

**CITY OF DELTONA, FLORIDA
COMMERCE PARK RESEARCH PROJECT SUB-COMMITTEE MEETING
FRIDAY, MARCH 13, 2015**

A Regular Meeting of the Commerce Park & Performing Arts/Historical Facility Sub-Committee was held on Friday, March 13, 2015 in the City of Deltona's 2nd Floor Conference Room at 2345 Providence Blvd., 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	Absent
Sub-Committee Member	Eric Alexander	Present
Sub-Committee Member	Jean Armstrong	Excused
Sub-Committee Member	Roy Braddy	Present
Sub-Committee Member	Joe Cerrato	Present
Staff Liaison	Jerry Mayes	Present

3. PLEDGE OF ALLEGIANCE: Pledge was recited.

4. REVIEW AND APPROVAL OF MINUTES:

A. Adoption of Minutes – February 13, 2015.

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

Member Cerrato stated he had verbally told Mr. Mayes he would not be at the February meeting but he did not send an email. He asked if that still counts as an Absence or an Excused.

Mr. Mayes, replied “noted, we did talk” and he will ask that Sandi Jackson change Joe Cerrato’s absence on the February 13th meeting, to an excused.

Motion was made by Member Alexander, seconded by Member Braddy to approve the February 13, 2015 minutes with the noted change.

Motion carried with members present voting unanimous.

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

None.

6. CITY LIAISON REPORT:

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

Mr. Mayes reviewed Item #8 and stated the Commission agreed during a workshop to spend \$118,000 to get the engineering and planning completed to make commercial sewer at Saxon Blvd. and I-4 shovel ready. FDOT will be widening Saxon Blvd. to six lanes because traffic

backs up onto I-4. This item will be on a consent agenda at the March 16th Commission Meeting.

Member Alexander asked is the area from I-4 to Normandy Blvd. Mr. Mayes replied it will be widened to six lanes from I-4 to slightly past Normandy Blvd. and then return to four lanes. There will be a merge lane if heading north on Normandy Blvd. and turning right onto Saxon Blvd.

Member Alexander asked if anything will be done with the ramp on I-4. Mr. Mayes replied at this point that would be part of I-4 Ultimate. They are simply trying to build stacking onto Saxon Blvd. to get another 50 to 70 cars off the edge of I-4 onto Saxon Blvd.

Chairperson Boggs asked if the CRA item on #12 is the Deltona Blvd. area. Mr. Mayes replied the CRA will encompass Deltona Blvd. from Dirksen Dr. north to Normandy Blvd., north on Normandy Blvd. to Saxon Blvd. encompassing the Saxon interchange at I-4. The main things being looked at are infrastructure improvements, upgrading sewer and water lines, making two lane roads into four lane roads so there is an internal connector between the two intersections, straightening out the curve on Normandy Blvd. and redoing the intersection of Normandy and Deltona Blvd. Normandy Blvd. as it heads south will become four lanes into Deltona Blvd. and Normandy Blvd. south and east from there will remain two lanes to Providence Blvd. The purpose is to channel more traffic onto Deltona Blvd. especially with the upcoming I-4 Ultimate. Long term, which is not part of the CRA, North Normandy will be four lanes north of Vicksburg St. up to Graves Ave. The I-4 Ultimate does have plans for Rhode Island to be extended from Veteran's Parkway to Normandy Blvd. Chairperson Boggs asked if that is related to the Parallel Connector and Mr. Mayes replied yes it is.

Chairperson Boggs asked if there are any updates on the sale of the property in Commerce Park. Mr. Mayes replied the only update on the Ian Fair Property is they are not ready to make a decision.

Member Alexander asked if the owner is interested in any development, like a flex space project, or do they just want to sell. Mr. Mayes replied the term is land banker, buying at one price and selling for a profit. The company that Ian Fair represents has developed several projects in the Sarasota and Jupiter areas. These are upscale residential developments, 55 and older, with trails and green areas. High density housing has been discussed, such as; condos, apartments or an assisted living facility. Mr. Mayes stated any type of high density helps develop marketplaces.

