



City of Ormond Beach

City Commission Meeting

City Hall Commission Chambers

22 South Beach St., Ormond Beach FL 32174

August 25, 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 07:00 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 Assistant City Clerk Taylor Lochert.

2. **INVOCATION**

Chaplain Sam Mercado, Advent Health, provided the invocation.

3. **PLEDGE OF ALLEGIANCE**

Mayor Leslie led the Pledge of Allegiance.

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

Mr. Glenn Sheely, 8 Lake Isle Way, stated Ms. Coleen McMahon requested he speak regarding the Riverbend Golf Club. He discussed his history with local golf and closure of neighborhood golf courses. He noted the local support of golf courses and the potential for Riverbend Golf Course to thrive.

Mr. William Krug, 67 Nicholas Court, expressed concerns regarding short-term rentals within the city. He highlighted the City of Daytona Beach's aggressive approach to short-term rentals and requested the Commission and city staff watch one of the recorded Special Magistrate hearings from Daytona Beach.

Mr. Marvin Miller, 40 Riverside Drive, expressed concerns regarding electronic bicycles (e-bikes) and scooters. He provided recent issues he encountered regarding children and e-bikes.

Ms. Sheila Lind, 35 Grizzly Bear Path, stated she provided the Commission a handout regarding support of reopening the Riverbend Golf Course. She read excerpts from the handout and discussed the lack of transparency regarding an email from the Federal Aviation Administration (FAA).

Mr. Gary Kelly, 106 Ashby Cove Lane, New Smyrna Beach, voiced concerns regarding a contractor in the Volusia County area scamming residents out of their money. He provided details of his encounter with the contractor, noting he filed a report with the

police department.

Ms. Marsha Blew, 12 Honey Bear Path, discussed the consultant's report regarding Riverbend Golf Course land use analysis and the wetlands within the areas. She stated residents wanted the golf course and club house restored and reopened.

Ms. Connie Colby, 108 Roble Lane, discussed the city's Code of Ordinances related to the Ormond Beach Municipal Airport and questioned how many were being enforced.

5. APPROVAL OF MINUTES

Mayor Leslie advised the minutes from the July 28, 2026, and August 4, 2026, City Commission meetings were sent to the Commission for review and posted on the city's website for public viewing. He asked if there were any corrections, additions, or omissions. He stated, hearing no corrections, the minutes would stand approved as presented.

Commissioner Tolland excused herself from the meeting at 7:26 PM

A. Minutes from City Commission meeting - July 28, 2026

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of the July 28, 2026, City Commission meeting minutes.

Motion passed by voice vote. Mayor Leslie noted Commissioner Tolland was not in attendance for the voice vote.

B. Minutes from City Commission meeting - August 4, 2026

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of the August 4, 2026, City Commission meeting minutes.

Motion passed by voice vote. Mayor Leslie noted Commissioner Tolland was not in attendance for the voice vote.

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

Mayor Leslie stated he would like Item 6B pulled from the Consent Agenda and requested Commissioner Sargent and Commissioner Briley revise the motion.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of the Consent Agenda, absent Item 6B.

Call Vote:

Commissioner Tolland

Absent

	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
Carried.	Mayor Leslie	Yes

A. Woodridge Drive Drainage Improvements

RESOLUTION NO. 2026-100: A RESOLUTION ACCEPTING A PROPOSAL FROM JD WEBER CONSTRUCTION, INC. FOR UNDERGROUND UTILITY CONSTRUCTION MANAGEMENT SERVICES REGARDING THE WOODRIDGE DRIVE DRAINAGE IMPROVEMENTS PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

C. **Disposition Item:** City Manager's Monthly Report - August 2026

Assistant City Clerk Taylor Lochert read by legal title only:

B. FAA Infrastructure Investment and Jobs Act (IIJA) - Ormond Beach Municipal Airport Airfield Remarking and Rejuvenation

RESOLUTION NO. 2026-101: A RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT BETWEEN THE CITY AND THE FEDERAL AVIATION ADMINISTRATION REGARDING FUNDING FOR THE AIRPORT AIRFIELD REJUVENATION AND REMARKING PROJECT AT THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY AND INCIDENTAL THERETO FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Resolution No. 2026-101 as read by title only.

Mayor Leslie inquired about the city's cost for the project; whereby, Mr. Brian Rademacher, Economic Development Director, reviewed the project, the grants awarded, and the city's cost for the project.

Commissioner Briley inquired if the markings were completed with thermal plastics; whereby, Mr. Shawn Finley, Assistant City Manager, indicated it was.

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

Consent Agenda Comments

There were no further comments on the Consent Agenda.

7. PUBLIC HEARINGS

Mayor Leslie opened the Public Hearings.

