

**CITY OF DELTONA, FLORIDA  
CITY COMMISSION WORKSHOP MEETING  
MONDAY, OCTOBER 28, 2013**

A Workshop Meeting of the Deltona City Commission was held on Monday, October 28, 2013 in the City of Deltona's 2<sup>nd</sup> Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

**1. CALL TO ORDER:**

The meeting was called to order at 5:30 p.m. by Mayor John Masiarczyk.

**2. ROLL CALL:**

Mayor	John Masiarczyk	Present
Vice Mayor	Zenaida Denizac	Present
Commissioner	Webster Barnaby	Present
Commissioner	Heidi Herzberg	Present
Commissioner	Fred Lowry	Present
Commissioner	Chris Nabicht	Present
Commissioner	Nancy Schleicher	Present
Acting City Manager	William "Dave" Denny	Present
City Attorney	Becky Vose	Present
Deputy City Clerk	Mitch Honaker	Present

Also Present: Human Resource Director Tom Acquaro; Economic Development Manager Jerry Mayes; Planning and Development Services Director Chris Bowley; Building and Enforcement Services Director/Acting Deputy City Manager Dale Baker; and VCSO Captain Dave Brannon.

**3. PLEDGE TO THE FLAG:**

The City Commission and staff said the pledge to the flag.

**4. BUSINESS:**

**A. Status report by Keith Norden and Denise Mott of Team Volusia EDC, John Wanamaker of Coldwell Banker AI Commercial Realty and Team Volusia EDC Vice Chairperson, and Jerry Mayes, OED, City of Deltona.**

Team Volusia's President and CEO Keith Norden, Vice Chairperson John Wannamaker, and Director of Business Development Denise Mott provided an update on Project Dial.

Mr. Norden, stated the Project Dial Company is being very responsive, that Team Volusia arranged a conference call with the company and the owner of the Deltona Plaza and all signs are moving towards the end state of the company establishing a call center in Deltona. The company is very appreciative of Deltona's package, and the entire process is progressing smoothly.

Mr. Wannamaker discussed the conference call between the property owner and the Project Dial Company, and he stated that the Project Dial Company wanted to make Deltona their number one

priority. He discussed the Commission's question from a previous meeting concerning the City's return on investment and he stated that at Team Volusia's request a statistician conducted a statistical review and provided Team Volusia with a 20 page report but the statistician asked them not to distribute the report. He stated the report could only be generated at a County level, not at a specific City and provided the following highlights from the report: the structure renovation of the building to be used for the call center would be \$1.3 million dollars of the total \$4.4 million in capital investment made by the City of Deltona, Project Dial would provide 500 jobs to Deltona but would provide a net increase of 651 jobs in Volusia County, it would provide an average net labor income gain of \$16,684,877 million dollars, the average net State and local taxes and fees collected from Project Dial over the ten years would amount to \$1,227,391 dollars, and that 66% of the workers employed by Volusia County actually reside in Volusia County.

Commissioner Schleicher asked if there was a target date for finalizing the project, and Mr. Norden replied that there was not a definitive date in 2014, but that it would definitely be in the year 2014.

Mayor Masiarczyk asked about establishing a "decide by date" just in case the City receives another proposal from someone else, that way the City's money would not be tied up for an indefinite period of time, and Mr. Wannamaker replied that the concept could be considered if it is the Commission's desire.

Vice Mayor Denizac stated the Commission was briefed that it was imperative to make a quick decision, and the Commission responded quickly in good faith, but now it seems like the urgency is not there and the process is taking a long time. She asked Mr. Wannamaker if he could provide the Commission with a copy of the statistical report so the Commission could respond to resident's questions concerning Project Dial.

Mr. Wannamaker stated he would provide the report to Mr. Mayes for distribution to the Commission, and Ms. Mott stated that the urgency in the beginning was to provide a quick response to the Project Dial Company so it would know that Deltona was serious in the desire to have the call center establish operations in Deltona, and the quick response provided by the Commission moved Deltona up to the top of the company's call center location list.

The Commission discussed possible time frames for the next update from Team Volusia, and Mr. Norden stated that Team Volusia would like to provide an update again in December of this year.

## **B. Discussion re: Phase II-B of the Land Development Code Amendments**

Mr. Tom Pauls, Planning Manager, Planning and Development Services, presented a PowerPoint presentation summarizing changes made during Phase II-B of the Land Development Code (LDC) Amendments.

