



AGENDA
CITY OF ORMOND BEACH, FLORIDA
CITY COMMISSION WORKSHOP
February 15, 2022
5:30 PM

Mayor Bill Partington

Zone 1 – Commissioner Dwight Selby

Zone 3 – Commissioner Susan Persis

Zone 2 – Commissioner Troy Kent

Zone 4 – Commissioner Rob Littleton

CITY COMMISSION CONFERENCE ROOM

22 S. Beach Street, Ormond Beach, FL 32174

Phone: 386-677-0311

Web: www.ormondbeach.org

1. CALL TO ORDER

2. DISCUSSIONS

A. Cassen Park Redesign

***Staff Contact:** Alex Schumann, City Engineer (386-676-3302)*

3. ADJOURNMENT

Website Address – www.ormondbeach.org

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.
Phone: 386-677-0311



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

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CITY OF ORMOND BEACH

City Manager • 22 S. Beach Street • Ormond Beach • Florida • 32174 • (386) 676-3200 • Fax (386) 676-3384

CITY MANAGER MEMORANDUM

To: The Honorable Mayor Partington and City Commissioners

Through: Joyce A. Shanahan, City Manager

From: Alex Schumann, City Engineer

Date: February 15, 2022

Subject: Cassen Park Redesign

Commission Goal: Community Development - Complete Downtown Master Plan

Introduction

This workshop has been scheduled to provide an opportunity for Staff to present the City Commission with conceptual planning options for Cassen Park, and share with the Commission results of on-line surveys, workshops and advisory board input regarding the redesign concepts for Cassen Park.

Background

In January 2021, staff created an online survey requesting public input regarding potential improvements and enhancements to Cassen Park, located on the southwest corner of the Granada Bridge. Feedback from 609 on-line respondents indicated a strong desire to incorporate more paths for jogging/walking, river view seating, and green space into Cassen Park. These results were consistent with recommendations identified in the City's recently completed Community Redevelopment Agency (CRA) Downtown Master Plan.

In addition to public input regarding park uses and amenities, staff identified a need to replace the current bait shop and restroom facilities to address maintenance and storm flooding issues as both buildings are located within the special flood hazard area at an elevation that is prone to flooding.

Using the information gathered, staff created four conceptual designs that incorporate both public input and building maintenance concerns. All four options include a relocated and combined bait shop/restroom facility designed to meet the required flood elevations and protect the building from future storm events, as well as additional limited cooking facilities and operational improvements. Each design also incorporates elements identified in the public survey such as expanded walking facilities and river view pavilions.

Staff presented the four conceptual plans to the public through an online survey and public workshop, the Ormond Beach Main Street Design Committee, the Leisure Services Advisory Board, and the Quality of life Advisory Board. Feedback on the proposed options, park use, and priorities is captured in the attached presentation.

Discussion

During the City Commission workshop, staff will present the park concepts for discussion purposes and review the feedback provided through the public survey and meetings, City advisory boards, and Ormond Main Street Design Committee.

Budget Impact

There is no budget impact.

Citizen Impact

The redesign of Cassen Park provides an opportunity to enhance and improve the use and enjoyment of this space for all Ormond Beach residents.

Recommendation

This workshop is for informational purposes; staff is requesting input and direction from the City Commission regarding Cassen Park, which will serve as the basis for final engineering design.

Attachments:

- Cassen Park Redesign Workshop PowerPoint (PDF)
- Online Survey Results (PDF)
- Public Workshop Comment Cards_220211 (PDF)
- Public Comment - Concept Plan (PDF)
- Ormond Beach Mainstreet comments(PDF)
- Cassen_Concept_1 (PDF)
- Cassen_Concept_2 (PDF)
- Cassen_Concept_3 (PDF)
- Cassen_Concept_4 (PDF)

REVIEWED BY:


Kelly McGuire, Finance Director 2/9/2022



Claire Whitley, Assistant City Manager 2/11/2022

APPROVED BY:



Joyce A. Shanahan, City Manager 2/11/2022

CASSEN PARK REDESIGN

ORMOND BEACH
CITY COMMISSION
FEBRUARY 15, 2022



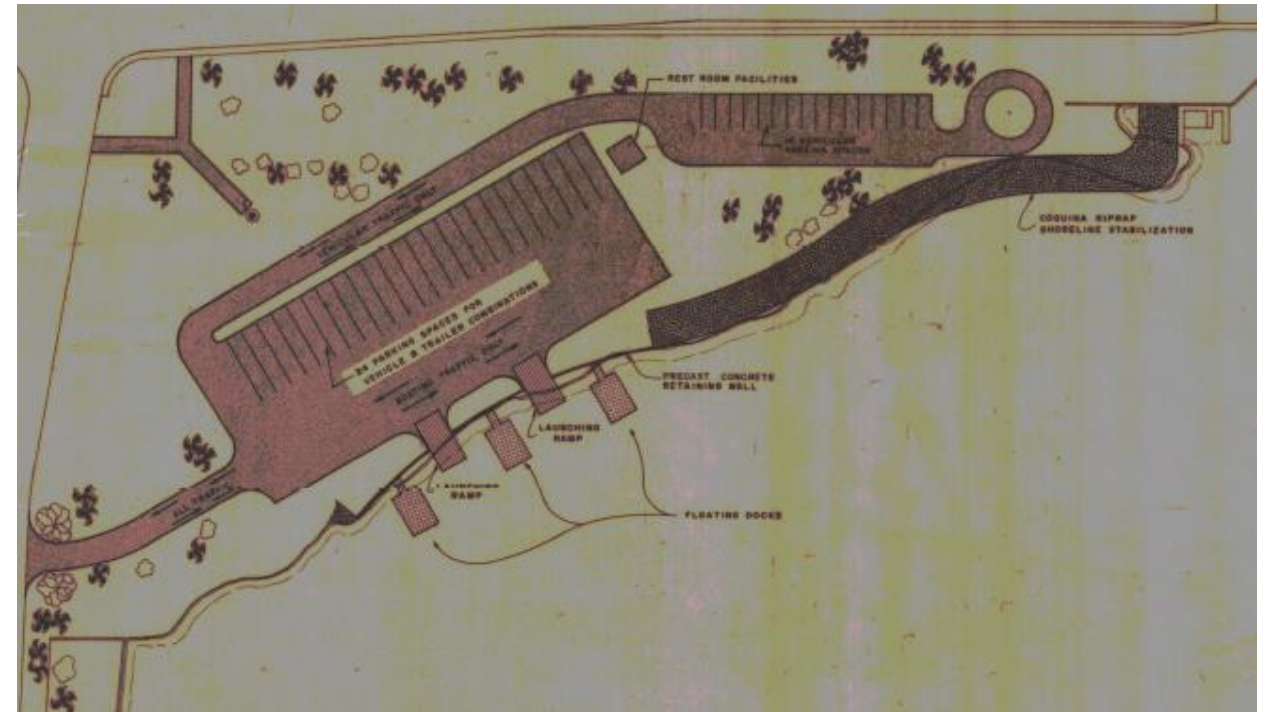
Cassen Park History

- 3 Acre site
- Named for Mayor Ernest Cassen (1960 – 1976)



