution No. 2025-170R, a resolution of the City Council of the City of St. Cloud, Florida, approving and authorizing the Mayor to enter into a Second Amendment to the May 28, 2025 Memorandum of Understanding agreement with the School Board of Osceola County, Osceola County, and Center Lake Properties, for the conveyance of property and right-of-way for Bluebird Groves Parkway and Massachusetts Avenue extension and providing for an effective date.

COST: Entering into a future Mobility Fee Credit Agreement for Bluebird Groves Parkway for an estimated \$1,721,195.63 in mobility fee credits (unchanged from the original agreement).

This item is to approve Resolution No. 2025-170R authorizing the Mayor to enter into a Second Amendment to the May 28, 2025 Memorandum of Understanding between the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, to obtain property to build both the Massachusetts Avenue Extension and Bluebird Groves Parkway.

- 9) Request City Council's approval of a Preliminary Subdivision Plan for Walker Property, PSP24-00001.

COST: No cost associated with this item.

This item is to approve the Preliminary Subdivision Plan for Walker Property, which contains 69 lots for single-family detached homes on approximately +/- 25.59 acres of land, generally located north of Old Oak Trail, east of Chisholm Road, south of Chisholm Park Trail, and west of south Narcoossee Road.

- 10) Request City Council's approval of Old Hickory Tree Estates Preliminary Subdivision Plan for Old Hickory Tree Estates (fka Vista Grand Properties), PSP25-00003

COST: No cost is associated with this item.

This item is to approve the Preliminary Subdivision Plan for Old Hickory Tree Estates (fka Vista Grand Properties), which contains 54 single-family detached dwelling units on approximately +/- 14.36 acres of land, generally located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, west of Hickory Tree Road, and south of Nolte Road.

- 11) Request City Council's approval of Old Hickory Tree Estates Final Master Plan (fka Vista Grand Properties), 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), which contains 54 single-family detached dwelling units with site open space, amenities, and associated infrastructure on approximately +/- 14.36 acres of land, generally located north of Gramercy Farms Boulevard, east of Old Hickory Tree Road, west of Hickory Tree Road, and south of Nolte Road.

- 12) Minutes: July 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. 2025-154R**, a resolution of the City Council of the City of St. Cloud, Florida, amending Resolution Number 2025-098R which adopted the fiscal year 2025/2026 budget for the City of St. Cloud, finding the City Manager has certified there are prior year fund balances and or current revenues available in the budget for additional projects and programs in various funds not included in the original budget, requiring the budget to be increased to include said additional funding in the various funds and making supplemental appropriations within the funds. (Above is full title) **ACTION ON RESOLUTION NO. 2025-154R**
- 2) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-58**, an ordinance of the City Council of the City of St. Cloud, Florida, amending the Land Development Code as follows: amending Growth Managment Services to read Community Development Department, Article I - Sec. 30-2(A) remove refundable performance bond, Sec. 30-3 add boat ramp hours, 30.4(A) amend dawn to dusk to read sunrise to sunset, Article II - Sec. 30-16 amending Major Special Event definition to Special Event, removing the event cap of 250 people and removing Minor Special Event definition, amending Sec. 30-18(A)(1) to Special Events and removing the cap of 250 people, Sec. 30-18(A)(2) removing Minor Special Events, amending Section 30-18(B) to remove a daily attendance of 250 person or greater, amending Sec. 30-

18(C)(1) removing the daily attendance of the event is greater than 250 persons or, amending Sec. 30-19 to remove Minor Special Event, Sec. 30-19(A) Limiting the number of special events within a calendar year and setting reservation requirements, Sec. 30-19(B)(3) setting requirements for who may act on an organization's behalf, 30-19(C) setting payment terms and providing conflict, severability codification and an effective date.(Above is full title) **ACTION ON ORDINANCE NO. 2025-58.**

- 3) **FINAL PUBLIC HEARING FOR 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, Project #PUD24-00005, from "R-1B" Single-Family Dwelling to "PUD" Planned Unit Development, Preliminary Master Plan/Final Master Plan (PUD,PMP/FMP), 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) **ACTION ON ORDINANCE NO. 2025-67** (This is a Quasi-Judicial proceeding)
- 4) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-72**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 0.42 acres identified as Cavan Corner, Project #CPA25-00009, generally located north of East 12th Street, east of Mississippi Avenue, south of 11th Street and west of Eastern Avenue, from "MDR" Medium Density Residential to "COM" Commercial, 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. 2025-72**
- 5) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-73**, 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 +/- 0.42 acres identified as Cavan Corner Project #ZMA25-00013, from "R-2" Single & Two-Family Dwelling to "BC" Business Commercial, generally located north of East 12th Street, east of Mississippi Avenue, south of 11th Street and west of 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) **ACTION ON ORDINANCE NO. 2025-73** (This is a Quasi-Judicial proceeding)
- 6) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-74**, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 6.20 acres identified as Nova Road Community Center, Project