Mr. Pauls stated that the LDC amendments would go before the Planning and Zoning Board on December 18, 2014, to the Commission for "first reading" on January 21, 2014, and then to the Commission for the "second and final reading" on February 3, 2013. He discussed five (5) chapters that were reviewed as part of Phase II-B LDC amendments and provided highlights on the major changes. The proposed amendments concentrated on making the City very competitive in the economic development arena and on improving the quality of life for the City's residents. The

changes made to Chapter 70. General Provisions, Section 70-30 Definitions, and Chapter 70. Administration, deleted, revised and added certain sections to both chapters and the changes were mostly administrative in nature and provided clarity to some of the definitions.

Mr. Pauls further stated that Chapter 75. Site Plan, is a new chapter that identifies site plans by type. Type I being development activities that would only require review by the Development Review Committee (DRC), and Type II being development activities that would require review by the DRC, the Planning and Zoning Board, and the Commission. Type I site plans are those plans that are nonresidential developments with a total gross floor area not to exceed 30,000 square feet, multifamily developments of 15 or fewer units per acre, and Non-multifamily developments for residential use as 200 or fewer lots or units. Type II site plans are those plans that are nonresidential developments with a total gross floor area greater than 30,000 square feet, multifamily developments of more than 15 units per acre, and non-multifamily developments for residential use of more than 200 lots. The goal of adding the site plan chapter to the Phase II-B amendments is to streamline and reduce the site plan review process and approval time, which is better for the economic development community and for the City.

Mr. Pauls discussed Chapter 106. Subdivisions, and the streamlining of the subdivision plat review process, which reduced the current review process time of 147 business days (7.35 months) to 107 total business days (5.35 months) for a phased development, and 87 total business days (4.35 months) for a non-phased development. Staff has greatly reduced the planning days by eliminating the requirement for a "preliminary plat" if the developer is not going to do a phased plan development, and the preliminary plat can be eliminated from the process because "final plat" is the overall development plan which is the same as a site plan. Chris Bowley, Director of Planning and Development Services stated that once the LDC Phase II-B amendments are approved that Deltona will probably have the fastest site plan review and approval process in Volusia County.

Mr. Pauls provided an overview of the amendments to Chapter 110. Zoning as being a revision to fences, walls, and hedges, the relocation of Section 110-813, Planned Unit Development Regulations to Section 110-319(k), and a revision of Section. 110-1202, Powers and Duties.

The Commission and staff discussed Phase II-B LDC proposed amendments by page and section number to include: page 15, changing the word "shall", (e) Application revision, to "may"; page 16, item (e) why the City requires proposed subdivision applications of more than 200 lots to go before the Planning and Zoning Board, and deleting the requirement but adding language to the section stating that any application can be sent before the Commission for review; page 25, (3) Posted Notice (posted sign), a. discussed the possibility of an application that would affect more than five (5) percent of the total land area of the City ever being submitted; page 53, (i) should be changed from a specified organization like the Transportation Planning Authority to the "locally accepted methodology"; and page 57, d. Amendments. the wording should be changed from amendments may be approved "by the enforcement official" to "by the designated official".

The Commission and staff discussed Page 58, g) Fences, walls, and hedges on waterfront, or golf course lot, regarding fence height, opaqueness, line of site due to property elevation and onglulation of property, limiting material used for fencing on lake front property, and impacting the visibility

of neighbors. The Commission decided to leave the language in this section as presented in the LDC amendments.

The Commission and staff discussed the purpose of the Commission having to approve projects because of square footage, unnecessarily delaying projects, projects that have met requirements not being approved, the intended use of a project, Commission meetings providing an opportunity for public input, streamlining economic development application processes, Deltona being open for business, and projects that have already been approved in the City's budget not being reviewed and approved again at Commission meetings.

**After discussion, the Commission concurred to remove the requirement for a project to come before the Commission for approval because of square footage.**