Cassen Park Background

- Boat ramps since 1974
- Significant redesign 1985



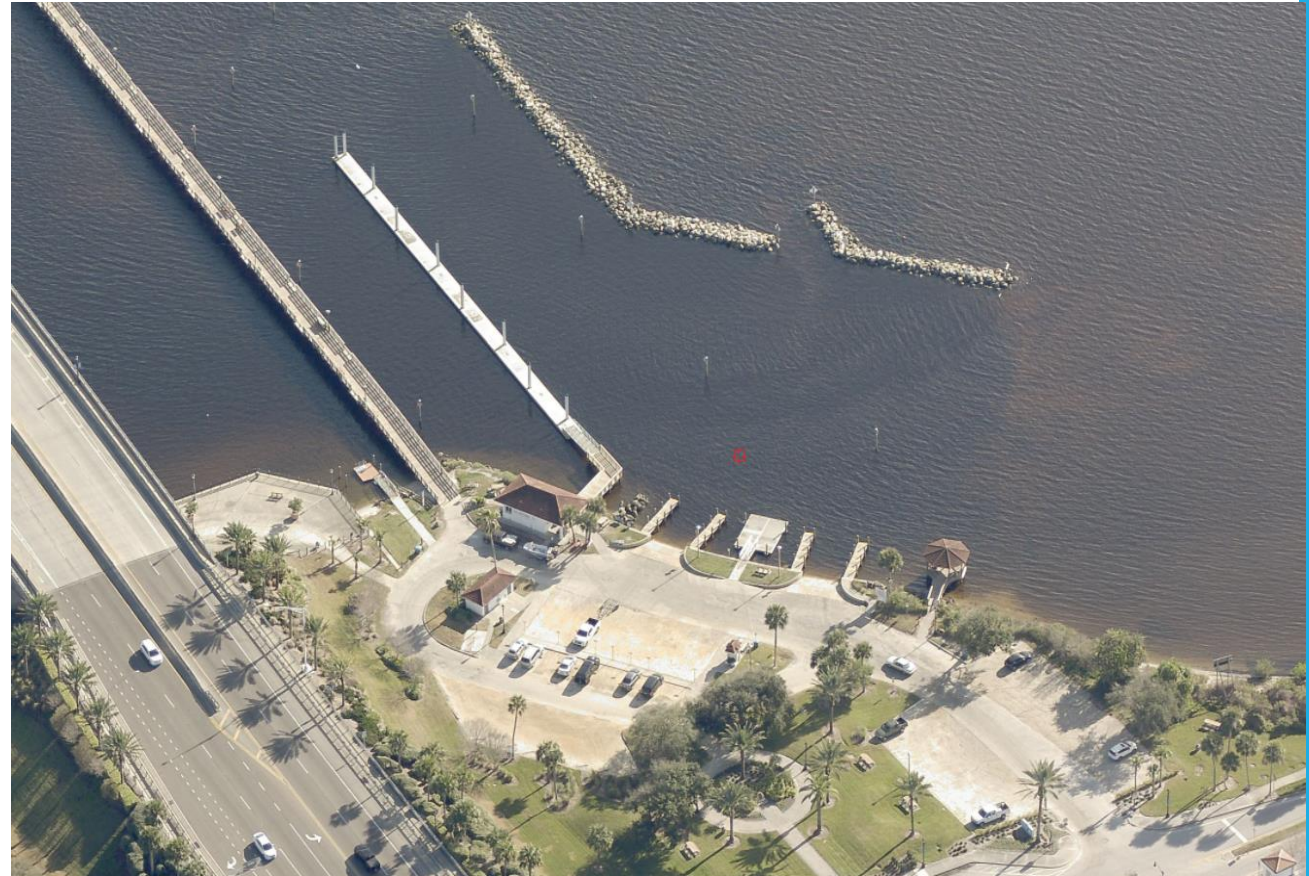
Cassen Park Background

- Fishing Pier
Constructed 1984
- Bait Shop Added 1994



Cassen Park Background

- Floating Dock and Breakwater installed 2019
- Authorization from City Commission to design new bait shop and re-imagine Cassen Park 2020



Cassen Park Features

- Boat Ramp
- Dock/Pier
- Fishing
- Gazebo/Pavilion
- Parking – 30 Boat Trailers, 10 Cars
- Picnic Area
- Restrooms
- Walk/Jog Bike Path



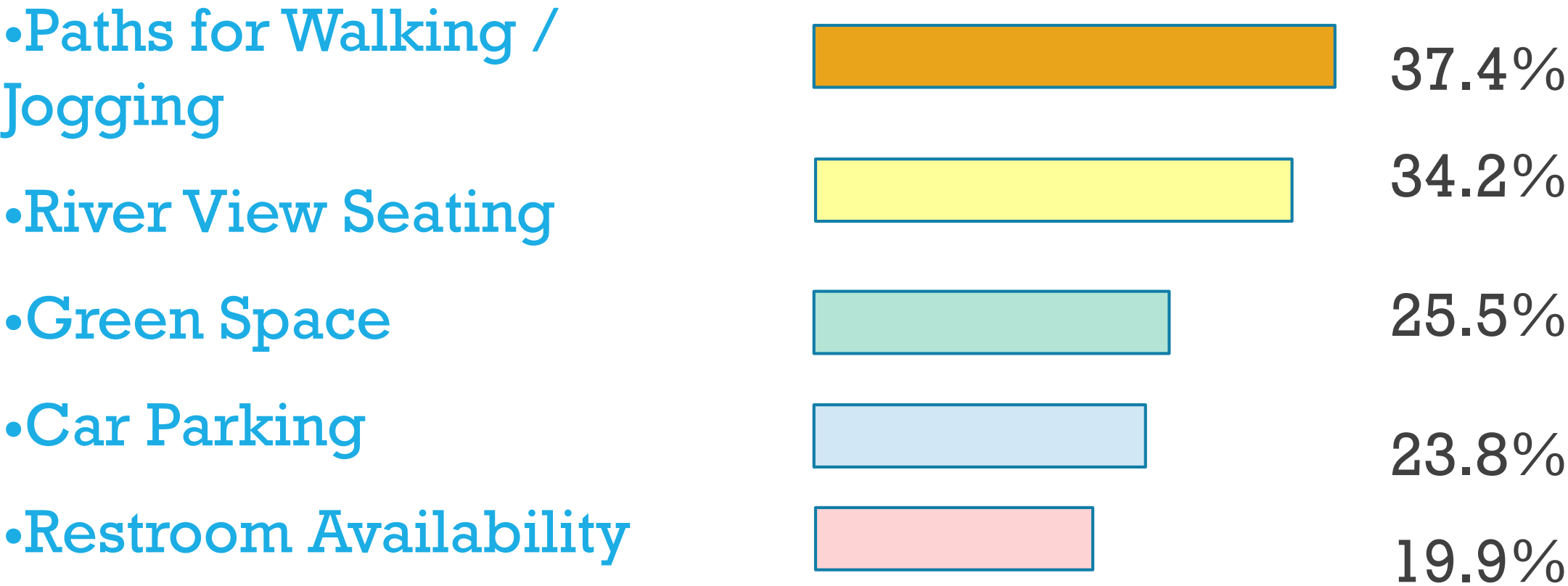
CRA Downtown Master Plan

Recommended Improvements

- Clear overgrown landscaping to increase views
- Add shaded furnishings such as picnic tables and swing structures
- Update landscaping & art
- Reconfigure parking
- Aquatic Landscaping
- Educational signage

On-Line Survey Results

Most Requested Improvements



Option #1

Features

- Relocated Bait Shop
- Parking
 - 40 Total spaces
 - 28 Trailer (2 fewer)
 - 12 Car (2 more)
- Path for walkers & joggers
- 1 Covered Pavilion



Option #1

Bait Shop	
Parking	
Greenspace / Landscape	
Seating / Furnishings	
Walking Paths	
Restrooms	



Option #2

- Features
- Relocated bait shop and restroom
- Slight reduction in parking
 - 37 total spaces
 - 24 trailer (6 fewer)
 - 13 car (3 more)
- Path for walkers & joggers
- 6 covered pavilions



Option #2

Bait Shop	
Parking	
Greenspace / Landscape	
Seating / Furnishings	
Walking Paths	
Restrooms	



Option #3

Features

- Relocated Bait Shop and Restroom
- Increase in Parking
 - 50 total spaces
 - 33 trailer (3 more)
 - 17 car (7 more)
- Path for walkers & joggers
- 3 covered pavilions



Option #3

Bait Shop	
Parking	
Greenspace / Landscape	
Seating / Furnishings	
Walking Paths	
Restrooms	



Option #4

- Features
- Relocated Bait Shop and Restroom
- Increase in Parking
 - 44 total spaces
 - 31 trailer (1 more)
 - 13 car (3 more)
- Path for walkers & joggers
- 8 Covered pavilions
- Children's Playground



Option #4

Bait Shop	
Parking	
Greenspace / Landscape	
Seating / Furnishings	
Walking Paths	
Restrooms	



	Concept 1	Concept 2	Concept 3	Concept 4
Bait Shop				
Parking				
Greenspace / Landscape				
Seating / Furnishings				
Walking Paths				
Restrooms				

