

# CITY OF ST. CLOUD

## EDAC

### ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

1300 NINTH STREET; BUILDING A – 1st FLOOR,  
Growth Management Conference Room  
WEDNESDAY, July 17, 2019 - 5:00 pm

## MINUTES

### I. OPENING BUSINESS

- Chairperson Underly informed EDAC members, City staff and the public that there was not a quorum. Mr. Underly then called an informal EDAC meeting/discussion to order at 5:15 pm.
- **Pledge of Allegiance**
- **Roll Call**

#### **Members**

William Underly, Chair (Seat #5)  
Paula Stark, (Seat #1)  
Susan Abshire (Seat #2)  
Donna Hart (Seat #3)  
Karl Theobald (Seat #4)  
Terrence Lloyd (Seat #6)  
Jason Whitfield (New member Seat #7)  
Robert Collins - OUC

#### **Present/Absent**

Present  
Absent  
Present  
Absent  
Present  
Absent  
Absent  
Absent

#### **Staff Present:**

Shelley Watson, Community Redevelopment Specialist  
Andre A. Anderson, Planning & Zoning Director  
Leonardo Torres, Planning & Zoning Technician/Recording Secretary

- **Approval of Minutes**
  - Chairperson Underly informed EDAC members, City staff and the public that there was no quorum. Mr. Underly then began the informal workshop on determining the goals and projects to recommend to the City Council.

### II. NEW BUSINESS

- a. **Committee Workshop: Determine goals and priority projects to recommend to the City**
  - Mr. Underly began the workshop by explaining to Mr. Anderson the purpose behind designating an area as a 'business park', honing down on certain industries in the area to complement the County's initiatives with BRIDG and NeoCity
  - Mr. Anderson explained that the Envision St. Cloud plan already looks at Nolte

Road and land west of the Turnpike, owned by DR Horton, as a potential region of employment. Additionally, Mr. Anderson has had conversations with Mr. David Rodriguez about the need to conduct feasibility studies to determine the 'identity' and 'story' of St. Cloud in order to attract a certain industry.

- Mr. Theobald explained that they have already identified certain industries which could work for St. Cloud. Mr. Theobald then mentioned that NeoCity came to the County rather than the County seeking out NeoCity.
- Mr. Anderson then explained that another concern is that the infrastructure needs to be ready to support this service, such as the road network and telecommunications. The transportation study focuses on this type of infrastructure
- Mr. Underly had concerns that we still need to identify areas of job growth so that prime land is not consumed solely by residential uses.
- Mr. Anderson then stated that it needs to also be a collaborative process with property owners
- Mr. Theobald explained that the current system will break the County because growth is only residential. Additionally, he explained the County's process to educate property owners.
- Mr. Welch mentioned that the job growth is mostly service or low wage jobs
- Mr. Underly then asked Mr. Anderson what could be done to reverse this type of growth
- Mr. Anderson explained the process of needing to know what we have before we can move forward. Additionally, with the element updates of the Comprehensive Plan we are looking to designate an 'industrial/business park' on the map and begin to work on extra jurisdictional planning designating zoning for land outside city limits.
- Mr. Underly mentioned that Mt. Dora worked with Tavistock to develop 1,300 acres as an industrial business park
- Mr. Anderson stressed the importance of first having an inventory of land the City controls as well as seeking tenants who are interested
- Mr. Theobald informed Mr. Anderson that there are tenants that are interested but the City is not prepared for what they are looking for
- Ms. Abshire mentioned that the City needs to collaborate with property owners rather than just designate their land a certain use/zoning category. Ms. Abshire also requested an inventory of supersize lines where city is prepared to have utility access to
- Mr. Anderson said he would request that information from the public works department and reassured EDAC that the ideas being discussed are currently being planned for and will be communicated to EDAC moving forward
- Mr. Theobald mentioned that looking at land within the JPA is the first part. The second part is communicating with the County what the City's goals are.
- Mr. Anderson agreed and mentioned that the City does not have a good enough inventory on land outside of city limits
- Ms. Abshire mentioned that the City could look at Polk County for guidance on incentives for job growth
- Mr. Underly asked Mr. Anderson for clarity on how the City can designate land as a business park
- Mr. Anderson informed EDAC that the City can zone land based on needs and does not need to have land development rights. Additionally, Mr. Anderson mentioned that the Planning department and EDAC are on the same page on designating the land west of the Turnpike as an employment center
- Mr. Theobald requested that City staff update EDAC on these conversations
- Mr. Anderson agreed and mentioned that another important part of this process is to educate the community that growth needs to happen and is inevitable
- Ms. Abshire asked about looking at educational institutions in St. Cloud, such as the Valencia College satellite campus in Lake Nona and Kissimmee

- Mr. Anderson mentioned that the City is looking at getting funding to bring the welding program at Valencia College to the City
- Mr. Theobald echoed that this is important as the industries the City wants also needs skilled workers
- Mr. Underly summarized the discussions had during the workshop:
  - Feasibility study is needed to find specific industries that work for the City of St. Cloud
  - Land inventory is also needed
  - Potential funding from OUC for Economic Development

**III. STAFF REPORT/UPDATE**

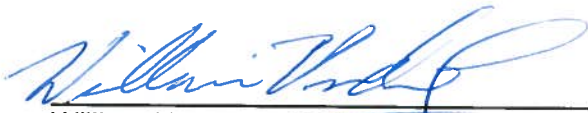
- Ms. Watson asked EDAC to rethink the goals set out in previous meetings based on the new information that was brought to the committee today
- Next meeting will be held on August 21<sup>st</sup>, 2019.

**IV. PUBLIC COMMENT**

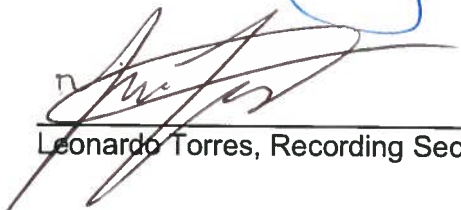
- Mr. Melvin C. Welch from the St. Cloud Chamber of Commerce was present.

**V. ADJOURNMENT**

Workshop discussion concluded at 6:26 pm.

  
 \_\_\_\_\_  
 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).