



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

City Commission Workshop

Mayor John C. Masiarczyk Sr.
Vice Mayor Chris Nabicht
Commissioner Heidi Herzberg
Commissioner Gary Mitch Honaker
Commissioner Nancy Schleicher
Commissioner Diane J. Smith
Commissioner Brian Soukup

Wednesday, March 2, 2016

5:30 PM

2nd Floor Conference Room

1. CALL TO ORDER:

2. ROLL CALL – CITY CLERK:

3. PLEDGE TO THE FLAG:

PUBLIC COMMENTS: – Citizen comments limited to items not on the agenda and comments on items listed on the agenda will take place after discussion of each item.

4. BUSINESS:

- A.** Presentation on the New Senior Community Center - Chris Bowley, Planning and Development Services, (386) 878-8602.

Strategic Goal: Fiscal Issues, New Senior Community Center.

Background:

The City of Deltona has a population of over 87,000 residents and limited facilities for park and recreation concurrency. The existing Community Center is undersized and outdated (built in 1963) for our large population. The City committed funding and approved of the use of the public facility-oriented architectural firm, C.T. Hsu & Associates, in Orlando, to design a new Senior Community Center. The City also received \$100,000 from the Council on Aging towards that project, in the form of the Jablonski Trust funds, to be applied towards the design of the facility.

The C.T. Hsu firm initially created two concepts, based on the development program created from the City Commission (see attachments). The firm has since refined those concepts into a workable plan that, with input from the City Commission, staff, and public input, can be finalized and formed into construction plans to

place out for bid. The Hsu firm is presenting a new third concept for this meeting for the City Commission to review and approve to create construction plans from. The schedule is to have the design completed in July, permitting completed in August, bidding completed in September of 2016, and construction/grand opening completed in December of 2017. Finally, the City is in the process of creating an Events Manager position to keep this and other City facilities viable.

B. Discussion on the Potential Acquisition of the Casey Property for Strategic Planning Purposes, Jane K. Shang, City Manager, (386) 878-8858.

Strategic Goal: Economic Development, Focus on Howland Blvd. as the Gateway for Commercial Growth.

Background:

Howland Boulevard has been identified on numerous occasions as the commercial gateway to the City given the proximity to I-4 and the number of commercial parcels available for development. At the September 14, 2015 Commission workshop, the Commission directed staff to locate the new Senior Community Center within Howland Crossings, as the Center could become the impetus of more development within the Howland Crossings project and potentially at the north side of Howland Boulevard on existing vacant land. Refer to slide 17 of the 9/14/15 power point presentation which is attached.

Since then and at the October 17, 2015, and November 7, 2015, Strategic Planning sessions, the Community and the Commission reiterated the need for economic/community development and to develop a City Center. This goal was then included in the City's Strategic Plan (Strategic Goals for FY 15/16-FY 16/17) as Priority Objective 2. Economic Development: "Focus on Howland Boulevard as the gateway for commercial growth (create a City Center and pursue acquisition of the Casey property).

City Centers are generally created by assembling close parcels of land to create dense activity in a concentrated area. Further, at the November 2, 2015, City Commission meeting, the City Commission concurred to authorize the City Manager to start negotiations with Mr. Casey on the property known as the "Casey property", which staff would begin the process to determine the feasibility to acquire the Casey property, given the decision to locate the Senior Community Center at Howland Crossing.

The effort is supported by the concept that the assemblage of the Casey property for a City Center makes good sense given:

1. The size of the parcel for development (\pm 46.5-acres in assembly);
2. The commitment by the City to utilize its land acquisition within the Howland Crossings property for a Senior Community Center, in addition to the investment made for Fire Station 65.
3. The mast arm signalized intersection.
4. The proximity and development potential of vacant land in the immediate vicinity for long-range growth. The availability of large parcels for development in the Howland Crossings area is limited and the Casey property is in close proximity to the Howland Crossings City-owned tracts.
5. The tract is adjacent to a Volusia County School Board property for a future elementary school and there is potential to co-locate facilities with that school in the future for synergistic development.