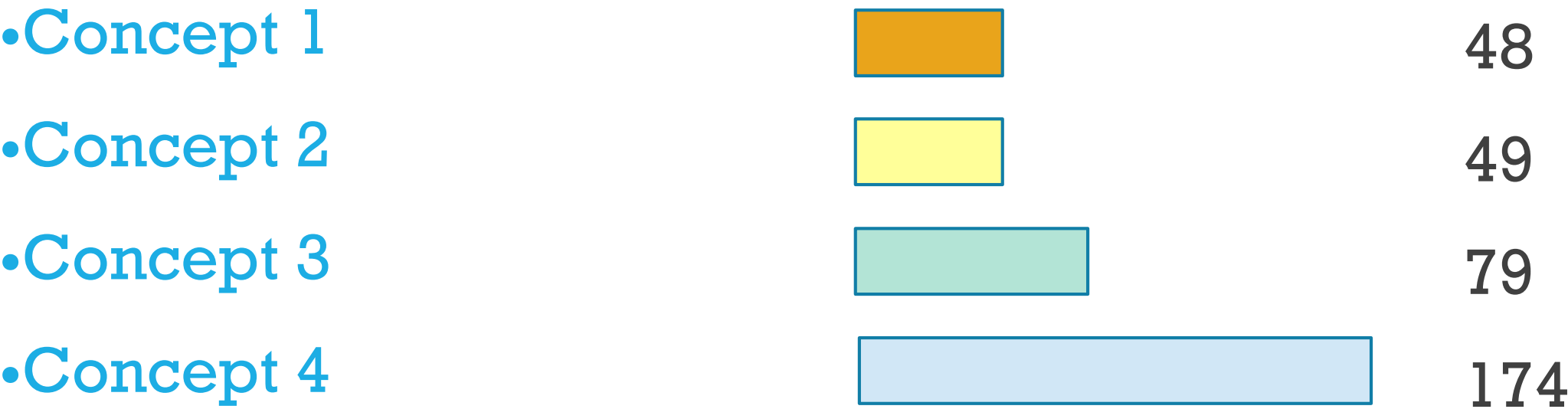
Public Outreach

- On-Line Survey:
February 2 - 9
- Public Meeting:
February 8
- Ormond Beach Mainstreet:
February 9
- Leisure Services Advisory Board:
February 9
- Quality of Life Board:
February 10

FEBRUARY 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	1	2	3	4	5

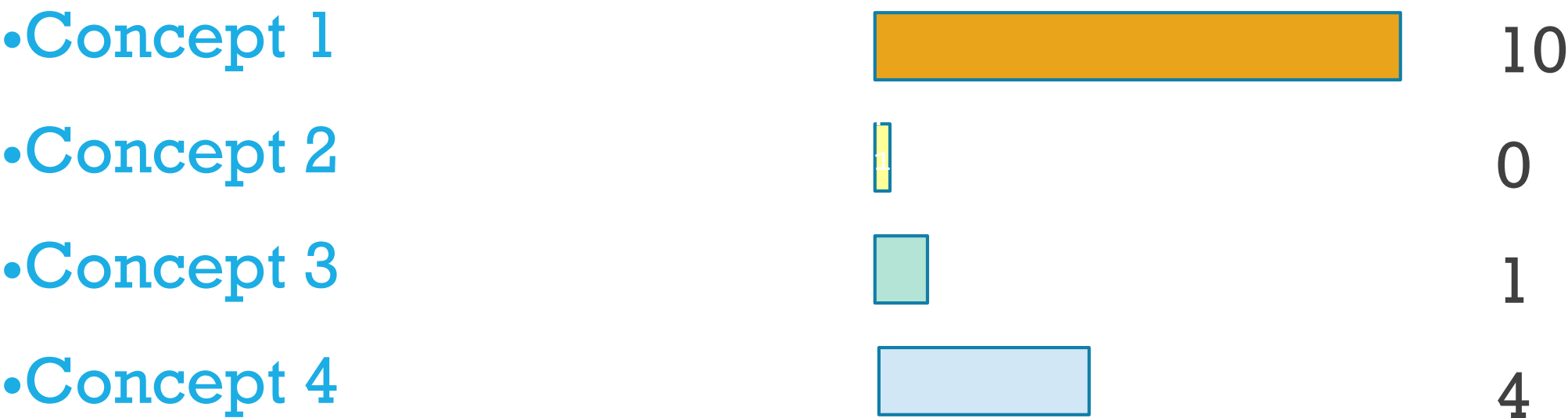
On-Line Survey Results

350 Respondents



Public Meeting: February 8

15 Respondents



Public Meeting: February 8 Comments

- 8 participants indicated that they preferred this design



Public Meeting: February 8

Comments

Comments include

- Park is a boat facility, need to keep / add boat spaces
- Include environmental friendly design including pervious pavement and native landscaping
- Importance of safe walking / jogging paths
- Mixed thoughts on pavilions
- Leave the park as is

Ormond Mainstreet Meeting: February 9

Comments

Comments include

- General preference for Concept #4.
- Like green space.
- Pull through boat parking.
- Like (small) playground.
- Place parking in close proximity to uses (boating / playground).
- Like walking paths.

Leisure Services Advisory Board: February 9 Comments

Comments include

- General Preference for a combination of Concept 4 and Partington Plan
- Need parking spaces, like parking parallel to beach street
- Like playground, with bathrooms and parking adjacent
- Like pavilions
- Need parking

Quality of Life Board: February 10 Comments

- No preference for single plan
- Emphasized importance of boating
- Importance of parking both boat parking and car parking
- Need safe walking paths for walkers and joggers
- Did not like playground

Cassen Park Concept Online Voting Results

351

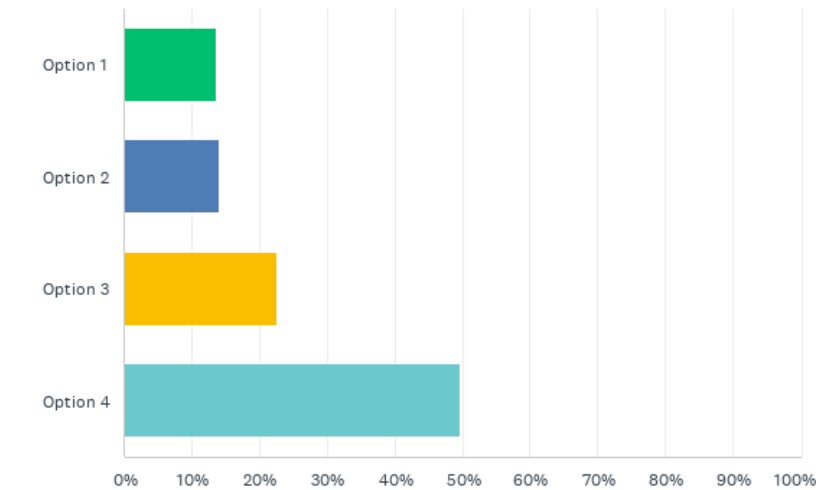
Total Responses

Friday, February 11, 2022

Q1: Click the concept to select which Cassen Park Redesign Project is your favorite.

2.A.b

Answered: 350 Skipped: 1



ANSWER CHOICES	RESPONSES	
Option 1	13.71%	48
Option 2	14.00%	49
Option 3	22.57%	79
Option 4	49.71%	174
TOTAL		350

Q2 Do you have any additional feedback on the concepts presented?

Answered: 166 Skipped: 185

#	RESPONSES	DATE
1	Please make sure the lines of sight are good and it's well lit, to avoid sketchy activities in the shadows or pavilions.	2/10/2022 2:19 PM
2	No	2/10/2022 11:31 AM
3	I would like to see the 40' spaces extended to 50' where possible. Most of today's pickup truck boat trailer combination exceeds this length, and could result in partial lane blockage if left at the shorter lengths.	2/10/2022 10:35 AM
4	Any possible way to have some parallel parking along S Beach St just have a couple more parking spaces? How about a small area fenced in for dogs? Wouldn't take up much room if it was kept smaller and would benefit people without kids.	2/10/2022 8:47 AM
5	Love the idea of a play area and covered pavilions. But I would add more to the children's area at Fortunado and put covered pavilions over there! It's terrible for parents that take their kids there. No where to sit but a lousy picnic table. Benches are too far from the playground.	2/9/2022 10:48 PM
6	We don't need the playground there. We have 3 parks on Beach street that have playgrounds as you head south on Beach and one across the bridge. Save the \$. Focus on fishing and boating and keep the snack shack	2/9/2022 9:36 PM
7	Option 4 provides a balanced mix of features to maximize usage.	2/9/2022 8:49 PM
8	No. Thank you for asking for community feedback.	2/9/2022 8:40 PM
9	Green. Family oriented.	2/9/2022 5:48 PM
10	Love the idea of more areas for our children to play.	2/9/2022 4:00 PM
11	I like the idea of kid play area but this should be geared the best for the boaters. We have plenty of play parks on the area.	2/9/2022 3:38 PM
12	Curious as to the purpose of spending money for change. Is this the best bang for the buck?	2/9/2022 3:23 PM
13	No	2/9/2022 1:06 PM
14	Don't need covered areas or play area. Keep street parking	2/9/2022 8:31 AM
15	yes, you should plan to rebuild the infrastructure first.	2/9/2022 6:05 AM
16	placing a vote but respectfully feel there are better ways to spend the money....	2/9/2022 1:08 AM
17	Do not move bait shop	2/8/2022 10:44 PM
18	The green space is important to our family. This option also affords the most of all the amenities.	2/8/2022 10:31 PM
19	Be sure to not hurt wildlife....	2/8/2022 10:00 PM

