

**CITY OF DELTONA, FLORIDA
COMMERCE PARK RESEARCH PROJECT SUB-COMMITTEE MEETING
FRIDAY, APRIL 10, 2015**

A Regular Meeting of the Commerce Park & Performing Arts/Historical Facility Sub-Committee was held on Friday, April 10, 2015 in the City of Deltona's Community Center at 980 Lakeshore Dr., Deltona, Florida.

1. CALL TO ORDER:

Chairperson Boggs called the meeting to order at 3:30 p.m.

2. ROLL CALL & DETERMINATION OF QUORUM:

Chairperson	Tanya Boggs	Present
Vice Chairperson	Christine Peacock	Present (Arrived at 3:50)
Sub-Committee Member	Eric Alexander	Present
Sub-Committee Member	Jean Armstrong	Present
Sub-Committee Member	Roy Braddy	Excused
Sub-Committee Member	Joe Cerrato	Present
Staff Liaison	Jerry Mayes	Present

3. PLEDGE OF ALLEGIENCE: Pledge was recited.

4. REVIEW AND APPROVAL OF MINUTES:

A. Adoption of Minutes – March 13, 2015.

Chairperson Boggs asked the members if they had a chance to review the minutes from March 13, 2015 and if there were any questions or recommendations for revisions.

Motion was made by Member Cerrato, seconded by Member Armstrong to approve the March 13, 2015 minutes as written.

Motion carried with members present voting unanimous.

5. WELCOME OF PUBLIC SECTOR PARTICIPANTS, GUESTS AND PUBLIC ATTENDEES:

Chairperson Boggs thanked the guest, George Voll, for attending.

6. CITY LIAISON REPORT:

A. Written report submitted. Open for questions and discussion.

Chairperson Boggs asked Mr. Mayes to present the City Liaison report.

Mr. Mayes reviewed some of the items in the Office of Economic Development (OED) report. He stated the Walmart Neighborhood Market, Sterling Retail Center, and the Deltona Medical Facility for Florida Hospital are all under construction and should be open for occupancy later in the year. Boston Coffee House has signed a lease in the Sterling Retail Center and Ribbon Cuttings will occur for individual businesses instead of the Center itself. Racetrac met with Planning and Development Services last week in regards to the Finland Ave. and Saxon Blvd. property and they are looking at another location at Dirksen Dr. and Deltona Blvd. This will put

a Racetrac at all three of Deltona's entrance/exits. Mr. Mayes stated Duke Energy is finalizing their Substation in the Activity Center and there will be a Ribbon Cutting. The City is looking toward the Deltona Business Alliance (DBA) for Ribbon Cuttings but the City will handle groundbreaking for major projects. The Ribbon Cutting for the Waste Treatment Facility will be the third quarter of 2015. This is a \$20 million facility and an overall \$45 million infrastructure, not counting the SR 415 or Howland Blvd. expansion. He stated the Commission has approved \$118,000 for Quentin L. Hampton to do the preparation, engineering and planning for building out commercial sewer at Saxon Blvd. and I-4 up to Normandy Blvd. and FDOT is planning six lanes up to Normandy Blvd.

Member Alexander stated he is amazed at the residential houses that have been cut down to postage stamp size from the last expansion and he asked if the structure will be leveled out from Finland to Normandy Blvd. Mr. Mayes replied he has not heard of leveling the road but the first row of houses on the south side of Saxon Blvd. will be removed. Member Alexander asked if this was eminent domain. Mr. Mayes replied, yes, and stated Phase 1 of the commercial sewer will be on the north side. He discussed problems with the existing septic system for restaurants and medical.

Mr. Mayes stated Halifax Health is moving forward and looking at buying 31 acres within the 165 acre parcel owned by Bobby Luthra and Sadique Jaffer. He stated the County has agreed to vacate the road section at the end of Graves Ave.

Vice-Chairperson Peacock arrived at 3:50 and marked present.

Mr. Mayes stated Deltona Commerce Park Project has been taken over by staff. Chris Bowley will give a presentation on the CRA at the Workshop Monday, April 13 at 5:30 in the second floor conference room and will ask for approval of the staff selected consultant.

Mr. Mayes discussed the trail projects. He stated the Commission approved funds for the City's portion of the Lakeshore Trail Loop project starting in 2016. He discussed possibilities with the old and new Community Center locations. The FPL Right of Way Trail was deemed non-feasible due to lack of access. The Providence Blvd. Trail from Howland Blvd. to Doyle Rd. feasibility study has been approved for 2016. In time, the parks would be connected to this main trail.

Mr. Mayes stated there are six subdivisions for a total of 624 lots in the works.

Member Armstrong asked if Vineland Reserve is on Doyle Rd. Member Alexander replied it is 102 acres that would have been developed with 275 homes. Because of issues with the City and a mandated access road and fire code, the seller pulled it off the market. Mr. Mayes stated it is a very viable piece of property. Discussion ensued with members on the property.

B. Reminder of April 20, 2015 Regular Commission Meeting regarding DEDAB changes.

Chairperson Boggs stated the next Regular Commission Meeting on April 20th will have DEDAB on the agenda for anyone that wants to attend.

7. OLD BUSINESS:

A. Discussion of changes in DEDAB and DEDAB Sub-committees

1. Solicit elimination of Sub-committee structure (sunset Sub-committees);

Chairperson Boggs stated DEDAB Sub-committees one (1) and two (2), EdMed and CPPA, will be combined.

