

**MINUTES
CITY OF ORMOND BEACH
QUALITY OF LIFE ADVISORY BOARD
REGULAR MEETING**

February 10, 2022

5:00 PM

**City of Ormond Beach
Training Room 103
22 South Beach Street
Ormond Beach, Florida**

1) Call to Order- Roll Call

Recording Secretary Kelly Britto called the meeting to order at 5:02 p.m. and called the roll.

Members present: Peggie Hart, Kenneth Kimble, Troy Railsback, David Romeo and Dr. Philip Shapiro.

Members absent: John Adams and William Masters.

Staff present were: Assistant City Manager Claire Whitley, Public Works Director Shawn Finley, City Engineer Alex Schumann, Recording Secretary Denise Cisson and Recording Secretary Kelly Britto.

2) Election of Chairman and Ormond Memorial Art Museum and Gardens Liaison

Ms. Kelly Britto, Recording Secretary, read City Ordinance 2012-31, Section 2.219(c) into the record.

Ms. Hart inquired about the Ormond Memorial Art Museum and Gardens Liaison and if two nominations were required. Ms. Claire Whitley, Assistant City Manager, clarified the motion would be one nomination for a chairperson who would also serve as the liaison.

Mr. Railsback moved, seconded by Mr. Romeo to nominate Dr. Shapiro as Chairman. The motion passed unanimously.

Dr. Shapiro thanked everyone and stated that he did not know of the city ordinance about the liaison between the Ormond Art Museum and Gardens when he was elected as chairman and believed there should be disclosure that the chairman would be on two boards.

3) Election of Vice-Chairman

Dr. Shapiro stated that he had not missed a meeting since chairing the board, but the Vice-Chairman needed to be familiar with the overall functions of the board.

Mr. Romeo moved, seconded by Mr. Kimble to nominate Mr. Railsback as Vice-Chair. The motion passed unanimously.

Dr. Shapiro congratulated Mr. Railsback and stated that they could not communicate outside of the meeting, but if needed Mr. Railsback would know how to proceed.

Dr. Shapiro stated the Quality of Life Advisory Board typically meets the first Thursday of every other month at 5:00 p.m. in the Commission Conference Room 103, noting a tentative schedule was provided to the board members.

Mr. Railsback motion to approve the tentative dates presented, seconded by Ms. Hart. The motion passed unanimously.

Dr. Shapiro requested the Board Members to mark the meeting dates in their calendars and electronic devices.

Dr. Shapiro gave a brief overview of the Sunshine Law and suggested the board members speak with Assistant City Manager Claire Whitley if they had any questions regarding Sunshine Law.

Ms. Claire Whitley, Assistant City Manager, stated that if anyone had questions or concerns of a conflict of interest, they should reach out to Deputy City Attorney Ann-Margret Emery or herself.

Dr. Shapiro informed the board members that Ms. Whitley was the Staff Liaison and explained Ms. Kelly Britto, Leisure Services Advisory Board Recording Secretary, was temporarily filling in as Recording Secretary. He introduced Ms. Denise Cisson, Recording Secretary, noting Ms. Taylor Lochert, former Recording Secretary, would no longer be the Recording Secretary for the Quality of Life Advisory Board.

4) Approval of Minutes

a. June 17, 2021- Regular Quality of Life Advisory Board Meeting

Dr. Shapiro explained his name was misspelled and noted it should be Dr. Philip Shapiro.

Mr. Railsback moved, seconded by Mr. Kimble to approve minutes as amended to include the correct spelling of Dr. Shapiro's name. The motion passed unanimously.

**b. December 7, 2021- Joint Meeting with Leisure Services Advisory Board
(Action Items Only)**

Dr. Shapiro stated the joint meeting with the Leisure Services Advisory Board (LSAB) on December 7, 2021, was disappointing as the LSAB did not have a quorum, therefore, Quality of Life Advisory Board was the only voting board at the meeting.

Mr. Railsback motion to approve the minutes for the joint board from December 7, 2021, seconded by Ms. Hart. The motion passed unanimously.

5) Discussion Item

a) Cassen Park Redesign

Dr. Shapiro introduced City Engineer Alex Schumann. He then turned the meeting over to Public Works Director Shawn Finley. Dr. Shapiro explained he would like for public input to happen before the board member discussion due to the nature of the topic.

Mr. Finley stated that Cassen Park started out as a simple resurfacing project but once they got into the project they realized how important Cassen Park was to the community. He explained staff put together four concepts that were not definite, noting that staff was looking for feedback on elements the board liked and did not like. The four concepts were created from the recommendations taken from an online survey of 650 residents completed in 2021, the Downtown CRA Master Plan, a public meeting which was held on February 8, 2022, a meeting with the LSAB and a meeting with Ormond Beach MainStreet. Mr. Finley explained he would convey the input to the City Commission at the workshop on February 15, 2022.