Cassen Park Concept Voting

2.A.b

20	I believe Option 3 provides the best use of the property because it logically increases both trailer parking and vehicle parking in a fair proportion. Family boating is on the rise and Ormond is growing. The facilities need to keep pace with Development in the City.	2/8/2022 6:46 PM
21	Too late but the designs were not clear at all. Where is the bait shop in each one? What are the blue lines drawn around certain areas? Because I waited till last minute, I wasn't able to clarify what was presented.	2/8/2022 4:20 PM
22	Boat Spaces of at least 60' long	2/8/2022 4:00 PM
23	I love the children's playground concept but not at the expense of losing the street parking. Is there a way to have both?	2/8/2022 3:29 PM
24	No	2/8/2022 3:15 PM
25	Love the park already, the least amount of change the better. I'm here twice a week running and enjoying the area/ please don't screw it up!	2/8/2022 3:04 PM
26	Prefer the smaller pavilions rather than one big pavilion, more parking and no playground. Thanks!	2/8/2022 2:51 PM
27	No	2/8/2022 2:26 PM
28	All boats 18ft and over with a full size truck towing them are over 40 ft. All boat spot should be 60ft. There should be a boat staging area on the S side 10 ft wide where the 60 ft parking spots are to reduce congestion. Angled 60 ft spots across from that. Nix the island in the middle but bring the east side of the parking lot loop more straight for more green space. 30 ft wide streets are not enough room to maneuver 50 ft of truck and trailer unless the spots are angled. The parking spots directly ahead of the ramp that would be 60 ft are fine as pull in spaces.	2/8/2022 2:01 PM
29	Add watercraft rentals	2/8/2022 1:20 PM
30	Monitor parking better to keep cars out of trailer parking area	2/8/2022 12:31 PM
31	As a boater I feel like there needs to be more boat/trailer parking as it is always ridiculously hard to find parking there. And more tickets need to be handed out to cars parking in boat parking!	2/8/2022 12:29 PM
32	No	2/8/2022 12:20 PM
33	I think option 4 maximizes public use and puts the public amenities right where they should be in relation to maximizing the views. Additionally, locations of the restroom/bait shop are most practical in this option. Love the swinging benches - an idea I have brought up at every opportunity for the last decade. Would love to see that happen! I think they really create a feeling of "Welcome! Come stay awhile!" Our traffic/sidewalk situation downtown is prohibitive and not easily overcome, so opportunities to create that vibe are much needed.	2/8/2022 11:47 AM
34	More parking for boat/trailers is need please.	2/8/2022 11:34 AM
35	Always in favor of less development and more green spaces. The 4th appears to have the most green, but it's unclear whether that plan intends to include more trees/greenery than the others because that's not part of the written description	2/8/2022 11:04 AM
36	Thank you.	2/8/2022 9:56 AM
37	No	2/8/2022 9:52 AM
38	Option 5. Leave it alone! The bait shop and park are wonderful as is.	2/8/2022 9:49 AM
39	Seems like a lot of money for these small changes that is working fine as is. The biggest problem with the Ormond Launch	2/8/2022 9:47 AM

is the water is so polluted no one wants to launch there anyway.

40	It's an area for boaters, so they need trailer parking, don't take any away. No playground, trucks, boats, and kids do not mix. No more pavilions than one. Does anyone use them? We walk or bike ride it almost every day. It's a well-used area for walkers to park and walk the bridge. Also, bike riders are picking up; we do multi-bridge climbs, so needs to be a safe way for others to travel thru the park. I see it as a boat ramp mainly, and It needs a nice walk to keep walkers and bikers safe from trucks with boats backing up. That is all. I'm not sure I like any of these though #1 keeps it closer to what I believe is best. No kiosks either- not sure why we need it. For what purpose?	2/8/2022 9:30 AM
41	Ormond Beach should primarily treat Cassen Park as a proper park and not primarily as a parking lot.	2/8/2022 8:38 AM
42	Instead of 8 covered pavilions, just have 3.	2/8/2022 8:26 AM
43	Please do not waste money with pavilions & playgrounds. Increase the parking for the boat traffic. I have 3 kids and I would not bring my kids there to play.	2/8/2022 8:02 AM
44	Love the playground idea. Getting families another option. I am a little concerned about it being close to the water. Make sure to have watch your kids signs or something to keep parents eyes on their kids and kids away from the water	2/8/2022 7:55 AM
45	No	2/8/2022 7:28 AM
46	No	2/8/2022 6:40 AM
47	Definitely need to keep boat parking equal to or more than we have now. And I can see 1 or 2 covered pavilions, but we definitely don't need 8! Let's keep it friendly for boaters and fishermen along the pier	2/7/2022 11:03 PM
48	Can we get a nice restaurant in an area of the four corners parks? Just a thought- would be more incentive for boaters to stop on their travels	2/7/2022 10:05 PM
49	IS this part of the budget and in line with what citizens identified as top 3 priorities in the most recent survey? Where are we with Bike paths and acquiring Green Space before it's all gone?	2/7/2022 10:03 PM
50	Number 4 is clearly the best option, keeping the bait house close to the water and adding children's play area.	2/7/2022 9:54 PM
51	No	2/7/2022 9:47 PM
52	Thanks!	2/7/2022 9:22 PM
53	Make sure the public understands the cost is for the entire project and not just the bait shop.	2/7/2022 9:04 PM
54	No	2/7/2022 8:50 PM
55	No	2/7/2022 8:44 PM
56	Would love to see the playground area fenced in to give parents peace of mind.	2/7/2022 8:26 PM
57	Please leave as much of a river view as possible. Ormond is beautiful because we have parks and green spaces that so much of FL is losing!!!	2/7/2022 8:13 PM
58	No	2/7/2022 8:07 PM
59	No	2/7/2022 8:04 PM

Cassen Park Concept Voting

2.A.b

60	Thank you so much for including an online option because I could not make the meeting tomorrow!	2/7/2022 7:36 PM
61	No	2/7/2022 7:35 PM
62	Love seeing my ideas from last survey being used!!	2/7/2022 7:31 PM
63	I really like the 8 covered pavilions and the playground for kids.	2/7/2022 5:42 PM
64	Playground area is a PLUS! The more GREEN the better!!	2/7/2022 5:32 PM
65	I like the area for the kids playground!	2/7/2022 4:43 PM
66	Pavillions would add more usage for more people wanting to stop and enjoy lunch on the river.	2/7/2022 4:35 PM
67	No	2/7/2022 4:33 PM
68	It's a launch site first and foremost. So max for trailers and cars. There are THREE other lovely parks at the other corners of the bridge for those who want to sit and relax	2/7/2022 4:04 PM
69	No	2/7/2022 3:47 PM
70	Great uses of a small space	2/7/2022 3:42 PM
71	I would really like to see additional bike paths in the city, more like seen in DeBary and surrounding cities. The sidewalk along Beach Street could be widened and joined to those in Daytona Beach.	2/7/2022 3:26 PM
72	Looks like this one can serve more people	2/7/2022 3:12 PM
73	Option 4 provides the best opportunity for more residents to enjoy the park other than boaters and fishermen.	2/7/2022 1:44 PM
74	Option 4 has the best additions and amenities for families with and without kids. Removing the political flag from the Ormond parks. It does not belong underneath the American flag.	2/7/2022 1:42 PM
75	No	2/7/2022 1:42 PM
76	Installation of trebuchets to line the river so I can yeet myself into the water.	2/7/2022 10:36 AM
77	No	2/7/2022 9:46 AM
78	none of the were thrilling. 3 was the least caustic. i wouldn't change anything. instead, build another boat ramp at the ormond yacht club that the city now owns the parking in front of. all 4 of these plans were too much money , too much disruption and not a big enough change for the better. the problem is too little boat ramp launching and accomodation. not too few gazebos.	2/7/2022 9:38 AM
79	As a boat owner who launches at Cassen park, there needs to be more room to launch. Currently, people park near the bait shop all the time, making it difficult to maneuver a trailer around those parked cars. There should be plenty of room to launch, park, and recover for boaters.	2/7/2022 9:23 AM
80	Increasing parking is the most important thing. Plus, it still comes with three pavilions, and when used, the park will look busy.	2/7/2022 9:19 AM
81	Keep this park focused on fishing/boating. Other nearby parks can be used for gathering and recreation	2/7/2022 7:01 AM
82	Too many pavilions will eliminate the open area that now exists.	2/6/2022 9:31 PM

