

Economic Development Advisory Committee
Tuesday, June 2, 2026
Building A, First Floor
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. Approval of the May 5, 2026, Meeting Minutes
 - B. Discussion regarding Downtown Vitality, Placemaking & Activation
 - a Food Truck Zoning Change Recommendation - Lakeshore | Illinois & Michigan
 - b Food Truck Zoning Change Recommendation - Lakeshore & Mississippi
 - C. Approval of Robert's Rules of Order for the City of St. Cloud Economic Development Advisory Committee
- V.** Discussion Items
 - D. Discussion regarding Alleyway Improvements
 - E. Discussion regarding Parking Stall Size
- 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, May 5, 2026
Community Development Conference Room
1300 9th Street, Building A, 1st Floor
5:00 PM
Minutes

I. Call to Order – Chair Perry called the meeting to order at 5:03 pm.

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

All members were present with the exception of Member Tugce Figeac and Member Paula Stark participated in discussion remotely.

Other Attendees:

Veronica Miller, Jabarie Walker, Jeffery Ball, Tisha Manning, Solange Dal Santo, Henrietta Johnson.

IV. Action Item

A. Request approval of the April 7, 2026, Meeting Minutes

Member Theobald made a motion to approve the minutes. Vice Chair Fricchione seconded the motion. Motion carried (5-0)

B. Discussion regarding Downtown Vitality, Placemaking & Activation

Food truck area/event

Chair Perry introduced the item and noted that members had been asked to submit suggestions via email in advance, with three responses received. Economic Development Specialist Solange Dal Santo presented the suggestions from members. Chair Perry acknowledged that the locations in the presentation (Veterans' Park and Lakefront Park) are ones previously discussed in prior meetings. Members briefly discussed special events previously put on that had food trucks, but Chair Perry suggested this item was focused on reviewing zoning changes versus events. Member Lantry sought clarification of if the item was about permanent food truck locations or special event food truck locations.

Assistant City Manager Jabarie Walker clarified that the Committee's task for this meeting was to review zoning changes and/or designate food truck zones, as a formal recommendation to the City Council.

Member Theobald clarified his proposal at the Lakefront by explaining his recommendation was to allow food trucks to park within public street parking spots facing the lakefront near benches. Member Theobald mentioned people would be protected from the traffic because the food trucks would be facing the sidewalk.

Chair Perry raised a question about the lease of Crabby Bills and if food trucks would be in conflict with their lease. Member Theobald stated Crabby Bills would benefit from the increased foot traffic in the area.

ACM Walker interjected that Crabby Bills' current lease does not give them exclusive rights to the lakefront. ACM Walker then suggested that the committee think through the proximity to Crabby Bills and future special events at the lakefront and any adverse impacts.

Member Theobald discussed figuring out hours of operation on the lakefront for food trucks. Vice Chair Fricchione suggested food trucks could generate business for the riverboat as well on the lakefront. Continuing to say it would generate more foot traffic. Member Stark stated that while she is not opposed to food trucks at the lakefront, but not sure of having a permanent process for food trucks being allowed.

Member Lantry questioned how would having food trucks on the lakefront a few times a month be different from the special events process. Additionally, Member Lantry stated that she thought the committee was looking at making a suggestion to the City in regards to allowing food trucks a couple of times a week at the lakefront.

Chair Perry, stated the committee is looking at areas where food trucks can be located all the time.

ACM Walker suggested that another option outside of the special events process would be for the committee to recommend specific locations and days to allow for food trucks.

Member Collins stated that previous discussions suggested that having food trucks on Lakeshore near Mississippi Ave. in a permanent or regular basis. Member Lantry asked if the zoning would be changed, how would food trucks get spots in the new zone. Chair Perry responded that if they file their paperwork, then they would be able to go to that new food truck zone.

ACM Walker suggested that there are multiple options on the table to allow food trucks access to a new food truck zone including: first come first serve, lottery, and specific hours of operation.

Member Collins mentioned that other cities have specific spots where locals know the food trucks will be and having something similar in St. Cloud would attract more people.