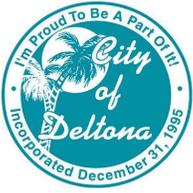
Appraisals of the Casey property have been completed. Earlier appraisals determined a fair market value of \$2.3M and \$5.2M. At the direction of the Commission a third appraisal was ordered and the appraised value was determined to be \$3.35M. With the appraisal efforts completed, staff requests direction from the City Commission on whether to proceed with land acquisition efforts for the Casey property as consideration for a future City Center. Finally, the land will also need to be re-entitled to allow for an array of land uses, if acquired.

5. CITY MANAGER COMMENTS:

6. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.



Agenda Memo

AGENDA ITEM:A.

TO: Mayor and Commission

AGENDA DATE: 3/2/2016

FROM: Jane K. Shang, City Manager

AGENDA ITEM: 4 - A

SUBJECT:

Presentation on the New Senior Community Center - Chris Bowley, Planning and Development Services, (386) 878-8602.

Strategic Goal: Fiscal Issues, New Senior Community Center.

LOCATION:

1640 Dr. Martin Luther King Blvd. (Lot 7) within the Howland Crossings Project; south of Howland Blvd.

BACKGROUND:

The City of Deltona has a population of over 87,000 residents and limited facilities for park and recreation concurrency. The existing Community Center is undersized and outdated (built in 1963) for our large population. The City committed funding and approved of the use of the public facility-oriented architectural firm, C.T. Hsu & Associates, in Orlando, to design a new Senior Community Center. The City also received \$100,000 from the Council on Aging towards that project, in the form of the Jablonski Trust funds, to be applied towards the design of the facility.

The C.T. Hsu firm initially created two concepts, based on the development program created from the City Commission (see attachments). The firm has since refined those concepts into a workable plan that, with input from the City Commission, staff, and public input, can be finalized and formed into construction plans to place out for bid. The Hsu firm is presenting a new third concept for this meeting for the City Commission to review and approve to create construction plans from. The schedule is to have the design completed in July, permitting completed in August, bidding completed in September of 2016, and construction/grand opening completed in December of 2017. Finally, the City is in the process of creating an Events Manager position to keep this and other City facilities viable.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

Planning and Development Services

AGENDA ITEM:A.

STAFF RECOMMENDATION PRESENTED BY:

Chris Bowley, AICP, Director, Planning and Development Services - Staff recommends that the City Commission approve a Senior Community Center design concept to then be presented to the public; and then to complete design efforts to stay on the project schedule.

POTENTIAL MOTION:

N/A - For discussion and direction to staff as necessary.

Proposed Community Center Composite Programmatic List per the City Commission

Building Features

Port-cochere/covered pick up and drop off area

Electronic changeable copy sign/message board for events at the building

Public art display

Green LEED Certified building with solar panels

Building size 20,000 to 30,000 SF initially (gym to be added in the future)

Administrative offices

Building served by natural gas (if available)

Entryway foyer as gathering space

Full-service kitchen facility/catering setup area

Large assembly room/meeting area/banquet space with adjustable walls

Raised stage and audio/video sound systems for concerts

Hallways on outside of large assembly room with classrooms seating up to 25-30 people in each (depends on length of hallway for the # of rooms)

Game room for all ages/teen center

Exercise room/senior fitness center

Council on Aging area/senior citizen group

Veterans service office/medical service office

Storage rooms to change out tables, equipment, etc.