Cassen Park Concept Voting

2.A.b

83	Please fix drainage at street parking.	2/6/2022 8:47 PM
84	kids area should be priority	2/6/2022 6:34 PM
85	Plenty of bike racks and bike stations and a place to throw away hooks and fishing equipment.	2/6/2022 6:13 PM
86	Redo the ramps to make launching easier for bigger boats. Please don't put a playground in, this is not an area for kids to play, too much going on with boats being pulled out of the water and launching into the water.	2/6/2022 3:20 PM
87	Sorry to lose the on-street parking but love the addition of the play area for kids and the additional pavilions. This will eventually be the best park in Ormond Beach!	2/6/2022 2:30 PM
88	Yes, handicapped ready?	2/6/2022 2:16 PM
89	Lose Main Street kiosk .	2/6/2022 11:19 AM
90	Strongly against loss of street parking. This should not change! Trailer parking is critical and to take away any trailer parking I am also against.	2/6/2022 11:12 AM
91	No	2/6/2022 10:46 AM
92	Why is the bait shop being moved in every option?	2/6/2022 10:02 AM
93	Leave it the way it is. Why do we need to spend a fortune on this? Why is this not an option? Clean up what already exists if necessary but the entire park does NOT need redone.	2/6/2022 9:49 AM
94	KEEP THINGS THE WAY THEY ARE AND PUT THE MONEY TO BETTER USE	2/6/2022 8:09 AM
95	No	2/6/2022 1:25 AM
96	I think the playground is great as it is so close to the library.	2/5/2022 11:45 PM
97	I hope that the docks for fishing and walking will be left for people to enjoy.	2/5/2022 9:49 PM
98	No	2/5/2022 9:21 PM
99	Concept 1 is the best for the park And most cost effective	2/5/2022 8:26 PM
100	The parking on the road needs to have better drainage.	2/5/2022 7:25 PM
101	Add more native plants and greenery. It's getting ugly with all the concrete/construction around town lately.	2/5/2022 6:45 PM
102	It has the best flow and allows for more green space while still having picnic tables and pavilions for gatherings. Keep street parking but fix the drainages in this area.	2/5/2022 6:07 PM
103	I was appalled at what the city did to the Botanical Gardens and don't want to see more destruction going on in Ormond Beach. So I'm voting for #1 as it seems the least destructive option. Frankly it should just be left alone. Ormond should be more focused on dealing with all of the vacant property in the area than destroying the parks we have in the area.	2/5/2022 5:27 PM
104	I like the addition of a playground and moving the bait shop away from it current position that blocks a view of the water. Also, DON'T like option 3 which makes the park dominated by trailer parking, of course that's important but adequate as is.	2/5/2022 5:14 PM
105	Cars can park by library. As much walking paths is best.	2/5/2022 4:36 PM

Cassen Park Concept Voting

2.A.b

106	Food bar	2/5/2022 4:20 PM
107	Nothing should be changed but pave the parking lot	2/5/2022 4:15 PM
108	There is nothing about Cassen Park that should be changed.	2/5/2022 4:14 PM
109	Leave bait shop where it is	2/5/2022 3:19 PM
110	Think of safety and longevity of the renovation when choosing details and materials	2/5/2022 2:11 PM
111	THE instruction on how to vote is really bad--- I am guessing that people end up voting for the last option that they view There should at least be a confirmation , Also the views are too small to see details in each option (print)-Make higher resolution pdf downloads available. I am ashamed that the city approved this format	2/5/2022 12:39 PM
112	How about a bicycle path...	2/5/2022 12:18 PM
113	Which ever has the least ecological impact. I like we're the walking trail is in portion 3 but I don't like the additional parking spaces. Option 4 I don't like losing the on street. parking. People use it for more than just going to the park. If there were more pavilions in option 1 I would choose that one.	2/5/2022 11:54 AM
114	No	2/5/2022 11:43 AM
115	I use this park frequently and like it as it is now, except for the paving which is in poor condition. Local trees and palms make a nice addition; no medjool date palms please.	2/5/2022 11:05 AM
116	I wonder if it's possible to incorporate a small dog park?	2/5/2022 11:04 AM
117	None	2/5/2022 10:21 AM
118	Play area is a great idea for this side of the bridge given the equipment at Fortunato. Mile markers for walking would also be helpful.	2/5/2022 10:06 AM
119	I like the play area for the kids. If you're going to have pavilions, you need a safe space for kids to play.	2/5/2022 9:38 AM
120	More car parking	2/5/2022 9:24 AM
121	Preserve as much of the current park as possible. It is perfect the way it is.	2/5/2022 9:20 AM
122	No	2/5/2022 9:18 AM
123	Having canopies near the water is nice. Bike rack secured to the ground where we can lock bikes would be great.	2/5/2022 9:12 AM
124	I feel that the park should remain as a Fishing and Boating park, no playground needed. The bait shop should remain close to the docks and boat ramp as that's who mostly use it, I've seen plenty of boater tie off there and run into the bait shop, I'm sure they're not going to appreciate leaving their boat to run across the park for their items. Also, if people want to sit in the shade there are plenty of pleasant shady places under the bridge to sit why, no need for the cost of pavilions.	2/5/2022 8:31 AM
125	The survey the city did asking what people wanted said bike trails and paths as #1. Why was there a survey asking what we wanted if we were going to be ignored? The City of Ormond is behind the rest of the county and not viewed as competent anymore. You can hear it in meetings. Stop wasting the money and do what the people ask for instead of what you want yourselves.	2/5/2022 8:13 AM
126	Four is going to mess with traffic too much.	2/5/2022 8:09 AM

Cassen Park Concept Voting

2.A.b

127	None. Stop wasting taxpayer money unnecessarily.	2/5/2022 8:05 AM
128	No	2/5/2022 7:51 AM
129	A huge thank you to those who have worked on the different concepts. This was a tough choice as someone who uses that space. I'm going with option four because of the inclusion for a play area for children.	2/5/2022 6:52 AM
130	Nicer layout. Seems more people friendly-for walking, sitting enjoying view	2/5/2022 5:10 AM
131	Like having the playground.	2/5/2022 12:16 AM
132	No.	2/4/2022 11:16 PM
133	I would still love to see the addition of some sort of play equipment for children - even just a swing set or two would be amazing.	2/4/2022 11:09 PM
134	STOP WITH THE PRIVATIZATION. WE DONT NEED TO BE PAYING FOR A BAIT SHOP.	2/4/2022 10:55 PM
135	Need kayak/canoe launch like port orange. Need playground like NSB has by the bridge. A cool area with astroturf would be nice.	2/4/2022 9:45 PM
136	No	2/4/2022 9:27 PM
137	No	2/4/2022 8:49 PM
138	I would prefer that they leave well enough alone ! Why are the commissioners catering and listening to one particular person in Ormond? I guess the money that was wasted on that project wasn't enough?	2/4/2022 8:45 PM
139	Estimated cost of these proposed options would be helpful.	2/4/2022 8:28 PM
140	No	2/4/2022 7:50 PM
141	Covered pavilions will only promote homeless camping out here. Do not reduce any parking.	2/4/2022 7:36 PM
142	A playground would be a welcome addition as well as covered pavilions.	2/4/2022 7:02 PM
143	No	2/4/2022 6:54 PM
144	I would have voted for #4, but losing street parking outweighs the other benefits. Awesome job on all the ideas!	2/4/2022 6:02 PM
145	Option 4 is most family friendly and allows space for the most variety of use and activities	2/4/2022 5:47 PM
146	Restrooms and bait shop in more convenient location for most of foot traffic.	2/4/2022 5:27 PM
147	Option 1 needs a couple more pavilions. I like option 2 but would rather see more parking than 2 extra pavilions near the road. Option 4 is the most park like option, but is there a need for 8 pavilions? I would prefer more open recreation space instead of the extra pavilions.	2/4/2022 5:19 PM
148	The third option offers more parking, and three pavilions should suffice.	2/4/2022 5:02 PM
149	Option 3 is a definite NO - looks like a parking lot. The consultant that helped with the revised Downtown Plan suggested maximizing the view of the river from Cassen Park (and when you are driving east on Granada) so the plantings should allow for that in any option. I eliminated option 4 because a play area sounds good but with all the boats and trailers going in	2/4/2022 4:51 PM

and out I wouldn't want my kids playing there and there are already play areas in Fortunato Park. Option 2 has less trailer parking - need to know how much trailer parking is utilized now, i.e. is that an issue? Any picnic tables, seating needs shade - it's Florida and they are useless without shade most of the day. Don't have a strong feeling one way or the other as to loss of street parking, so option 4 is good too, except for the play area concerns.