Chair Perry asked if the committee would have to craft a recommendation. ACM Walker stated that if the committee had consensus on a suggestion, staff would put it together and bring it back to the next meeting for the committee to vote on it.

Member Stark questioned if the committee moves forward with this recommendation, how will it affect community events that already have food trucks as a part of their events.

Community Development Director Jeffrey Ball, noted that food trucks are currently permitted by ordinance only in highway business zones via a Conditional Use Permit (CUP), meaning any permanent or semi-permanent facility would require a site plan, a public hearing, and City Council approval.

Community Development Deputy Director Tisha Manning raised the possibility of a non-compete clause in the Crabby Bill's lease at the lakefront, though subsequent review indicated no such clause was confirmed.

Members noted that an ice cream vendor had previously operated at the same location. ACM Jabarie Walker confirmed this information was accurate and that there is not a non-compete clause in the Crabby Bills lease.

Member Stark and Member Abshire expressed reservations about food trucks in general, and particularly about a permanent presence at the lakefront, citing potential detrimental effects. Other members, however, were supportive of a trial approach particularly given the upcoming summer months when lakefront traffic increases, arguing that a well-defined trial period posed little financial risk to the city and could meaningfully activate the waterfront.

The discussion surfaced several operational questions, including optimal hours of operation, days of the week, vendor turnover, consistency of service, and how food truck scheduling would coordinate with existing permitted community events. Member Stark suggested engaging a professional food truck coordinator, rather than managing individual vendors to handle scheduling and logistics, which received broad support.

Consensus was to direct staff to: (1) reach out to food truck coordinator contacts to gather input on viable days, hours, and minimum conditions for success, and (2) return to the June meeting with a drafted recommendation for a designated food truck zone at the lakefront on a trial basis, for the Committee to formally vote on and submit to City Council.

C. Discussion regarding Alleyway Improvements

Chair Perry reported that the CRA had previously allocated \$500,000 for alleyway improvements but redirected those funds to the P3 project. An alleyway improvement study had been prepared but most members indicated they had not received or reviewed it prior to the meeting.

Staff agreed to distribute the alleyway improvement study to all members. The Chair indicated his intention to advocate for the CRA to revisit the project,

suggesting it could be pursued in phases and potentially supplemented by corporate sponsorships.

The item was deferred to the next meeting to allow members time to review the study materials.

D. Discussion regarding Medical Arts Campus (MAC)

Member Theobald and others reiterated the long-standing request for a Medical Arts Campus (MAC) zoning overlay, noting it had previously advanced nearly to approval before stalling when Orlando Health requested the city pause the process. The overlay's purpose is to simplify development standards and attract medical-related uses such as medical offices to the corridor, thereby increasing tax revenue and supporting redevelopment similar to what has occurred near hospitals in Kissimmee.

Community Development Director Ball informed that city staff has been directed by the City Manager to establish the MAC District. He confirmed the effort is underway, subject to current state legislative considerations, and that it is expected to come before the City Council for approval within the current calendar year. The Committee received this update positively.

Chair Perry inquired whether the Committee should formally recommend that City Council lend its support to accelerate the process; staff indicated the matter was already moving forward under the City Manager's direction.

E. Discussion regarding Massachusetts Corridor Project and Pavers

Chair Perry noted that the condition of Massachusetts Avenue is a concern given its role as a primary approach to the future P3 mixed-use development.

Staff confirmed that the City Manager had already directed remediation work to begin, and that pothole repairs on Massachusetts Avenue were already underway. The Committee acknowledged this progress and agreed to continue monitoring the item.

F. Discussion regarding Parking Stall Size

Community Development Director Ball introduced this item, explaining that the city's current standard parking stall size of 10 feet by 20 feet is larger than the county's standard of 9 feet by 18 feet. As properties are annexed from the county, including a pending 750-acre annexation where developers have already submitted plans under county standards, conflicts arise. Additionally, he noted that at least three separate development projects already within the city, including a fitness center and a proposed commercial development on the east side of town, had requested variances or expressed difficulty meeting the current standard.