**C. Discussion re: City Manager Selection Process.**

The Commission and staff discussed steps that have to be taken to follow the City Charter, a national search as compared to a local search for a City Manager, the option of using the Range Riders Organization which is made up of former City and County Managers to assist in finding a City Manager. The Commission's conundrum and frustrations of abiding by the City Charter's residency requirement versus already having a very qualified Acting City Manager who is respected by everyone, is qualified, and the inequities in benefits to ask Mr. Denny to continue serving as Acting City Manager. Also discussed was putting the Charter Review Committee's (CRC) suggestion of changing the residency requirement for the City Manager to live in Deltona to the City Manager having to live in Volusia County on the 2014 ballot, the City Charter allowing six (6) months for a selected City Manager to move to Deltona and the one (1) time, six (6) month extension that can be granted to the selectee to move to Deltona. There was discussion regarding expending resident's funds and the City's man-hours unnecessarily, the Commission having reasonable reasons due to the ongoing Charter review to extend the Acting City Manager's current contract, waiting until after the CRC makes its Charter amendment recommendations before advertising for a City Manager, the term "Interim" City Manager not being demeaning to Mr. Denny's professionalism, and that having Mr. Denny stay on as the Acting City Manager or City Manager would be in the best interest of the City. There was additional discussion regarding extending Mr. Denny's current contract for six (6) months, offering Mr. Denny a six (6) month contract as City Manager on the December 16, 2013 Regular Commission meeting agenda, hiring an Assistant Deputy City Manager, the stability of the City Manager position, advertising for a Deputy City Manager being in the City Manager's preveue , public perception of whether or not the Commission is following the Charter, the City being considered in an unstable environment without a City Manager. The option because of the Charter provisions of residency and the CRC timeline for Charter review and the 2014 elections, that the Commission could appoint Mr. Denny as the City Manager through next November's elections, the public being intelligent and knowing when it has a competent City Manager, and the legality and benefit to the City of offering Mr. Denny a six (6) month, or a one (1) year contract as City Manager.

**After discussion, the Commission concurred to offer Mr. Denny a six (6) month contract as Deltona's City Manager on the December 16, 2013 agenda, with a term to run for a six (6) month period effective December 29, 2013.**

**D. Add-on Agenda Item – West Volusia Round Table Discussion.**

Commissioner Herzberg asked what the City's plan was for food and refreshments for the West Volusia Round Table and she suggested supporting local Deltona businesses, and she asked how the agenda was going to progress during the Round Table.

The Commission discussed using Dunkin Donuts to provide refreshments for the Round Table, the hours of the Round Table being 8:30 a.m. to Noon, the concept of the Round Table being an opportunity for the elected officials attending to develop what the major issues are in West Volusia County that need to be addressed and what they want answers to. For example issues like the one (1) cent sales tax, animal control issues, allocating funds from each City to pay for Sunrail, water issues, economic development and eco-tourism, providing jobs to residents of Volusia County, and staff preparing a memorandum of questions developed at the Round Table to be submitted to Volusia County elected officials.

The Commission discussed being prepared to answer questions concerning the new Waste Water Treatment Facility (WWTF) during the ground breaking ceremony on Tuesday, October 29, 2013, and the location of the ground breaking.

**E. Add-On Agenda Item – Moving forward with a stadium at Dewey O. Boster Park.**

Commissioner Schleicher discussed moving forward with putting a stadium at Dewey O. Boster Park, and she suggested putting the issue on the November 4, 2013 Regular Commission meeting agenda.

The Commission discussed the directions given to staff at the last workshop to provide cost estimates for different aspects of putting a stadium in at Dewey O. Boster Park, adding the issue to a Workshop agenda where enough time can be allotted to be provided adequate information and to properly discuss stadium variables. Also, staff making a presentation to the Commission on the data requested, the data being complicated concerning where the amenities and support facilities would be placed and its associated costs, possible dates for a Workshop to discuss stadium options, and discussing all stadium options in the City during the Workshop, but also narrowing the scope at the same time.

**After discussion, the Commission concurred to add the Stadium at Dewey O. Boster Park presentation to the Commission Workshop on Thursday, November 14, 2013 at 5:30 p.m.**

Commissioner Schleicher discussed streamlining the permitting process, and she asked why purchases that have already been approved during the budget approval process and have met the requirements of the approved budget have to come before the Commission for approval again.

The Commission discussed reasons that the Commission and the public need to review purchases that have already been approved in the budget during a Commission meeting for final approval such as providing an opportunity to ask any final questions that the public may have, the City Manager administering the budget that the Commission has previously approved during the budget process, budgets changing during the course of a year, putting purchases on the agenda for

Commission and public review and awareness, and the need to continue the current Commission review process as evidenced in past Commission meetings when a Commission member pulls a Consent Agenda item for review and discussion.

**5. CITY MANAGER COMMENTS:**

**6. ADJOURNMENT:**

There being no further business the meeting adjourned at 7:43 p.m.

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Mitch Honaker, Deputy City Clerk