

**MINUTES  
ORMOND BEACH CITY COMMISSION  
HELD AT CITY HALL COMMISSION CHAMBERS**

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**March 16, 2021**

**7:00 p.m.**

**Commission Chambers**

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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, and Acting City Clerk Wendy Hontz.

**A G E N D A**

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATIONS AND PROCLAMATIONS**
  - A. Jenn Elston - News-Journal's 40 Under Forty
  - B. Colby Cilento
- 5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA**
- 6. APPROVAL OF MINUTES**
  - A. Minutes from City Commission meeting – March 2, 2021
- 7. COMMUNITY REDEVELOPMENT AGENCY**
  - A. **RESOLUTION NO. 2021-56:** A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA ACCEPTING A BID FROM CHINCHOR ELECTRIC, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE BANNER POLE REPLACEMENT PROJECT UNDER BID 2021-10; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE. **(SEE ITEM 8A)**

*Staff Contact: Shawn Finley, Public Works Director (386-676-3292)*
- 8. CONSENT AGENDA**

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

  - A. **RESOLUTION NO. 2021-56:** A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA ACCEPTING A BID FROM CHINCHOR ELECTRIC, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE BANNER POLE REPLACEMENT PROJECT UNDER BID 2021-10; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE.

*Staff Contact: Shawn Finley, Public Works Director (386-676-3292)*

- B. **RESOLUTION NO. 2021-57:** A RESOLUTION AUTHORIZING THE EXECUTION OF A RELEASE AND TERMINATION OF UNITY OF TITLE AGREEMENT ON PROPERTY LOCATED AT 2 INDIANHEAD DRIVE AND 6 INDIANHEAD DRIVE; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

- C. **RESOLUTION NO. 2021-58:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF EQUIPMENT AND SERVICES FROM AQUA-AEROBIC SYSTEMS, INC. TO REPAIR SAND FILTER #1 AT THE WATER RECLAMATION FACILITY; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Shawn Finley, Public Works Director (386-676-3292)

- D. **RESOLUTION NO. 2021-59:** A RESOLUTION ACCEPTING A PROPOSAL FROM ZEV COHEN & ASSOCIATES, INC. FOR DESIGN SERVICES REGARDING PHASE IV OF THE 2-INCH WATER MAIN REPLACEMENT PROJECT ON THE MAINLAND; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Shawn Finley, Public Works Director (386-676-3292)

- E. **RESOLUTION NO. 2021-60:** A RESOLUTION ACCEPTING A PROPOSAL FROM MCKIM & CREED, INC. FOR DESIGN SERVICES REGARDING PHASE IV OF THE 2-INCH WATER MAIN REPLACEMENT PROJECT ON THE NORTH PENINSULA; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Shawn Finley, Public Works Director (386-676-3292)

- F. **Request for Proposals - Aerial Fireworks Display (RFP No. 2021-15)**

**Staff Contact:** Robert Carolin, Leisure Services Director (386-676-3279)

**Disposition:** Approve as recommended in the City Manager memorandum dated March 16, 2021.

- G. **Riverside Drive Road Closure for Fiber Optic Conduit Installation**

**Staff Contact:** Shawn Finley, Public Works Director (386-676-3292)

**Disposition:** Approve as recommended in the City Manager memorandum dated March 16, 2021.

- H. **Lincoln Ave RR Grade Crossing Rehab**

**Staff Contact:** Shawn Finley, Public Works Director (386-676-3292)

**Disposition:** Approve as recommended in the City Manager memorandum dated March 16, 2021.

## 9. PUBLIC HEARINGS

- A. **ORDINANCE NO. 2021-10:** AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 2.81± ACRES OF REAL PROPERTY LOCATED AT 1190 WEST GRANADA BOULEVARD, FROM “OPEN SPACE/CONSERVATION” TO “MEDIUM DENSITY RESIDENTIAL”; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

## 10. SECOND READING OF ORDINANCES

- A. **ORDINANCE NO. 2021-09:** AN ORDINANCE APPROVING THE FINAL PLAT FOR THE “ PINELAND P.R.D. SUBDIVISION – PHASES 4 & 5”, A PLANNED RESIDENTIAL DEVELOPMENT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

