City of Ormond Beach

City Commission Meeting

City Hall Commission Chambers

22 South Beach St., Ormond Beach FL 32174

August 4, 2026, 7:00 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 07:02 PM.

Present: Mayor Jason Leslie, Commissioners Lori Tolland, Travis Sargent, Kristin Deaton, and Harold Briley, City Manager Joyce Shanahan, Deputy City Attorney Ann-Margret Emery, Assistant City Managers Claire Whitley and Shawn Finley, and City Clerk Susan Dauderis.

2. INVOCATION

Reverend Larry Temple, Life Community Church, provided the invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Leslie led the Pledge of Allegiance.

4. PRESENTATIONS AND PROCLAMATIONS

A. Volusia County Stormwater Mitigation Update

Mayor Nancy Miller, City of Daytona Beach Shores, reviewed the role of the Volusia County Elected Officials Stormwater Mitigation and Flooding subcommittee. She reviewed the city's involvement with the subcommittee, stormwater projects, and the funds received by Transform386. She played a video highlighting the subcommittee.

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA & ON THE CONSENT AGENDA

Ms. Marsha Blew, 12 Honey Bear Path, reviewed the reason the Ormond Beach Municipal Airport runway extension project kept getting brought up, noting prior meetings of the Aviation Advisory Board. She questioned if the Riverbend Golf Course would remain in the Airport Masterplan. She clarified the Commission stated there was no runway extension, noting the Aviation Advisory Board says differently. She voiced concerns regarding an extension. She questioned the outcome from the city's meeting with the Federal Aviation Administration (FAA).

Mayor Leslie stated staff requested Item 8C be pulled from the agenda and called cards for that item during the Audience Remarks item.

Ms. Jennifer Bright, exempt address, voiced concerns regarding the landscaping ordinance and the challenges against it, fees, and updates to the Land Development Code. She stated she supported the review of the ordinance to allow for a more fair workable process for residents.

Mr. Derrick Weader, no address provided, provided copies of a cease and desist letter sent to him from a law firm on behalf of Mayor Leslie and one from him to Mayor Leslie. He discussed his First Amendment rights as a citizen.

Ms. Michelle Zirkelbach, 328 Riverbluff Drive, reviewed hardships she encountered while working through the city's public record process. She stated she would be submitting future requests for more information. She apologized for emailing incorrect information to the Commission and stated her concerns were with Nova Road and the traffic regarding the proposed Tractor Supply store.

Mayor Leslie inquired if Ms. Zirkelbach's records request was sorted out; whereby, Ms. Shanahan confirmed it was, noting staff would reach out to assist her through the record request process. He stated the next cards were related to Item 8C since the item was pulled off the agenda.

Ms. Missy Herrero, 111 North St. Andrews Drive, voiced concerns regarding the landscaping ordinance length and requested any revisions be laid out in layman terms.

Ms. Zirkelbach, reviewed concerns of tree removal, flooding, and other environmental concerns. She voiced support for adding more trees and holding developers to a higher standard. She inquired who complained about the current ordinance and why they complained. She highlighted the importance of the Tree City designation for the city.

Ms. Amber Bobak, no address provided, reviewed the regulations and requested more time to see if the regulations work and not to change them too soon. She highlighted the need for the ordinance and its impact on stormwater.

6. CONSENT AGENDA

Mayor Leslie advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of the Consent Agenda.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
Carried.	Mayor Leslie	Yes

A. Sovereignty Submerged Lands Easement, Halifax River Utility Crossing

RESOLUTION NO. 2026-98: A RESOLUTION AUTHORIZING THE EXECUTION OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT BETWEEN THE CITY AND THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE HALIFAX RIVER UTILITY CROSSING PROJECT; AND SETTING FORTH AN EFFECTIVE DATE.