150	Like adding the playground- just wondering if more car park would be useful- I do t know how often all the boat spots are full.	2/4/2022 4:29 PM
151	I never see the trailer area close to being full. Mostly families enjoying a walk or fishing. Let's not ruin all the natural habitat in place and fill with concrete.	2/4/2022 4:09 PM
152	Love the inclusion of the playground. Especially since it is close to the library and families can take the kids to both. Losing the street parking sounds like a safer option without cars backing into traffic.	2/4/2022 3:51 PM
153	Non	2/4/2022 3:45 PM
154	Just love the idea of a kid play area	2/4/2022 3:21 PM
155	Maximize the parking and provide nice restrooms	2/4/2022 3:18 PM
156	No	2/4/2022 3:12 PM
157	Why trailers in the city?	2/4/2022 2:58 PM
158	They look beautiful! I love our parks and am proud to be an OB resident!	2/4/2022 2:52 PM
159	I think the roundabout is a pleasant entrance to the area. It reduces the impact of seeing the parking spaces immediately. The walking path could also be linked to the roundabout. It would be nice to incorporate a few pavilions from option #4.	2/4/2022 2:51 PM
160	No	2/4/2022 2:34 PM
161	IF pavilions for gatherings, TOO many people will take over this area. Esp if its not controlled time, etc. Maybe if less than 3, ive seen where people have to sign up for use.	2/4/2022 2:26 PM
162	Vote = Option #4: Like that on-street parking is removed. Like that the majority of the activity areas are located next to river side to get best enjoyment of the river. Seems to provide more area for various activities. May be good to angle the (8) boat parking spaces slightly. Option #3: Doesn't show Landscaping so looks less appealing than the other plans. Option #2: Do not like that the sidewalk cuts through instead of wrapping around north like the other options. Option #1 does not provide enough covered areas (very important for summer days).	2/4/2022 2:25 PM
163	My preference is #4. On street parking can be rather dangerous anyway with the amount of traffic at that light. Option number three is essentially a parking lot. Number four increases parking and maintains the atmosphere of a park.	2/4/2022 2:24 PM
164	Great job	2/4/2022 2:18 PM
165	Voted for no. 4 because it has a kid's play area	2/4/2022 1:49 PM
166	So happy to see the results of the survey included. Thank you!	2/4/2022 1:49 PM

Cassen park Public Workshop Comment Cards

1. The Park is mostly a boat ramp – it is the only motor boat ramp in Ormond Beach.
 - It needs as many boat spaces as now.
 - Big trucks and boat parking do not mix with a playground.
 - Please give walk and bike riders a safe path around
2. Like # 4 but don't want to lose street parking.
 - Current park = gravel & grass.
 - Recommend using low impact surfaces for parking -> pervious materials
 - Yes = native plants No = grass & need for fertilizer.
 - No to stormwater runoff into the river.
 - Consider adding educational signage and native plants to plant more native plants at home.
3. I like the covered pavilion. Need to balance parking with greenspace. This is a park.
4. Please leave it as is. Spend money on things we need.
5. Like # 1 Best
 - # 4 Second Good Access to toilets and bait shop,
 - Like good trailer parking in #1,
 - Like spread out pavilion in #4
 - # 1 Keep Memorial Circle / plaque good
 - Need good access – a jogging path to boardwalk under bridge
 - Moving access road in #4 is too close to bridge
6. No changes to the design of Cassen Park should be made. It does need new pavement however.
7. No changes it is great
8. I think option 1 keeps it how it currently is and will cost the least. It would be nice if there were a few more spaces.
 - Option 4 looks nice but I think would cost the most which we should not spend more than maybe our tax won't raise such a crazy \$ like it did last year.
9. I like # 1 overall
 - I do like 3 pavillions
 - I run / walk this park – concrete paths are great
 - I do not like baitshop / restroom moved to north side.
10. #2 Enviro – Pavement, other options
 - Protect the river and other ecosystems
 - Expensive to do eco-friendly. Can we try?
 - #1 Main concern personally: safety for walkers, dogs, and children & pulling in traffic for downtown business
 - Opts 2 pavilions, sitting / viewing areas/ walking paths / beautiful landscaping
11. My Favorite – Bill Partington concept plan
12. Option #1 – Why a kiosk for mainstreet? How big How big will baitshop be? Restrooms?
13. Option #2 – We need trailer spaces
 - Paths for walkers & joggers does not need to go through boat parking. Why no bikes?
 - No covered pavilions. Size of baithouse restroom
14. Option #3 Size of RR & bait. No one uses the Pav. No uses the picnic tables or grill

15. Option # 4 – No play area does not mix with boat traffic. No to kiosk. No to pavilion. It is a park for boaters and fisher. Walkers park to go over bridge. Just fix up what we have it is filthy.

City of Ormond Beach Public Workshop

Cassen Park Redesign February 8, 2022

The park is mainly a boat ramp - its the only motor boat ramp in OB. It needs as many boat trailer spaces as now. Big Trucks + Boat backing up do not mix with the playground. Please give walkers + bike riders a safe path around.



City of Ormond Beach Public Workshop

Cassen Park Redesign February 8, 2022

Comments:

CURRENT PARK GRAVEL + GRASS

RECOMMEND USING LOW IMPACT SURFACES
FOR PARKING → PERVIOUS MATERIALS"

↑ NATIVE PLANTS ↓ grass + need for
fertilizer

↓ Run off of stormwater,
overflow into the River

consider adding educational signage w/ Native Plants —
encouraging residents to plant more Native Plants at home



City of Ormond Beach Public Workshop Cassen Park Redesign February 8, 2022

Comments:

I like the covered pavilion
Need to balance parking with grass space
this is a park



Cassen Park Redesign February 8, 2022

Comments:

Please leave it as it is.

Spand our money of things we need.

Charles Wilkes



Cassen Park Redesign February 8, 2022

Comments:

- LIKE #1 BEST #4 SECOND GOOD ACCESS TO TOWEL BAITSHOP
- LIKE GOOD TRAILER PARKING IN #1
- LIKE GREAT OUT BUILDING IN #4
- #1 KEEPS MEMORIAL CIRCLE/PLAZA GOOD
- NEED GOOD ACCESS - A JOGGING PATH TO BOARDWALK UNDER BRIDGE
- MOVING ACCESS ROAD IS #4 IS TOO CLOSE TO BRIDGE.



City of Ormond Beach Public Workshop Cassen Park Redesign February 8, 2022

Comments:

No changes to the design of
Cassen Park should be made.
It does need new pavement however.



City of Ormond Beach Public Workshop

Cassen Park Redesign February 8, 2022

Comments:

No changes - it's great



City of Ormond Beach Public Workshop

Cassen Park Redesign February 8, 2022

Comments:

I think option 1 keeps it how it currently is and will cost the least. It would be nice if there were a few more spaces. Option 4 looks very nice but I think would cost the most which we should not spend more than maybe our tax won't raise such a crazy \$ like it did this past year.



Cassen Park Redesign February 8, 2022

Comments:



I like #1 - overall

I do like 3 pavilions

I run/walk this park - concrete paths are great!!

I do NOT like bait shop/restroom moved to north side 😞

Brenda



City of Ormond Beach Public Workshop

Cassen Park Redesign February 8, 2022

Comments:

#2

Enviro — pavement, other options?

Runoff/Drainage — protect the river + ecosystems.
Expensive to do eco-friendly, can we try?

#1

Main concerns personally: safety for walkers, dogs + children
+ pulling in traffic for downtown businesses

Opts = pavilions, sitting/viewing areas, walking paths/Beautiful landscaping

My favorite



W. GRANADA BLVD.

S. BEACH STREET

0 800 sq. ft.

Option #1

•Move Bait Shop to Restroom location

•Parking

- 40 total spaces
- 28 trailer (2 fewer)
- 12 car (2 more)

Path for walkers & joggers

1 covered pavilions



1. Why a Kiosk for main st?
how big -
2. how big will bait shop be
Restrooms?

Option #2

Move Bait Shop to Restroom location

Slight reduction in parking

- 37 total spaces
- 24 trailer (6 fewer)
- 13 car (3 more)

Path for walkers & joggers

6 covered pavilions



we need trailer spaces

Path for walkers & joggers
does not need to go thru boat
parking. why no bikes?

No covered pavilions the one we have is
under used.

size of bait house Restroom

Option #3

Move Bait Shop to Restroom location

Increase in Parking

- 50 total spaces
- 33 trailer (3 more)
- 17 car (7 more)

Path for walkers & joggers

3 covered pavilions

Size of RR + bait
no one uses the pav.
no uses the picnic tables or grill



Option #4

Move Bait Shop to Restroom location

Increase in Parking

- 44 total spaces
- 31 trailer (1 more)
- 13 car (3 more)
- Lose on street parking (10 spaces) - why

Path for walkers & joggers

8 covered pavilions - NO too many

Play area for kids - NO

No play area - does not mix with boat traffic.