## 11. RESOLUTIONS

- A. **RESOLUTION NO. 2021-63:** A RESOLUTION DECLARING THE INTENTION OF THE CITY COMMISSION TO CONSIDER VACATING A PORTION OF FLAGLER ROAD ABUTTING 1480 NORTH U.S. HIGHWAY 1, VOLUSIA COUNTY PARCEL NUMBER 3136-01-59-0010; ESTABLISHING A TIME CERTAIN FOR A PUBLIC HEARING; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

- B. **RESOLUTION NO. 2021-64:** A RESOLUTION DECLARING THE INTENTION OF THE CITY COMMISSION TO CONSIDER VACATING TWO (2) UNNAMED ALLEYS LYING BETWEEN LOT(S) 1 -30, BLOCK 59, NATIONAL GARDENS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGE 250-253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA WITHIN THE PROPERTY AT 1480 NORTH U.S. HIGHWAY 1, VOLUSIA COUNTY PARCEL NUMBER 3136-01-59-0010; ESTABLISHING A TIME CERTAIN FOR A PUBLIC HEARING; AND SETTING FORTH AN EFFECTIVE DATE.

**Staff Contact:** Steven Spraker, Planning Director (386-676-3341)

## 12. REPORTS, SUGGESTIONS, REQUESTS

### 13. ADJOURNMENT

#### Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:00 p.m.

#### Item #2 – Invocation

Pastor Kevin Mahoney, Rima Ridge Baptist Church, gave the invocation.

#### Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

#### Item #4 – Presentations and Proclamations

##### Item #4A – Jenn Elston – News Journal’s 40 Under Forty

Mayor Partington presented Public Information Officer Ms. Jenn Elston with a certificate from the Daytona Beach News Journal (News Journal) for being an honoree in their 40 Under Forty Program. Mayor Partington discussed the News Journal’s program in further detail and congratulated Ms. Elston on her accomplishments.

##### Item #4B – Colby Cilento

Mayor Partington presented a surprise proclamation to former City Clerk Ms. Colby Cilento. He discussed Ms. Cilento’s career at the City of Ormond Beach and thanked her for her years of service. He declared March 16, 2021, as a day to recognize Ms. Cilento for her achievements. He gifted her with a key to the city and wished her the best in her future career endeavors.

##### Item #5 – Audience Remarks

Mayor Partington noted that Ms. Susan Hurrell had signed up to speak during audience remarks but was not present.

Ms. Jane Corkum, 18 Timucuan Drive, discussed her support for keeping the former Riverbend Golf Course (Riverbend) operating as a golf course. She listed the benefits of the sport and discussed the site of the course. She stated she was speaking on behalf of her group in attendance and encouraged the Commission to keep the site operating as a golf course.

Mr. Travis Sargent, 406 North Beach Street, noted he had met with an attorney regarding the merging of Osceola Elementary (Osceola) and Ortona Elementary (Ortona) at the Ortona site. He discussed the advice and information he was provided with by the attorney. He expressed his disapproval of the merger and encouraged the Commission to prioritize communication with other elected officials.

##### Item #6– Approval of Minutes

Mayor Partington advised the minutes of the March 2, 2021, meeting had been sent to the Commission for review and were posted on the city’s website for public viewing. He asked for any corrections, additions, or omissions. He stated that hearing no corrections, the minutes would stand approved as presented.

##### Item #7 – Community Redevelopment Agency

Mayor Partington advised the following item was a Community Redevelopment item. He explained that the City Commission served as the Community Redevelopment Agency (CRA) of the city and must review the item and make a recommendation as the CRA.

Mayor Partington recessed the City Commission meeting, called the CRA meeting to order, and opened the public hearings, at 7:16 p.m.

##### Item #7A – Banner Pole Replacement Bid Award 2021-10

Acting City Clerk Wendy Hontz read by title only:

###### RESOLUTION NO. 2021-56

A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA ACCEPTING A BID FROM CHINCHOR ELECTRIC, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE BANNER POLE REPLACEMENT PROJECT UNDER BID 2021-10; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE. **(SEE ITEM 8A)**

Mayor Partington noted no audience cards had been submitted on the item.

**Commissioner Kent moved, seconded by Commissioner Selby, for approval of Resolution No. 2021-56, as read by title only.**

**The motion passed by voice vote.**

Mayor Partington closed the public hearing, adjourned the CRA meeting, and reconvened the City Commission meeting at 7:17 p.m.

Item #8 – Consent Agenda

Mayor Partington advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

**Commissioner Selby moved, seconded by Commissioner Persis, for approval of the consent agenda.**

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

Item #9 – Public Hearings

Mayor Partington opened the public hearings.

