

# CITY OF ST. CLOUD

## EDAC

### ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

1300 NINTH STREET; BUILDING A – 1st FLOOR,  
Growth Management Conference Room  
WEDNESDAY, June 26, 2019 - 5:00 pm

## MINUTES

### I. OPENING BUSINESS

Chairperson William Underly called the meeting to order at 5:00 p.m.

- **Pledge of Allegiance**
- **Roll Call**

<b>Members</b>	<b>Present/Absent</b>
William Underly, Chair (Seat #5)	Present
Paula Stark, (Seat #1)	Excused Absence
Susan Abshire (Seat #2)	Absent
Donna Hart (Seat #3)	Excused Absence
Karl Theobald (Seat #4)	Present
Terrence Lloyd (Seat #6)	Present
Jason Whitfield (New member Seat #7)	Present
Robert Collins - OUC	Absent

#### **Staff Present:**

David Rodriguez, Economic Development & Special Projects Manager  
Shelley Watson, Community Redevelopment Specialist  
Leonardo Torres, Planning & Zoning Technician/Recording Secretary

- **Approval of Minutes**
  - Chairperson Underly requested EDAC to review minutes from 03/20/2019 with edits to page 1 and requested that minutes be gender neutral going forward.
  - Member Theobald motioned to approve EDAC minutes from 03/20/19. Member Lloyd seconded the motion. Motion passed 4-0.

### II. NEW BUSINESS

#### a. Committee Financial Reporting Requirements

- Mr. Rodriguez informed the committee that this item is not a requirement for EDAC and will not need to be discussed.

**b. Committee Workshop: Determine goals and priority projects to recommend to the City**

- Chairperson Underly requested that the workshop be moved to the following EDAC meeting taking place on 07/17/19.
  - Mr. Underly informed Mr. Rodriguez that the workshop is to provide EDAC some guidance on how to tackle the goals set out in the last EDAC meeting.
  - Mr. Underly emphasized the importance of using the New Business Overlay and the future Turnpike Interchange to present a proposal to City Council.

**c. Proposed Business Park**

- Chairperson Underly opened the discussion by suggesting that staff could look at what the City of Mt. Dora did with their industrial park as guidance.
- Mr. Rodriguez explained that in order to determine the feasibility of designating a site as a Business Park, the City would need to own the site. Mr. Rodriguez provided details on how designating a site that the City does not own would be impractical since property owners have certain rights.
- Mr. Underly acknowledged that the City of Mt. Dora owned the land for their industrial park thus making it easier for them to designate it as a business park. Mr. Rodriguez reaffirmed that this is the most significant hurdle for designating a site as a corporate/industrial business park in St. Cloud.
- Member Theobald explained that the St. Cloud Chamber of Commerce Economic Development Committee has discussed the importance of including Osceola County and landowners in the conversation of a business park designation.
- Mr. Rodriguez confirmed that the communication channels need to be open with the County to ensure that St. Cloud benefits from the plans that the County has set out outside city limits. Mr. Rodriguez also mentioned that there is awareness at the County level of including St. Cloud in the economic development discussion.
- Mr. Theobald mentioned the BRIDG project that the County is spearheading and how it shows that the County has contacts with major corporations, such as LG in South Korea.
- Mr. Rodriguez reaffirmed that County projects such as BRIDG will indirectly create job opportunities for St. Cloud although the project itself is not within city limits. Mr. Theobald agreed that St. Cloud could piggyback on NeoCity and BRIDG and absorb the excess economic benefits.
- Mr. Rodriguez agreed that the ancillary businesses created from these major economic development projects would still benefit St. Cloud.
- Mr. Theobald briefed Mr. Whitfield on the type of requirements that the County is setting for companies at NeoCity and how it could benefit St. Cloud by taking in companies that do not meet those requirements.
- Mr. Theobald mentioned that the St. Cloud Chamber of Commerce should be included in the workshop taking place at the next EDAC meeting.

- Ms. Watson suggested to Mr. Underly that the workshop could also revise the goals that were set out at the previous EDAC meeting.
- Mr. Rodriguez suggested that the workshop include a representative from the planning department to discuss how St. Cloud zoning can interact with the County mixed-use districts.

#### **d. Business Overlay**

- Mr. Underly mentioned that the Business Overlay item is to be included in the workshop taking place in the next EDAC meeting and will not need to be discussed further.

### **III. STAFF REPORT/UPDATE**

#### **a. Turnpike Interchange**

- Mr. Rodriguez explained that the FDOT's goal of creating new interchanges is to increase capacity to accommodate future demand from south of Kissimmee Park Road to south of US 192. The proposed improvements are to widen to 8 lanes, modify the interchanges and to consider express lanes.
- Mr. Rodriguez explained the alternatives that FDOT is proposing and how the preferred alternative of FDOT (#4) is bound to benefit St. Cloud in several ways.
- Mr. Rodriguez mentioned that the preferred alternative opens vacant land north of Edgewater that was not previously considered to development. Mr. Rodriguez explained that this would open land for a business park and provides direct access to Stevens Plantation.
- Ms. Watson mentioned that it would also allow access to the eastern portion of Nolte Road.
- Mr. Whitfield mentioned that this would be the ideal time to speak with the landowners of this vacant property and consider purchasing the land from DR Horton for an industrial business park.
- Mr. Rodriguez confirmed that the industrial site selectors were interested in this area and it would be in the best interest of the city to purchase this land should the FDOT preferred alternative move forward.
- Mr. Theobald asked Mr. Rodriguez what the completion date would be for the new interchange. Mr. Rodriguez confirmed that the completion date of 2022 has not changed.
- Mr. Rodriguez updated EDAC members on the current status of the project and when the public information meeting will take place in St. Cloud. FDOT will coordinate the public meetings and will select an alternative thereafter.

### **IV. PUBLIC COMMENT**

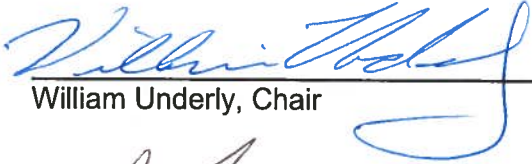
- Mr. Lloyd announced his retirement from the Kissimmee airport.
- Ms. Watson mentioned the County's plans for the Mixed-Use districts 4 & 5 and how it will impact St. Cloud. The presentation for the plans in these districts will be forwarded to the EDAC members.

### **V. ADJOURNMENT**

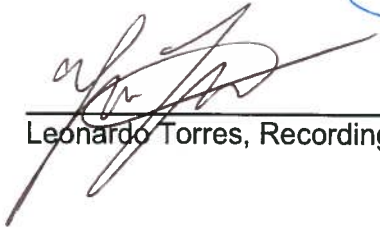
Next meeting to be held on July 17<sup>th</sup>, 2019.

Mr. Theobald made a motion to adjourn, seconded by Mr. Whitfield, motion passed 4-0.

Chairperson Underly adjourned the meeting at 5:46 p.m.

  
\_\_\_\_\_  
William Underly, Chair

Aug 21, 2019  
Date

  
\_\_\_\_\_  
Leonardo Torres, Recording Secretary

8/21/19  
Date

If a person decides to appeal any decision made by the Committee/Board, with respect to any matter considered at such hearing/meeting, such person will need a record of the proceedings and that, for this 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 (FS286.26) Leonardo Torres; 1300 9<sup>th</sup> Street; St. Cloud, FL 34679; (407) 957-8422 or [leonardo.torres@stcloud.org](mailto:leonardo.torres@stcloud.org).