#ANX25-00018, generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) **ACTION ON ORDINANCE NO. 2025-74**

- 7) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-75**, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 6.20 acres identified as Nova Road Community Center, Project #CPA25-00008, generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road; from “CCC” Community Center (County) to “CCC” 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) **ACTION ON ORDINANCE NO. 2025-75**
- 8) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-76**, 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 +/- 6.20 acres identified as Nova Road Community Center, Project #ZMA25-00012, from "CR" Commercial Restricted (County) and “RS-3” Residential Single Family (County) to "CCC" Community Center Core (City) generally located north of Lake Lizzie Drive, southeast of Nova Road, and west of Druliner Road, providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, and effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-76** (This is a Quasi-Judicial proceeding)
- 9) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-78**, an ordinance of the City Council of the City of St. Cloud, Florida, amending Division 27 - Entertainment District, Section 3.13.3, C.2. - outside drinking limit; G - Hours for music and entertainment, and H - Games, sporting events, and entertainment and repealing sections 3.13.3.C(5)- Permit required; (D) Entertainment District event permit; and (E) Police Protection; (F) Fire Protection and emergency medical services and providing for severability, conflicts, codification, and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-78**
- 10) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-79**, 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 Articles 2 through 16, identified as Employment Commercial LDC Update, Project # CDA25-00004, providing for severability, scrivener’s errors, conflict, administrative correction, codification, publication, and an effective date. (Above is full title) **ACTION ON ORDINANCE NO. 2025-79**
- 11) **FINAL PUBLIC HEARING FOR ORDINANCE NO. 2025-80**, 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 +/- 327.4 acres identified as NeoCity South, Project #ZMA25-00016, from "A" Agriculture to "EC" Employment Commercial, generally located north of Clay Whaley Road, east of C31 Saint Cloud Canal, south of Cross Prairie Parkway and west of Florida's Turnpike, providing for amending the official Zoning Map, 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. 2025-80** (This is a Quasi-Judicial proceeding)

- 12) **PUBLIC HEARING FOR RESOLUTION NO. 2025-139R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for a "Church" in the "I-1 " Industrial Zoning District on the +/- 1.47 acres of land known as DMI Business Park, Project #CNU25-00005, located at 400 DMI Court, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2025-139R**
- 13) **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) **ACTION ON ORDINANCE NO. 2025-55** (This is a Quasi-Judicial proceeding)
- 14) **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) **ACTION ON ORDINANCE NO. 2025-56** (This is a Quasi-Judicial proceeding)
- 15) **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) **ACTION ON ORDINANCE NO. 2025-57** (This is a Quasi-Judicial proceeding)

X. Council Action

- 1) Resolution 2025-130R, a resolution of the City Council of the City of St. Cloud, Florida amending the Special Event Fee Schedule for events held on City-regulated property in the City of St Cloud.
- 2) Resolution No. 2025-166R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the purchase of one (1) 25 Courageous Fire Boat, with options available through GSA Contract No. GS-07-0362T, and the award thereof to Gravois Aluminum Boats, LLC, dba Metal Shark, and providing an effective date.
- 3) Request City Council's approval of a Preliminary Subdivision Plan for Harvest Grove (f.k.a. Nona Townhomes), PSP25-00002.
- 4) Discussion and possible action regarding the review and determination on the applicant's appeal request for Project # COA24-00022, Historic Preservation Board approval with conditions, located at 1122 New York Avenue.

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.

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- Thursday, November 20, 2025 – City Council Special meeting – 3:00 p.m. @ St. Cloud Community Center

Thursday, November 20, 2025 – City Council Workshop – 3:00 p.m. or immediately following the Special meeting @ St. Cloud Community Center

Thursday and Friday, November 27th and 28th, 2025 – City offices closed in observance of the Thanksgiving Holiday

Thursday, December 4, 2025 – Community Redevelopment Agency meeting – 3:00 p.m. @ St. Cloud Community Center

Friday, December 5, 2025 – Tree Lighting Celebration – 6:00 p.m. @ City Hall

Saturday, December 6, 2025 – Christmas Parade – 10:00 a.m. @ Downtown St. Cloud

Saturday and Sunday December 6th and 7th, 2025 – St. Cloud Holiday Festival @ Downtown St. Cloud

Thursday, December 11, 2025 – City Council meeting – 6:30 p.m. @ St. Cloud Community Center

Friday, December 12, 2025 – Employee Holiday Luncheon – City offices will be closed from 12:00 p.m. to 2:00 p.m.

Reports:

Warrant List # 1 FY 26

- FY 24-25 Fourth Quarter Budget Report

XVI. Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), with a written request at least 48 hours prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300