Assistant City Clerk Taylor Lochert read by legal title only:

A. Eighteen-Month Moratorium on Data Centers (SECOND READING)

ORDINANCE NO. 2026-11: AN ORDINANCE OF THE CITY OF ORMOND BEACH, FLORIDA, IMPOSING A TEMPORARY MORATORIUM FOR EIGHTEEN MONTHS ON THE RECEIPT, CONSIDERATION OF APPLICATIONS OR ISSUANCE OF ANY BUILDING PERMITS, SITE PLAN APPROVALS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL EXCEPTION USES, CONDITIONAL USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS, AND ANY OTHER OFFICIAL ACTION THE CITY OF ORMOND BEACH ACTING BY AND THROUGH ITS ELECTED AND APPOINTED OFFICIALS AND THEIR DESIGNEES RELATED TO DATA CENTERS, LARGE SCALE DATA CENTERS AND OTHER LARGE LOAD UTILITY USERS; PROVIDING LEGISLATIVE FINDINGS; PROVIDING THE DURATION; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Tolland returned at 7:35 PM.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Ordinance No. 2026-11, on second reading, as read by title only.

Ms. Jennifer Bright, exempt address, expressed concerns regarding the data center moratorium, noting a need for a stronger approach. She discussed the issues surrounding large-scale data centers and the Volusia County ban. She noted the lack of compatibility of data centers with the city and urged the Commission to reconsider the moratorium and enact a permanent ban on large-scale data centers.

Ms. Suzanne Scheiber, 548 Sandy Oaks Boulevard, discussed how large-scale data centers were affecting other county municipalities and stated support for the moratorium.

Ms. Livia Taravella, 18 Ocean Terrace West, expressed concerns regarding data centers and requested the Commission ban data centers in the city.

Mr. Randy Hayes, City Attorney, provided details on how other local municipalities and Volusia County were banning data centers. He discussed the methodical approach the city was taking and he reviewed why the city could not immediately enact a ban.

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

Assistant City Clerk Taylor Lochert read by legal title only:

B. Zoning Map Amendment, 651 South Ridgewood Avenue (SECOND READING)

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 second reading, as read by title only.

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

Assistant City Clerk Taylor Lochert read by legal title only:

C. Comprehensive Plan Amendments, Capital Improvement Element Schedules (SECOND READING)

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

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

Assistant City Clerk Taylor Lochert read by legal title only:

D. Street Renaming, Yoon Way (SECOND READING)

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 Deaton, for approval of Ordinance No. 2026-14, on second reading, as read by title only.

Mayor Leslie expressed support of the item.

Commissioner Deaton expressed support of the item and confirmed the Yoon Way sign would be given to the Yoon family.

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

Mayor Leslie closed the Public Hearings.

8. DISCUSSION AND DIRECTION ITEMS

A. Data Centers

Mr. Steven Spraker, Planning Director, reviewed the policy direction needed from the City Commission, including on-premise server rooms and provision of utilities outside of city limits. He explained data centers were not an allowed use within the city limits. He discussed the characteristics of the city, available properties within the city, and nearby areas. He reviewed the timeline for the data center ban.

Commissioner Briley inquired if the initial draw of water from large scale data centers was the only large draw of water, as they would recycle and reuse the water internally after that; whereby, Mr. Spraker stated it depended on how the data center was built.

Mayor Leslie stated the Commission could limit the daily water consumption.

Commissioner Sargent stated there were some data centers built with closed loop water systems. He expressed concerns regarding daily water consumption limits due to other allowed uses such as hospitals; whereby, Mr. Spraker indicated the limitation would only apply to projects outside of the city.

Commissioner Tolland expressed the need for limitations on the electrical impact as well as water impact; whereby, Mr. Spraker stated the proposed policy limits the electrical usage to two megawatts daily.

Commissioner Sargent clarified the city had no control over the electrical use; whereby, Mr. Spraker confirmed that was correct, noting the limitation was to help establish what extraordinary use was.

Mayor Leslie inquired if the city could limit data centers from recycling their water; whereby, Mr. Spraker stated the city could regulate the water consumption outside the city limits but did not think the design criteria would allow for restrictions.

Commissioner Briley stated once it was onsite it was up to the site on how to utilize the water.

Commissioner Tolland questioned if there were other restrictions staff came up with that could be the most restrictive; whereby, Mr. Spraker stated if the Commission had other restrictions to add, staff could explore those restrictions.

Ms. Scheiber listed concerns such as maximum daily water consumption and multiple small scale data centers utilizing the maximum water consumption. She urged the Commission to look at the long-term planning and thanked the Commission for sending neighboring municipalities letters indicating what the city was doing to ban data centers.

Mayor Leslie expressed concerns regarding Volusia County zoning and inquired what the city could do to safeguard the city's future.

Commissioner Tolland voiced concerns regarding multiple small-scale data centers and questioned if there was a way to limit the number of small-scale data centers; whereby, Mr. Spraker stated staff could explore it, noting the concern was the properties were not located within the city.

Mr. Spraker noted if the Commission desired to lower the proposed daily consumption limit that could be done and would maintain a more restrictive policy.

Commissioner Sargent inquired if the restrictions would limit the new planned hotel on the beachside; whereby, Mr. Spraker stated there were no hotels near the proposed limit.

Mayor Leslie stated he would prefer to lower the proposed daily limit; whereby, Commissioner Sargent noted there was business close to the 40,000 gallon limit already and noted support of the proposed 50,000 gallon limit.