The Committee engaged in a substantive debate. Some members argued that the larger stall size is appropriate given the prevalence of large trucks and SUVs in the area, and that reducing the standard could result in unusable spaces. Others

contended that the 1-foot difference in width and 2-foot difference in length may be deterring development, and that comparable jurisdictions such as Orange County and Osceola County operate with smaller standards without apparent difficulty.

Community Development Director Ball clarified that any change would be citywide and would require a formal ordinance. He indicated he was not seeking a final answer at this meeting, but rather the Committee's perspective on whether the issue warranted moving forward to City Council for legislative intent.

The Committee did not reach a formal consensus but agreed that members should conduct independent research before the next meeting, with the item returning to the June agenda for a more informed discussion.

V. Project Update

G. Monthly Updates

Chair Perry reported positive progress on a proposed monthly car show at the lakefront. He has secured five commitments from downtown business owners each contributing \$100 per month toward costs, with the event estimated to cost \$1,500 per month. The organizers, identified as Mike and Kathy, have confirmed their willingness to proceed. Chair Perry noted the event could attract 80 to 150 cars monthly and would not require a City Council recommendation, as it would proceed through the standard special event permit process.

Staff reported that Atlantic Housing is scheduled to present an update to the CRA on P3 Mixed-Use Project. Staff indicated the goal is a June approval.

Separately, the city's economic development consultants, Goldman York, are scheduled to conduct a workshop with City Council on May 21, at 2:30 PM. All EDAC members were encouraged to attend.

Staff reported that the wayfinding signage project has advanced to the pre-construction phase. A pre-construction meeting with the contractor has been held. A visual showing sign locations throughout the city was shared. Staff noted that pedestrian kiosks and gateway signage are addressed under separate contracts.

Discussion regarding P3 Mixed Use Project

VI. Information Section

Staff confirmed that the following items would be placed on the June meeting agenda: the food truck zone draft recommendation, the alleyway improvement study, and continued discussion on parking stall size. Staff also noted an intent to present an overview of parliamentary/rules of order procedures to help facilitate smoother future meetings.

VII. Adjourned 6:12 p.m.

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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

Memorandum



To: St. Cloud City Council
From: Economic Development Advisory Committee
CC: Veronica Miller, Jabarie Walker
Date: June 2, 2026
Re: Food Truck Zoning Change – Lakeshore | Illinois & Michigan

BACKGROUND

The Economic Development Advisory Committee has met and had lengthy discussions around food truck zoning laws in the City of St. Cloud.

Current law: Mobile Food Dispensing Vehicles (Food Trucks) are allowed in the “HB” Highway Business zoning district as a conditional use.

Proposed law: Keep current law and add the following:

Mobile Food Dispensing Vehicles (Food Trucks) are allowed in the “OR” Open Space and Recreation District on Lakeshore Blvd, between Illinois Ave. and Michigan Ave., as a conditional use.

