

CITY OF DELTONA, FLORIDA
DELTONA ECONOMIC DEVELOPMENT ADVISORY BOARD
Monday, January 10, 2011

A Regular Meeting of the Deltona Economic Development Advisory Board was held on Monday, January 10, 2011, at Deltona City Hall, Second Floor Conference Room, located at 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

2. ROLL CALL

Nick Conte	Chairman	Absent
Richard Provini	Voting Member	Absent
Karl Brown	Voting Member	Present
Robert Desmond	Voting Member	Absent
John Augustin	Voting Member	Present
Dennis Stark	Voting Member	Present
Joseph Cerrato	Voting Member	Present

City Staff:

Chris Bowley, AICP, Director - Planning & Development Services

Scott McGrath, Exiting Staff Liaison

Jerry Mayes, Entering Staff Liaison

3. DETERMINATION OF QUORUM

Chris Bowley determined Quorum was established.

Chris introduced Jerry Mayes, the City's new Economic Development Administrator.

Jerry gave a brief background of himself and board members went around the room and did the same.

4. APPROVAL OF MINUTES

Motion to Approve the Minutes of November 8, 2010, by Joseph Cerrato was Seconded by Karl Brown and approved unanimously.

5. ANNOUNCEMENTS

Dennis Stark announced he was present and would comment. Chris Bowley reminded the board about the upcoming Martin Luther King Jr. celebration and road renaming.

6. OLD BUSINESS

A. Commissioner Update

Karl Brown asked if staff has approached the commission about meeting with them. Chris Bowley responded “we have not” and recapped the member that they have met and still have yet to meet with.

B. Recap of the joint meeting with the planning and zoning board

Chris Bowley stated that he saw the main focus to be “streamlining the process” and those thresholds adhered too. The second focus is the septic situation in the City. Only 3,000 of the 30,000 homes in Deltona are on City sewer. Chris brought up Senate Bill 550 but stated that it is on hold, and discussed alternatives to septic systems.

Joseph Cerrato asked “at what point will Deltona reach full capacity for their septic systems? What kind of time are we looking at?”

Chris Bowley stated “now” right now we have 20-30 year old septic systems that are not on grinder pumps.

Joe Cerrato asked “how can you tie in a sewer system to this whole thing?”

Dennis Stark stated “it could be like the L in Chicago.”

Chris stated the shallow trench system saves a lot of money, the only problem it requires an investment by the property owner for a tap, possible as low as \$2,000.00.

Karl Brown stated that will be a hard sell because the septic system is so much cheaper.

Scott McGrath also stated it is cheaper monthly; water bills will go from \$20 per month to \$80 per month.

Chris Bowley said when 2018 gets here if we haven’t prepared for the storm, all heck is going to break loose. When that reduced CUP goes down to pre-1977 minimum flow levels then people will be forced into a decision and the cost could be astronomical.

Joe Cerrato noted that most of the commercial areas have sewer available that this not an issue from an economic development standpoint.

Karl Brown asked if new buildings are being served by sewer.

Scott McGrath answered that most new buildings are served by sewer and that if a project is located within a quarter mile of a sewer line it must connect.

Karl Brown asked who pays for that.

Scott McGrath and answered “the developer.”

Chris Bowley added that those cost are front loaded.

C. NEW BUSINESS

Chris Bowley introduced the mixed land use map amendment report draft. The City has talked about mixed uses over the years, but until last year did not have the ability to do a mixed use designation. The City now has the right to move forward with that. The designation does not up zone properties but allows for a rezoning when development is ready. Chris Bowley described the areas labeled 1 - 4 and the highlights of each.

John Augustin asked how many lots would have to be purchased before someone could develop there.

Chris Bowley answered an acre, 4-5 houses.

Joe Cerrato stated he would like to see something on Deltona Blvd., on the east side, to allow for a downtown or something like that. I think if you create enough potential future land use on both sides it might open it up for a lot more options.

Chris Bowley asked that we keep it under five areas, from a management perspective.

Joe Cerrato suggested that if staff wanted to limit the areas to five, eliminating the area at Trade Street and add Deltona Blvd.

Chris Bowley asked what about Saxon and I-4. Would a CRA work and would it be viable for that area.

Joe Cerrato suggested that a CRA would be better used for Deltona Blvd. because it is such a long process.

Dennis Stark suggested the cheapest place to go would be the Elkcarn/Howland area.

John Augustin stated he lived in that area (area 1) and he didn't think anyone living on Howland would be too upset with getting rid of their house because traffic has just gotten awful.

Chris Bowley added that we were trying to create symmetry, and that we are achieving the needed balance at the intersection. He added that we could do a rank list for the next meeting.

Karl stated he would prefer to see three.

The board agreed those three should be areas 1 and 2 combined into one, Saxon and I-4 as area 2 and then Deltona Blvd. for Deltona Plaza to Doyle.

Jerry Mayes added if we see that one is not viable that we drop it immediately and not try to keep it on life support.

D. PUBLIC PARTICIPATION/COMMENTS

E. MEMBERS COMMENTS

Joseph Cerrato stated he would to get all the business to get together maybe twice a year.

Chris Bowley added maybe a business fair at the library.

Dennis Stark stated that would be a good thing to do, because I'm pretty sure up to this point they think we haven't done anything. If you start to talk about what your trying to do with these particular sites and things.

Joseph Cerrato added to shoot for April or May maybe by then the board would have something really rolling by then to report.

Chris Bowley stated he would look into the budget for it, because last year it was approved for \$2500.00. It's a great idea and long overdue.

F. NEXT MEETING

February 14, 2011, 6:30 p.m.

ADJOURNMENT

Meeting adjourned at 8:00 p.m.

Approved this 14th day of February, 2011

Jerry Mayes, RECORDING SECRETARY

Nick Conte, Jr., CHAIRMAN