

Economic Development Advisory Committee
Tuesday, May 5, 2026
City Hall - Council Chambers
1300 9th Street
5:00 PM
Agenda

- I.** Call to Order
- II.** Pledge of Allegiance
- III.** Roll Call
 - Chair Jeff Perry
 - Vice Chair Jackie Fricchione
 - Member Paula Stark
 - Member Susan Abshire
 - Member Bobbie Lantry
 - Member Karl Theobald
 - Member Tugce Figeac
 - Member Robert Collins
- IV.** Action Item
 - A. Request approval of the April 7, 2026, Meeting Minutes
 - B. Discussion regarding Downtown Vitality, Placemaking & Activation
 - Food truck area/event
 - C. Discussion regarding Alleway Improvements
 - D. Discussion regarding Medical Arts Campus (MAC)
 - E. Discussion regarding Massachusetts Corridor Project and Pavers
 - F. Discussion regarding Parking Stall Size
- V.** Project Update
 - G. Monthly Updates
 - Discussion regarding P3 Mixed Use Project
- VI.** Information Section
- VII.** 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) Henrietta Johnson, 1300 9th Street, St. Cloud, FL. Phone 407-957-7302

City of St. Cloud
Economic Development Advisory Committee (EDAC)
Tuesday, April 7, 2026
Community Development Conference Room
1300 9th Street, Building A, 1st Floor
5:00 PM
Minutes

- I. Chair Perry called the meeting to order 5:00 p.m.
- II. Pledge of Allegiance
- III. Roll Call
 - Chair Jeff Perry
 - Vice Chair Jackie Fricchione
 - Member Paula Stark
 - Member Susan Abshire
 - Member Bobbie Lantry
 - Member Karl Theobald
 - Member Tugce Figeac
 - Member Jenise Osani

All members were present with the exception of Member Stark and Member Abshire.

IV. Approval of Minutes

1. March 3, 2026, Meeting Minutes

Member Theobald made a motion to approve the minutes. Member Figeac seconded the motion. Motion carried (5–0).

V. New Business

1. Downtown Vitality, Placemaking & Activation
 - i. Food truck parking area/event

Discussion regarding food truck opportunities, balancing economic development, support for existing brick-and-mortar businesses, and the need to keep residents spending money within the city. Members discussed concerns that unrestricted placement of food trucks could negatively impact established businesses and agreed that any recommendation should strategically locate food trucks in areas that complement, rather than compete with, existing restaurants.

Several potential locations were discussed, including Centennial Park, Lakefront Park, Veterans Memorial Park, the Civic Center area, and other city-owned properties. Members noted that parks and event spaces could create additional activity, attract visitors, and support nearby businesses, while also offering opportunities for entertainment, recreation, and community gatherings. Some members also suggested exploring a more permanent “Boxi Park”-style concept or phased

approach that could begin with temporary pop-up events and later expand into a permanent development if successful.

City staff explained that food trucks are currently limited by zoning regulations, conditional use requirements, special event permitting rules, and associated fees. Staff clarified the difference between a one-time conditional use approval tied to private property versus recurring special event permits for city-owned property. Members also discussed whether existing fees, application requirements, and zoning restrictions may be discouraging food truck operators from locating in the city.

The committee generally agreed that the issue should be approached as both an economic development and land-use matter rather than simply event planning. Staff encouraged the committee to identify barriers in the current code and recommend specific changes related to zoning, locations, fees, or permitting processes.

Consensus was reached for members to individually prepare concepts and recommendations regarding food truck opportunities, possible locations, related recreational or entertainment uses, and potential code or fee changes. Members agreed to submit their ideas in advance of the next meeting so they could be distributed for review by April 21.

Consensus was also reached to receive the applicable fee structure from staff so the committee could review associated costs as part of its evaluation.

Staff advised that, once the committee reaches consensus, a formal written recommendation can be drafted and presented to City Council at a future workshop, potentially in June.

ii. Recreational activities pro market

Continued discussion on recreational activities and special events that could support economic development, increase foot traffic, and attract visitors to the city. Members emphasized the importance of gathering information on costs, permitting requirements, and operational details before making formal recommendations. Discussion included how recurring activities could help retain local spending, create community gathering spaces, and generate additional opportunities for local businesses.

Members noted that future recommendations may include recurring events, entertainment opportunities, and other activities designed to activate city-owned properties and commercial areas.

Consensus was that members would continue researching potential recreational opportunities and provide additional ideas for future discussion.

iii. Exploration of ideas such as car shows, recreational events, and similar activities

Discussion focused on the idea of establishing a recurring downtown car show. Chair Perry shared that a former organizer of the successful Old Town car show had expressed interest in recreating a similar event in downtown St. Cloud. Members noted that car shows could draw both residents and visitors, increase patronage at local restaurants and businesses, and create a lively community atmosphere. Mayor Robertson shared that previous downtown car shows held on Wednesday

evenings had been highly successful, regularly attracting 40 to 50 cars and benefiting nearby restaurants. Members also discussed whether a weekly, monthly, or other recurring schedule would be most effective, as well as the need to select the best street or location to maximize benefits for downtown businesses.