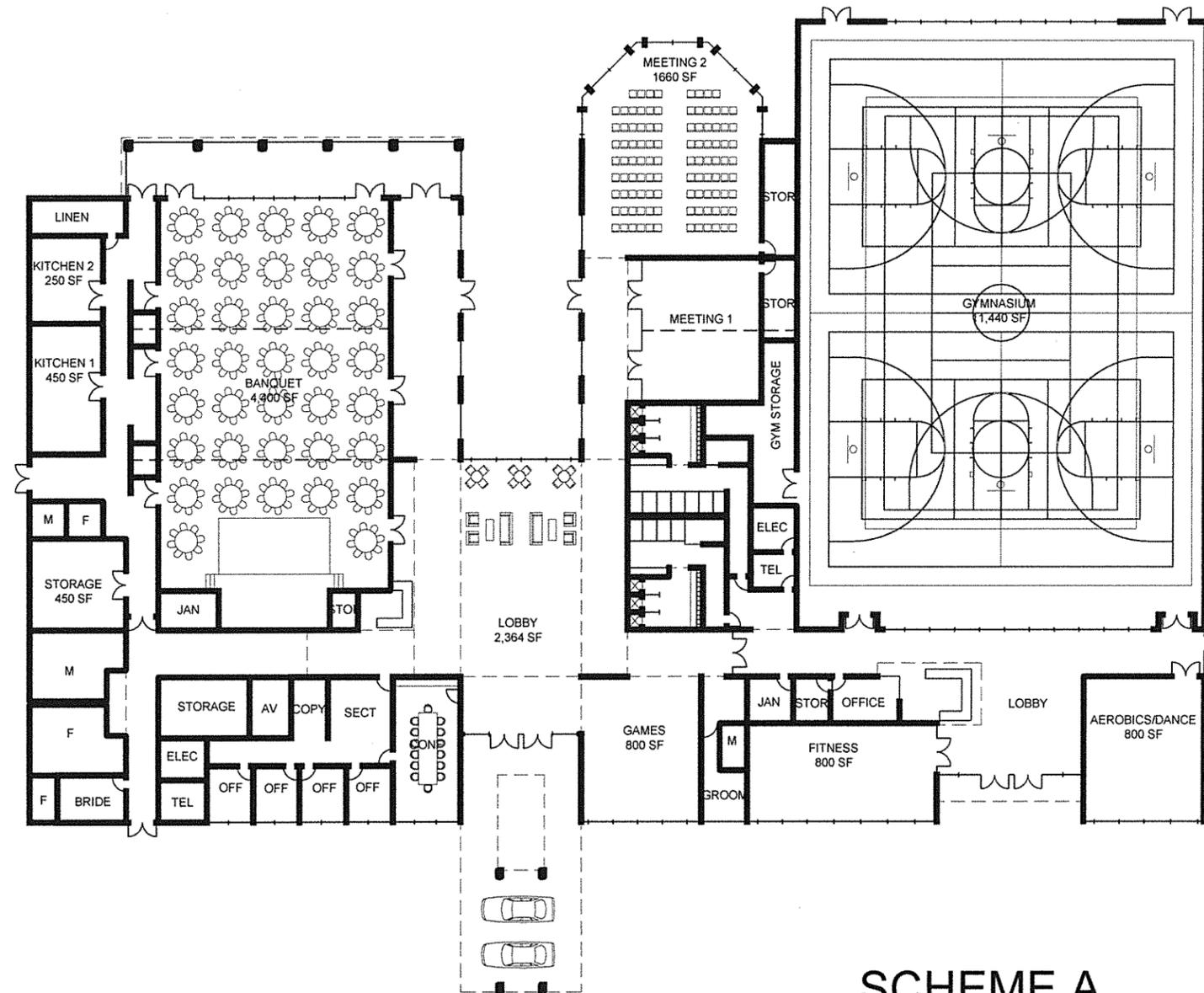
Full audio/visual equipment in large assembly room and side offices/rooms

