

**CITY OF DELTONA, FLORIDA  
ECONOMIC DEVELOPMENT EDUCATIONAL & MEDICAL  
SUB-COMMITTEE MEETING  
FRIDAY, AUGUST 10, 2012**

A Regular Meeting of the Economic Development Educational & Medical Sub-Committee was held on Friday, August 10, 2012 in the 2<sup>nd</sup> Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 10:00 a.m. by Mr. Jerry Mayes, staff liaison.

**2. ROLL CALL AND DETERMINATION OF QUORUM:**

Chairperson	Harry Wilkins	Present
Vice Chairperson	Dustin Oehler	Present
Sub-Committee Member	Karl Brown	Present
Sub-Committee Member	Richard Demeter	Present
Sub-Committee Member	Mel Levendorf	Present
Sub-Committee Member	Lori Burbank	Present
Staff Liaison	Jerry Mayes	Present

**3. PLEDGE OF ALLEGIANCE**

Chairperson Harry Wilkins led the sub-committee members and the audience in the Pledge of Allegiance to the Flag.

**4. REVIEW AND APPROVAL OF MINUTES:**

Motion by Mr. Dustin Oehler, seconded by Mr. Mel Levendorf, to approve the minutes of the July 13, 2012 meeting.

Motion carried with members voting unanimously.

**5. WELCOME TO PUBLIC SECTOR PARTICIPANTS, GUESTS AND PUBLIC ATTENDEES:**

Mr. Harry Wilkins welcomed the new Sub-Committee member Lori Burbank. Mrs. Lori Burbank introduced some of her background as resident of Deltona for over 20 years, works for Webster University and also has 20 years of medical experience in the Navy that would be very helpful to the Sub-Committee.

**6. CITY LIAISON REPORT:**

**A. UPDATE: 'Project Webster'**

Mr. Jerry Mayes stated that Webster University has elected to hold applications while they are doing re-evaluations of their different facilities and the Sub-Committee will be approaching them sometime in the future. He stated that the Sub-Committee needs to continue solicitation of facilities with higher learning education.

Mr. Jerry Mayes welcomed Mr. Dustin Oehler as a Deltona Economic Development Advisory Board Member.

**7. OLD BUSINESS:**

**A. Report from attending public sector participants**

No reports at this time.

**8. NEW BUSINESS:**

**A. Guest Speaker: Chris Bowley, Planning & Development Services Director – Discussion about the Community Redevelopment Area (CRA)**

Mr. Chris Bowley stated he would present a brief overview of the proposed Community Redevelopment Area (CRA). He stated that the CRA is now in a preliminary stage and it has not yet been presented to the City Commission. He presented a map showing the proposed redevelopment and stated that it would cover about 256 acres centered in Deltona Boulevard going all the way to Saxon Boulevard towards Interstate four (I-4). The project is focusing on infrastructure improvement such as road widening, sidewalks, drainage, and water and sewer lines. He stated the document is called "Finding of Necessity" which is the first step according to Florida Statutes to determine whether the condition of blight exists or not and if there is a potential to have a CRA. He stated the main goal of establishing a CRA is to fix the infrastructure of a historical and valuable section of the City near I-4 that is most visible and improve Enterprise and Saxon Boulevard gateways and interchanges to the City. He also stated that they want to address the Normandy/Deltona Boulevard intersection and come up with a good design to make it safe and functioning, not only for pedestrians but for vehicles, for residents that live nearby, and keep a flow of traffic and to keep this corridor open and valuable even from the economic development standpoint. He said that this is a long range planned redevelopment and it would take 25 to 50 years to be completed. He stated the purpose of this CRA is to get reinvestment back into this corridor so if the finds of necessity concentrate on making the corridor function then definitely there is a case for a CRA.

Mr. Richard Demeter asked if the functional obsolesces apply to any land use in the CRA boundary and Mr. Chris Bowley answered that this applies to the goals the redevelopment is trying to achieve, respecting private properties and increasing property values, without any negative impact to the residents in the area.

Mr. Karl Brown asked if the relationship with the County is purely financial, and Mr. Chris Bowley

answered that it is not only financial, but it would be a major component.

Mr. Jerry Mayes asked what is the functional obsolescence that the City and County would be looking at in the section of Deltona Boulevard, south of Enterprise Road down to Doyle Road and Mr. Mayes answered that right now there are four (4) lanes narrowing down to two (2) lanes, with 80 foot wide right-of-way and that's the equivalent to the improvement recently done at North Normandy so the intent is to continue with the same 80 foot wide right-of-way, without having to acquire any additional land to match up with the existing improvement.

Mr. Dustin Oehler asked what is the length of the period for the CRA, why 25-50 years plan and what the City would be looking at for immediate investment in the corridor, and he answered that in a long range the City would stay valuable and sustainable economically for the next 50 years. He stated the City Comprehensive Plan is a 20 years plan and the 50 years is where the City of Deltona wants to go in a 50 year period. He stated that this project covers two (2) interchanges with a large amount of traffic so they need to meet with the Commission and the community to find out where to start the project and what would bring the immediate return of the investment, keeping people living and working here.

Mr. Harry Wilkins asked if there is a way to get traffic from the Saxon Blvd. interchange to the Enterprise interchange and Mr. Chris Bowley answered that whatever is the Department of Transportation (DOT) improvement plan the City will follow. He stated the CRA's focus is to take advantage of the frontage for commercial development purposes towards I-4 where the highest volume of traffic is and recognize the value of the highway oriented commercial, and that would bring the traffic to the south side.

**9. MEMBER COMMENTS:**

Mr. Harry Wilkins thanked Mr. Chris Bowley for his excellent presentation.

**10. PUBLIC COMMENTS:** None

**11. NOTIFICATION OF NEXT MEETING DATE AND TIME:**

September 14, 2012 at 10:00 a.m., 2<sup>nd</sup> Floor, Conference Room.

Mr. Jerry Mayes asked the Sub-Committee members what would be the discussion they would like to have for the next meeting. Mr. Harry Wilkins suggested having someone speak about generalities of medical development and Mr. Rick Demeter wants to hear something about different educational opportunities.

Mr. Dustin Oehler suggested an organizational meeting to update and refocus on both medical and educational and move forward from there, and Mr. Mel Levendorf agreed with him.

Mr. Jerry Mayes suggested the Sub-Committee to vote.

**After discussion, the Sub-Committee agreed that at the next meeting they want to update and refocus on the medical and educational solicitation plan.**

Mr. Jerry Mayes requested the Sub-Committee members to come to the next meeting prepared to work on their notes and ideas and move forward from that point.

**12. ADJOURNMENT:**

**Motion by Mr. Mel Levendorf, seconded by Mr. Karl Brown, to adjourn the meeting.**

**Motion carried with members voting unanimously.**

**Meeting adjourned at 10:40 a.m.**

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Harry Wilkins, Chairperson

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Angela Lima-Meyer  
Recording Secretary