B. Request to Purchase - International MV with 2,500 Gallon Tank

RESOLUTION NO. 2026-99: A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASE AUTHORIZATION FOR THE PURCHASE OF ONE (1) 2026 INTERNATIONAL MV607 TRUCK WITH A 2,500 GALLON TANK, UNDER FLORIDA SHERIFFS ASSOCIATION BID NO. FSA 25-VEH23.0; DECLARING VEHICLE #354 TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

C. **Disposition Item:** Stanley Steamer Auto Renewal

Consent Agenda Comments
There were no further comments on the Consent Agenda.

7. PUBLIC HEARINGS

Mayor Leslie opened the Public Hearings.

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

A. Zoning Map Amendment, 651 South Ridgewood Avenue

ORDINANCE NO. 2026-12: AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE CERTAIN REAL PROPERTY TOTALING 0.39± ACRES LOCATED AT 651 SOUTH RIDGEWOOD AVENUE, VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 4242-20-32-0100 FROM VOLUSIA COUNTY R-5, URBAN SINGLE-FAMILY RESIDENTIAL TO ORMOND BEACH R-3, SINGLE-FAMILY MEDIUM DENSITY, AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Ordinance No. 2026-12, on first reading, as read by title only.

Mr. Steven Spraker, Planning Director, reviewed the item, noting it was a zoning map amendment for 651 Ridgewood Avenue. He explained there were no changes to the house.

Commissioner Briley clarified the item was administrative housekeeping; whereby, Mr. Spraker confirmed.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Deaton	Yes

	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Leslie	Yes

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

B. Comprehensive Plan Amendments, Capital Improvement Element Schedules

ORDINANCE NO. 2026-13: AN ORDINANCE ADOPTING CERTAIN UPDATED SCHEDULES TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF ORMOND BEACH COMPREHENSIVE PLAN; PROVIDING WHEN SUCH UPDATES SHALL TAKE EFFECT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2026-13, on first reading, as read by title only.

Mr. Spraker explained the amendment was an annual item, noting staff recommended approval.

Call Vote:	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Leslie	Yes

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

C. Street Renaming, Yoon Way

ORDINANCE NO. 2026-14: AN ORDINANCE CHANGING THE STREET NAME OF “YOON WAY” TO “CORNER SQUARE WAY” SAID STREET BEING LOCATED ALONG WEST GRANADA BOULEVARD, APPROXIMATELY 1,450 LINEAR FEET WEST OF THE INTERSECTION OF WEST GRANADA BOULEVARD AND CLYDE MORRIS BOULEVARD; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR TRANSMITTAL AND RECORDING IN THE PUBLIC RECORDS OF VOLUSIA COUNTY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Ordinance No. 2026-14, on first reading, as read by title only.

Mr. Spraker reviewed the history of the street name change request. He stated staff recommended approval and reviewed the process staff took to confirm the proposed street name was available.

Commissioner Sargent inquired if the nearby development would be able to change its name if desired; whereby, Mr. Spraker confirmed that was up to the developer, but the name could be changed.

Commissioner Deaton thanked the Commission and staff for the work on the item, noting support from the Yoon family.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
Carried.	Mayor Leslie	Yes

Mayor Leslie closed the Public Hearings.

8. DISCUSSION AND DIRECTION ITEMS

A. Osceola Elementary School First Right of Refusal

Ms. Shanahan requested direction from the Commission regarding a response for staff to provide to Volusia County Schools (VCS) and the sale of the Osceola Elementary School.

Mr. Finley quickly reviewed the property sale and conversations had with VCS representatives. He noted staff had no recommendation but needed direction from the Commission regarding a response to VCS.

Commissioner Sargent inquired if there were any potential stormwater uses for the property; whereby, Mr. Finley noted there could be. Commissioner Sargent expressed support of purchasing the property, noting concerns regarding funding and inquired if VCS would be amenable to a five-year payment plan. He stated he believed there could be room to negotiate as there was no longer an Ormond Beach school on the beachside.