Restroom facilities in convenient locations/bridal changing room/showers

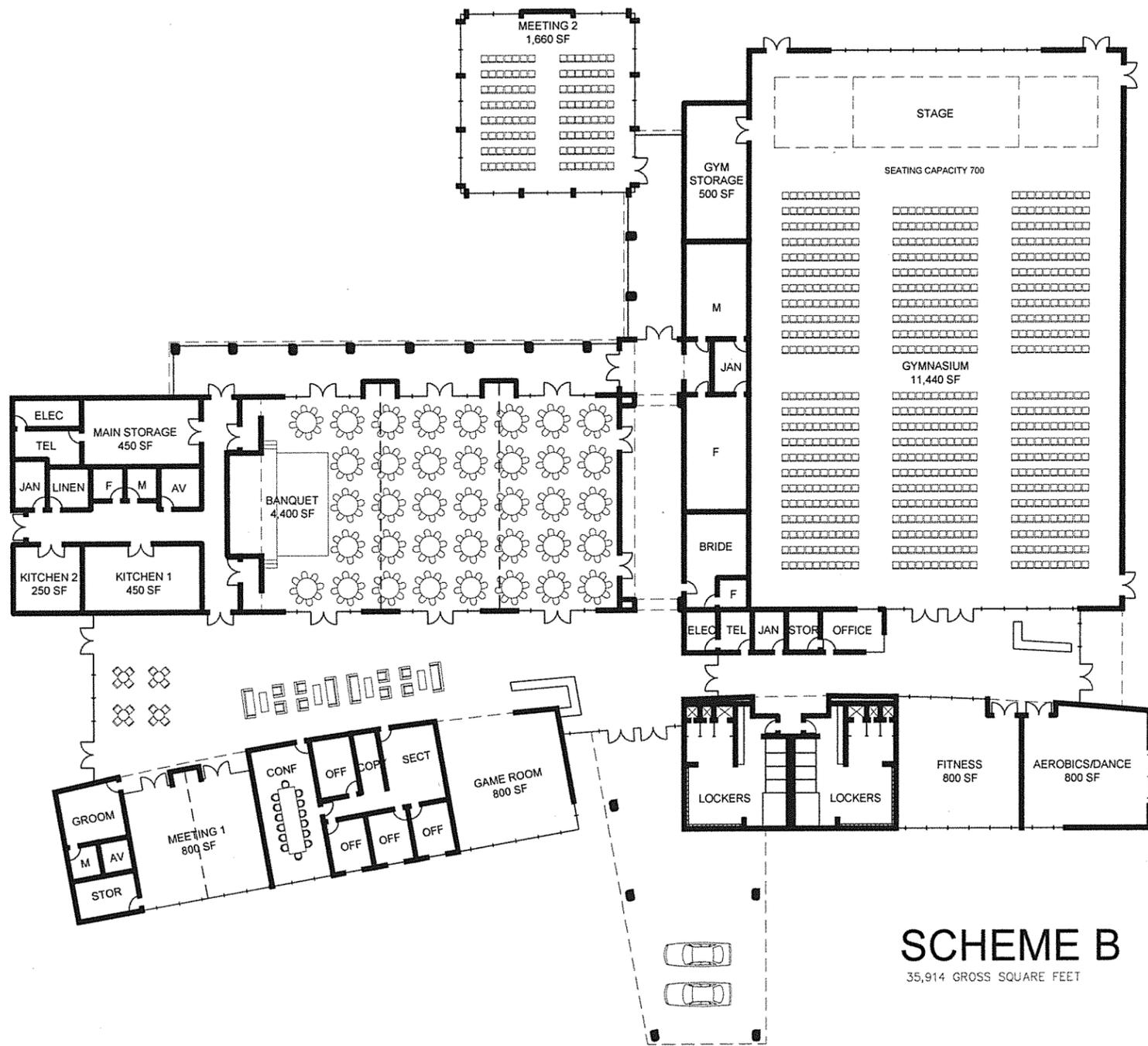
Acoustic panels in the large assembly room

Fiber optics to the building and throughout for connection to the City network

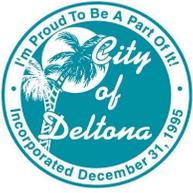
Electrical panels on the exterior of the building for seasonal displays/outdoor events/weddings



SCHEME A
36,136 GROSS SQUARE FEET



SCHEME B
35,914 GROSS SQUARE FEET



Agenda Memo

AGENDA ITEM:B.

TO: Mayor and Commission

AGENDA DATE: 3/2/2016

FROM: Jane K. Shang, City Manager

AGENDA ITEM: 4 - B

SUBJECT:

Discussion on the Potential Acquisition of the Casey Property for Strategic Planning Purposes, Jane K. Shang, City Manager, (386) 878-8858.