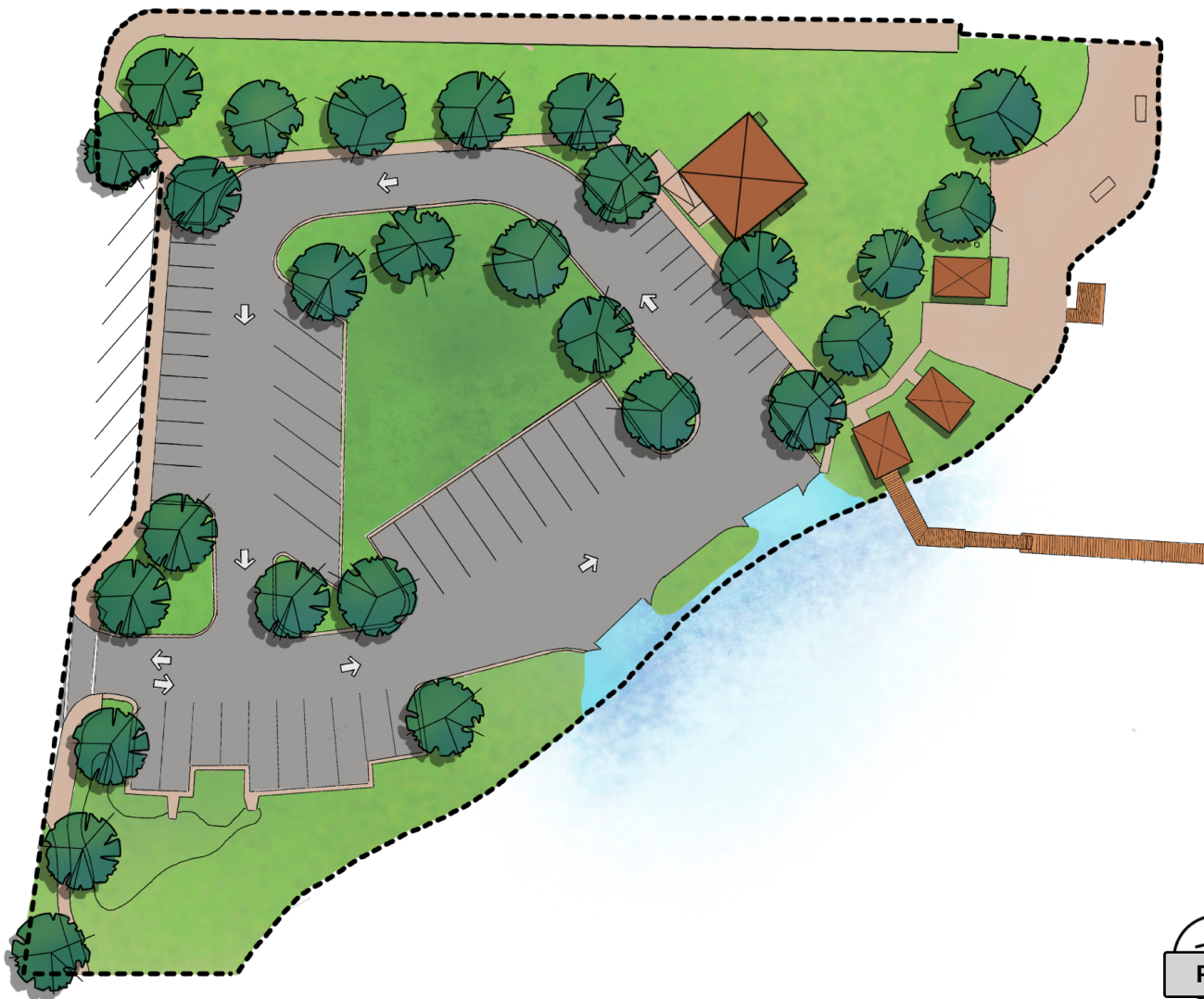
no to Kiosk
no to pavilions

its a park for boaters & fisher
walkers park to go over the bridge
just fix up what we have its fishy



W. GRANADA BLVD.

S. BEACH STREET



Design Committee input re: Cassen Park

Feb. 9, 2022

David Neubauer

I recommend alternative #4 with these changes:

Make the truck trailer parking spaces directly opposite and north of the boat ramps pull-thru to the drive at the north of these spaces. This greatly facilitates circulation in the park and moving the trailers in and out of the water.

Ok to shift the Beach Street driveway entrance to the south as needed and probably preferred.

Thank you for the good meeting and alternates presented. Nice to see so many people interested and involved.

Thomas MacDonald:

Prefer Option # as it offers the best use of green space

Elle Gilbert:

I love plan 4

Just recommend drive through boat parking and to keep the drive way where it is.

Dorian:

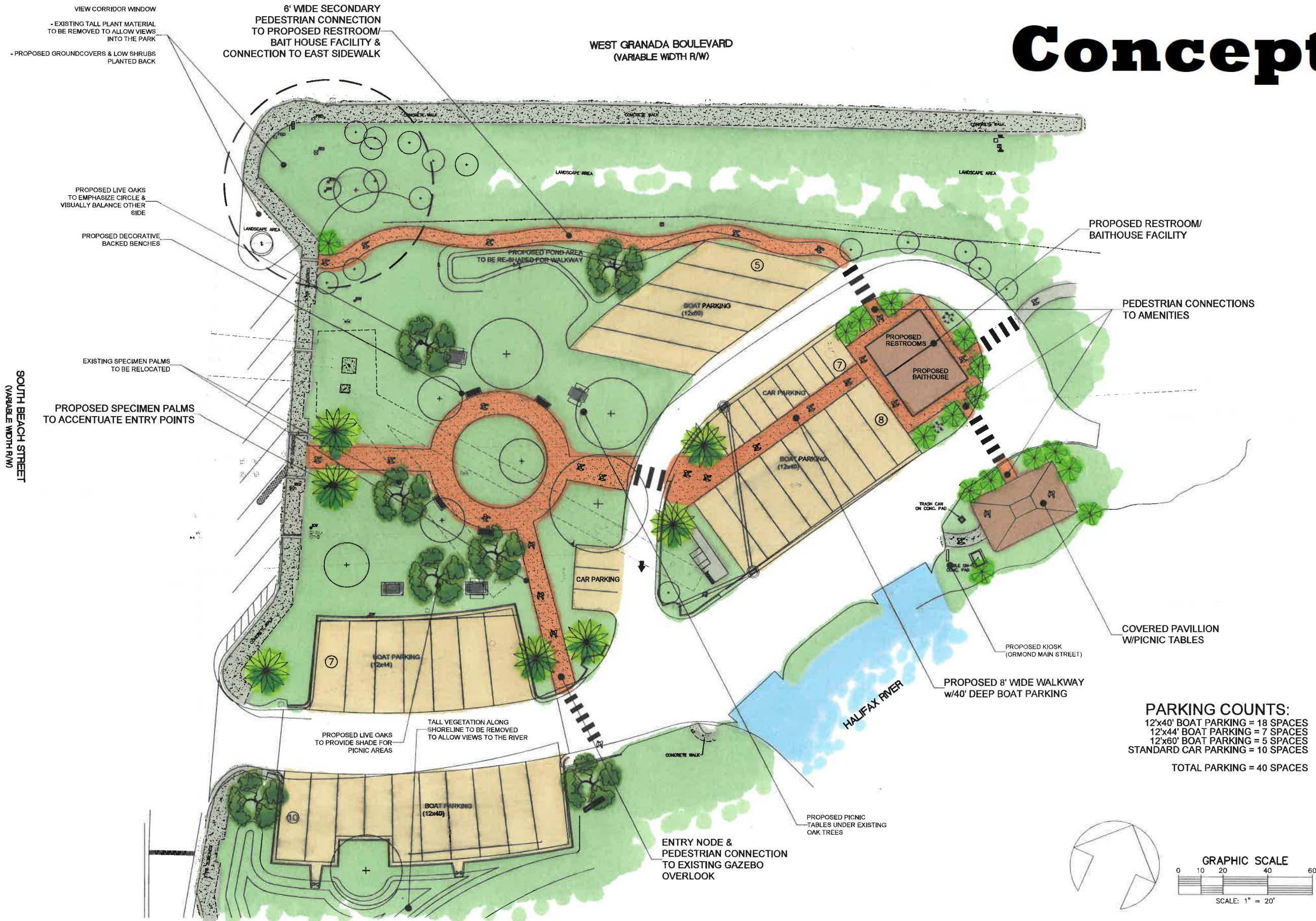
I like #4

Rob Coleman:

I think at this juncture its difficult to "Vote" on a specific layout or plan for the park area but I would certainly like to give feedback on what I have seen thus far.

