

**MINUTES
CITY OF ORMOND BEACH
CITY COMMISSION
56 North Beach Street Use Analysis Workshop**

January 7, 2020

5:30 p.m.

City Commission Conference Room

I. CALL TO ORDER

Mayor Bill Partington called the meeting to order at 5:31 p.m.

Present were Mayor Bill Partington, Commissioners Dwight Selby, Troy Kent, Susan Persis, and Rob Littleton, City Manager Joyce Shanahan, Assistant City Manager Claire Whitley, City Attorney Randy Hayes, City Engineer Shawn Finley, and Vanasse, Hangen, Brustlin, Inc. Representative Tyler Johnson.

Mayor Partington explained the meeting was intended to discuss a reuse feasibility study that was performed on the property the city had purchased located at 56 North Beach Street.

Mr. Shawn Finley, City Engineer, introduced Vanasse, Hangen, Brustlin Inc. (VHB) Planner Mr. Tyler Johnson, and other members of the VHB team in the audience: Planner Mr. Jordan Crandall, Kaleidoscope Design Interior Designer Ms. Amanda Warren, and Studio 407 Architects Mr. Jeff Gaither and Ms. Danielle James. He noted the purpose of the feasibility study was to review comparable facilities in Volusia County and present reuse alternatives with cost estimates for the property located at 56 North Beach Street. He asked the Commission to view the project from a 10,000 foot level and focus on the overall direction for the project, rather than the specific details at the current time. He stated the main objective was to determine if the Commission wished to proceed with the existing former church building on the property or build something new in its place.

II. EXISTING CONDITIONS

Mr. Tyler Johnson, VHB Planner, explained he would be presenting reuse alternatives for the property with preliminary floor plans and cost estimates. He noted once a preferred alternative was decided upon, the plans and estimates could be refined to provide a more accurate report.

Mr. Johnson described the existing conditions of the current property and displayed an aerial site map that showed the land and photos of the existing building.

III. REUSE ALTERNATIVES

Mr. Johnson displayed images of comparable civic center facilities within Volusia County that matched the approximate size and location of the property at 56 North Beach Street. He reviewed the square footage, capacity, construction cost, and revenues of the New Smyrna Beach Brannon Center and DeLand Sanborn Center. He noted both facilities were used as analogs in the area for the potential design of a civic center on the discussed property.

Mr. Johnson reviewed the four reuse alternative options for the building:

- Option 1: Demolition of the existing structure and brand new construction.
- Option 2A: Renovation of the existing building
- Option 2B: Renovation and expansion of the existing building
- Option 3: Demolition of the existing building and redevelopment as community parking.

Mr. Johnson displayed a conceptual site plan that could be implemented with Option 1, 2A, or 2B. He reviewed the plan and highlighted the details, which included turning the riverfront lot across from the former church building into a community park and realigning the entrance and drop off of the main building. He noted the plan included losing 15 existing parking spaces, but included on-street parking on Lincoln Avenue and Beach Street. He noted the overall estimate was between \$900,000 and \$1.1 million and that the site plan was included in the budget for Options 1, 2A, and 2B.

Mr. Johnson reviewed Option 1 in detail, which proposed demolition of the existing structure and adding new construction. He noted this option proposed a 14,780 square foot building with a capacity of 800. He explained the conceptual design included three large ballrooms with movable walls, two small ballrooms with a patio, a kitchen towards the front of the building with a service corridor to service the ballrooms, a pre-function area with restrooms, and offices in the front of the building for city staff. He stated the estimated total cost was between \$2.7 million and \$3.5 million.

Mr. Johnson discussed Option 2A, renovation of the existing building. He noted this option utilized the existing shell of the sanctuary and some rooms, including the kitchen and bathrooms. He noted the option proposed an 11,728 square feet space and a 600 person capacity for the entire area. He explained it was estimated 450 people could be seated in the main ballroom. He noted the plan utilized the existing building and included a large ballroom, utilization of the existing kitchen and restroom facilities, a flexible event space, a pre-function area, and offices for city staff in the back. He noted the overall estimated cost was between \$1.8 million and \$2.4 million.

Mr. Johnson reviewed Option 2B, which proposed expanding the existing building. He noted it would provide a 15,558 square foot building with a new pre-function area and a capacity of 695. He stated the plan envisioned relocating the restrooms to a new pre-function area to allow expansion of the main hall. He stated the option provided a large hall space in the existing sanctuary, utilization of the existing kitchen, a new service corridor, and offices for city staff. He displayed conceptual photos to provide an example of the building expansion. He stated the estimated cost was between \$2.2 million and \$3.1 million.