Strategic Goal: Economic Development, Focus on Howland Blvd. as the Gateway for Commercial Growth.

LOCATION:

Generally located north of the intersection of Dr. Martin Luther King Blvd. and Howland Blvd.

BACKGROUND:

Howland Boulevard has been identified on numerous occasions as the commercial gateway to the City given the proximity to I-4 and the number of commercial parcels available for development. At the September 14, 2015 Commission workshop, the Commission directed staff to locate the new Senior Community Center within Howland Crossings, as the Center could become the impetus of more development within the Howland Crossings project and potentially at the north side of Howland Boulevard on existing vacant land. Refer to slide 17 of the 9/14/15 power point presentation which is attached.

Since then and at the October 17, 2015, and November 7, 2015, Strategic Planning sessions, the Community and the Commission reiterated the need for economic/community development and to develop a City Center. This goal was then included in the City's Strategic Plan (Strategic Goals for FY 15/16-FY 16/17) as Priority Objective 2. Economic Development: "Focus on Howland Boulevard as the gateway for commercial growth (create a City Center and pursue acquisition of the Casey property).

City Centers are generally created by assembling close parcels of land to create dense activity in a concentrated area. Further, at the November 2, 2015, City Commission meeting, the City Commission concurred to authorize the City Manager to start negotiations with Mr. Casey on the property known as the "Casey property", which staff would begin the process to determine the feasibility to acquire the Casey property, given the decision to locate the Senior Community Center at Howland Crossing.

The effort is supported by the concept that the assemblage of the Casey property for a City Center makes good sense given:

1. The size of the parcel for development (\pm 46.5-acres in assembly);

AGENDA ITEM:B.

2. The commitment by the City to utilize its land acquisition within the Howland Crossings property for a Senior Community Center, in addition to the investment made for Fire Station 65.
3. The mast arm signalized intersection.
4. The proximity and development potential of vacant land in the immediate vicinity for long-range growth. The availability of large parcels for development in the Howland Crossings area is limited and the Casey property is in close proximity to the Howland Crossings City-owned tracts.
5. The tract is adjacent to a Volusia County School Board property for a future elementary school and there is potential to co-locate facilities with that school in the future for synergistic development.

Appraisals of the Casey property have been completed. Earlier appraisals determined a fair market value of \$2.3M and \$5.2M. At the direction of the Commission a third appraisal was ordered and the appraised value was determined to be \$3.35M. With the appraisal efforts completed, staff requests direction from the City Commission on whether to proceed with land acquisition efforts for the Casey property as consideration for a future City Center. Finally, the land will also need to be re-entitled to allow for an array of land uses, if acquired.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

City Manager

STAFF RECOMMENDATION PRESENTED BY:

Jane K. Shang, City Manager - Staff recommends that the City Commission provide direction on whether to continue with land acquisition efforts for the Casey property.

POTENTIAL MOTION:

N/A - For discussion and direction to staff as necessary.



SLIDE 17 9/14/15 POWERPOINT PRESENTATION

City of Deltona

Potential Land Acquisition Of the Casey Property

Action Item Chronology

9/14/15 – City Commission Workshop directing staff to consider Howland Crossings for the new Senior Community Center and to consider in a larger context assemblage of land for a City Center. Concept plan presented (see next slides).

10/17/15 – Community Visioning & Strategic Planning Workshop where the community discussed a need for a City Downtown/Center.

11/2/15 – City Commission Meeting authorizing the City Manager to begin negotiations for land acquisition of the Casey property.

11/7/15 – City Commission Workshop for the Strategic Plan creating the Economic Development Goal and Other Objective to explore the concept and development of a City Center.

9/14/15 – City Commission Workshop



AGENDA MEMO

TO: Mayor & City Commission **AGENDA DATE:** 9/14/2015
FROM: Jane K. Shang, City Manager **AGENDA ITEM:** 5 - A
SUBJECT: New Senior/Community Center - Chris Bowley, Planning and Development Services Department (386) 878-8602.