- Give consideration to the layout of the trailer parking and access. If corners are too tight, trailer parking isn't long enough or the layout inhibits access, the layout could become difficult to navigate and may be avoided.
- Consider always keeping car parking near the "Amenities" such as the bait shop, walk paths, and play areas.
- Keep the area closest to the water free of parking and large plants so that it can be occupied by families with clear views of the water.
- When considering moving the entry to the North, consider vehicles coming off of the bridge and being backed up trying to enter the boat ramp. I have seen this area get backed up with the current entrance on nice summer days.
- Consider separation of family areas, to parking and traffic, maybe hedges separating?
- The "Island" in the loop through appears to be continually carried over from the current design. It is not necessary and is a waste of valuable space.
- Branding or donor opportunities for pavilions, benches, etc.
- Really appreciate the small playground area. Most boaters who utilize this ramp are with families.

Concept 1



NO.	DATE	REVISIONS	BY	City of Ormond Beach Engineering Division	BILL PARTINGTON, MAYOR JOYCE SHANAHAN, CITY MANAGER SHAWN FINLEY, P.E. CITY ENGINEER	CASSEN PARK	DATE: 01/07/20 SCALE: 1"=20'-0" DRAWN BY: CSC	PROJECT NO.: FILE NAME: CP_CONCEPT SHEET: 1 of 1
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Concept 2

ENTRY PLAZA w/8' WALKWAY SPINE
OPEN VIEWS TO ALLOW EXPOSURE
INTO THE PARK

WEST GRANADA BOULEVARD
(VARIABLE WIDTH R/W)

ENTRY PLAZA w/SPECIMEN PALMS
SOUTH BEACH STREET
(VARIABLE WIDTH R/W)

PROPOSED PICNIC TABLES

PROPOSED SPECIMEN PALMS
TO ACCENTUATE ENTRY POINT

WATER VALVE
10" = 6.5"
PAVED OVER

VEHICULAR ENTRANCE

PROPOSED RESTROOM/
BAIT HOUSE FACILITY

BOAT PARKING
(12x40)

BOAT PARKING
(12x40)

BOAT PARKING
(12x40)

BOAT PARKING
(12x40)

PEDESTRIAN CONNECTION
TO EXISTING GAZEBO
OVERLOOK

AMENITY AREA FOR PARK
VISITORS

PROPOSED 16'x16' SHADE CANOPIES
PROPOSED SWING BENCHES

PROPOSED 16'x16' SHADE CANOPIES

AMENITY AREA FOR PARK
VISITORS

PROPOSED SYNTHETIC TURF

PROPOSED 20'x28' FAMILY PAVILION

PROPOSED SWING BENCHES

PROPOSED KIOSK
(ORMOND MAIN STREET)

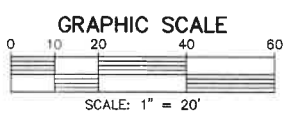
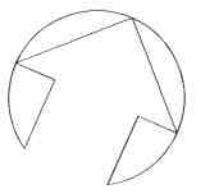
PROPOSED 8' WALKWAY SPINE
TO CONNECT TO AMENITY AREA

EXISTING BOAT
LAUNCH AREA

EXISTING BOAT
LAUNCH AREA

HALFAX RIVER

PARKING COUNTS:
12'x40' BOAT PARKING = 19 SPACES
12'x60' BOAT PARKING = 5 SPACES
STANDARD CAR PARKING = 13 SPACES
TOTAL PARKING = 36 SPACES



NO.	DATE	REVISIONS	BY

City of Ormond Beach
Engineering Division

BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER

SHAWN FINLEY, P.E. CITY ENGINEER

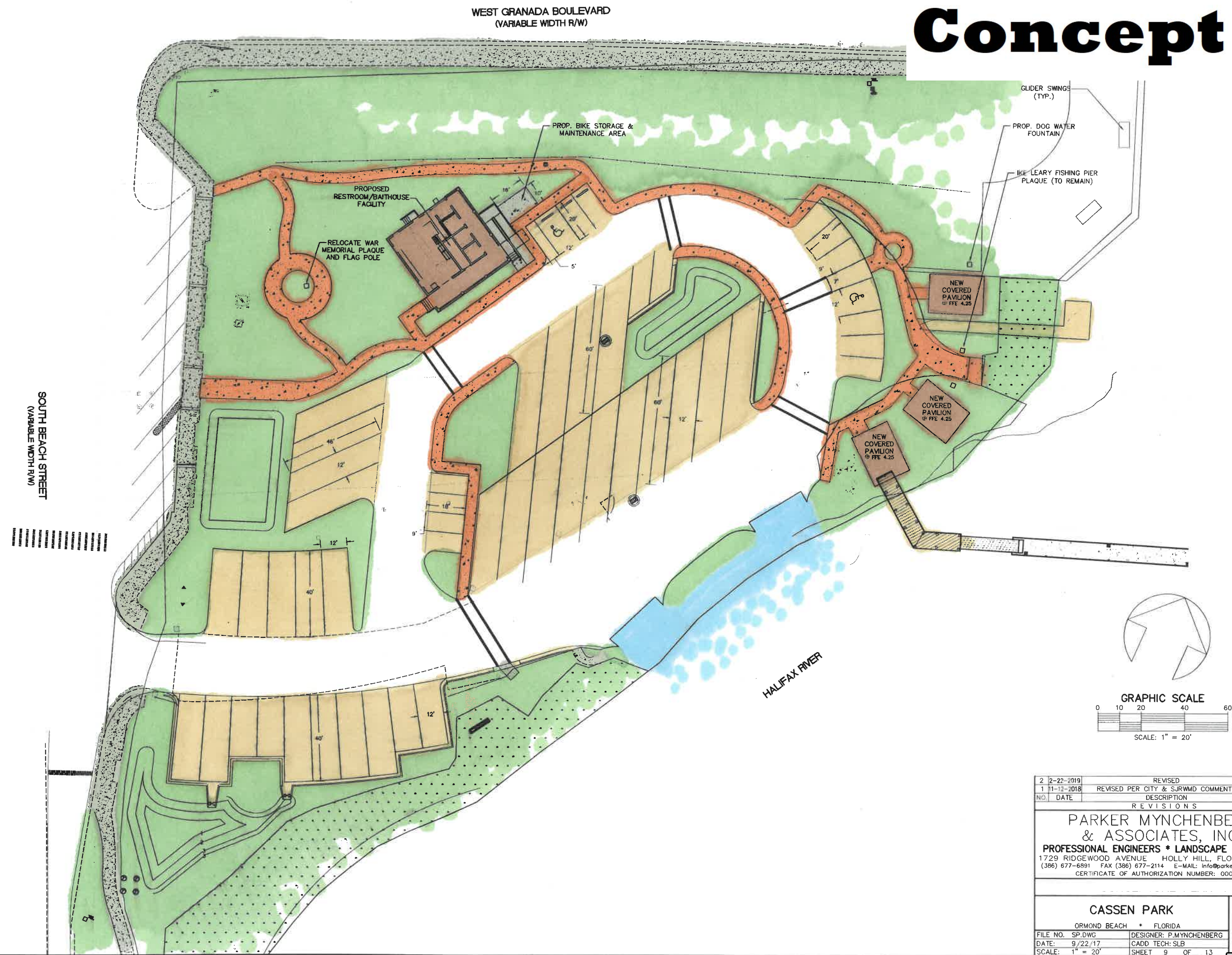
CASSEN PARK

DATE: 06/11/21
SCALE: 1"=20'-0"
DRAWN BY: CSC

PROJECT NO.:
FILE NAME: CP_CONCEPT 1
SHEET: 1 of 1

DRAWING STATUS
DRAFT
PERMIT
BID
ADDENDA
CONSTRUCTION
RECORD

Concept 3



2	12-22-2019	REVISED	SLB
1	11-12-2018	REVISED PER CITY & SJRWMD COMMENTS	SLB
NO.	DATE	DESCRIPTION	BY
REVISIONS			
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS * LANDSCAPE ARCHITECTS			
1729 RIDGEWOOD AVENUE HOLLY HILL, FLORIDA 32117			
(386) 677-6891 FAX (386) 677-2114 E-MAIL: info@parkermynchenberg.com			
CERTIFICATE OF AUTHORIZATION NUMBER: 00003910			
CASSEN PARK			
ORMOND BEACH * FLORIDA			
FILE NO.	SP.DWG	DESIGNER: P.MYNCHENBERG	
DATE:	9/22/17	CADD TECH: SLB	
SCALE:	1" = 20'	SHEET 9 OF 13	

Concept 4



NO.	DATE	REVISIONS	BY
1	01-10-22	REVISED PER COMMENTS	CSC

City of Ormond Beach
Engineering Division

BILL PARTINGTON, MAYOR
JOYCE SHANAHAN, CITY MANAGER
SHAWN FINLEY, P.E. CITY ENGINEER

CASSEN PARK

DATE: 06/30/21
SCALE: 1"=20'-0"
DRAWN BY: CSC

PROJECT NO.:	FILE NAME: CP_CONCEPT 4
SHEET: 1	

DRAWING STATUS
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CONSTRUCTION
RECORD