Mr. Johnson discussed Option 3, which proposed constructing the area into a parking lot, enhancing the landscaping, and turning the riverfront property into a community park. He displayed a map of nearby parking located throughout downtown Ormond Beach. He showed a site plan of the potential parking lot, and stated the lot would include a total of 120 parking spaces. He noted the cost for option three estimated between \$1.1 million to \$1.5 million.

IV. COMMISSION DISCUSSION

Mr. Johnson stated he would be happy to answer any questions the Commission had. A discussion ensued on whether or not the furnishings were included in the costs of the proposed plans.

Commissioner Kent questioned if the 800 person capacity stated on Option 1 referred to 800 seated guests; whereby, Mr. Jordan Crandall, Planner, VHB, stated the capacities were calculated by one person per 12 square feet of the function areas, and was an estimate in-between seating capacity and standing capacity.

Commissioner Kent questioned if 800 people could be seated in the ballroom in Option 1; whereby, Mr. Crandall explained it could not seat 800 people but the capacity would be closer to 800 if it was standing room or a classroom-style setting.

Commissioner Kent stated he did not understand the reasoning for the wall on the current building at the site that blocked the view of the Halifax River. He stated he was against the idea of putting staff offices on the riverfront side of the building and wanted to leave that view for those who would be utilizing the facility. He noted he favored the idea of planting trees, but did not want the landscaping to disrupt the view of the river. He explained his concerns for minimal parking in the area.

Commissioner Persis stated she agreed with Commissioner Kent that the city offices and the kitchen facility should not have the view of the Halifax River. She noted she was also concerned for the parking issues that may arise from development at that location.

Commissioner Littleton noted he agreed with the comments of Commissioner Kent and Commissioner Persis.

Commissioner Selby stated he was instrumental in bringing the property before the Commission and noted the property was a great piece of land for a great price. He stated he agreed that the kitchen should not be placed at the front of the building since it would block the view of the Halifax River and would be located on the wrong end for event services. He explained he believed there should be synergy between the Anderson-Price Memorial Building located next door to the property and the property at 56 North Beach Street. He stated he hoped the Commission would not rush into a plan without looking into the future with consideration for the two locations. He discussed how the former church building was a mid-century modern building and had historical significance. He stated it would be easy to demolish and build new, but was unsure if it was the right location for a community center, especially due to the parking concerns. He noted he thought the estimated cost numbers for the options seemed very low.

Mayor Partington stated the purchase of the land was a strategic purchase by the city. He stated he agreed there was no rush on moving forward, and would rather take time to ensure the correct decision was made on the usage of the property instead of rushing into a project. He agreed that he felt the numbers presented to them were very low. He discussed the possibility of selling the property, and reviewed the benefits of that option. He noted while it was a possibility, it was most likely the least favorite potential option. He stated another potential use of the land was to swap the property with the Ormond Beach Library located next to City Hall and transform the current library property into a community center. He noted he favored the stained glass that existed on the former church building and the architecture of the interior of the building as well, and hoped they could be preserved. He explained he originally thought he would prefer to tear down the building and rebuild, but once he saw the modern images he did not like the presentation

of the building. He noted if he were to design a new building for the location he would include elements that existed at the current building, have the building raised up with parking underneath it, and include an open air patio on the second floor. He stated he did not see the need for the community park on the riverfront lot due to the city already having parks at all four corners of the Granada Bridge, and believed residents would rather see the lot saved for parking. He noted he was cost-cautious moving forward and was not in a rush. He noted he hoped the building would contain breakout rooms and a small office for staff in the back. He stated he was leaning towards remodeling the existing facility or expansion of the existing building.

Commissioner Kent agreed the city did not need another community park in the area and that area would be more useful as a parking lot. He disagreed with Mayor Partington on keeping the stained glass windows in the building due to the glass obstructing the view of the river. He stated he also differed in his opinion of the appearance of the inside and noted due to the large size of the room, there was a large area to heat and cool. He noted there was no balcony area and believed it was a waste to keep the area as it was. He noted he was not in favor of the design that was presented to them, but explained they were presented as purely conceptual pieces. He stated he was in favor of tearing down the existing building and building a new one. He noted he was also in favor of bringing the building closer to Lincoln Avenue to provide a driveway located at the back of the building for deliveries and drop offs. He stated moving the library was intriguing to him, but noted the location did not have enough parking spaces for that usage and residents on Lincoln Avenue may not prefer a library at that location. He explained the city always had the option to sell the property. He noted he was in favor of a new building, but before committing any dollars he would require a plan for nearby parking.