LOCATION:

Citywide

BACKGROUND:

The City of Deltona is experiencing great demand on its existing community facilities, due to population growth and being predominantly residentially-oriented. The facilities constructed at a time when Deltona was a much smaller community (such as the Community Center, Harris Saxon Park building, and the Wes Crile Park gymnasium) are serving a greater number of residents-seeking community facilities.

The City owns property for potential development of a new Senior/Community Center that would serve our 487,497 residents. To achieve public facility levels of service and focusing on existing City-owned land, an in-house site selection effort was applied. The result was the use of City-owned property within Howland Crossings that offers existing infrastructure to a parcel with full utility services, a pad-ready site, and has signalized access potential to Howland Blvd.

In a larger context and conceptual in design only, a new Senior/Community Center within the Howland Crossings project could become the impetus of more development within the Howland Crossings project and potentially at the north side of Howland Blvd. on existing assembled vacant land.

ORIGINATING DEPARTMENT:

Planning and Development Services

SOURCE OF FUNDS:

City debt combined with potential grant funding.

COST:

\$6.6 million - \$8.9 million, estimated and subject to amenities desired.

REVIEWED BY:

Planning Director, Finance Director, City Attorney, City Manager

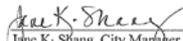
STAFF RECOMMENDATION PRESENTED BY:

Chris Bowley, AICP, Planning and Development Services Director - That the Commission select Howland Crossings Lot 7 as the site for the Senior/Center and to utilize City debt and potential grant funds for the design and construction of the center.

POTENTIAL MOTION:

"I move to approve the selection of Howland Crossings Lot 7 as the site for the Senior/Community Center and to utilize City debt and potential grant funds for the design and construction of the center."

AGENDA ITEM APPROVED BY:


 Jane K. Shang, City Manager

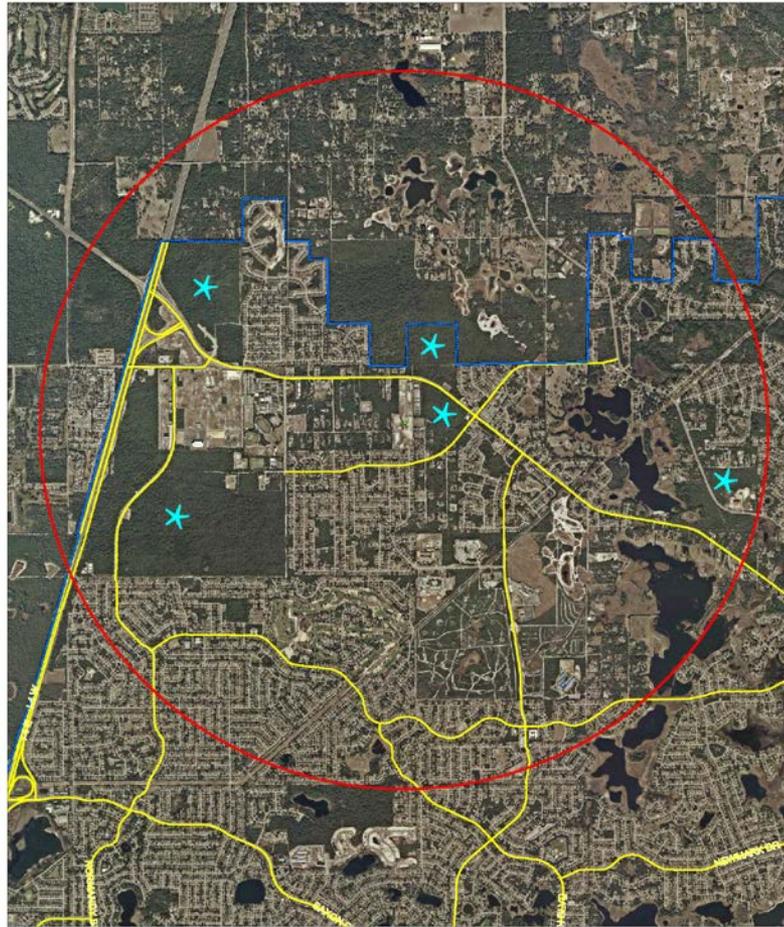
ATTACHMENTS:

- Community Center Presentation 091415
- Community Center Grant Chart 090215

City Center Overall Concept (Slide #17 – 9/14/15 Presentation)



City Center Limited Land Alternatives in Proximity



Community Visioning & Strategic Planning Goal tied to 9/14/15 Agenda Memo

Goal: Economic Development

To provide a strategic and consistent approach for economic development throughout the City that enhances existing businesses, attracts new development opportunities, and provides a balance of land use values.

