

CITY OF ST. CLOUD

EDAC

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

1300 NINTH STREET; BUILDING A – 1st FLOOR,
Growth Management Conference Room
WEDNESDAY, August 21, 2019 - 5:00 pm

MINUTES

I. OPENING BUSINESS

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

- o Pledge of Allegiance
- o Roll Call

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

Staff Present:

Andre A. Anderson, Planning and Zoning Director
Shelley Watson, Community Redevelopment Specialist
Leonardo Torres, Associate Planner/Recording Secretary

- o Approval of Minutes

- Chairperson Underly requested EDAC to review minutes from 06/26/19 and 07/17/19.
- Member Theobald motioned to approve EDAC minutes from 06/26/19. Member Lloyd seconded the motion. Motion passed 4-0.
- Member Lloyd motioned to approve EDAC minutes from 07/17/19. Member Theobald seconded the motion. Motion passed 4-0.

II. NEW BUSINESS

- **Committee Workshop: Determine goals and priority projects to recommend to the City**
 - **Hotel Feasibility Study and LifeSports Proposal**
 1. Mr. Anderson informed EDAC that staff is starting to work on this study and has received a copy of the County's study as a framework for the City's.
 2. Mr. Lloyd mentioned that the feasibility study must focus on St. Cloud rather than the Orlando regional area to accurately determine what type of market exists.
 3. Mr. Anderson provided information on the LifeSports proposal and its connection to a hotel feasibility study as the proposal is comprehensive and focuses on sports facilities, parks and commercial areas.
 4. Several sports franchises have reached out to the City with an interest in developing sports facilities.
 - **Letter to City Council**
 1. Mr. Underly briefed Mr. Anderson on the purpose of drafting a letter to City Council to request a feasibility study for land inventory as well as a business/industrial park.
 2. Mr. Anderson agreed on the importance of understanding what land is available in order to determine the optimal location for a business/industrial park
 3. Ms. Watson advised Mr. Underly to formulate a draft of the letter and distribute to other EDAC members for feedback.
 4. Mr. Underly requested that EDAC members provide feedback prior to the next EDAC meeting in order to finalize the letter at the meeting.

III. STAFF REPORT/UPDATE

- **Medical Arts Campus**
 - Mr. Underly requested an update from staff regarding the Medical Arts Campus (MAC)
 - Ms. Watson informed EDAC that staff received an updated copy from the consultants and provided comments. The next step will include a review of the draft and a meeting with the consultants to discuss the draft.
- **Turnpike Interchange**
 - Mr. Theobald requested an update on the Turnpike Interchange and provided information on the Chamber's meeting regarding the project.
 - Mr. Anderson updated EDAC on the project scope, alternatives and its effects on the City's transportation, land use and economic development plans.
 - Mr. Underly requested an update on the feasibility of obtaining the property west of the Florida Turnpike owned by DR Horton in order to establish an industrial/commercial park.
 - Mr. Anderson informed Mr. Underly that staff is looking at the site south of that property due to the DR Horton property being majority wetlands. The site is about 30 acres in size.
 - Mr. Underly mentioned that this site would be ideal for absorbing spillover from NeoCity.
- **Staff Departure**

- Ms. Watson informed EDAC members that Mr. David Rodriguez has resigned from the City and will be at Osceola County as their Economic Development Manager
- Mr. Anderson and Mr. Theobald agreed that having Mr. David Rodriguez at Osceola County would help improve communication between the city and the county.
- **EDAC Request**
 - EDAC requested a copy of the Transportation and Mobility Master Plan as well as the LifeSports proposal.

IV. PUBLIC COMMENT

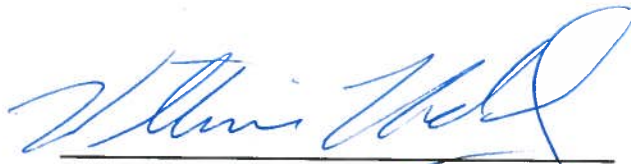
- No public comment.

V. ADJOURNMENT

Next meeting to be held on September 18, 2019.

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


Chairperson Underly adjourned the meeting at 6:24 p.m.



 William Underly, Chair

Sept 18, 2019

 Date



 Leonardo Torres, Recording Secretary

9/18/19

 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 9th Street; St. Cloud, FL 34679; (407) 957-8422 or leonardo.torres@stcloud.org.

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AGENDA

I. OPENING BUSINESS

- ✓ a. Pledge of Allegiance
- ✓ b. Roll Call
- ✓ c. Approval of Minutes – August 21, 2019

II. OLD BUSINESS

- ✓ a. City Council: EDAC Letter of Support
- ✓ b. Proposed and Approved Developments
- ✓ c. Mutter Road Status
- ✓ d. Chamber: Hotel Recruitment Progress

III. NEW BUSINESS

- ✓ a. Transportation Plan *Andre ?*
- ✓ b. Current Economic Development Interest

✓ IV. STAFF REPORT/UPDATE

✓ V. PUBLIC COMMENT

VI. ADJOURNMENT *Torres Paula*

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