Commissioner Persis stated she was also in favor of demolition and new construction. She stated she envisioned a community center with floor to ceiling windows, a rooftop, and a view of the Halifax River. She noted the Commission needed to look into the future to decide what would be beneficial in years to come. She stated the church appeared to be falling apart and had many physical issues. She believed it would be best to make a new building and community center, but agreed the parking issue needed to be figured out.

Commissioner Littleton noted he was comfortable with knocking down the building. He stated he did not want the city to purchase old buildings and renovate them on their own, and did not believe it would be fair to other organizations in the city who have helped renovate historic buildings with their own funds. He stated he had several opinions on the future use of the building, but was comfortable for now with knocking down the old structure.

Commissioner Selby stated the map that was displayed with nearby parking to the property consisted of lots that were too far away to be considered nearby parking. He noted parking was the unknown issue. He favored the Mayor's idea of moving the library down the road. He noted the city also had a lot of opportunities with other city facilities including the Anderson-Price Memorial Building, City Hall, and the Police Department. He stated he could see the former church building being renovated cost effectively. He explained he was unsure if a community center would be the right use, but was leaning against it due to the limited parking at the site. He discussed parking in the downtown and reiterated the idea of partnering with the Ormond Beach Historical Society. He stated he favored saving the building for now, but did not wish to move forward aggressively with the community center. He noted he was unaware if the city had spent

funds doing preventative maintenance on the existing structure, but believed they should if they chose to not demolish the building.

Mayor Partington stated there had not been public discussion from the community and the public needed to have an opportunity to provide input on the usage of the property. He stated there were three commissioners willing to tear down the building and build new, and two interested in renovation. He noted he was interested in renovating the building into a community center with a new function area.

Ms. Joyce Shanahan, City Manager, stated she believed the air conditioning at the facility had not been functioning, which provided the opportunity for mold. She stated she was unaware of the condition of the roof; whereby, Mr. Finley stated the roof had minor issues that had been resolved, but the air conditioning needed to be addressed.

Ms. Shanahan explained necessary repairs would need to be performed on the electrical systems to ensure they were safe to use. She stated there was no urgency to move forward with the project and staff could investigate minor repairs for upkeep. She explained there were organs and benches still located within the building that had not been auctioned off yet, but noted staff could look into doing that moving forward. She stated staff could come back with ideas on how to rid of the items inside the building, while leaving the structure in place and cleaning it out. She requested further direction from the Commission.

Commissioner Selby stated Ms. Julia Truilo, Director of Ormond Beach MainStreet, had told him the organ sitting in the old church building was of value.

Ms. Shanahan stated the city needed to move forward with selling the items inside or dehumidifying the space to prevent mold issues.

Commissioner Selby questioned why the rear building currently connected to the former church was not included in any of the designs; whereby, Mr. Finley stated staff viewed that portion of the building as a space beyond the main structure and noted it had mold issues and it appeared it would not be cost-effective to bring the building up to code. He stated it was intended to be incorporated into additional parking.

Commissioner Selby noted the building was a cinderblock building with a concrete roof and would be easy to bring back up to code; whereby, Mr. Finley stated staff could explore options to restore the building.

Commissioner Selby questioned if that smaller rear building would have a use if it was brought back up to code; whereby, Ms. Shanahan stated she believed there was a greater need for parking.

Commissioner Persis questioned if the current building could be demolished and used as a parking lot until a decision was made on the use of the property after receiving input from the community.

Mayor Partington noted there were three commissioners in favor of tearing the building down. He noted the first step should be selling the items inside the building and bringing back an item to the Commission for a formal vote. He noted the public could contact their zone Commissioner to provide input on the use of the property.

Ms. Shanahan stated the city could perform community outreach for the project. She noted staff would proceed with cleaning out the building, auctioning off the items inside, and would appear before the Commission for formal approval with a demolition plan.

Mayor Partington requested that a formal demolition plan with realistic costs be presented to the Commission, as well as accurate costs for a parking lot that could be constructed at the site until a final use was determined for the property.

V. ADJOURNMENT

The meeting was adjourned at 6:19 p.m.

Transcribed by: Cassidi Ritz