Item #9A – 1190 West Granada Boulevard, land use amendment

Acting City Clerk Wendy Hontz read by title only:

ORDINANCE NO. 2021-10  
 AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 2.81± ACRES OF REAL PROPERTY LOCATED AT 1190 WEST GRANADA BOULEVARD, FROM “OPEN SPACE/CONSERVATION” TO “MEDIUM DENSITY RESIDENTIAL”; PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Steven Spraker, Planning Director, explained the item was a request for a comprehensive plan amendment to change the land use of the property located at 1190 West Granada Boulevard from Open Space/Conservation to Medium Density Residential (MDR). He provided details on the process the applicant would need to go through if the item was approved by the Commission. He discussed feedback in opposition of the amendment, including a letter signed by residents in Sagebrush Trails, an email from resident Ms. Connie Colby, 108 Roble Lane; and a phone conversation with Mr. Moore, 222 Sagebrush Trail.

Mr. Spraker reviewed a PowerPoint presentation that displayed images of the area and the assigned land uses of the property and surrounding sites. He discussed the Open Space/Conservation land use and explained the city changed the designated land use of the subject property from Office Professional to Open Space/Conservation in 1993. He stated the property was designated as a Florida Department of Transportation (FDOT) borrow pit, noting FDOT was not subject to the city’s land use assignments. He stated the applicant provided a survey and environmental analysis of the site and there were no determined environmental characteristics that would prevent future development of the site. He discussed access to the property and noted the applicant was seeking to build townhomes. He explained with the suggested land use of MDR, there would be a restriction of 18 units allowed. He stated when the applicant purchased the land it was assigned an Open Space/Conservation land use and changing the land use designation was a discretionary action by the Commission. He noted the Planning Board recommended approval 4-2 and staff recommended approval.

Commissioner Littleton inquired if the Open Space/Conservation land use protected all trees on the property; whereby, Mr. Spraker stated it did not and provided examples of other sites with the same land use that had development activity, but noted there would be a requirement that 15 percent of the site be retained for tree preservation.

Commissioner Persis verified the townhomes proposed for the site would be similar to the ones located next to the property in the Trails South Forty subdivision; whereby, Mr. Spraker stated he believed the goal of the applicant was to replicate the adjacent townhomes.

Commissioner Persis discussed the letter that had been signed by residents in opposition of the project. She questioned which neighborhood residents signed the letter; whereby, Mr. Spraker stated it was signed by residents on Sagebrush Trail.

Mr. Joey Posey, Attorney for the Applicant, noted he believed the residents who had signed the letter in opposition of the project were against the original plan for the site, which proposed adding a connection from the site to Sagebrush Trail. He explained the current plan did not include a connection to Sagebrush Trail. He discussed the original plan for the project site and the changes that had occurred. He stated the goal of the applicant was to match the townhomes that were adjoining the property, with a cap of 18 units. He noted the current proposed development of townhomes seemed more logical than the site becoming an FDOT borrow pit. He stated from a traffic perspective, he believed the MDR land use was the most compatible.

Commissioner Kent noted the project seemed unfair to the site's neighboring residents who had purchased their homes with the knowledge of the zoning and land uses surrounding them. He provided examples as to why he believed the item was unfair and noted the request did not sit well with him. He questioned why the applicant purchased the land with a designation of Open Space/Conservation and was now attempting to change the land use and put townhomes on the property; whereby, Mr. Posey noted the original land use for the property was intended to be Office Professional and the Open Space/Conservation land use was only logical if the site was turned into a borrow pit.

Mr. Posey noted the property was originally planned to become a retention pond and stated he believed residents surrounding the site would not want a retention pond near their properties. He reiterated his belief that the site would have the best usage if it was compatible with its neighboring property land uses. He discussed the project goals in detail and noted comments that were made during the Planning Board meeting.

Commissioner Kent discussed other borrow pits in the city that had an appealing appearance, noting residents may approve of a borrow pit at the site.

Commissioner Persis stated she had visited the site and the lot was less than three acres. She noted the project affected many residents and stated she preferred to keep the land use assignment of Open Space/Conservation. She noted she believed the applicant would not be able to get 18 units at the site and stated she would prefer to see the green space left alone.

Mr. Posey reiterated the site was originally planned to be Office Professional, but due to FDOT wanting to turn the site into a borrow pit it was assigned Open Space/Conservation. He stated 18 units for the project was ambitious, but noted the site plan would reveal further details in the future.