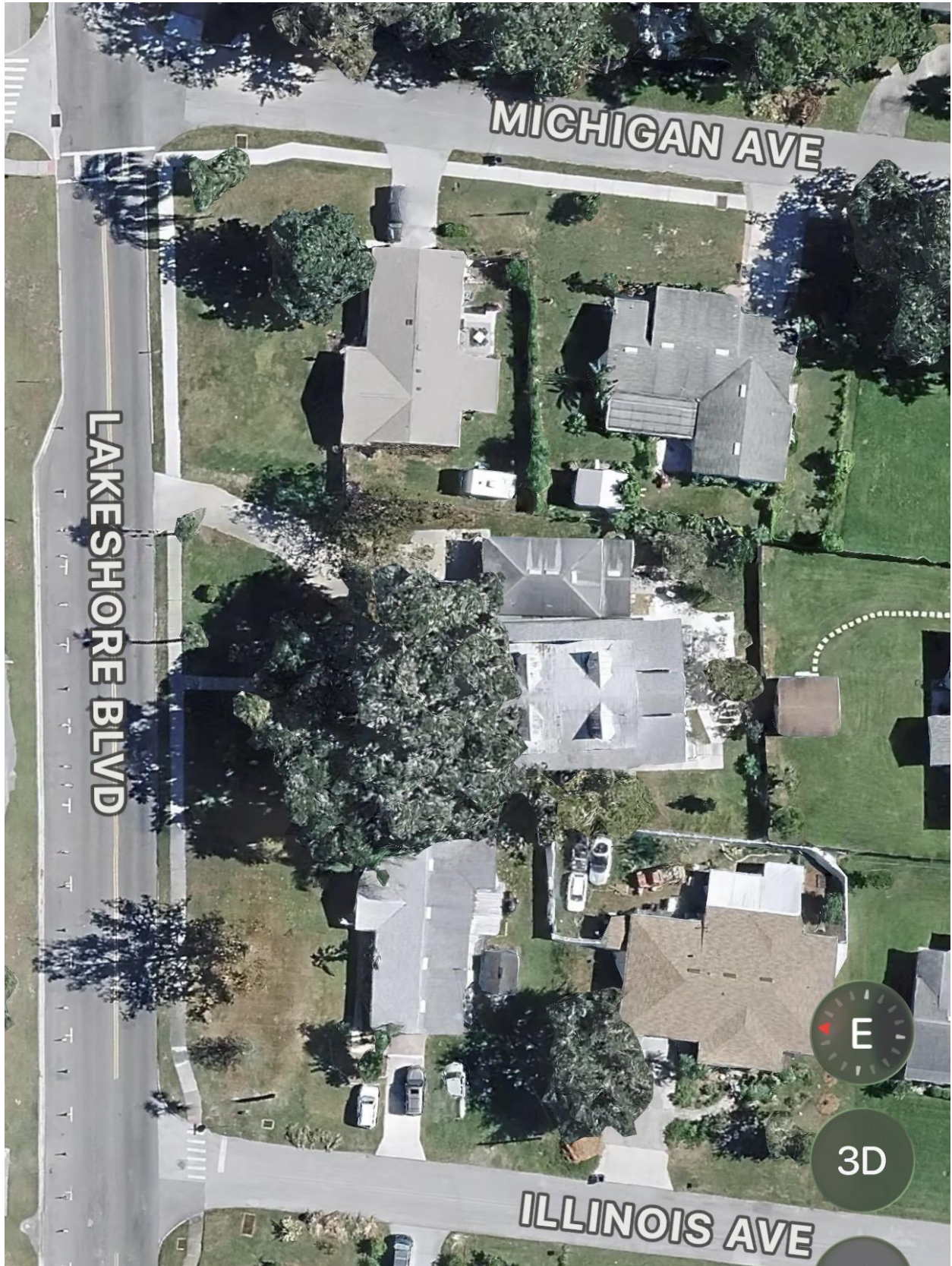
Proposed Text:

Amend 3.8.1 – I

3.8.1 – I.5 Mobile Food Dispensing Vehicles (Food Trucks) as a conditional use in the open space and recreation zoning district must meet the following requirements.

- a. All Mobile Food Dispensing Vehicles can only be located on Lakeshore Blvd., between Illinois Ave. and Michigan Ave. within a public parking stall.
- b. No more than three (3) mobile food dispensing vehicles can be operating in the district at one time.
- c. A mobile food dispensing vehicle can only operate within the district for a period not to exceed 6 hours in a calendar day.
- d. A mobile food dispensing vehicle can only operate within the district between 11:00 am and 10:00 pm daily.
- e. A mobile food dispensing vehicle must place a trash receptacle alongside the vehicle and collect trash from customers while in operation.

Location:



CONCLUSION/RECOMMENDATION

The EDAC voted: [Vote count] to recommend this change to food truck zoning.