II. Other Objectives – Explore the concept and development of a City Center.

City of Deltona Resulting Strategic Plan

Priority Objective: Economic Development

Focus on Howland Blvd. as a gateway for commercial growth (create a City Center and pursue acquisition of Casey property) – Pg. 2

11/2/15 – City Commission Meeting to Start Negotiations

The City Commission concurred to authorize the City Manager to start negotiations with Mr. Casey on what is known as the “Casey Property”.

11/2/15 – City Commission Public Hearing Minutes

City Commission Minutes November 2, 2015

Ms. Shang stated the next item is on the Trap, Neuter, Release Program (TNR).

Mrs. Vose stated there will be a revised resolution because there were two (2) typos. Ms. Shang stated it will just be read into the record with corrections. Mrs. Vose stated the resolution was presented to the City Commission as it would be for a three (3) year term but, when it was first drafted it was drafted for a one (1) year term so in some places it says three (3) and some places it says one (1).

D. Public Hearing - Resolution No. 2015-39, Request for a Granny Flat to be located at 925 Dandridge Drive - Chris Bowley, AICP, Planning and Development Services (386) 878-8602.

Ms. Shang stated next there is a Public Hearing on a request for a Granny Flat and there were no questions or comments.

7. OLDBUSINESS:

A. Presentation of the Thornby garden development project and approval of survey cost- Vice Mayor Schleicher. (386) 878-8860.

Ms. Shang stated the Thornby Park presentation is being pulled as there are a few more questions that need answers.

8. NEW BUSINESS:

Mayor Masiarczyk brought up that after he left the Pine Ridge High School on Friday he went by Deltona High School but, the traffic and parking were hectic so he went home. He stated he watched the game on Bright House Networks and he was amazed at the quality and the professionalism; it was like watching a professional football game, the game was called well, there were no commercials and it highlighted Deltona. He asked to have a letter drafted to send to Bright House Networks to letting them know how great it was and maybe it will encourage more people to watch that channel.

The Commission concurred to send a letter.

Ms. Shang stated she will have comments under City Manager Comments in regards to the Casey property.

Commissioner Honaker stated he will be giving a report from an advanced course for elected municipal officials he attended.

9. ADJOURNMENT:

City Commission Minutes November 2, 2015

13. CITY MANAGER COMMENTS:

Ms. Shang stated she provided the Commission with appraisal reports on approximately 50 acres of land on Howland Blvd. known as the "Casey Property." Mr. Casey also has an appraisal completed on the property and she asked the Commission for approval and direction to discuss negotiations for the acquisition of the "Casey Property."

Commissioner Smith stated she does not have a problem starting negotiations with Mr. Casey. There is a Strategic Plan meeting coming up on Saturday, she would like to have a discussion about how to prioritize all the projects that have been talked about and she provided examples and she will support the negotiation.

Mayor Masiarczyk stated he supports it because the City cannot ask Mr. Casey to show his appraisal unless officially getting into negotiations. He stated he looked at the map of Deltona; it is obvious that the City's population is going to grow, the City has to have a large track of land in order to keep moving forward and maybe something could be worked out within the Strategic Plan.

The Commission concurred to authorize the City Manager to start negotiations with Mr. Casey on what is known as the "Casey Property."

