

St. Cloud City Council Regular Meeting
Thursday, February 12, 2026
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 Team of the Month for the Month of February to Jay Bemiller & Lecedric Johnson

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. 2026-012R, 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.

2. Resolution No. 2026-013R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing the 2026 City-Wide Garage Sales to be held on May 15, 16, and 17 and on November 13, 14, and 15, 2026.

COST: No cost associated with this item.

This item is to approve the 2026 dates for the two City-Wide Garage Sales Events established by City Council annually.

3. Resolution No. 2026-016R, a resolution of the City Council of the City of St. Cloud, Florida, determining the lowest, responsive bidder whose bid is reasonable and otherwise in the best interest of the City of St. Cloud, and the award thereof in regard to Invitation to Bid (ITB) No. 2025-227 to Pearl Pool Plastering, LLC, whose subject matter is Community Swimming Pool Resurfacing, authorizing the City Manager to approve change orders without increasing the approved project budget, and providing an effective date.

COST: up to \$ 157,000.00

This item is to approve an agreement with Pearl Pool Plastering, LLC for the community swimming pool resurfacing.

4. Resolution No. 2026-018R , a resolution of the City Council of the City of St. Cloud, Florida, rescinding Resolution 2024-033R and approving a Proclamation Policy to recognize causes or events in which the City of St. Cloud has a direct interest, responsibility, or involvement and authorizing the City Manager to execute the policy.

COST: No cost associated with this item.

This item is to approve a Proclamation Policy.

5. Resolution No. 2026-020R, a resolution of the City Council of the City of St. Cloud, Florida, approving and authorizing the Mayor to enter into a School Mitigation and Funding Agreement with the School Board of Osceola County and EW Property Holdings, LLC for mitigation of school capacity issues to include the dedication of a school site to the School Board Of Osceola County by EW Property Holdings, LLC and providing for an effective date.

COST: No cost associated with this item.

This item is to enter into a mitigation agreement between School Board of Osceola County, EW Property Holdings, LLC, and the City of St. Cloud.

6. Request Council's approval of the minutes: September 18, 2025 / Workshop; November 13, 2025 / Regular Meeting; November 20, 2025 / Workshop; December 11, 2025 / Regular Meeting and December 18, 2025 / Workshop

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. 2026-010R**, 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. 2026-010R**
2. **PUBLIC HEARING FOR RESOLUTION NO. 2026-003R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a site variance (#VAR25-00001) to reduce required open space from approximately +/- .048 acres to +/- .017 acres on the previously approved Site Development Plan in the Highway Business “HB” Zoning District on the +/- 5.94 acres of land known as Narcoossee Commons South (# 18-75.04); allowing the open courtyard between units 1386 and 1388 to act as an outdoor play space for Adventure World Kids a “Child Care Center”, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION NO. 2026-003R**
3. **PUBLIC HEARING FOR RESOLUTION NO. 2026-005R**, a resolution of the City Council of the City of St. Cloud, Florida, granting a Conditional Use for “Automobile Body Work and Painting” in the “I-1” Industrial 1 Zoning District on the +/- 1.47 acres of land known as Emerald Edge Auto Body, Project #CNU25-00006, located at 400 DMI Court, as described in the body of this resolution. (Above is full title) **ACTION ON RESOLUTION 2026-005R.**

X. Council Action

1. Discussion and possible action regarding 4-H Exemptions
2. Discussion and possible action regarding appointments to boards and committees with vacancies for the Community Redevelopment Agency, Planning Commission, Recreation Advisory Committee, and Zoning Board of Adjustment.

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. 2026-01, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 20.39 acres identified as NeoCity South Phase 1, Project

#CPA25-00018, generally located north of the future Nolte Road Turnpike Interchange, southeast of Cross Prairie Parkway and west of the Florida's Turnpike, from "MDR" Medium Density Residential to "IND" Industrial, 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 March 12, 2026) Action on Ordinance No. 2026-01

2. First Reading and Introduction for Ordinance No. 2026-02, 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 +/- 20.39 acres identified as NeoCity South Phase 1, Project #ZMA25-00024, from "AC" Agriculture & Conservation to "P" Professional, generally located north of the future Nolte Road Turnpike Interchange, southeast of Cross Prairie Parkway and west of the Florida's Turnpike, 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 March 12, 2026) Action on Ordinance No. 2026-02 (This is a Quasi-Judicial proceeding)
3. First Reading and Introduction for Ordinance No. 2026-03, an ordinance of the City Council of the City of St. Cloud, Florida, to annex into the City of St. Cloud approximately +/- 5.26 acres identified as Bur Oak Boulevard Commercial, Project #ANX25-00022, generally located north of Bur Oak Boulevard, east of Taywes Drive, south of East Irlo Bronson Memorial Highway, and west of Live Oak Lake Road; in accordance with the Voluntary Annexation Provisions of Chapter 171.044, Florida Statutes. (Above is full title) (Final Public Hearing will be heard on March 12, 2026) Action on Ordinance No. 2026-03
4. First Reading and Introduction for Ordinance No. 2026-04, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a Future Land Use Designation of approximately +/- 5.26 acres identified as Bur Oak Boulevard, Project #CPA25-00013, generally located north of Bur Oak Boulevard, east of Taywes Drive, south of East Irlo Bronson Memorial Highway, and west of Live Oak Lake Road, from "COM" Commercial (County) to "COM" Commercial (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 March 12, 2026) Action on Ordinance No. 2026-04
5. First Reading and Introduction for Ordinance No. 2026-05, 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 +/- 5.26 acres identified as Bur Oak Boulevard, Project #PUD26-00001 formerly ZMA25-00017,

from “PD” Planned Development (County) to a “PUD” Planned Unit Development / Preliminary Master Plan (PUD/PMP) (City) zoning designation, with a Commercial Future Land Use designation adopted by Ordinance No. 2026-04, generally located north of Bur Oak Boulevard, east of Tay Wes Drive, south of East Irlo Bronson Memorial Highway, and west of Live Oak Lake 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 March 12, 2026) Action on Ordinance No. 2026-05 (This is a Quasi-Judicial proceeding)

6. First Reading and Introduction for Ordinance No. 2026-09, an ordinance of the City Council of the City of St. Cloud, Florida, amending Article 13 Special Purpose Overlay Districts, Section 3.13.3, Entertainment District, amending Subsection C “Outside Consumption in the District” Subparagraph 1 “District Possession/Consumption Hours” revising the days and hours for the authorized consumption of alcoholic beverages within the Entertainment District; providing for conflict, severability, administrative correction, codification and publication and effective date.(Above is full title) (Final Public Hearing will be heard on March 12, 2026) Action on Ordinance No. 2026-09

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

- Thursday, February 19, 2026 – City Council Workshop – 2:30 p.m., City Hall, Council Chambers

Monday, March 2, 2026 – City Council Strategic Planning Workshop – 9:00 a.m., Fire Training Facility

Thursday, March 12, 2026 – City Council Meeting – 6:30 p.m., City Hall, Council Chambers

Reports:

Warrant List #4 FY26

- The purpose of this presentation is to present highlights of the City of St. Cloud First Quarter Budget Report. The report presents an overview of the City's revenues, expenditures, and key department statistics for the fiscal year.

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