2. Solicit change in DEDAB assignments (Workforce and Historical Facility);

Chairperson Boggs stated the assignment will change into Workforce and Historical Facility.

Sub-committee member asked if everyone is going to work on that committee. Chairperson Boggs replied everyone is invited to attend as guests now, but item #4 will look at a By-law change so there will be alternate members. Chairperson Boggs asked if that is DEDAB or the Sub-committee.

Mr. Mayes replied it is DEDAB and then explained DEDAB will have two (2) types of meetings and no Sub-committees at this point. There will be a DEDAB quarterly meeting with members-elect and the regular Work Meetings on Fridays at 3:30 once a month for assignments.

Member Armstrong asked if it will be the same members for each.

3. Change in DEDAB officers (sunset Sub-committee officers);

4. Review DEDAB By-law changes (formation of Alternate Member position);

Mr. Mayes discussed the new organization of DEDAB members, Sub-committee members and the addition of alternates and their role. Chairperson Boggs stated the benefit is more minds on each topic and with the structure of members and alternates the formation of a quorum will be easier.

Vice Chairperson Peacock asked how someone can become a DEDAB member. Mr. Mayes replied there are two (2) ways to become a DEDAB member under the By-laws. This comes down to item #5 and you have to be appointed by an elected official. Mr. Mayes discussed the process of resignations and re-appointment.

5. Discuss election of DEDAB officers in June, 2015 after May 18, 2015 Commission appointments (all DEDAB memberships expire May 31, 2015).

Chairperson Boggs stated all DEDAB memberships expire on May 31st and all appointments are up for re-appointment by the Commissioners. She stated there is room for seven (7) DEDAB members. Mr. Mayes discussed the re-appointment process and stated "DEDAB is respected in the City."

Discussion ensued with members on alternate members and quorum.

Chairperson Boggs asked if there were any questions on the change in the DEDAB assignment.

Member Alexander asked what date the Commission will re-appoint members. Discussion ensued with Mr. Mayes and Chairperson Boggs. Chairperson Boggs stated her notes say, the City Commission will not select members until their May 18th Commission meeting. Mr. Mayes stated in June the DEDAB officers can be elected and asked the members to notify him if they wish to be considered for Chairperson or Vice Chairperson.

Member Cerrato asked if the members need to do anything to move forward with this. Mr. Mayes replied "No."

8. NEW BUSINESS:

A. Tour of the City of Deltona Community Center, provided by City Parks & Rec. Dept.

Mr. Mayes introduced Karl Grebosz, Recreation Program Supervisor.

Mr. Grebosz discussed the three (3) buildings: the Craft Building, the Schoolhouse and the Main Hall. He discussed the Council on Aging (COA) use of the buildings, rentals of the buildings and the property.

Member Cerrato asked how structurally sound the buildings are and will there be a couple more years of usage from them. Mr. Grebosz discussed the age of the buildings from 1966 or 1967 and additions that have been completed.

Mr. Mayes discussed the City Commission's decision to take over the Performing Arts/Meeting Room and stated they will decide on a location. He discussed options for the current Community Center with the new trail loop and suggested a possible boat rental, bike rental or restaurant/café. He asked what could be in this area that would generate Workforce and stated the first historical facility could be the Schoolhouse.

Member Alexander asked if the Mackle brothers built this facility.

Mr. Grebosz replied it was the start of the City. The Mackle brothers built the main building and put up the hotel. They turned it over to the Deltona Civic Association and the City acquired it in 1998.

Member Alexander asked if there is City sewer. Mr. Grebosz replied the Main building is.

Vice Chairperson Peacock asked if a Community Center would replace this building to take advantage of the view.

Discussion ensued with Mr. Mayes and members regarding parcels the Commission is considering in a viable area where commercial development can come in.

Mr. Grebosz led the Sub-committee members on a tour of the facility.

Chairperson Boggs and the members thanked Mr. Grebosz following the tour.

B. Determine/confirm topic and location for the May meeting.

Chairperson Boggs stated every other meeting would be a business meeting at City Hall.

Member Cerrato suggested a field trip to Thornby Park and discussed historical facility options.

Motion was made by Member Cerrato, seconded by Member Armstrong to meet at City Hall next meeting and Thornby Park for the June meeting.

Motion carried with members present voting unanimously.

Mr. Mayes asked the members if they would like a guide. Members discussed the tour and property. Mr. Mayes recommended meeting in the parking lot.

Member Cerrato asked if a map is available and Mr. Mayes replied there will be one provided to the members.

9. PUBLIC AND PUBLIC SECTOR PARTICIPANT'S CONTRIBUTIONS:

(Four minute limit)

None.

10. MEMBER COMMENTS:

Member Cerrato stated he liked the direction they are moving and consolidating will be a positive thing.

Member Armstrong stated "ditto".

Member Alexander stated it was nice seeing the property.

Vice Chairperson Peacock agreed.

11. NOTICE OF THE NEXT MEETING DATE AND TIME:

Next meeting will be Friday, May 8th, 2015 at 3:30 p.m. at City Hall.

12. ADJOURNMENT:

Motion was made by Member Armstrong, seconded by Member Cerrato to adjourn the meeting.

Motion carried with members present voting unanimously.

Meeting adjourned at 4:47 p.m.

ATTEST:

Tanya Boggs, Chairperson

Sandi Jackson, Administrative Assistant II