Memorandum



To: St. Cloud City Council
From: Economic Development Advisory Committee
CC: Veronica Miller, Jabarie Walker
Date: June 2, 2026
Re: Food Truck Zoning Change – Lakeshore & Mississippi

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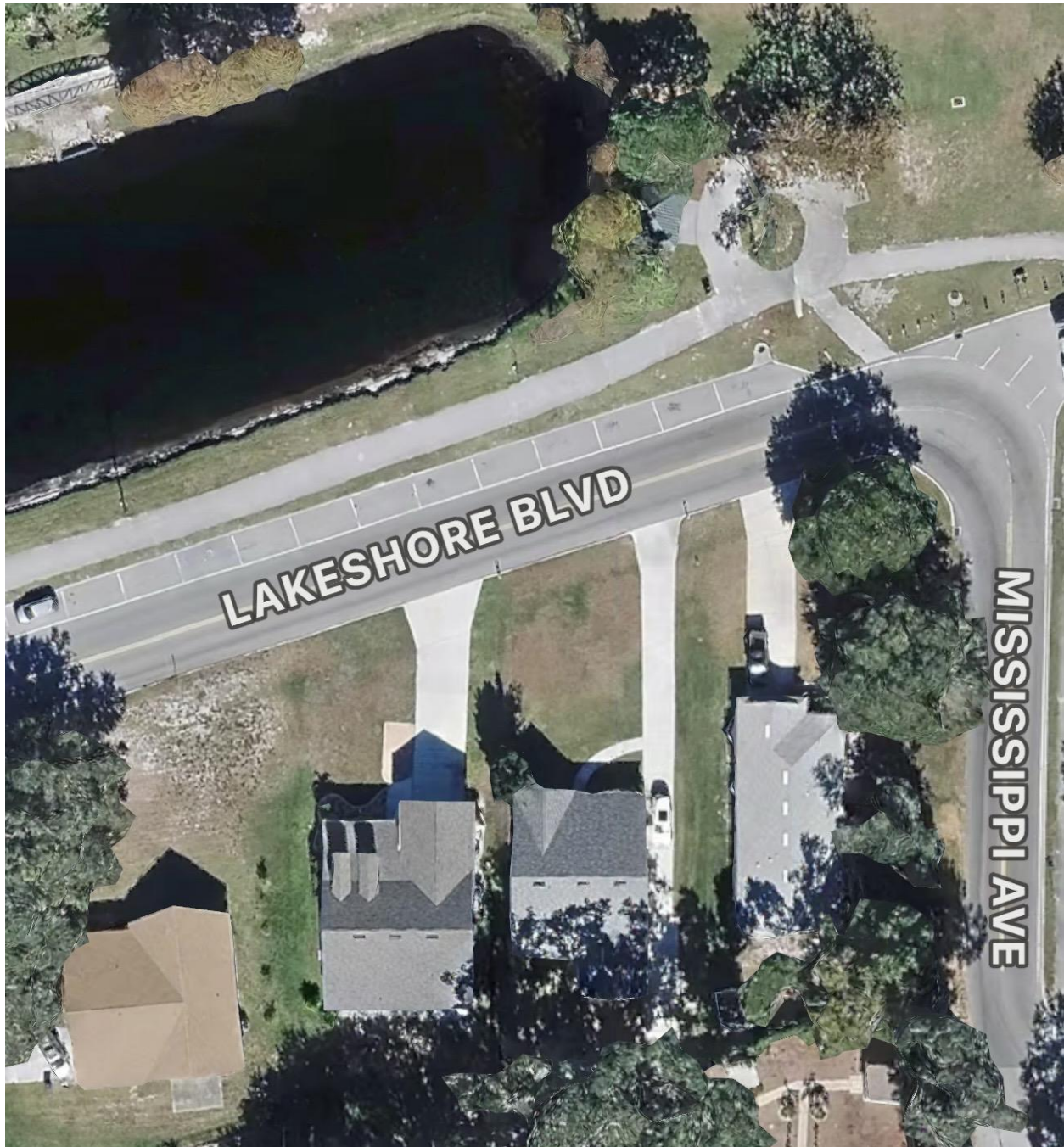
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Location:



CONCLUSION/RECOMMENDATION

The EDAC voted: [Vote count] to recommend this change to food truck zoning.