Mr. Steve Moltane, 216 Sagebrush Trail, discussed his disapproval of the project. He noted when he purchased his property near the site he was surrounded by retention ponds and a conservation area. He stated he and many of his neighbors appreciated the surrounding conservation and were not in favor of the project. He noted the applicant purchased the land with the Open Space/Conversation land use assignment and felt the property should remain with that land use.

Mayor Partington stated when viewing the agenda packet materials, the exit for the site appeared to be connected to Sagebrush Trail, which he noted he preferred over traffic exiting directly onto Granada Boulevard. He questioned where the exit from the site would be; whereby, Mr. Spraker explained Yoon Way, a right-of-way that connected to Granada Boulevard, would serve as the site entry and exit.

Mayor Partington questioned why the land use assignment was proposed as MDR and not Low Density Residential (LDR); whereby, Mr. Spraker explained the Commission could assign the LDR land use if they wished to, but noted staff suggested MDR so that the site was consistent with the land use of the adjacent property.

Mayor Partington questioned how many units the applicant could achieve if the land use was LDR; whereby, Mr. Spraker stated LDR would allow a maximum of 12 units.

Mr. Spraker discussed the site plan process that would come in the future if the item was approved. He noted though the MDR allowed a maximum of 18 units, there was no way to determine what the minimum number of units at the site would be until that process was undertaken.

Commissioner Selby questioned how the property came to be assigned Open Space/Conservation; whereby, Mr. Spraker provided a detailed history of the property.

Commissioner Selby questioned if the Trails Inc. owned the parcel in 1993 if it would have likely been assigned the Open Space/Conservation land use; whereby, Mr. Spraker stated he believed that the site would have been assigned MDR in that scenario.

**Commissioner Selby moved, seconded by Commissioner Littleton, for approval of Ordinance No. 2021-10, on first reading, as read by title only.**

Commissioner Selby noted it was a tough situation and he understood residents' concerns, as well as the applicant's hopes to develop the site. He stated when viewing the aerial map, there were existing commercial uses near Sagebrush Trail. He noted he believed the only reason the land was assigned Open Space/Conservation was due to FDOT owning it and planning to turn the site into a borrow pit.

Commissioner Littleton agreed it was a tough decision, but noted he supported the item because he felt the land use was compatible with the area. He stated when the item came back before the Commission for development he would be very strict on what could be put on the site. He stated the property was in his zone and noted the development of the property, if done correctly, would be an asset to Ormond Beach and keep the adjacent property owners happy.

Commissioner Kent stated he felt the decision was an easy choice, noting the lot was assigned an Open Space/Conservation land use and the residents who purchased the homes surrounding the property did their due diligence of researching nearby land uses when purchasing their properties. He noted the land use amendment would strongly impact the lives of surrounding residents and discussed his disapproval of the item.

Commissioner Persis noted she agreed with Commissioner Kent's comments. She explained she felt the site was not the correct place for further development. She discussed the negative impacts the amendment would have on residents near the site if it were approved.

Call Vote:	Commissioner Persis	No
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	No
Failed.	Mayor Partington	No

Mayor Partington closed the public hearings.

Item #10 – Second Reading of Ordinances

Item #10A – Pineland, Phases 4 & 5, Final Plat

Acting City Clerk Wendy Hontz read by title only:

ORDINANCE NO. 2021-09  
 AN ORDINANCE APPROVING THE FINAL PLAT FOR THE "PINELAND P.R.D. SUBDIVISION – PHASES 4 & 5", A PLANNED RESIDENTIAL DEVELOPMENT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.  
**(SECOND READING)**

Mayor Partington noted no audience cards had been submitted on the item.

**Commissioner Selby moved, seconded by Commissioner Kent, for approval of Ordinance No. 2021-09, on second reading, as read by title only.**

Call Vote:	Commissioner Littleton	Yes
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	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
Carried.	Mayor Partington	Yes

Item #11 – Resolutions

Item #11A – Notice of Intent, right-of-way vacation - 5 foot portion of Flagler Road (1480 N US HWY 1)

Acting City Clerk Wendy Hontz read by title only:

RESOLUTION NO. 2021-63

A RESOLUTION DECLARING THE INTENTION OF THE CITY COMMISSION TO CONSIDER VACATING A PORTION OF FLAGLER ROAD ABUTTING 1480 NORTH U.S. HIGHWAY 1, VOLUSIA COUNTY PARCEL NUMBER 3136-01-59-0010; ESTABLISHING A TIME CERTAIN FOR A PUBLIC HEARING; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker displayed a PowerPoint presentation that included a map of the property site. He noted the property was under application for an Ormond Ace Hardware and explained the request was to vacate a five-foot right-of-way of Flagler Road. He stated the Site Plan Review Committee (SPRC) reviewed the right-of-way and determined the subject area had no current or future public use and recommended approval. He stated if the item were approved, it would come before the Commission in April, 2021 as an ordinance.

