

**CITY OF DELTONA, FLORIDA
ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING
MONDAY, November 10, 2008**

A Regular Meeting of the Deltona Economic Development Advisory Board was held on Monday, November 10, 2008 at the City Hall, 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 6:33 p.m. by Chairman, Nick Conte, Jr.

2. ROLL CALL:

Karl Brown	Voting Member	Present
Nick Conte, Jr.	Voting Member	Present
Robert Desmond	Voting Member	Present
Susie M. Eutsey	Voting Member	Present
Richard Provini	Voting Member	Present
Frank Rodriguez	Voting Member	Present
Dennis Starke	Voting Member	Not Present
Patrice Murphy	Business Dev/Grant Manager	Present
Maria Perez-Conde	Recording Secretary	Present

Also in attendance was Dr. Lester Carrera and Tom Burbank, Interim Director of Planning and Zoning.

3. DETERMINATION OF QUORUM:

Chairman, Nick Conte, Jr. determined there was a quorum present.

4. APPROVAL OF MINUTES:

1. Economic Development Advisory Board Meeting – October 13, 2008

Motion by Robert Desmond, seconded by Richard Provini to adopt the minutes of the Economic Development Advisory Board Meeting of October 13, 2008. Motion carried by unanimous decision.

5. OLD BUSINESS:

- a. Possible dates, joint meeting with City Commission- Patrice Murphy will present the dates of January 5th or January 20th to the city commission for approval.
- b. By-Laws, Corrections – Patrice Murphy will distribute corrections at the next meeting.

- c. Implementation of 5 year Strategic Plan – Patrice Murphy stated this will be discussed at the next meeting.
- d. Tax Incentives – Patrice Murphy stated this will be discussed at the next meeting.

6. NEW BUSINESS:

- a. Chairman, Nick Conte, Jr. asked new board member Frank Rodriguez to introduce himself. Frank Rodriguez stated he is the branch manager at Riverside Bank and as a board member he would like to bring people and forces together and be able to work with his clients and customers to help bring businesses to Deltona.

Susie Eutsey stated there was a correction on page two of the October 13 minutes. Instead of the New York School System it should read New Jersey School System.

- b. Sunshine Law Requirements – Patrice Murphy went over a quick presentation on the Sunshine Law.
- c. Election of Vice Chair – Chairman, Nick Conte, Jr. asked the members to make a motion for Vice Chairman. Karl Brown motioned to nominate Richard Provini and Robert Desmond seconded. Motion carried by unanimous decision. 7-0
- d. Tom Burbank, Interim Director of Planning and Zoning made a presentation on the JPA and Future Land Use. After the presentation Robert Desmond congratulated Tom on a great presentation.

Susie Eutsey asked Mr. Burbank if the whole city would ever be converted to sewer. Mr. Burbank responded that it was very expensive to go back and retrofit to sewer. He also stated that all new subdivisions coming into the city are required to install central sewer and that all new businesses have to be connected to sewer which makes it hard for small businesses because of the cost.

Patrice Murphy stated that the cost to connect residential homes to sewer would be around \$15,000 per home. Tom Burbank agreed.

- e. Implementation of five year strategic plan - will be addressed at the next meeting by Patrice Murphy.
- f-g. Tom Burbank went over the Future Land Use Map. Patrice Murphy stated that they were looking to change the future land use into commercial in major intersections such as Providence Blvd and Normandy and Providence Blvd and Elkcam.

Tom Burbank stated that Deltona Blvd and Normandy Blvd are the ones being looked at very hard and that Deltona Blvd eventually will revitalize and areas where there is commercial will be expanded.

Robert Desmond asked Mr. Burbank what was the status on the old Publix at Howland Blvd. Tom Burbank said that Lowes is coming into that spot. They might break ground by next year.

Patrice Murphy stated that there is a road fund as discussed in the last meeting. She found out that it is generally for a partisan industry that it is already established and wants to expand and has had a concurrency issue whether it's a traffic signal, etc... Unfortunately it is not an opportunity for us. It is more for a targeted industry.

Chairman, Nick Conte asked Tom Burbank if someone wanted to construct what was the cost for water sewer. Is it based on actual cost for the city of Deltona to actually do the work? Tom Burbank responded that was part of it and the other part was the actual construction cost. A lot of times connecting to the system may be almost a quarter of a mile away. Tom also stated that water/sewer is not the problem. The biggest problem is usually traffic, but that they were looking into possibly lowering their standards.

Robert Desmond asked Tom Burbank that if when the land use gets rezoned will it have an implication on the amount of taxes the current owner has on the property. Tom responded "no". Existing zoning does not impact on the appraised value of existing use.

Patrice thanked Tom for being such a great wealth of information. Nick Conte agreed.

7. PUBLIC PARTICIPATION

Dr. Lester Carrera, Chiropractor, stated that he has been trying to open up an office in the Saxon Blvd area and the reason he is attending this meeting is to see what kind of tax incentives there were and as far as he can tell there are none. He mentioned that according to the Orlando Sentinel, the Central Florida area has a big growing Hispanic population and there are very little healthcare provisions for the growing Hispanic population. He would like to bring to the board that incentives are needed for doctors to come into this area, especially in the Saxon Blvd area where there is a hospital close by. This will be a big plus for doctors to develop their private practices in that area. If there were incentives that were attractive for professionals to come into this area, this area will be blooming.

Nick Conte asked Dr. Carrera if he had an existing practice or was he looking to open a practice. Mr. Carrera stated that with the economy it was hard to open a practice.

Karl Brown suggested he attend the city commission and speak to the commission.

Chairman, Nick Conte suggested that besides attending the city commission meeting it would be great for Dr. Carrera to share his ideas at the next meeting. He liked his idea of

the healthcare provision and thanked him for his great comments.

8. MEMBER COMMENTS

Robert Desmond asked Mr. Burbank if there was a flow chart regarding the development review process from beginning to end. Tom answered that there are no two that are alike and that quite frankly everyone is unique. There is no such thing as a typical development.

Richard Provini stated that if they get the commission to rezone a few pieces of property, do a little regrouping of some of the lands, the small businessman will have the opportunity to come in and do some development. Chairman, Nick Conte agreed.

Frank Rodriguez stated that all he saw was the potential and a lot of great ideas but a lot of bigger challenges as to how to get there. He suggested marketing some of the doctor offices in Orlando to open a second office here and working on developing a medical area.

Karl Brown welcomed the new board members, thanked Tom Burbank for his presentation and invited everyone to attend the Deltona parade on November 15.

Chairman, Nick Conte, mentioned that he has liked the idea of starting a subcommittee. A subcommittee focusing on international relations, especially the caribbean sector (large Hispanic population). He would like for everyone to keep this in mind and brainstorm about it.

9. NEXT MEETING

The next meeting scheduled for Monday, December 8, 2008 at 6:30 p.m.

9. ADJOURNMENT:

There being no further business, Chairman, Nick Conte, Jr. called for motion to adjourn seconded by Karl Brown. Motion carried by unanimous decision. Meeting adjourned at 8:24 p.m.

Approved this _____ day of _____, 2008.

Nick Conte, Jr., CHAIRMAN

Maria Perez-Conde, RECORDING SECRETARY