MINUTES
CITY OF ORMOND BEACH
Capital Improvement Plan: Update on Parks Projects

April 2, 2024	5:30 p.m.	City Commission Conference Room

I. CALL TO ORDER

Mayor Bill Partington called the meeting to order at 5:30 p.m.

Present: Mayor Bill Partington, Commissioners Lori Tolland, Travis Sargent, Susan Persis, and Harold Briley, City Manager Joyce Shanahan, City Attorney Randy Hayes, Public Works Director Shawn Finley, Assistant City Manager Claire Whitley, Deputy City Attorney Ann-Margret Emery, Dwight DuRant, Zev Cohen & Associates, Inc., Jake Stehr, Zev Cohen & Associates, Inc., Jeremy Marquis, Marquis Latimer & Halback, Inc.

II. DISCUSSIONS

Cassen Park

Mr. Shawn Finley, Public Works Director, introduced Mr. Dwight DuRant and Mr. Jake Stehr from Zev Cohen & Associates, Inc. and Mr. Jeremy Marquis from Marquis Latimer & Halback, Inc. and highlighted the topics to be discussed

Mr. DuRant reviewed a checklist of items completed related to the Cassen Park re-design and items still to be done. He stated the 60 percent designs were completed and previously submitted to the city, noting the 90 percent designs were being finalized to submit to the city for review. He provided an overview of the modifications to the project based on wetlands, Right-of-Way (ROW) vacations, and setback special exceptions.

Mayor Partington inquired about the ROW; whereby, Mr. Finley explained the Corbin Avenue ROW was never vacated, noting the city was trying to combine three parcels for convenience explaining the city went through the same process as any contractor when it came to permitting and following city codes.

Commissioner Briley inquired about the Florida Department of Transportation (FDOT) ROW; whereby, Mr. DuRant stated FDOT had a ROW from the old Granada Boulevard Bridge noting FDOT had no concerns regarding the ROW.

Ms. Joyce Shanahan, City Manager, inquired if the FDOT ROW had to be vacated; whereby, Mr. DuRant stated FDOT did not show interest in the ROW.

Commissioner Tolland inquired about any issues with the submerged land near Cassen Park; whereby, Mr. DuRant stated that parcel was not of concern.

Mr. DuRant stated as part of the redevelopment of the park they were working to clean up all of the ROWs, utilities, and improve for future use. He stated the Ormond Beach Fire Chief requested there be utilities in place for fire protection for the docks.

Commissioner Persis inquired if fire protection for the docks meant a fire hydrant; whereby, Mr. DuRant stated it would be a dry line that would provide a connection to the water system.

Mr. DuRant discussed parking and vehicle turn radius; whereby, Mr. Finley discussed the parking for trailers and for cars.

Ms. Shanahan stated the park would maintain the on-street parking.

Commissioner Briley inquired about the handicap space; whereby, Mr. DuRant stated there was one handicap space planned.

Mr. Finley reviewed the handicap regulations and discussed the planned parking spaces.

Commissioner Briley inquired if there was space next to the bait shop area for someone to park for a few moments while shopping; whereby, Mr. Finley indicated that was correct.

Mr. Marquis discussed the pedestrian circulation, landscaping, memorial plaza area, stormwater, and the wetlands.

Mr. DuRant noted the plans were modified to allow the bait shop to be raised two feet instead of one; whereby, Mr. Finley explained after the Hall & Ogle Architects, Inc. review there were two changes including raising the floor of the bait shop and additional stairs. Mr. Finley explained Mr. Ike Leary, operator of the Granada Bait Shop, was heavily involved in the process.

Commissioner Tolland inquired if solar panels would be included in the designs; whereby, Mr. DuRant stated solar panels were not included but could be looked at.

Mr. Finley stated staff spoke with Florida Power & Light (FPL) regarding their solar power program and shared potential options including a picnic table design.

Commissioner Tolland indicated there were grants available for solar powered projects, but did not want to delay to project.

Mr. DuRant reviewed the Cassen Park re-design timeline; whereby, Mr. Finley discussed upcoming project milestones noting they were aiming for Cassen Park to fully re-opened by July 2025.

Mayor Partington inquired if one handicap parking space was sufficient; whereby, Mr. DuRant stated there was no code requirement for additional spaces but explained they can modify the spots to include additional handicap parking spaces.

Commissioner Briley, Commissioner Persis, and Commissioner Tolland expressed support of additional handicap parking spaces and discussed possible locations.

Commissioner Briley inquired what Mr. Leary's thoughts were on additional spaces; whereby, Mr. Leary provided input regarding the current handicap parking spaces and requested two to three handicap parking spots be included.

Mr. DuRant clarified the northern spots could be converted to handicap parking spots.

Mr. Finley explained the process for redevelopment was much slower compared to new development and thanked the Commission for their patience.

Commissioner Tolland inquired if the construction would be done in phases to prevent park closure; whereby, Mr. DuRant stated there would be phases and potential night construction based on city approval.

Mayor Partington thanked the residents, city's advisory boards, and Mr. Leary for their input on the project.

Mr. Finley mentioned if there was a summer opening for Volusia County ECHO grants, the city would apply.

Overnight Boat Docking

Ms. Ann-Margret Emery, Deputy City Attorney, reviewed the safety and security concerns with overnight docking at Cassen Park including lighting, availability of restrooms, security, and boaters taking advantage of the dock.

Commissioner Briley agreed with Ms. Emery noting concerns of fairness for non-boaters, other park usage, potential fairness issues related to camping at other city parks, lack of gates, and other safety issues.

Mayor Partington requested Ms. Emery present the issues to Ormond Beach MainStreet (MainStreet) to educate them and staff look into ways to remedy the safety and security concerns.

Commissioner Briley indicated city ordinances would need to be changed to accommodate the overnight docking.

Ms. Shanahan indicated the issues presented were in relation to the request for an immediate trial period of overnight docking, noting there were ways to overcome the issues and after the redesign of Cassen Park construction would be an ideal time to look at a trial period.

Commissioner Tolland, Commissioner Persis, and Commissioner Sargent noted their support of the overnight docking, but the timing was not ideal and could be looked at after safety concerns addressed and construction completed.

Ms. Shanahan stated staff would work on budget for security, discuss ordinance changes, and review legal requirements, noting the Commissions support of the overnight docking after the Cassen Park redesign project was completed.

Commissioner Tolland shared that MainStreet had research on the overnight docking they could provide to the city.

Andy Romano Park

Mr. Finley discussed the project at the Andy Romano Beachfront Park (Andy Romano) remarking the stairs were installed and provided a timeline for the reconstruction noting concerns regarding Turtle Nesting season.

Mr. Stehr discussed the new stairs and the proposed ADA compliant ramp reviewing the project details including permitting, construction, and hurricane durability.

Mr. Finley shared the challenges and lack of durability of the previous ramps at Andy Romano.

Mr. Stehr discussed the features of the proposed wall and ramp at the park.

Mr. Finley indicated the project was Federal Emergency Management Agency (FEMA) fund eligible.

Miscellaneous Projects

Mr. Finley provided an update and timeline for completion on the Doug Thomas Way extension, Nova Recreation field regrading, and lighting at the Ormond Beach Sports Complex Softball Quad.

III. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

Prepared by: Taylor Lochert