Mayor Partington noted no audience cards had been submitted on the item.

**Commissioner Kent moved, seconded by Commissioner Persis, for approval of Resolution No. 2021-63, as read by title only.**

Commissioner Selby questioned if the property owner to the south of the subject property on the map also had a five-foot right-of-way; whereby, Mr. Spraker stated that they did.

Commissioner Selby and Mr. Spraker discussed Flagler Road and the right-of-way location in further detail.

Commissioner Kent questioned if the proposed Ormond Ace Hardware would be an additional location to the Ormond Ace Hardware on Granada Boulevard; whereby, Mr. Jeff Gross, Applicant, stated the proposed store was planned to be in addition to the Granada Boulevard location.

Commissioner Kent encouraged Mr. Gross to consider opening an Ormond Ace Hardware on the beachside.

Call Vote:	Commissioner Selby	Yes
	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
Carried.	Mayor Partington	Yes

Item #11B – Notice of Intent, right-of-way vacation - two (2) 15 ft alleys (1480 N US HWY 1)

Acting City Clerk Wendy Hontz read by title only:

RESOLUTION NO. 2021-64

A RESOLUTION DECLARING THE INTENTION OF THE CITY COMMISSION TO CONSIDER VACATING TWO (2) UNNAMED ALLEYS LYING BETWEEN LOT(S) 1 -30, BLOCK 59, NATIONAL GARDENS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGE 250-253, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA WITHIN THE PROPERTY AT 1480 NORTH U.S. HIGHWAY 1, VOLUSIA COUNTY PARCEL NUMBER 3136-01-59-0010; ESTABLISHING A TIME CERTAIN FOR A PUBLIC HEARING; AND SETTING FORTH AN EFFECTIVE DATE.



Mr. Spraker stated the property site was the same location as the previous item. He noted when the plat for the site was done in 1926 there were two alleys that were located within the property and the alleys needed to be vacated so that the applicant could move forward with their site plan.

Mayor Partington noted no audience cards had been submitted on the item.

**Commissioner Selby moved, seconded by Commissioner Kent, for approval of Resolution No. 2021-64, as read by title only.**

Call Vote:	Commissioner Kent	Yes
	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
Carried.	Mayor Partington	Yes

## #12 – Discussion Items

### #12A – Future Use and Maintenance of Riverbend Golf Course Airport Property

Mr. Brian Rademacher, Economic Development Director, noted staff was seeking direction from the Commission on the future use of the former Riverbend Golf Course site and on identifying a level of maintenance for the land. He reviewed a map of the property and discussed the site in detail, noting the property consisted of three distinct land areas. He stated the land use for the site was Recreation/Open Space with a zoning of Special Environmental (SE). He explained the site was on airport property and discussed guidelines provided by the Federal Aviation Administration (FAA) and the city's obligations as the airport sponsor. He noted the FAA currently identified golf courses as an incompatible use on airport property. He stated the FAA strongly discouraged maintaining the site as a golf course and listed reasons why in detail.

Mr. Rademacher reviewed three different maintenance options for the property: maintenance of accessible areas only for 777 dollars monthly, basic mowing and line trimming of the entire course for 17,280 dollars monthly, and comprehensive maintenance for 90,580 dollars monthly. He discussed costs that surrounding cities paid for operating and maintaining municipal golf courses and their financial losses. He noted the course would require significant improvements to bring it to a competitive level of play. He stated staff recommended proceeding with a land use plan analysis to determine potential future uses of the site and recommended basic ground maintenance of accessible areas only. He stated upon completion of the future land use plan, staff would review the results with the Commission for further direction.

Commissioner Persis inquired who would perform the land use plan analysis and how much it would cost; whereby, Mr. Rademacher stated the city would likely use an aviation engineering firm and the cost would depend on the level of scope, but could range between 20,000 to 50,000 dollars.

