



City of Ormond Beach

City Commission Meeting

City Hall Commission Chambers

22 South Beach St., Ormond Beach FL 32174

March 13, 2026, 6:00 PM

*Jason Leslie, Mayor
Lori Tolland, Zone 1
Travis Sargent, Zone 2
Kristin Deaton, Zone 3
Harold Briley, Zone 4*

Minutes

1. CALL TO ORDER

Mayor Leslie called the meeting to order at 06:00 PM.

Present: Mayor Jason Leslie, Commissioners Lori Tolland, Travis Sargent, Kristin Deaton, and Harold Briley, City Manager Joyce Shanahan, City Attorney Randy Hayes, Assistant City Manager Shawn Finley, and City Clerk Susan Dauderis.

2. INVOCATION

Mayor Leslie provided the invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Leslie led the Pledge of Allegiance.

4. PUBLIC HEARINGS

Mayor Leslie opened the Public Hearing.

Commissioner Tolland moved, seconded by Commissioner Sargent, to rescind the November 7, 2023, remand to the planning board.

Motion passed by voice vote.

City Clerk Susan C. Dauderis read by legal title only:

A. Tomoka Reserve, Issuance of a Development Order

ORDINANCE NO. 2023-55: AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED RESIDENTIAL DEVELOPMENT LOCATED AT 20 TOMOKA OAKS BOULEVARD, TO BE KNOWN AS THE "TOMOKA RESERVE" RESIDENTIAL SUBDIVISION; AUTHORIZING THE DEVELOPMENT OF 254 SINGLE-FAMILY DETACHED LOTS; ESTABLISHING CONDITIONS AND EXPIRATION OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Steven Spraker, Planning Director, reviewed the history of the property and the application process. He discussed the development order conditions, updated site plan, and the applicants proposed public improvements for infrastructure.

Mr. Karl Sanders, Representative for Triumph Oaks Ormond Beach One LLC, noted the applicants agree with the conditions outlined in the proposed development order.

Mr. Dennis Bayer, Representative for Tomoka Oaks Homeowners Association (HOA), questioned why the expert findings from 2023 were not included in the 2026 staff report and stated the new plans should go to the Planning Board for review.

Mr. Jeff Boyle, 614 North Halifax Drive, provided an overview of residents' opinions and the Planning Board's recommendation. He voiced concerns regarding flooding, traffic, environment, and incompatibility with current homes. Mr. Boyle requested the Commission deny the application.

Mr. Mike Mulholland, 50 North Saint Andrews, expressed concerns regarding the impact the developments planned density would impose on the existing neighborhood. He asked the developer to consider selling the adjoining land parcels to the residents of the bordering properties.

Mr. Shaune L Clark II, 21 Pine Valley Circle, summarized a 2022 traffic study and the cost to the city for a traffic light.

Mr. John R. Rhoades, 39 North Saint Andrews Drive, stated the construction would disrupt the quality of life for current residents and asked the Commission to not approve the application.

Mr. Tom Fitzgibbon, 51 South Saint Andrews Drive, discussed the factors that changed in the area since the traffic study was completed, and suggested a new traffic study was needed.

Ms. Denise Corley, 51 South Saint Andrews Drive, asked the city to allow more time to review the new plan and disagreed with the staff report findings regarding impacts on the quality of life for the residents.

Ms. Jennifer Bright, PO Box 62, highlighted risks associated with building on a former golf course, noting the environmental impacts the community could face if the plan was approved.

Ms. Mary Pat Whiteside, 29 North Saint Andrews Drive, voiced concerns regarding the plan density, impacts on traffic congestion, and flooding. She asked the Commission to reconsider the scale and density of the proposal.

Ms. Dale Ryals, 20 Eagle Court, discussed the 2006 development order and inquired what would happen with the reclaimed water ponds.

Mr. Tyler L. Brown, 90 North Saint Andrews Drive, shared concerns regarding the reclaimed water system. He indicated long standing neighborhoods flooded after new developments were finished.

Ms. Bonnie Kloepfer, 23 Tomoka Oaks Boulevard, voiced concerns regarding the single entrance and safety issues.

Mr. Robert Banker, 1 Tomoka Oaks Boulevard, expressed safety concerns about the single entrance.

Ms. Michelle Zirkelbach, 328 River Bluff Drive, discussed citizens' rights and what changed since the first proposal. She stated she believed the new proposal did not fit the area.

Ms. Kelsey Kipi, 52 Pine Valley Circle, summarized why the Commission previously denied the development plan and indicated Ormond Beach did not have the infrastructure to support the development.

Ms. Ashley Bolser, 37 North Saint Andrews Drive, agreed with all previous speakers and discussed safety concerns regarding a single entrance.

Ms. Debbie Gatz, 32 North Saint Andrews Drive, stated the developer sent someone to assist with clearing fallen trees by her property and agreed with the previous speakers. She asked the Commission to reconsider the plan and find a better solution.

Mr. John Measel, 16 Eagle Court, shared flooding and traffic concerns and asked who would pay for the traffic light.