Mr. Finley explained that Cassen Park was a three-acre site with limited space but there was still room for improvements. He discussed the history of the park and explained that in 2020, staff received authorization from the City Commission to design a new bait shop and reimagine Cassen Park. He reviewed some of the features staff would try to keep which include the boat ramp, dock, pier, gazebo, pavilion, parking for boat trailers and cars, picnic areas, restrooms and walking and jogging paths. Mr. Finley stated that the Downtown CRA Master Plan recommended improvements to clear overgrown landscaping, add shaded furnishings such as picnic tables, update art, refigure parking, aquatic landscaping and educational signage. He reported the most requested features from the online survey, were paths for walking and jogging, river view seating, green space, car parking and restroom availability. He highlighted that the city was finalizing the Parks and Recreation Master Plan and the biggest response received from that master plan was residents wanted walking and jogging paths.

Mr. Finley presented the four concepts. He explained with Concept One the bait shop would be relocated, there would be two less trailer parking spaces and two additional car parking spaces, one covered pavilion and paths for walkers and joggers. He explained the concept would not add parking, additional seating or furnishings, although

it would contribute to the green scape, landscape, walking paths, bathrooms and bait shop.

Mr. Finley reviewed Concept Two noting the relocation of the bait shop and restrooms, six fewer trailer parking spaces, three more car parking spaces, paths for walkers and joggers and six covered pavilions.

Mr. Finley explained Concept Three was a variation of Concept Two with the relocated bait shop, three additional trailer parking spaces, seven additional car parking spaces, paths for walkers and joggers and three covered pavilions. He noted the additional parking would create a loss of green space.

Concept Four had the most changes and explained the bait shop and restrooms were relocated, one additional trailer parking space, thirteen additional car parking spaces, extensive paths for walkers and joggers, eight covered pavilions and a children's playground. Mr. Finley explained staff was looking forward to comments and feedback.

Dr. Shapiro thanked Mr. Finley and asked if there were any audience comments before opening up board discussions.

Mr. Bill Partington Sr., 54 West Granada Boulevard, stated the features he would like to see were 50 percent more green space closer to the river, dock, fishing area and car parking near Beach Street. He stated any amenities on Concept One through Concept Four could be placed anywhere in the park on his plan, noting there could be a children's playground or exercise station and had availability in the middle of the park for the war memorial currently in the park. He noted his preference was for the sidewalk to go from Beach Street to the river front and explained his plan had about 50 parking spaces that could be incorporated in the final layout. Mr. Partington Sr. distributed a handout of the plan and asked the board members if there were any questions for his design.

Mr. Romeo inquired about the length of the parking spots on Beach Street; whereby, Mr. Partington Sr. explained, the car parking was 12 feet by 20 feet, and the trailer parking was 12 feet by 40 feet, noting there was a variable, as there could be longer spaces.

Dr. Shapiro expressed his concerns regarding two boat launches, not enough parking spaces and a playground that may not get utilized. He explained, clearing out the vegetation for a better view, increasing the parking for more boat trailers, adding a third boat launch, making the restrooms more presentable and where the bait house was relocated needed to be considered. He explained that he preferred the wider boat launches and the concept with the pull through parking space.

Mr. Railsback agreed with Dr. Shapiro's comments. He explained that he preferred the wider boat launches and the concept with the pull through parking space for boat trailers.

Mr. Finley stated staff had received feedback to make pull through parking spaces for boat trailers.

Mr. Railsback explained he liked the idea of a small playground for when a guardian would load or unload a boat but was concerned about the traffic.

Dr. Shapiro asked Mr. Railsback if he would prefer swings where the picnic area was located; whereby, Mr. Railsback agreed, noting his apprehension of crossing the parking lot with small children.

Ms. Hart agreed with Mr. Railsback noting her concern of the parking lot traffic.

Mr. Railsback stated he would prefer a blend of Concept Three and Four, he liked less vegetation for a cleaner view and the opportunity for citizens to see the bridge lit up at night. He thought pavilions were a great idea, however he did not think there was a need to have so many. He stated he believed the playground was in a spot that would not replace any other local playgrounds.

Mr. Finley agreed stating the response from residents about the playground was a place to put children when the guardians would launch a boat or after visiting the Ormond Beach Regional Library.

Ms. Hart explained she liked the walkway that did not cross where the parking lot traffic was.