Member Cerrato asked "so they are looking at developing." Mr. Mayes replied yes. Member Braddy asked should the Sub-committee start entertaining other areas for the Commerce Park if the owners are talking about developing. Mr. Mayes replied the Chairperson will address this in a few minutes because it is part of the agenda today.

Member Alexander asked which corner of Finland Dr. is RaceTrac on. Mr. Mayes stated it will be the Northeast quadrant which abuts the Florida Power and Light power line easement. It is a fairly large lot and it has been rumored there will be a second business there. He stated this is why commercial sewer is needed.

7. OLD BUSINESS:

A. Discussion of February's Meeting at the Enterprise Heritage Center.

Chairperson Boggs asked if there are any questions or thoughts on the Historical Center.

Mr. Mayes stated he was impressed with the work they have done.

Member Alexander stated they had a good base to start with. The County gave them the building and somebody took that and ran with it by raising money to move the house, reconstruct and renovate it. This would be something wonderful for our City. He stated it took a lot of dedication and they have done a very nice job, but they had a catalyst.

Chairperson Boggs stated that is part of the challenge and asked who in the City could spearhead a project like this. This is more of a private endeavor and the two forts the Sub-committee has looked at are more City or County endeavors. She asked is that where the City wants to go?

Mr. Mayes replied it would depend on the location. If it is totally within the City, then it would be a City Park. If it is City and County, it could be a combination and the State may even be interested in a State Park. The Sub-committee has not determined what it is going to be and where it is going to be. He stated the Sub-committee should recommend forming a 501 C3 which could be a catalyst for grants and funds.

Chairperson Boggs asked how community interest would be gauged for something of this nature.

Mr. Mayes replied first decide what it is going to be and where it is going to be. He discussed different areas and scenarios.

Member Alexander stated it takes someone with a passion and he discussed the elements of the Enterprise Historical Center.

8. NEW BUSINESS:

A. Chairman's update on February 10, 2015 DEDAB Special Meeting

Chairperson Boggs discussed the attached report from the DEDAB Meeting. She stated basically it would combine the two Sub-committees into one and focus on Workforce Development and the Historical Facility. Sub-committee one (EdMed) has completed their tasks and Sub-committee two (Commerce Park & Performing Arts/Historical Facility) will not be focusing on the Performing Arts Center because the City Commission has another focus that will encompass that. She stated Workforce Development encompasses many things from a Commerce perspective that could be focused on by the Sub-committee.

Mr. Mayes stated the EdMed Sub-committee met and approved the concept of merging the two Sub-committees. EdMed only meets bi-monthly but has had issues with attendance and meeting quorum. He stated there will be assignments for the new Sub-committee and by the City Clerk's recommendation it would be named the DEDAB Sub-committee.

Member Cerrato asked if it would be beneficial to place one of the Sub-committees in hiatus if

another Sub-committee is needed down the line.

Mr. Mayes explained the steps for creating another Sub-committee if needed for a new assignment by the Commission. He stated Sub-committee one (EdMed) is not viable and will fold whether or not it is joined into this one.

Member Braddy stated so this is a foregone conclusion and the other members will join us. He asked if they need to vote on this. Mr. Mayes replied yes.

Member Alexander stated “the more the merrier.” Discussion ensued on the pros and cons of joining and the details of meeting times, chairperson and any changes. Mr. Mayes discussed the process of combining the Sub-committees.

Motion was made by Member Braddy, seconded by Member Alexander to combine the two Sub-committees.

Motion carried with members present voting unanimous.

B. City Liaison to advise on Commission decision on “City Community Center”

Mr. Mayes discussed the City Commission’s request for information on a new Community Center. They will look at plans from the new Community Center in Deland, Gateway Park in DeBary and one in Lake Mary. He stated the size, meeting rooms with removable walls, and a stage will be considered and could become a performing arts center. It could have a billiard or card room for Seniors and a Basketball Court outside for kids. This will be a Community Center, not just a Senior Center and he discussed two possible sites. He stated the City would have to acquire 40 to 50 acres allowing expansion in the future, or the building could be placed on 17 acres of property the City owns behind Fire Station 65 at Martin Luther King and Howland Blvd. One-third of this property is storm water retention but a large Community Center and an Assisted Living Facility is being considered.