Memorandum



ROBERT'S RULES OF ORDER FOR THE CITY OF ST. CLOUD'S ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

I. Purposes of Parliamentary Procedure (Robert's Rules)

- A. Ensure majority rule
- B. Protect the rights of the minority, the absentees and individual members
- C. Provide order, fairness and decorum
- D. Facilitate the transaction of business and expedite meetings

II. Basic Principles of Parliamentary Procedure

- A. All members have equal rights, privileges and obligations.
- B. A quorum must be present for the group to act
- C. Full and free discussion of every motion is a basic right.
- D. Only one question at a time may be considered, and only one person may have the floor at any one time.
- E. Members have a right to know what the immediately pending question is and to have it restated before a vote is taken.
- F. No person can speak until recognized by the chair.
- G. Personal remarks are always out of order.
- H. A majority decides a question except when basic rights of members are involved.
- I. A two-thirds vote is required for any motion that deprives a member of rights in any way (e.g.. cutting off debate).
- J. Silence gives consent. Those who do not vote allow the decision to be made by those who do vote.
- K. The chair should always remain impartial.

III. General Procedure for Handling a Motion

- A. A member normally must obtain the floor by being recognized by the chair (raising hand to let the chair know that they want to speak)
- B. Member makes a motion.
- C. A motion must normally be seconded by another member before it can be considered.
- D. Before the motion is restated by the chair, any member can rise, without waiting to be recognized, and suggest a modification of the wording to clarify the motion. The maker of the motion can choose to accept or reject the modified wording (does not require a second).

- E. If the motion is in order, the chair will restate the motion and open debate (if the motion is debatable).
- F. The maker of a motion has the right to speak first in debate.
- G. Debate is closed when:
 - o Discussion has ended. Or
 - o A two-thirds vote closes debate ("Previous Question")
- H. The chair restates the motion, and if necessary, clarifies the consequences of affirmative and negative votes
 - o The chair calls for a vote.
 - o The chair announces the result.
- I. Any member may challenge the chair's count by demanding a "Division of the Assembly"

IV. General Rules of Debate

- A. No members may speak until recognized by the chair.
- B. All discussion must be relevant to the immediately pending question.
- C. No member may speak a second time until every member who wishes to speak has had the opportunity to do so.
- D. No member can speak for more than ten minutes.
- E. Debate must address issues not personalities – no one is permitted to make personal attacks or question the motives of other speakers.

V. Motions in Ascending Order of Precedence

Only one main motion may be on the floor at a time, but more than one secondary motion may be on the floor. When any of the motions on the following list is the immediately pending motion (i.e., the last motion made), any motion listed below it on the list can be made at that time and any motion above it on the list cannot be made at that time. Pending motions must be disposed of in descending order of precedence.

- A. Main Motion - introduces business to the assembly for its consideration. A main motion can only be made when no other motion is pending. A main motion yields to privileged, subsidiary and incidental motions.
- B. Amend - changes the wording of the main motion before it is voted upon. An amendment must be germane to the main motion. Its acceptance does not adopt the motion thereby amended; that motion remains pending in its modified form. Rejection of an amendment leaves the pending motion worded as it was before the amendment was offered. An Amendment can: delete words, phrases, sentences or paragraphs; strike out words, phrases or sentences and insert new ones; add words, phases, sentences or paragraphs: substitute entire paragraphs) or the entire text of the motion and insert another.

When an entire motion is substituted for another, the chair must first call for a vote on the Motion to Substitute to determine the advisability of substituting a new motion. If the Motion to Substitute passes, the chair then throws the Substitute Motion open to debate. The Substitute Motion in turn must be voted upon, and is subject to amendment.

- C. Recess – used to request an intermission which does not close the meeting.
- D. Adjourn – used to close the meeting immediately. Not debatable.
- E. Point of Order – used when a member believes that the rules of the committee are being violated, thereby calling on the chair for a ruling and enforcement of the rules. A member can interrupt a speaker to raise a point of order.

VI. **Voting**

- A. Majority vote – defined as more than half of the votes cast by those present and voting (i.e. excluding abstentions)
- B. Two-thirds vote – defined as at least two-thirds of those present and voting
- C. Methods of voting – show of hands or rising vote
- D. Proxy voting – is prohibited
- E. Abstention – defined as withdrawing from voting due to a conflict.

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
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 St. Cloud, FL 34769
 P: 407-957-7279
 Please note new email: cameron.crandell@stcloudfl.gov
www.StCloudFL.gov