Commissioner Briley discussed the stormwater infrastructure at the property and supported the purchase of the property. He highlighted the desire for recreational facilities on the beachside. He suggested potentially selling a portion of the property to Hillside Cemetery as they were out of room for any additional plots. He noted the residential zoning of the property and expressed concerns regarding development.

Mr. Finley confirmed the zoning was residential, noting the future land use was public-institutional.

Commissioner Deaton inquired about VCS keeping the property on the market looking for a higher price; whereby, Mr. Finley stated that was what staff was informed. Commissioner Deaton stated she supported a price point of $2,500,000 and reviewed potential funding options. She recommended selling Nova Field One to help offset the cost of the purchase price. She questioned if the demolition would happen with the property on the market; whereby, Mr. Finley stated VCS indicated they planned to demolish many of the buildings before selling, noting the city could request credit for any buildings not demolished. She suggested potentially selling other city properties to keep the city's reserve fund in a good spot.

Commissioner Tolland agreed to the importance of recreational facilities on the beachside and the potential of the property. She expressed support of selling Nova Field One. She questioned the potential funds to be used and expressed concerns utilizing the reserve funds. She questioned VCS intentions; whereby, Mr. Finley stated he was under the impression they wanted the funds and were willing to work with the city.

Commissioner Briley stated frustration with VCS keeping the property on the market to get higher offers.

Commissioner Tolland inquired if the city made an offer of $2,500,000, would VCS accept it; whereby, Mr. Finley stated he would ask.

Commissioner Briley agreed with Commissioner Tolland's offer price.

Commissioner Sargent stated he would like to see the starting offer at $2,350,000 as the city no longer had a beachside school.

Commissioner Deaton clarified if all were agreeable to purchasing the property, a letter of intent should be sent.

Mayor Leslie expressed concerns the proposed tax reform legislation, park upkeep, and surplus city properties that could be sold, such as 56 North Beach Street. He suggested during the due diligence period, staff could appraise city property that could be sold.

Commissioner Deaton voiced concerns about future residential development on the property if the city did not purchase it.

Commissioner Briley expressed concerns about flooding if the property were developed for residential.

Mayor Leslie inquired if there was a lift station on the property; whereby, Mr. Finley confirmed there was. Mayor Leslie questioned the plan for the property.

Commissioner Deaton and Commissioner Tolland reviewed the tight timeline on purchasing the property.

Ms. Shanahan discussed reallocating funds from planned projects.

Mayor Leslie reviewed the Community Redevelopment Agency (CRA) funds and intended use of 56 North Beach Street.

Ms. Shanahan stated some projects were put on hold depending on the priorities of the current Commission.

Commissioner Briley noted the Ormond Beach Historical Society had interest in some of the 56 North Beach Street property.

Commissioner Sargent voiced support of selling the 56 North Beach Street property and reiterated the value of the Osceola property.

Mayor Leslie inquired if staff could prepare a plan during the six-month due diligence period; whereby, Mr. Finley stated that could be done during that time, noting the period would last past the November election. Mr. Finley explained the offer could be reevaluated after that time.

Mayor Leslie stated he would support the purchase with a six-month due diligence period, if Nova Field One and 56 North Beach Street were listed for sale.

Commissioner Deaton requested staff look into grant funding options and other alternative funding mechanisms.

Commissioner Briley expressed support of selling Nova Field One but did not support the selling of 56 North Beach Street at the time.

Mayor Leslie questioned why Commissioner Briley did not support selling the 56 North Beach Street property; whereby, Commissioner Briley discussed the property's value. Mayor Leslie inquired if the 56 North Beach Street property was within the CRA area and if CRA funds could be utilized to pay back the general funds that were used to purchase it; whereby, Ms. Shanahan indicated it could not.

Commissioner Briley, Commissioner Tolland, and Commissioner Deaton discussed utilizing a portion of the city's general reserve fund.