14. CITY COMMISSION COMMENTS:

Commissioner Soukup stated he attended the Pine Ridge Manufacturing Program opening and he encouraged everyone to go see the facility. He congratulated Principal Carbonell and Jim Gawriluk, Coach Allen Johnson, and the players as it is the first time in the history of Deltona High School that the football team made the playoffs and will be playing November 13th against Heritage High School in Palm Bay at 7:30 p.m. He stated he has lived in the City for 28 years but, shame on him, this was the first time he had attended Spooktacular. He is one of those dads that drive around trying to find something for the kids and the whole time it was right in his backyard. The event was second to none, with the Haunted Trail and the Zombie Warehouse, to judging the costume contest. He would like to expand the event and he thanked staff and all the volunteers for putting on the event.

Commissioner Herzberg thanked everyone for their support tonight.

Commissioner Honaker stated that on November 5th at the Texas Road House will donate 10% of the overall bill to the American Legion. There is a meeting coming up in November where the Commission is going to discuss sidewalks and the Capital Improvement Plan (CIP) and he asked that before the meeting everyone read the pavement indexing report that was provided by staff. He stated he would like to see the study that was done nine (9) years ago if staff can locate it. He asked everyone to also read "Gabby's Law" and to take a few minutes to drive Courtland Blvd. between Howland and Fort Smith Blvds. and drive Courtland Blvd. between Elckam Blvd. and Beckwith Street in order to make a good sound decision as a team.

1/11/16 – City Commission Workshop Minutes

City Commission Workshop Minutes January 11, 2016

question and answer forum on homelessness with the News-Journal on Wednesday night from 6:00 - 8:00 p.m. at the News-Journal Center.

4. BUSINESS:

A. City of Deltona Strategic Plan, Chris Bowley, Planning and Development Services, (386) 878-8602.

City Manager Shang gave a general introduction of the strategic goals and how it was put together. She stated a bullet list is easier to utilize as a reference to see if an item supports the strategic goals and she explained the strategic goals that are in the strategic plan. Ms. Shang asked the Commission for a consensus if the Commission agrees that the proposed projects are correct, if they disagree, if they believe that there are too many goals or if they need to substitute goals. Ms. Shang spoke about grant funding, ongoing projects and reviewing the strategic plan and goals.

The Commission and staff discussed sending the strategic plan to the attendees of the October 17, 2015 strategic planning meeting, if the strategic plan is doable for staff, having an industrial/business park, Howland Boulevard becoming the gateway for commercial activity, a grants management program, having a dialogue to add items to the strategic plan, grants administration, the TPO, the Capital Improvement Program (CIP), any new program having justification on how it supports the strategic plan, the hiring of the events coordinator, homelessness, social services, the Amphitheater, the strategic plan goals and the social services summit.

Ms. Shang stated that on the Casey property in regards to the appraised value; there was a difference in the City's appraised value and Mr. Casey's appraised value. She stated that the City is in the process of having a third appraisal completed and that she thinks the City needs to do its due diligence and perform borings to see if there is a sinkhole issue. She stated that there is a proposal for \$17,000 and she asked the Commission for direction to proceed with the proposal and that work could start next week if approved.

The Commission and staff discussed the Casey property, getting the money back if the City purchased the property, who should pay for the boring test, having a purchase agreement contingent on the boring test, who would pay for the third appraisal, the cost of the third appraisal being split between the City and Mr. Casey, Mr. Casey splitting the cost of the boring tests, Mr. Casey providing geotechnical investigation results that he completed in 2005 which included borings in the upper 10 feet of the property to the City, Universal Engineering in Daytona Beach recommending a half (1/2) dozen borings that go down 100 feet, the soil borings having an impact on the appraisal, the third appraiser requesting the geotechnical investigation and the first appraisal being done without a geotechnical investigation.

After discussion, the Commission concurred to ask Mr. Casey to split the cost of the geotechnical investigation.

2/22/16 – City Commission Workshop Potential Next Steps

1. Officially notice the City Commission Public Hearing.
2. Publicize the City Commission Public Hearing at least 10 days prior to the City Commission Public Hearing.
3. Hold the advertised Agenda Item at the announced City Commission Public Hearing.
4. Publicly discuss the potential Casey property land acquisition, including the proposed purchase price and any potential conditions of sale, which also includes geotechnical explorations.

Thank you