



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Economic Development Advisory Board

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Friday, May 13, 2016

3:30 PM

2nd Floor Conference Room

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#### 1. CALL TO ORDER:

The meeting was called to order at 3:32 pm Chairperson Tanya Boggs presiding. City Liaison Jerry Mayes.

#### 2. ROLL CALL: (Roll Call, Determination of Quorum & Pledge of Allegiance)

**Present:** 6 - Chair Tanya Boggs  
Vice Chair Eric Alexander  
Member Rick Demeter  
Member Phyllis Stauffenberg  
Member George Voll  
Member Jerry Yaris

**Excused:** 1 - Member Jean Armstrong

Alternate members Peacock, Ramos, Valderrama and Woodley were also present.

#### 3. APPROVAL OF MINUTES & AGENDA:

##### A. Adoption of Minutes – April 8, 2016

**Motion by Member Ramos and Seconded by Member Voll to approve the March 11, 2016 minutes as written. Vice Chair Eric Alexander arrived at 3:34 pm and counted present.**

#### 4. PRESENTATIONS/AWARDS/REPORTS:

Mr. Mayes reviewed the OED report with the members.

- June ceremonial groundbreaking in June
- Expansion and Retention of businesses within the City

Mr. Mayes asked the members if they know of a business that plans to expand to get in touch with him.

Member Woodley stated Deltona Plaza is gaining and losing one restaurant. Monster Pizza is moving to Deltona Plaza and expanding and another is closing up due to family.

## 5. PUBLIC FORUM:

Chairperson Boggs stated there are two members of the public here today.

## 6. OLD BUSINESS:

### A. Commission Report and Recommendation, "Accelerator, Flex versus Virtual"

Chairperson Boggs asked the members to review the report on the proposed accelerator from the last meeting. She stated we need more feedback to make a good recommendation to the City Commission and asked the members to send that feedback within the next seven to ten days.

Mr. Mayes reminded members of the Sunshine Law.

Member Stauffenberg asked if the City would build the incubator buildings.

Mr. Mayes reviewed DEDAB's recommendation:

- Self-storage units, flex-themed facilities
- Tier two businesses
- Incubator vs. accelerator

Member Peacock asked if the minutes and reports are placed as searchable PDF's and suggested that.

Mr. Mayes replied no and suggested she address the City Clerk's office.

Member Voll stated that could create other type of issues.

Vice Chair Alexander stated DEDAB had tabled the incubator and decided to look at top tier two accelerators.

Chairperson Boggs replied, yes, the direction is the accelerator and the recommendation from the last meeting was to combine the two draft concepts into one.

Member Voll asked if there has been any discussion on what type of support the City and other organizations are able to provide a tier two business.

Mr. Mayes replied, yes. He discussed the example of the Cocky Rooster, the Small Business Center and business plan mapping.

Member Voll discussed a meeting on the 24th or 25th and beneficial resources for tier two businesses.

Chairperson Boggs asked the members for a commitment to provide feedback to Mr.

Mayes in 7 to 10 days. This will give her 20 days to put something together to send back out or have at the next meeting.

## 7. NEW BUSINESS:

### A. **Guest Speaker: Mr. Chris Bowley, Director, Deltona Planning & Development Services Department, presenting on the new “Center at Deltona” (community center) and the Quality of Life aspects of the facility.**

Chairperson Boggs stated DEDAB’s focus will be on the three facets of economic development such as; available sites, workforce, and quality of life and she introduced the guest speaker, Chris Bowley, Director of Planning and Development Services.

Mr. Bowley’s discussed the quality of life aspect and the new Center at Deltona:

- The community center from 1963 the Mackle brothers built about 2,500 square feet and designed to accommodate 1,800 people - Deltona has outgrown this facility with population projection of over 100,000
- Feasibility studies for trails, ecotourism and sports tourism discussions, expanded park and school facilities and expanded utilities
- Eastern wastewater treatment plant
- Thornby Park, Lakeshore Loop Trail which will link the Spring to Spring Trail to Green Springs, expansion of the St. Johns Trail
- Discussion of a downtown and a need as a place to gather and a focal point of the City
- Land acquisition and land development - Howland Crossings where Fire Station 65 is located
- The renaming of “The Center at Deltona”, details of the building, architect CT Hsu out of Orlando which is their 30th building like this and Phase 1 of the development
- The design and parking areas of the building, spaces that can be leased out
- Partnering with the Council on Aging to use as the new Senior Center and the decision to not include a gymnasium
- Indoor and outdoor facility areas, expanded assembly area
- Anticipated operating cost of 400 to 450 thousand dollars annually
- Comparison to other facilities in the area such as the Ocean Center
- Assembly area of 4600 square feet increased to 7500 square feet which accommodates 500 seats at tables or 700 in rows for graduation
- Footprint of the building and the buffer for the residential areas and landscaping of the area
- Parking for the caterers and meals on wheels
- Gopher tortoise mitigation, environmental permits and final site plan
- Stage and breakdown area
- Design of the interior space, leasable space, kitchen areas and administrative offices

