

**MINUTES
CITY OF ORMOND BEACH
COMPREHENSIVE PLAN 2045 UPDATE WORKSHOP**

February 4, 2025

5:30 p.m.

City Commission Conference Room

I. CALL TO ORDER

Mayor Jason Leslie called the meeting to order at 5:30 p.m.

Present: Mayor Jason Leslie, Commissioners Lori Tolland, Kristin Deaton and Harold Briley, City Attorney Randy Hayes, Assistant City Manager Shawn Finley, Assistant City Manager Claire Whitley, Planning Director Steven Spraker, and Senior Planner Noel Eaton.

II. DISCUSSIONS

Mr. Shawn Finley, Assistant City Manager, stated staff would review the individual elements of the Comprehensive Plan 2045 update.

Mr. Steven Spraker, Planning Director, explained what a Comprehensive Plan was and the state statutes surrounding it. He noted there were 12 Comprehensive Plan Elements to be reviewed. He reviewed the process of preparing the update, the city's advisory boards input, and the public input.

Ms. Noel Eaton, Senior Planner, reviewed the highlights from the public survey, noting there were 196 responses.

Commissioner Briley inquired about the meaning of Community Preservation; whereby, Ms. Eaton stated it was the sense of place within the city. Commissioner Briley stated it could be subjective.

Commissioner Tolland noted the importance of Community Preservation.

Mr. Spraker discussed the city's development trends, including annexations, permitted developments, and projected population. He reviewed the Plan Administration and Future Land Use Element.

Mayor Leslie inquired about the projected population; whereby, Mr. Spraker stated it was determined by general population growth and number of permitted lots.

Mr. Spraker reviewed the Transportation Element.

Commissioner Briley expressed interest in keeping the Community Redevelopment Plans regarding South Atlantic Avenue in the element, and to revisit the idea with Volusia County due to the success of the downtown Community Redevelopment Agency; whereby, Mayor Leslie agreed.

Commissioner Tolland requested the multi-modal be included in Policy 1.7.1 of the Transportation Element.

Mr. Spraker reviewed the Utilities Element.

Commissioner Tolland discussed the Florida League of Cities legislative policy called One Water, and requested for staff to look into and see if it could be incorporated. She inquired if staff could look into all stormwater policies to find if anything could be improved; whereby, Mayor Leslie stated that could be included in the requested stormwater workshop.

Commissioner Briley expressed concerns about Volusia County and privately-owned problem areas. He expressed the importance of providing education to Homeowner Associations (HOA) on dredging retention ponds.

Commissioner Tolland suggested working with legislators to see if some laws could be changed to be able to work with HOA's.

Mr. Finley requested time to gather information for a stormwater workshop.

Commissioner Briley voiced concerns regarding inactive HOA's and stormwater maintenance.

Mayor Leslie indicated state legislators had funding for stormwater projects.

Commissioner Deaton expressed concerns regarding approaching HOA's and the potential for the cost of the HOA fees to rise resulting in financial hardships for residents.

Commissioner Tolland inquired if the city could assist with inactive HOA's retention pond dredging; whereby, Mr. Randy Hayes, City Attorney, explained public funds could not be used on private use.

Mr. Finley noted there were old developments that were not up to the newer stormwater codes.

Mr. Spraker reviewed the Conservation Element.

Commissioner Tolland inquired about policies for purchasing land for conservation; whereby, Mr. Spraker stated there were policies in place.

Mr. Spraker reviewed the Coastal Management Element, Housing Element and residential building permits and plats. He discussed neighboring municipalities residential permits.

Commissioner Briley stated Daytona Beach's residential permits were the reason the city was feeling traffic issues along the roadway corridors.

Commissioner Tolland inquired if there was enough affordable housing; whereby, Mr. Spraker stated there was always a demand for affordable housing.

Commissioner Deaton stated there was always a waitlist for Olive Grove, which provides affordable housing; whereby, Commissioner Briley stated Olive Grove and Fisherman's Landing were both subsidized housing.

Mr. Spraker discussed areas of population growth including Ormond Crossings and Plantation Oaks.

Ms. Eaton reviewed the Recreation and Open Space Element that was proposed to be changed to the Parks and Recreation Element. She noted that there was public comment received to change the name of the Leisure Service Department to the Parks and Recreation Department, noting planning staff was looking for direction from the Commission if they are interested in changing the name.

Commissioner Tolland inquired how the city would change the department name from Leisure Services to Parks and Recreation; whereby, Mr. Spraker stated a resolution confirming the City Commission's intent to change the department name, followed by a Land Development Code and Code of Ordinances amendment.

Commissioner Briley questioned why the name was changed previously; whereby, Mr. Spraker stated it was a broader term to be more encompassing of all services offered.

Commissioner Tolland requested staff look at the 2016 Bike Master Plan and seek collaboration with the Volusia County Bike Trail to incorporate both into the element. She stated she would like to see a policy regarding removing invasive plant species on city property and incorporate the expense in the budget.

Ms. Eaton reviewed the Capital Improvements Element, Intergovernmental Coordination Element and Cultural and Historical Resources Element.

Commissioner Briley inquired where the Birthplace of Speed Museum was located; whereby, Ms. Eaton stated the exhibit was on floor two of The Casements.

Commissioner Briley requested the Birthplace of Speed Museum policy stay in the Cultural and Historical Resources Element and a stand-alone museum was desired; whereby, Mayor Leslie agreed.

Commissioner Tolland requested when the "Friends of the Performing Arts Center" was mentioned, to also mention the "Friends of Recreation."

Ms. Eaton reviewed the Public School Facilities Element and Property Rights Element.

Mr. Spraker reviewed the next steps of the 2045 update and reminded the Commission the document could always be revised.

Commissioner Briley expressed concern regarding flooding with new stormwater requirements in older residential neighborhoods with the building of new homes; whereby Mr. Spraker reviewed the stormwater redevelopment requirements and process.

Mr. Finley suggested looking at the process and requirements at the proposed stormwater workshop.

Commissioner Tolland requested wetlands also be discussed during the stormwater workshop.

III. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Prepared by: Taylor Lochert