Mayor Leslie indicated 56 North Beach Street would be discussed at a later date.

The Commission discussed potential offer price points and negotiations.

Mr. Finley reviewed the appraisals the city completed for the Osceola property.

Mr. GG Galloway, 1305 Oak Forest Drive, stated there were no other large properties on the beachside, noting the Commission should not negotiate amongst themselves.

The Commissioner agreed to an up to $2,500,000 offer for VCS on the Osceola property.

Mayor Leslie confirmed there was a consensus on selling Nova Field One; whereby, Ms. Shanahan stated that was a separate topic and would need to be discussed.

B. Data Center Timeline

Mr. Spraker reviewed the planned timeline for the Commission requested Data Center ban, noting if there was any room to push the timeline forward for an earlier completion date, staff would move it up.

Mayor Leslie inquired if the Commission would support a page on the city's website to track the progress of the ban.

Ms. Robin Mangali, no address provided, discussed problems in her neighborhood and community, highlighting issues with data centers. She requested the Commission consider a complete ban on data centers.

Ms. Cat Pante, exempt address, stated the residents' safety should be the priority of the Commission. She provided details from other municipalities and their bans on data centers. She urged the Commission to take proactive steps in protecting the residents by banning data centers.

Ms. Suzanne Scheiber, 548 Sandy Oaks Boulevard, discussed the resident contributions to the Belvedere Fuel Farm issue and the fight for the citizens' quality of life. She reviewed the desire for a data center ban. She inquired how the city determined which lawsuits to fight.

Commissioner Deaton expressed support of the data center ban and inquired if an emergency ban could be enacted; whereby, Ms. Ann-Margret Emery, Deputy City Attorney, explained it could, noting the importance of the amendment to the city's comprehensive plan.

Commissioner Sargent voiced support of the webpage and the timeline. He suggested sending a letter to all municipalities within Volusia County and to Volusia County to inform them of the steps the city was taking regarding the data center ban.

Commissioner Tolland agreed to sending a letter and confirmed there was no way a data center plan would be entertained by the city with the moratorium in place.

Mayor Leslie expressed support of the timeline and inquired if there were properties that would be potentially available for data centers; whereby, Mr. Spraker stated not to his knowledge, noting the I-2 designation from Volusia County was of concern.

Mayor Leslie stated there was a six-month moratorium being put in place by Volusia County. Mayor Leslie questioned the definition of a data center; whereby, Mr. Spraker noted that would be determined by the Commission at the August 25, 2026, City Commission meeting during the proposed discussion item.

Commissioner Deaton suggested including a statement in the letter to the municipalities encouraging them to also ban data centers.

Commissioner Briley indicated it would be beneficial to speak with Volusia County to extend their moratorium time frame and expressed support of the proposed timeline.

Commissioner Sargent noted concerns of surrounding areas that would work for data center sites.

Commissioner Tolland stated many data centers would not be interested in coastal cities due to many reasons, including bad weather.

C. Landscape Regulations Review

Mayor Leslie restated staff was pulling the item from the agenda. He inquired when the item would be brought back to the Commission; whereby, Mr. Finley stated he did not know a date at the time and would let the Commission know at a future meeting.

9. REPORTS, SUGGESTIONS, REQUESTS

Events, Updates, Requests, and Congratulations

Ms. Shanahan stated staff would work on the Landscape Regulations Review and Osceola Elementary School items and bring them back at a future meeting.

Commissioner Tolland requested the landscape ordinance show the changes previously made; whereby, Ms. Shanahan stated a redlined copy would be provided.

Commissioner Sargent requested documentation on the landscape item be included in the packet when it returns. He inquired about an update on Andy Romano Beachfront Park and the Fortunato Park pier; whereby, Mr. Finley provided a construction update on Andy Romano Beachfront Park and the grant and design process update for Fortunato Park and Riviera Park piers. Commissioner Sargent asked when the next scheduled Aviation Advisory Board meeting was; whereby, Mr. Rademacher confirmed it was Monday, August 10, 2026. He discussed upcoming events and encouraged all residents to vote in the upcoming election.

