

**MINUTES  
CITY OF ORMOND BEACH  
QUALITY OF LIFE ADVISORY BOARD  
REGULAR MEETING**

**July 1, 2010**

**7:00 PM**

**City of Ormond Beach  
Training Room  
22 South Beach Street  
Ormond Beach, Florida**

**1) Call to Order**

Dr. Shapiro called the meeting to order at 7:00 p.m.

Members present were: Matt Coleman, Joe Daniels, Lewis Heaster, William Masters and Dr. Philip Shapiro. Excused were: Debbie Berner, Marianne DiFiore, Vicki Foley, Becky Montgomery, Fran Pezzimenti and Dr. Gerald Woodard.

Others present were: Leisure Services Director Robert Carolin, Senior Planner Steve Spraker and Recording Secretary Shá Moss.

**2) Approval of Minutes – May 6, 2010 and May 13, 2010**

There was not a quorum to approve the minutes.

**3) Discussion Items – Downtown Granada Medians**

Dr. Shapiro stated when the Board discussed the CIP at the May 13<sup>th</sup>, meeting, there were questions about the Granada Avenue medians on the west side of the bridge. Bill Partington II, was present to answer any questions and give information about that proposed project.

Bill Partington, II, 1284 Fernway Drive, introduced Ryck Hundredmark, president of Ormond Main Street. Mr. Partington stated Ormond Main Street was organized to preserve the historic downtown area. It covers one block north and south of Granada Boulevard from Orchard Street to A1A. He noted the CRA was established by the Downtown Improvement Board and the City in 1984, and the goal was to be able to tax the property owners in the CRA District. Funding for

the CRA District does not come from the general fund but from the tax increments paid by the property owners and can only be spent in that area.

Dr. Shapiro thanked Mr. Partington for his comments.

Senior Planner Steve Spraker stated on east Granada Boulevard there are a number of streetscapes constructed with medians in the middle of the street. It was done as part of the Boulevard 2000 project. There were two phases to that project east and west Granada Boulevard. There was a lot of opposition on the west side from the property owners that continuing the project to the west side was dropped. The medians on the east side are what were being proposed for the west side of Granada Boulevard. There would be medians in the middle of the street with landscaping some with tall shrubs/trees and some with ground cover. Mr. Spraker stated a lot has changed since 2000, as the Highlander Corporation has become one of the major property owners on the west side and some of the other property owners are more open to the concept.

Mr. Spraker stated in 2008, the City was approached by Florida Department of Transportation (FDOT) to mill and resurface from Washington Street to SRA1A. As part of that project, they wanted to remove all the on street parking. He noted there are a lot of non-directional left turns on Granada which interferes with traffic flow, for example the left turn onto Lewis Street and into the shopping center. The medians limit those turning movements to the intersection, which would also make it a safer movement.

Mr. Spraker stated there was a meeting with the property owners and a decision was made to install medians and preserve parking. The City Commission passed a resolution. FDOT said that if the City wanted to do anything other than resurface, they needed to install bike lanes. He stated currently there was about 19 feet for each lane, which is wider than the interstate lanes. There was 61 feet from sidewalk to sidewalk, which was enough for four lanes of traffic and two of the three improvements, either medians, parking or bike lanes. Staff's position was that it wasn't safe to have bike lanes on Granada. After several months of discussion, FDOT is going to allow the City to produce an alternative bike corridor.

Mr. Spraker stated there was a form based code Land Development Code amendment being proposed which would require all buildings to be pulled to the front to allow landscaping in the front and the sides. The City was also working on underground utilities from Beach Street to US1. In order to use CRA funds, you need a Master Plan and the Granada medians project was envisioned in the 2007 Master Plan update. Funding have been used for streetscapes, Rockefeller Garden park improvement, the Granada Beach approach, parking and grants to encourage property owners to reinvest in their property. There are also constructions funds available for FY 2012-13. The cost is unknown and would include irrigations and electricity to the medians.

Mr. Coleman asked whether FDOT had a deadline for the project to start.

Mr. Spraker stated the resurfacing from US1 to Washington and from A1A to Halifax would start in October and as would the major improvement to the intersection of US1 and SR40.

Mr. Heaster asked about a right turn lane at US1 and SR40; he also asked whether the form based code was for new or existing construction.

Mr. Spraker stated the right turn lane was being worked on and should be done with the improvements in October. This would provide some traffic calming for that area. The form based code would apply to vacant land or if a building is demolished.

Dr. Shapiro asked would any other bridges be built in the near future in Ormond Beach and whether the medians would help or hurt existing businesses.

Mr. Spraker stated there were no bridges planned for Ormond Beach. The medians would help the downtown businesses. He stated the project was in conjunction with several other projects in this area. He noted there were problems with the trees growing into the power lines and once the power lines were taken down, you could put up a canopy tree to meet with the trees in the middle, it changes the atmosphere on the area. There would be way finding signs to identify parking for the businesses.

Mr. Partington stated one of the goals was to build a walkable community.

Dr. Shapiro asked whether a two-story parking garage at Granada and Lewis would be a good idea. He noted over a period of time downtown would continue to grow. It was an overall perception, on whether the City being progressive enough or moving too slow to transform the community. Growth would impact the airport as well as the beachside.

Mr. Partington stated that parking lot is viewed as a place holder and was developed with CRA funds. Maybe in the future a parking garage could be developed at that location. It would be good to have stairs that will exit onto Granada.

Dr. Shapiro asked the Board whether they had a better picture of the Granada medians concept.

Mr. Coleman stated he was in support of the medians and appreciated that a lot of the businesses were in support of the medians.

Mr. Heaster was not in favor of the parking garage but the medians would be a good addition to the area.

Mr. Daniels stated changing the parking lot to a parking garage could have a big impact on the elementary school.

It was the consensus of the Board that they supported the downtown Granada medians concept.

Mr. Partington stated he would be willing to contact the members not at the meeting in the event they had any questions.

Dr. Shapiro thanked Mr. Partington for the information provided and taking time to inform the Board.

#### **4) Member Comments**

Mr. Coleman mentioned the Project ROMP - Renovate Our Magic Forest Playground which started this week. The Project is raising money and excitement in renovating the playground at Nova Community Center. The Project was not to tear down and rebuild, but to freshen up, maybe adding some new activities for the children. There would be information booths on both sides of the bridge for the July 4<sup>th</sup> celebration.

#### **5) Adjournment – Next Meeting – Date**

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

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Shá Moss, Recording Secretary

ATTEST:

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Dr. Philip J. Shapiro, Chairman