Ms. Kathy Crotty, 106 North Saint Andrews Drive, agreed with points made about flooding, traffic, congestion, and lack of infrastructure. She asked the city to look for additional representation.

Mr. Paul Hughes, 4 Lauren Court, asked the city to consider purchasing the land and reviewed the cost associated with the development.

Ms. Darla Widnall, 7 Shawnee Trail, expressed concerns and asked the revised development plan go before the Planning Board.

Mr. William Ratigan, 75 North Saint Andrews Drive, discussed traffic safety concerns.

Ms. Mary Greenlees, 94 North Saint Andrews Drive, asked the Commission why the process was moving so fast and provided a handout with questions for the Commission.

Ms. Missy Herrero, 111 North Saint Andrews Drive, agreed with comments made by the previous speaker and asked the Commission to review the assessment from 2006.

Ms. Barbara H. Doliner, 108 South Saint Andrews Drive, thanked the Commission and staff for working with residents. She indicated the development did not fit the area.

Ms. Barb Moor, 11 Oakmont Circle, stated the golf course should stay a golf course and mentioned safety concerns for current residents.

Mayor Leslie recessed the City Commission meeting at 7:29 p.m.

Mayor Leslie reconvened the City Commission Meeting at 7:38 p.m.

Mayor Leslie asked Mr. Randy Hayes, City Attorney, to provide information on procedure; whereby, Mr. Hayes elaborated on the procedure followed for the item. Mr. Hayes discussed the 2023 City Commissioners remanded the matter back to the Planning Board to further review concerns with the developer.

Commissioner Tolland requested Mr. Hayes elaborate on a comment made about due process violation; whereby, Mr. Hayes stated due process rights had not been violated.

Mr. Spraker explained the differences between R-2 zoning and Planned Residential Development (PRD) zoning. He mentioned the benefits of the PRD and what to expect in the next phases. He clarified the developer was financially responsible for the traffic light installation.

Mayor Leslie inquired about environmental testing; whereby, Mr. Spraker explained the developer was working with the Florida Department of Environmental Protection for the state permit.

Mr. Spraker explained the traffic study did not expire and discussed plans for the current retention ponds. He mentioned the Site Plan Review Committee approved the plan for emergency access.

Mayor Leslie asked if the planned elevation would impact surrounding neighborhoods; whereby, Mr. Spraker explained the property was not in a flood zone, and the homes would adhere to the set elevation.

Mr. Spraker explained impact fees and impact fee credits.

Commissioner Tolland inquired about water pressure and supply in Tomoka Oaks; whereby, Mr. Shawn Finley, Assistant City Manager, elaborated on how the city evaluated water systems. She inquired about street safety; whereby, Mr. Finley reviewed safety plans for the neighborhood and discussed the Florida Department of Transportation's (FDOT) plan with safety improvements for Nova Road.

Mr. Bayer expressed the desire to have an HOA to HOA mediation process. He discussed the plan's incompatibility with the existing neighborhood and urged the Commission for more time to review and to send the plan back to the Planning Board.

Commissioner Tolland inquired about the home footprint on each lot; whereby, Mr. Spraker explained the project conditions.

Mayor Leslie asked Mr. Hayes for the ramifications if the amended order was rejected; whereby, Mr. Hayes explained the possible outcomes.

Commissioner Tolland disclosed the individuals she had spoken with regarding the development, including Mary Greenlees, Missy Herrero, and Doug Thomas. She thanked the audience for coming to speak on the matter and discussed how the plan met the legal development criteria and the positives of the project such as the irrigated buffer around the periphery and sidewalk amenities.

Commissioner Sargent disclosed the individuals he had spoken with regarding the development, including Tyler Brown, Mary Greenlees, Missy Herrero, and Stephanie Gordner. He suggested adding expirations to traffic studies.

Commissioner Deaton stated her opposing stance on the matter.

Commissioner Briley inquired about storm water; whereby, Mr. Spraker confirmed storm water specifications according to the Land Development Code. He expressed concerns regarding an R-2 zoning.

Mayor Leslie thanked everyone for their presence. He discussed managing risk and liabilities and stated concerns on litigation costs.

Commissioner Briley disclosed the individuals he had spoken with regarding the development, including Mary Greenlees, Michelle Zirklebach, Kathy Crotty, Susan Persis, Jean Jenner, Hunter Wendelstedt, Doug Thomas, GG Galloway, Ed Baker, and Karen Baker.

Commissioner Deaton disclosed the individuals she had spoken with regarding the development, including Missy Herrero and Doug Thomas.

Mayor Leslie disclosed he spoke with Darla Widnall regarding the development.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of revised Ordinance No. 2023-55, on first reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	No
Carried.	Mayor Leslie	Yes

Mr. Hayes announced the plan to schedule a City Commission Shade meeting to discuss litigation for the Daytona Beach Avalon Park development.

5. ADJOURNMENT

Mayor Leslie adjourned the meeting at 8:35 PM.

APPROVED: April 7, 2026

BY: _____
Jason Leslie, Mayor

ATTEST:

Susan Carroll Dauderis,
City Clerk