Mr. Spraker indicated the daily limits were for the properties outside of the city limits and needed direction on what was an extraordinary use outside of city limits.

Commissioner Briley stated he would support the 50,000 gallon limit.

Commissioner Deaton suggested 45,000 gallons as a compromise; whereby, Mayor Leslie stated he believed lowering the daily limit would be good and could support 45,000.

Commissioner Tolland requested further usage data before deciding, noting she did not want to be too restrictive on other uses; whereby, Commissioner Briley agreed.

Mayor Leslie stated that information could be brought back to Commission; whereby, Mr. Spraker stated he could prepare that information for the Planning Board item. Mayor Leslie inquired if a site needed a higher daily limit, would a variance be utilized; whereby, Mr. Spraker stated the Comprehensive Plan would need to be amended to allow for higher daily usage.

Commissioner Tolland suggested letting the Planning Board recommend the most

appropriate daily limit; whereby, Commissioner Tolland and Commissioner Briley agreed.

9. REPORTS, SUGGESTIONS, REQUESTS

Events, Updates, Requests, and Congratulations

Ms. Shanahan provided details on upcoming meetings, Ormond Beach police statistics, and upcoming events within the city.

Mr. Hayes provided an update regarding the Avalon Park development lawsuits, noting the state lawsuits were dismissed and the federal lawsuit was pending. He thanked the city's legal counsel involved for all their hard work.

Commissioner Deaton discussed recently completed city projects. She stated there was a candidate going around town saying the Triumph Oaks development decision could be reversed and inquired if that was accurate; whereby, Mr. Hayes stated there was a pending lawsuit from the Tomoka Oaks Homeowners Association, noting nothing could be done until the outcome of the appellate review.

Commissioner Tolland thanked staff for their work on the data center discussion item and discussed events she attended. She stated she provided handouts from the Florida Department of Transportation (FDOT) regarding the Interstate interchange project and provided details on the project.

Commissioner Sargent discussed upcoming events, expressed concerns regarding e-bikes, and congratulated Ormond Beach Firefighter David Randall on his 20 years with the city. He complimented the Fire Department and inquired if the Commission would consider directing staff to complete a full assessment of the Fire Department vehicles for replacement; whereby, Mayor Leslie questioned if there was a replacement schedule in place for the fire department vehicles.

Mr. Finley stated there was a replacement schedule in place, noting potential new fire stations.

Mayor Leslie stated the City Attorney's Office was working on recommendations for the City Commission regarding e-bikes; whereby, Mr. Hayes stated his office was actively working with the Police Department, noting he would provide an update at a future meeting. Mayor Leslie thanked staff for all their work on the direction for the data center ban.

Primary Election

Commissioner Deaton, Commissioner Briley, and Commissioner Sargent congratulated Commissioner Tolland and Ms. Melissa DeVriese on their election wins.

Commissioner Tolland expressed gratitude for all who voted for her and recognized all who ran for an elected office. She congratulated Ms. DeVriese on her win and acknowledged Mayor Leslie for his service to the city. She voiced optimism for the future of the city.

Mayor Leslie discussed the election and campaign period, requesting those who run for an elected position not to get discouraged. He congratulated those who won and thanked Commissioner Tolland for her kind words.

Short Term Rentals

Commissioner Tolland voiced concerns regarding short-term rentals and inquired if the Commission would support staff looking into how surrounding municipalities handle them; whereby, Commissioner Deaton agreed.

Mayor Leslie indicated it was discussed at the last Commission meeting the Volusia County Property Appraiser reviews for short-term rentals.

Commissioner Tolland stated she knew staff was confirming that and inquired if there was anything further that could be done; Commissioner Sargent agreed, noting the need to continue the conversation.

Daytona Beach Annexation

Commissioner Briley and Commissioner Tolland voiced opposition to annexing the beachside of Daytona Beach, noting they did not believe the City of Daytona would approve. Commissioner Briley thanked the residents of Daytona Beach for considering Ormond Beach.

Commissioner Sargent discussed the confusion surrounding the Daytona Beach area, noting a majority of the City Commission would need to direct staff to look into a possible annexation. He explained that had not happened. He reviewed the items that would need to be addressed before considering annexing the area.

Mayor Leslie stated he had a Daytona Beach resident provide papers regarding the requested annexation, followed by members of the media contacting him. He explained he could not speak with the Commission regarding the topic outside of a meeting due to Sunshine Laws. He thanked Daytona Beach residents for thinking so highly of Ormond Beach to request to annex into the city.

Commissioner Sargent questioned if Mayor Leslie requested for staff to look into the potential of annexing the area and if he consulted the City Attorney about it; whereby, Mayor Leslie stated he provided the paperwork to the City Attorney and City Manager. Commissioner Sargent inquired what was advised when the paperwork was provided to staff.

10. ADJOURNMENT

Mayor Leslie adjourned the meeting at 8:41 PM.

APPROVED: September 9, 2026

BY: _____
Jason Leslie, Mayor

ATTEST:

Susan Carroll Dauderis,
City Clerk