City staff explained that any such event would require consideration of public safety measures, traffic control, insurance, police staffing, and associated special event costs. Staff further advised that if the city were to organize or sponsor the event directly, a different procurement or partnership process could apply, while a private organizer could move forward through the existing special event permit process. Members generally agreed that pursuing the private special event route could allow a car show to begin more quickly.

Consensus was reached for Chair Perry to contact the interested organizer to determine whether he would be willing to pursue the event through the city's special event process. Staff agreed to provide contact information for the city's Special Event Coordinator.

Brief discussion occurred on additional concepts, including hot air balloon rides or festivals, live music, and other unique attractions that could distinguish the city and draw visitors. Members recognized that such ideas would require further research regarding space needs, safety, and aviation or FAA requirements before any recommendation could be considered.

Consensus was that members would continue researching additional event concepts for future meetings.

VI. Staff Report/Update

1. Monthly Updates
 - i. P3 Mixed Use Project

City Manager Miller provided a brief update on the P3 Mixed Use Project. She advised that the project is scheduled to be presented to City Council in May for approval of an agreement and indicated there were no additional updates at this time.

- ii. Economic Development Consultant RFQ

Staff provided an update regarding the City Council's selection of Goman & York as the consultant through the RFQ process for Economic Development services. Staff advised that the agreement was scheduled for City Council consideration and that future work would be authorized through specific task assignments based on projects or priorities identified by the Council.

City staff outlined potential initial assignments for the consultant, including assistance with planning for the power plant site following the environmental testing period and support for advancing development opportunities on vacant parcels near U.S. 192 that could facilitate annexation of additional commercial property into the city. Staff noted that barriers previously identified by property owners included the need for high-end users, development restrictions, and project feasibility concerns.

Mayor Robertson explained that the consultant was selected because of extensive experience in commercial real estate development, a strong track record of delivering projects, and the ability to actively guide opportunities from concept to completion rather than simply preparing reports. It was noted that the firm had significant development experience across multiple markets and was viewed as well-qualified to assist the city with economic development goals.

Discussion also focused on the city's broader priorities, including attracting jobs, commercial development, entertainment opportunities, and employment-generating projects. Members noted that increasing local employment opportunities could help reduce commuter traffic and strengthen the local economy. Mixed-use and higher-density development in appropriate areas, particularly downtown, was also discussed as part of the city's long-term strategy.

Staff further advised that the city has already completed updates to the future land use map identifying employment centers, with zoning and land development code changes anticipated as the next step to support future economic development opportunities.

iii. Upcoming Economic Development Events

Solange Dal Santo, Economic Development Specialist explained that the primary purpose of the workshops and the Business Expo is to create opportunities for local businesses to access contracts and build relationships with larger contractors. She shared that a major general contractor operating throughout Central Florida, including work in multiple counties and Miami, will be participating in the Business Expo and is actively seeking subcontractors. She encouraged anyone with construction companies interested in partnership opportunities to attend and connect. She also noted that additional participants are being recruited for the Expo and that there are still available spots for the May 12th event.

1. Connect Resources for Business Growth

- a. Thursday, April 16th - Contracting Readiness – Building Capacity to Grow
- b. Tuesday, May 12th - Doing Business with Lynx
- c. Tuesday, August 18th - Business Connect Expo
- d. Tuesday, October 13th - Community Resource Fair

VII. Members Update

Chair Perry raised discussion regarding the proposed Medical Arts Corridor (MAC), noting prior efforts over several years and asking for an update on whether it should remain on the agenda.

Ms. Miller explained that when the City began advancing the public-private partnership mixed-use project, the CRA anticipated a potential \$6 million contribution and reviewed funding capacity within the CRA's limited lifespan. As part of that process, several potential projects were reduced or removed, including the MAC, due to limited available funding for infrastructure improvements. She noted that while the area could still be identified as the MAC, CRA funding for related infrastructure is not currently available. She added that if the CRA is extended in the future, the project could be reconsidered. She also noted that the City's wayfinding signage is moving forward through City Council approval and that several signs already reference the MAC area.

Discussion followed regarding the value of designating the MAC as a marketing and identity tool even without immediate funding, overlay zoning, or infrastructure improvements. Members noted that a designation could help promote the area and attract professional and medical uses.

Mayor Robertson added that the City's economic development consultant could also assist with future opportunities or potential end users for the area.