The Community Center, the Craft Building and the Little Red Schoolhouse at Lakeshore Dr. were discussed between the members. Mr. Mayes stated the Little Red Schoolhouse was built by the Mackle brothers back in the 60’s as a training facility for their sales force. He stated this may be the first Historical building to be moved to a Historical facility site.

Member Braddy asked why the building would be moved to a different site. Member Alexander agreed since the lake and Enterprise are in this backyard.

Mr. Mayes replied land and parking is very limited. Member Braddy suggested the possibility of working with the County Park, Green Springs.

Discussion ensued among the members regarding moving the facility and options for the land, Thornby Park and the trail. Mr. Mayes suggested a field trip to the Community Center at Lakeshore with Steve Moore, Director of Parks. Member Braddy suggested inviting Chris Bowley. Mr. Mayes suggested inviting him to the next business meeting at Deltona.

Chairperson Boggs suggested a three city tour with a shuttle bus. She stated there could be a whole day worth of tours between DeBary Hall, Enterprise Heritage Center, the Red Schoolhouse, the Shell Midden, the Springs, Gemini Springs, the Veteran’s Park and the Audubon Trails without building infrastructure.

Mr. Mayes stated right now the County and Enterprise are willing to cooperate and would love the City to bring something historical like Fort Kingsbury or the Shell Midden because it will bring tourists.

Discussion ensued with members regarding a historical, ecological, or research facility.

C. Determine location/trip for April meeting.

Chairperson Boggs asked who are the right people to visit and spark some ideas to make a recommendation?

Member Cerrato suggested the next trip should be to Lakeshore with the gentleman from Parks and Recreation. He stated that is the area to work with for a historical area.

Discussion ensued with members on the Community Center and ideas about a Historical Facility, possibly with pictures of different areas to visit. Mr. Mayes stated that is sustainability for the City if the tourist stays in the area.

Discussion ensued regarding ecological signs and Mr. Mayes went on to discuss additional trail heads and the new loop trail which will start construction in July, connecting Thornby with Green Springs and connect with the River to Sea Trail.

Discussion ensued regarding restroom vandalism and maintenance in the parks.

Member Alexander stated the Lakeshore location is a beautiful spot and should be explored. Mr. Mayes stated if this is the area to look at, make that decision. It will be hard to find another historical area.

Member Cerrato suggested the next meeting should be at Lakeshore to look at the area. Mr. Mayes asked if Steve Moore should be invited as guest speaker. Member Cerrato replied "please do."

Chairperson Boggs stated Chris Bowley, Director of Planning and Development Services, could be brought in for the following meeting.

Discussion ensued regarding a more general meeting if the two Sub-committees are combined and an invitation be extended to that group for the Lakeshore trip. Mr. Mayes explained combining the Sub-committees and the next field trip and suggested the third meeting be a tour of Thornby Park.

9. PUBLIC AND PUBLIC SECTOR PARTICIPANT'S CONTRIBUTIONS:

(Four minute limit)

None.

10. MEMBER COMMENTS:

Member Alexander stated the next meeting, April 10th, will be at Lakeshore Drive.

Mr. Mayes replied the other former Ed/Med Sub-committee will be invited and the combination of the two Sub-committees should have gone through by that time.

Member Alexander stated "I think this is one of our most productive meetings."

Member Cerrato stated he had nothing further.

Member Braddy stated “no comment.”

11. NOTICE OF THE NEXT MEETING DATE AND TIME:

Next meeting will be Friday, April 10th, 2015 at 3:30 p.m., Lakeshore location to be confirmed.

12. ADJOURNMENT:

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

Motion carried with members present voting unanimously.

Meeting adjourned at 4:33 p.m.

Tanya Boggs, Chairperson

ATTEST:

Sandi Jackson, Administrative Assistant II