Mayor Partington questioned if the funds for the analysis would be reimbursable by FDOT; whereby, Mr. Rademacher stated he was unsure, but noted staff would look into that option.

Commissioner Selby confirmed that staff was suggesting the site not reopen as a golf course; whereby, Ms. Joyce Shanahan, City Manager, stated that was correct.

Commissioner Selby noted if the Commission was not going to reopen the site as a golf course, the higher-cost maintenance plans would not be necessary. He discussed the future land use plan analysis in further detail. He questioned if the city's airport consultant would be involved in performing the analysis for the two parcels of the site located closest to the airport; whereby, Ms. Shanahan stated that was correct and noted the city would provide the consultant with guidance.

Ms. Shanahan stated if the scope for the analysis was greater than 25,000 dollars the item would come back before the Commission for approval. She explained the third parcel of land between Airport Road and the Tomoka River was maintained for conservation and staff was planning to maintain the conservation area for the current time.

Commissioner Selby and Ms. Shanahan discussed the future land use plan analysis and various options for the parcels.

Commissioner Selby stated it was unfortunate that the course was closing and that Ormond Beach would not have a public golf course. He discussed the closure of other courses and the costs other cities paid to maintain their municipal golf courses. He stated several residents had approached him and requested the Commission consider subsidizing golf, but noted the cost to the city would be very high. He stated many golfers who utilized Riverbend Golf Course did not live within the city and were not taxpayers. He provided a detailed history of the course and its ownership. He reiterated that it was unfortunate Riverbend would not remain a golf course, but believed it was the prudent choice for the city to make. He stated he supported staff's recommendations of the future land use plan analysis and suggested level of maintenance.

Commissioner Kent stated he believed that cities struggled to make a profit off of recreational activities. He discussed events held in the city by non-residents and felt the city should be hosting those events. He stated he approved of the 777 dollars monthly for minimal maintenance of the site and also supported the future land use plan analysis.

Commissioner Persis stated she approved of staff's recommendation for both items as well. She noted she felt sorry for those who enjoyed the course, but felt the Commission was making the correct decision.

Commissioner Littleton stated he agreed with staff's recommendations. He concurred with comments made by other Commissioners and discussed the challenges with the FAA not wanting a golf course at the site. He noted it was sad to see the change occur.

Mayor Partington stated he also agreed with both of staff's recommendations and provided reasons why. He discussed reports provided by Mr. Terry Buchen from Golf Agronomy International, LLC, as well as a report from Bomar Construction that listed the costs of improvements that would be needed to bring the course up to improvement. He stated he felt the cost to maintain the site as a golf course was too high. He explained while it was sad the course would close, he believed it was the right decision. He requested the report by Mr. Buchen be included as part of the record.

Ms. Shanahan stated she would work on the specifics of the master planning process and would come back before the Commission if staff needed clarification on any other decision points.

Mayor Partington questioned if the Commission needed to make a motion; whereby, Mr. Randy Hayes, City Attorney, stated the Commission could make a motion if they wished to provide clarification.

**Commissioner Persis moved that staff proceed with obtaining a land use plan analysis to determine potential future uses of the former golf course site, and pay 777 dollars monthly, or 9,324 dollars annually, to keep the basic grounds maintenance in the areas accessible, seconded by Commissioner Selby.**

Call Vote:	Commissioner Persis	Yes
	Commissioner Littleton	Yes
	Commissioner Selby	Yes
	Commissioner Kent	Yes
Carried.	Mayor Partington	Yes

#### Item #13 – Reports, Suggestions, Requests

##### Bike Week

Ms. Shanahan discussed the bike week event that had taken place the week prior, noting the city unfortunately had two fatalities. She stated there had been complaints of loud music, but noted overall the event was successful.

Ms. Shanahan, Commissioner Kent, Commissioner Persis, Commissioner Littleton, and Commissioner Selby discussed the bike week event and thanked the Ormond Beach Police Department, Ormond Beach Fire Department, and all first responders for their dedicated work over the course of the event.

Ms. Claire Whitley, Assistant City Manager, thanked the Ormond Beach Fire Department for allowing her to attend a ride-along during bike week.

### Projects

Ms. Shanahan provided updates on the following projects taking place within the city: FDOT 1-95 and U.S. Highway One Interchange project, U.S. Highway One watermain and forcemain projects, the MacDonald House improvements, and renovations to The Casement's Carriage House.