Consensus was to move forward with designation of the MAC area without immediate infrastructure commitments, and the item would be placed on the agenda for the next meeting. Ms. Miller agreed to bring back the previously prepared map of the proposed MAC boundaries at the next meeting so the committee could review, revise, and consider a formal recommendation.

Chair Perry reviewed previously identified CRA and economic development priorities, noting that several initiatives remain in limbo due to funding constraints and pending matters. He reported that the hotel property remains unresolved, with daily fines accruing for noncompliance with a Special Magistrate order and a future hearing anticipated, with possible litigation if corrective action is not taken. He also noted that broader economic development items, including employment centers, industrial jobs, and transportation initiatives, may be better addressed after the City's newly selected consultant, Goman & York, has had time to begin its work.

Chair Perry further discussed projects previously considered by the CRA, including alleyway improvements and the 10th Street widening project. He noted that alleyway improvements had been tabled after CRA funds were redirected to the P3 project, but suggested exploring alternative funding sources such as sponsorships or partnerships to help move the project forward. Ms. Miller clarified that such projects would not necessarily need to be funded solely through the CRA.

Ms. Miller provided an update on the 10th Street widening project, explaining that the City had received a federal grant for engineering, but progress has been delayed due to federal funding reviews and government shutdown issues. She noted that once engineering is complete, the City will have the necessary information to proceed with future right-of-way and construction planning.

Staff advised that updates on the 10th Street widening project and the economic development consultant would continue to be provided as information becomes available.

Discussion regarding additional priorities for future meetings took place, including the Medical Arts Corridor (MAC), alleyways, Massachusetts Avenue, and a food truck or Boxi Park-style concept. Members discussed presenting recommendations at a future City Council workshop, with staff noting that June or July may be possible depending on scheduling.

Consensus was to place the following items on the next meeting agenda for further discussion: the Medical Arts Corridor (MAC), alleyway improvements, Massachusetts Avenue, and the food truck/Boxi Park-style concept.

Members also discussed how the committee would interact with the City's new economic development consultant. Mayor Robertson explained that the consultant's work will be directed by the City, with some information potentially confidential until formally presented. Recommendations from the committee would continue to flow through City Council, and opportunities for future engagement with the consultant may develop. Ms. Miller added that Mr. Walker will manage the contract and provide updates when information is available for public discussion. Mayor Robertson stated the selected firm stood out among applicants because of its

hands-on development experience, including working directly with developers and helping bring projects to completion.

VIII. Public Comment

No Public Comment at this time.

IX. Adjourned 6:47 p.m.

Jeff Perry, Chair

Date

Claudia Klockars, Recording Secretary

Date

EDAC suggestions for Committee Review

FOOD TRUCK LOCATIONS & EVENT CONCEPTS

Veteran's Memorial Park (visible from 13th street)

Lakefront Park – within walking distance of Riverboat and Boat Parking Lot

(exposure for Riverboat and Crabby Bill's)

Start by Summertime May 2026 (Memorial Day) Event @ Veteran's Park

These two sites to start implementing a trial run then evaluate after 2 months

Suggested only 3-Food trucks applications for trail process,

Then if successful it can increase accordingly.

Events possible for food trucks:

Car Show (downtown area location TBD)

Blue's BBQ

July 4th (250th Birthday Event)

From: [Jeff Perry](#)
To: [Solange Dal Santo](#)
Subject: RE: Reminder: Food Truck Concepts Due April 21
Date: Monday, April 20, 2026 9:27:52 AM
Attachments: [image002.png](#)
[image003.png](#)

My suggestions are to change zoning where food trucks are allowed in certain areas such as Veterans Memorial Park, Hastings Ranch, the 17th Street area around the civic center, the lakefront area and in downtown alleys between Massachusetts and Florida Avenue. Also, I would suggest any other areas where there are activities such as softball, soccer other things that brings people together. I also would tie in other newer activities such as horseshoes, cornhole, arts and crafts, etc.

[Florida Realty Results - We Deliver Results](#)

Jeffrey D. Perry, Owner, Realtor ®
NAR RPAC Hall of Fame Member, 2020-2022 President Stellar MLS
2002 & 2015 Osceola County Realtor of the Year
407-873-1797



FLORIDA REALTY RESULTS
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From: Solange Dal Santo <Solange.DalSanto@stcloudfl.gov>
Sent: Friday, April 17, 2026 1:43 PM
To: bobbie@themarketects.com; gsedrywallcompany@yahoo.com; Jeff Perry <jeffperry@myfloridamove.com>; josani@ouc.com; khtheobald01@gmail.com; paula@stcloudmainstreet.org; rcollins@ouc.com; ssabsh@aol.com; tfigeac@icloud.com
Cc: Jabarie Walker <Jabarie.Walker@stcloudfl.gov>; Veronica Miller <veronica.miller@stcloudfl.gov>
Subject: Reminder: Food Truck Concepts Due April 21

Good afternoon EDAC Committee Members,

This is a reminder to please submit your input on Downtown Vitality, Placemaking & Activation, specifically related to **food truck area/event concepts**, by **April 21**.