Commissioner Deaton proposed Nova Field One be listed for sale and utilize the funds towards the Osceola Elementary School purchase; whereby, the entire Commission agreed.

Commissioner Briley discussed upcoming events.

Commissioner Tolland thanked Mr. Finley and all staff for their work on the stormwater projects and highlighted different projects and funds secured by staff. She discussed upcoming events.

Mayor Leslie reviewed events he attended.

<u>Riverbend Golf Course</u>
Commissioner Sargent stated he reached out to a contact provided by a resident at the July 28, 2026, City Commission meeting. He asked questions regarding golf course operations and provided information he obtained. He discussed the suggestion of a feasibility study and associated costs if the city were to proceed.

Mayor Leslie inquired why it was recommended the city pay for a feasibility study, noting he believed it should be a part of the due diligence of the buyer responding to the city issued bid; whereby, Commissioner Sargent stated he was just passing along the information.

Mayor Leslie discussed the prior direction from the Commission to staff regarding the Riverbend property and questioned why Commissioner Sargent reached out to the contact; whereby, Commissioner Sargent noted a resident provided many handouts at the last meeting and requested the Commissioners reach out. Mayor Leslie inquired if Commission Sargent was still in favor of the Request for Proposals being issued; whereby, Commissioner Sargent confirmed he was still in favor, he was just doing what was requested by the resident.

<u>Budget Workshop</u>
Mayor Leslie stated the next meeting was three weeks away and inquired if the Commission wanted to meet sooner to review the budget.

Commissioner Tolland inquired when he wanted to meet; whereby, Mayor Leslie suggested a special meeting to discuss during the next couple of weeks.

Ms. Shanahan stated there was not a budget workshop scheduled; whereby, Mayor Leslie discussed the potential need for another budget workshop.

Commissioner Sargent stated he believed the Commission provided staff direction on the budget and questioned the goal of another meeting; whereby, Mayor Leslie stated there were significant budget cuts proposed at the last workshop and inquired if those cuts needed further direction.

Commissioner Deaton stated she proposed $1,000,000 in cuts and no conclusion was made on those; whereby, Commissioner Sargent asked if a special meeting was needed or if it could be discussed during the next City Commission meeting.

Commissioner Tolland noted the Primary Election was being held during the next couple of weeks; whereby, Mayor Leslie stated his desire for the meeting.

Commissioner Sargent indicated he was supportive to wait until the next scheduled City Commission meeting and did not want to burden staff with an additional meeting.

Commissioner Deaton questioned the time constraints on the budget; whereby, Ms. Shanahan stated direction would be needed at the next meeting before the budget comes back for approval. Commissioner Deaton suggested changing the Healthcare workshop scheduled for August 25, 2026, to a budget workshop; whereby, Mayor Leslie expressed concerns with two discussion items at one workshop.

Commissioner Tolland stated if the Commission wanted to meet, she would, noting she did not think it was necessary; whereby, Commissioner Briley stated if the millage rate was not changing, the budget could be discussed at a later date.

Commissioner Tolland clarified she believed the items proposed to be cut were based on if the property tax reform legislation passed at the General Election.

Mayor Leslie stated if there was no consensus he would not call a special meeting.

Commissioner Deaton questioned if the Commission would approve a request to schedule a future workshop to discuss future budget cuts.

Ms. Shanahan questioned when the Commission would like to schedule the meeting; whereby, Mayor Leslie stated it could be discussed at the August 25, 2026, meeting.

10. ADJOURNMENT

Mayor Leslie adjourned the meeting at 9:13 PM.

APPROVED: August 25, 2026

BY: ________________________________
Jason Leslie, Mayor

ATTEST:

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Susan Carroll Dauderis,
City Clerk