- \$380,000 of the Jablonski funds through the Council on Aging - game room for the seniors will be dedicated as the Jablonski Room
- Canopy, water feature, location of the building in the valley and focal point of the building from Howland Blvd.
- Lift station and infrastructure, dry pond, site design and buffering and screening of the location, parking facilities and landscaping
- Schedule: finishing the final site plan in June 2016, finish the construction plans middle to late June (site was already platted), July 15th through October 15th for permitting, August 15th put this out for site contractor and establish design team, select contractor in September, late October with notice to proceed with a contractor, a completion date of November 2017 and ribbon cutting in early December 2017
- Water and sewer capacity in the County area
- Budget: bonded for 8 million which was part of a larger bond for transportation improvements throughout the City. The budget total anticipated is 8.9 million and right now it is coming under

Mr. Bowley stated this is a huge investment for a community. It will have huge return on the investment because there are few facilities like this in the area and it will help put Deltona on the map.

Member Woodley asked if there will be community rooms for local community people and their organizations to use at no charge.

Mr. Bowley replied there will be a study for a fee schedule for all City facilities City-wide. In most communities they do charge something. There will be a cost breakdown and he discussed the Event Manager position.

Member Yaris asked if it will be a hurricane shelter.

Mr. Bowley replied it is not being designed as a hurricane shelter.

Discussion continued with the members on access to the facility and turn lanes.

Member Demeter asked about the single entry and exit and discussion continued with future City Center development, Howland Blvd. development and Carter property development and connectivity with frontage on Howland.

Member Alexander asked about the front end of the section with the Council on Aging and conflicting with events.

Mr. Bowley discussed the design, funding, and set hours, and the Community Development Block Grant (CDBG) grant through HUD. He stated up to \$200,000 will be allocated to this building for three years and the specifics for allocating the funds.

Discussion continued with members on the atrium and height of the building, moving of

the office of Council on Aging, open area for business and entertainment function.

Chairperson Boggs thanked Mr. Bowley for coming.

#### **8. STAFF COMMENTS:**

Chairperson Boggs stated the meeting in June will be held at the BCU campus.

#### **9. BOARD/COMMITTEE MEMBERS COMMENTS:**

Wendell Bradford, candidate for sheriff, and Anita Bradford, candidate for City Commission, District 2 introduced themselves.

Jim Beck with Total Realty introduced himself and stated he sold his first property in Deltona and now has a big interest in Deltona, commercial and residential, and "I like what I see so far."

Member Voll thanked Chris Bowley for a great presentation. It is exciting news for the City and we are moving in a positive direction. It is important that we all stay focused and stay positive.

Member Ramos announced on Monday at Bethune Cookman main campus, Daytona Beach, there will be a speaker on economic development speaker from the U.S. Secretary of Congress.

Member Demeter echoed Member Voll's comments on Chris and stated it was a great presentation and he can't wait for it to open.

Member Stauffenberg asked if there is a decision on what will be done with the old community center.

Chris Bowley that is on the strategic plan list, so when this is open there will be a lot of discussion. Mr. Mayes is looking at it as a trail head and different uses.

Member Yaris stated he and his wife deliver meals on wheels and there are 19 people that need handicapped parking and there are only seven.

Mr. Mayes asked Member Yaris to send an email and he will forward it to Steve Moore in Parks & Recreation.

Member Woodley stated he noticed on the diagram there are only eight handicapped spots.

Chris Bowley replied it is worth a study of the land development code to change the ratio.

Anita Bradford stated she was walking through Deltona Woods Arbor Ridge subdivision

and one of the biggest complaints they have is the traffic pulling out from Loblolly on to Howland. With Halifax and now the Center it is going to get worse and she asked if anything has been done.

Member Demeter replied the one traffic light is by the High School and this is a County maintained road.

**10. ADJOURNMENT:**

**Motion by Member Demeter and seconded by Member Yaris to adjourn the meeting.**

Meeting adjourned at 4:35 pm.

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Tanya Boggs, Chairperson

ATTEST:

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Sandi Jackson, Executive Assistant