Commissioner Kent complimented the MacDonald House project.

### Leisure Services Master Plan Update

Ms. Shanahan noted staff was working on scheduling the Leisure Services Master Plan (Master Plan) consultant to meet with the Commission. She noted there would be a public meeting held on Wednesday, March 31, 2021, at 6:00 p.m. at the South Ormond Neighborhood Center (SONC) to receive public feedback on the Master Plan. She explained a joint Quality of Life Advisory Board and Leisure Services Advisory Board meeting would be held on Thursday, April 1, 2021, at 11:30 a.m. at the SONC to discuss the Master Plan as well. She stated staff was looking into placing QR codes through-out city parks that allowed residents to respond to surveys and provide input through their mobile devices.

Commissioner Littleton stated he hoped that the Ormond Beach Limitless Playground would receive a QR code station for the survey.

### Audience Members

Commissioner Kent recognized the following audience members in attendance: Mr. Randy Crabtree, Mr. Gregory Stokes, Mr. Doug Thomas, and Mr. Joe Daniels.

Commissioner Selby greeted applicant Mr. Jeff Gross and those in attendance with him. He stated his excitement for the new Ormond Ace Hardware coming to North U.S. Highway One.

Mayor Partington recognized Mr. Joe Daniels and thanked him for attending.

### Compliments and Thanks

Commissioner Kent complimented Mr. Spraker for his knowledge and hard work as the Planning Director for the City of Ormond Beach.

Commissioner Kent thanked the Public Works Department for their dedication and hard work.

Commissioner Kent, Commissioner Persis, and Mayor Partington complimented former City Clerk Ms. Colby Cilento.

Commissioner Persis complimented the city's Wigley T-Ball field dedicated after Mr. Doug Wigley.

### Events

Commissioner Persis wished everyone a happy St. Patrick's Day and Easter holiday.

Commissioner Selby noted Ormond MainStreet (MainStreet) had discussed various upcoming events at their past board meeting. He discussed the details and proposed dates for the following events: Spring Fling, Taste of Ormond, Ormond Riverfest, and the Celtic Festival.

Mayor Partington discussed a surprise party he attended at the Nova Recreation Center to celebrate Coach Plemon Hill's 45-year anniversary with the City of Ormond Beach.

### Letter from Volusia County Chair

Commissioner Selby addressed a letter the city had received from Volusia County Chair Mr. Jeff Brower regarding the 76 lots at Plantation Oaks that Volusia County was considering purchasing for land preservation. He noted Mr. Brower had asked the City of Ormond Beach to contribute 100,000 dollars to the purchase price. He stated he felt the request was unfair, as Ormond Beach taxpayers already contributed to ECHO funds and Volusia Forever Funds, which were proposed to be utilized for the purchase of the lots. He suggested sending a response letter to Mr. Brower and the Volusia County Council and requested input from the other Commissioners.

Commissioner Kent stated the letter the city had received was only from Mr. Brower and not the entire Volusia County Council. He noted he was not necessarily against sending a response letter, but explained that sometimes doing nothing was the best response. He questioned why Mr. Brower was not asking for the same contribution from other cities and concurred with comments made by Commissioner Selby.

Commissioner Persis stated she agreed with Commissioner Selby and felt it would be polite to write a letter in response to Mr. Brower.

Commissioner Littleton stated he was fine with either writing a letter or not. He noted he was against the city giving any of the requested funds.

Mayor Partington explained the letter the city received from Mr. Brower requested that Ormond Beach residents pay twice the amount of dollars than other Volusia County residents for the purchase of the lots. He discussed his opposition of providing the funds. He noted he preferred Commissioner Kent's comments regarding not responding to the letter.

Discussion ensued between members of the Commission regarding sending a letter in response to Mr. Brower's request.

Mayor Partington requested Ms. Shanahan draft a letter in response to Mr. Brower. He stated the letter should acknowledge receipt of Mr. Brower's correspondence, decline the monetary request being made of the city, and note the Commission did not support use of city general funds for this purpose. He stated he would sign the letter on the Commission's behalf; whereby, all members of the Commission approved.

#### Announcements

Commissioner Selby noted he would be welcoming a new granddaughter soon and expressed his excitement.

#### Item #14 – Adjournment

The meeting was adjourned at 8:45 p.m.

APPROVED: April 6, 2021

BY:

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Bill Partington, Mayor

ATTEST:

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Wendy Hontz,  
Acting City Clerk