Your feedback will be included in the next meeting agenda package, so timely submission is appreciated.

To ensure compliance with Florida’s Sunshine Law, please do not use “Reply All.” If you have any questions or need additional information, feel free to contact me directly.

Sincerely,



Dr. Solange Dal Santo, DBA, MBA/GM
Economic Development Specialist

Cell: 407-279-8937

Office: 407-957-7458

solange.dalsanto@stcloudfl.gov

1300 9th Street

St. Cloud, FL 34769

CAUTION: This email originated from outside of The City of St. Cloud. Do not click links or open attachments unless you know the content is safe.

From: [karl.theobald](#)
To: [Solange Dal Santo](#)
Subject: Food truck event
Date: Wednesday, April 22, 2026 9:34:28 AM
Attachments: [Lake Front Food Truck setup.pdf](#)

Good Morning Solange, Please find attached sketch for food truck placement along the lakefront. Food trucks would be stationed in the parking areas along the street and face the sidewalk. This would be safe for the customers and there are also picnic pavilions and benches where people could sit. I think this would be the best place to have this. It would also bring customers to Crabby Bills.

Karl-Heinz Theobald

-President-

Theobald Construction LLC
131 E.13th St.
St. Cloud, Fl 34769
Tel: 407-957-6138

E-Mail: khtheobald01@gmail.com

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Trucks park facing lake
Customers use sidewalks to access trucks.
Seating is along lake shore available for sitting.

From: [Veronica Miller](#)
To: [Solange Dal Santo](#); [Jabarie Walker](#)
Subject: EDAC
Date: Tuesday, April 21, 2026 10:20:10 AM

Hi Solange,

The EDAC recently brought up Massachusetts Ave bricks. I asked our PW to schedule the brick crew to schedule this street. Here is the update for EDAC:

Public Works should start working on the potholes in the Massachusetts bricks around the beginning of May. The maintenance along this corridor should be completed by the end of June to the middle of July.

From: [Veronica Miller](#)
To: [Solange Dal Santo](#); [Jabarie Walker](#)
Subject: EDAC
Date: Monday, April 20, 2026 4:32:10 PM
Attachments: [image001.png](#)

Hi Solange,

On the next EDAC agenda can you please add parking stall size as a topic and this email for backup. We have received several commercial businesses asking to reduce parking stall dimensions so we did a comparison of local governments. I would like to ask the EDAC if they agree this is an issue hindering commercial development and ask for a recommendation. I will be bringing to the City Council at some point in the future, and I think this is a perfect item for EDAC to consider.

From: Cameron Crandell <cameron.crandell@stcloudfl.gov>
Sent: Monday, April 13, 2026 1:34 PM
To: Veronica Miller <veronica.miller@stcloudfl.gov>; Scott Davidoff <Scott.Davidoff@stcloudfl.gov>
Cc: Kevin Felblinger <kevin.felblinger@stcloudfl.gov>
Subject: Parking Stall Size Comparison Table

Good afternoon,

We created a table comparing the minimum parking stall size requirements of nearby cities and counties. They are all a little different, but many have a smaller width requirement than the City of St. Cloud.

City/County	90° (W x D)	60° (W x D)	45° (W x D)	30° (W x D)	Parallel Parking (W x D)
City of St. Cloud	10' x 20'	10' x 21'	10' x 19'10"	-	10' x 23'
City of Kissimmee	9' x 18'	9' x 20.1'	9' x 19'	9' x 16.8'	9' x 23'
Osceola County	9' x 18'	-	9' x 18'	-	8' x 22'
Orange County	9' x 18'	9' x 20'	9' x 17'	9' x 18'	8' x 22'
City of Orlando	9' x 18'-6"	10'-4" x 20'-6"	12'-7" x 19'-6"	-	8'-6" x 22'
City of Melbourne	11' x 20'*	11' x 20'	11' x 20'	11' x 20'	10' x 25'
Brevard County	9' x 20'	9' x 20'	9' x 20'	9' x 20'	9' x 24'
Seminole County	10' x 20'	10' x 22.3'	10' x 21.2'	10' x 18.7'	10' x 22'

* Employee spaces for low turnover uses can use 9' x 20' stalls

Please let us know if you have any questions.

Thank you,



Cameron Crandell, PE
 Deputy Public Works Director
 3101A Progress Lane
 St. Cloud, FL 34769
 P: 407-957-7279
 Please note new email: cameron.crandell@stcloudfl.gov
www.StCloudFL.gov