Dr. Shapiro stated his concern in regards to not enough parking for trailers or vehicles and noted his apprehension of too many features on a small property. He inquired if the board wanted to promote more spaces for boaters and discussed boat size, experience of boaters and concerns of a waterfront playground.

Mr. Railsback excused himself from the meeting at 5:40 p.m.

Mr. Romeo discussed his preference to keep the walkway and playground farther from the pier and provide more open space, noting that two launches were enough. He inquired about a size limit for the boat launch area; whereby, Mr. Finley stated a marine design facility would review the plan.

Mr. Romeo explained with Mr. Partington Sr.'s design he noticed a lot of parking spaces and inquired if there could be a walkway and more green space.

Dr. Shapiro inquired about when there was a king tide; whereby, Mr. Finley explained that was one reason for the relocation of the bait shop as those high tides would flood the park. He asked Mr. Finley if the square footage was adequate for the bait shop; whereby, Mr. Finley explained the plan was to add more kitchen facilities to include a sink and options for more in-depth appliances, noting it was not for a restaurant level

kitchen. Dr. Shapiro discussed his concerns of the mud and requested the boat launch and select parking be paved.

Mr. Romeo inquired if there were plans to plant anything, and requested staff keep native plants in mind. He asked about plans for drainage and if they were planning on using pavers, pavement or cement; whereby, Mr. Finley informed him staff was looking at pervious pavement and would submit engineering plans that would be permitted through the St. Johns River Water Management District for the drainage and treatment of the runoff water.

Dr. Shapiro asked Mr. Finley for the stormwater retention pond location. Mr. Finley explained there could be shallow dry retention or underground drainage. Dr. Shapiro expressed his concern if the ponds would dry out; whereby, Mr. Finley stated not with a properly engineered design. Dr. Shapiro stated the main concern based on all designs, was parking for both vehicles and boat trailers.

Mr. Finley stated he would share with the City Commission the Quality of Life Advisory Board wanted a focus on the parking and boat launch as the board members felt it was primarily a boater's park.

Mr. Romeo stated based on the online survey, he believed paths should be a priority because that was what the citizens requested.

Dr. Shapiro asked if the concepts were available when the survey was done; whereby, Ms. Whitley explained the concepts were completed based on the feedback from the survey. Dr. Shapiro inquired if there were options on the survey regarding the boat launch and parking; whereby, Mr. Romeo stated he participated in the survey and reported there were options regarding boating.

Mr. Kimble stated that he likes Mr. Partington Sr.'s design which addressed the walkway, noting Concept Two and Mr. Partington's concept provide an easily maneuverable path from the launch when pulling a boat out of the water.

Mr. Romeo asked if the bait shop pays rent; whereby, Mr. Finley discussed the history of the contract and reported the bait shop did pay rent.

Ms. Hart stated Mr. Partington Sr.'s design appeared to be the safest for the residents.

Dr. Shapiro asked the board members if they wanted to endorse a concept or key points of priority; whereby, Mr. Romeo stated he preferred key priorities and believed the priorities should be based on the online survey results.

Ms. Hart stated she believed the board should create their own priorities.

Ms. Hart and Dr. Shapiro discussed their concerns on the playground.

Mr. Finley asked if an emphasis should be on car parking or boat trailer parking; whereby, Dr. Shapiro stated the emphasis should be on both.

Mr. Romeo suggested shortening the parking spaces on Beach Street in order to add area to the green space or walking paths.

Mr. Finley clarified the board wanted to emphasize the park would primarily be used by boaters, provide adequate parking for boaters, passenger vehicles, safe walking trails and that a children's playground would not be a priority.

Mr. Romeo stated residents from the survey mostly wanted walking and jogging paths and he wanted to emphasize the need for a direct path walking from the bridge.

Ms. Hart motioned, seconded by Mr. Kimble, for staff to consider Cassen Park as a park to be primarily used by boaters, ensure adequate parking for all trailers and passenger vehicles and safe and direct walking trails for residents. The motion passed unanimously.

Mr. Finley stated staff would share the motion and the priorities of the Quality of Life Advisory Board at the City Commission Workshop on Tuesday, February 15, 2022.

7) Audience Comments

Mr. Partington, Sr. invited the board members to share any supported ideas from his design with staff or at the February 15, 2022 City Commission Workshop.

8) Member Comments

There were no further comments by the board members.

9) Adjournment- Next Meeting would be April 7, 2022

The meeting adjourned at 6:13 p.m.

Respectfully submitted,



~~Denise Gisson~~, Recording Secretary

Taylor Lochert
on behalf of

ATTEST:



Dr. Philip J. Shapiro, Chairman