

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

February 4, 2016

6:00 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 6:00 p.m.

Members present were: Debbie Berner, William Masters, Brian Nave, Kathy Page, Troy Railsback and Dr. Philip Shapiro.

Staff present were: Assistant City Manager Ted MacLeod and Recording Secretary Shá Moss.

2) Approval of Minutes – January 7, 2016

Ms. Berner moved seconded by Mr. Masters to accept the minutes of the January 7, 2016 meeting. The motion passed unanimously.

3) Discussion Items

a. Property Maintenance Code

Dr. Shapiro stated he was very happy that the abandon Texaco Gas Station was demolished on the corner of Granada Boulevard and Nova Road. It was noted that the Burger King was demolished as well.

Dr. Shapiro asked would the revised Property Maintenance Code address the type of issue such as the Texaco Gas Station. He noted it might be a loop hole that may need to be addressed.

Mr. MacLeod stated that the draft covers abandon properties. He noted there would be room for improvement in the future.

Mr. Nave stated that the Texaco property wasn't really abandoned as much as it was vacant. You cannot force occupancy and that made it an unenforceable issue.

Dr. Shapiro asked what can be done with a property that was vacant; wherein some of the Board members answered that you may not be able to do anything about it.

Mr. Railsback stated there may be municipalities that have provisions in their ordinances that obligate the property owner to do certain things with the property to minimize the visual impact of the property.

Mr. Nave asked about the annual registration fee of \$250 in Section (d) and noted it seemed like a lot of money.

Mr. MacLeod stated the fee was already in the City Ordinances and noted the City has a contractor that manages the registrations for the City.

Mr. Masters stated there doesn't seem to be anything that gives permission do anything regarding that type of incident.

Dr. Shapiro stated that there was the same issue with the Food Lion and asked whether something would evolve regarding commercial properties.

Mr. MacLeod stated initially the City had a fairly comprehensive code but the City Commission wanted it updated.

Mr. Railsback asked as an example, what was the expectation for a commercial property such as the Food Lion.

Dr. Shapiro stated he wasn't sure because there are economic cycles and at what point can you say to a property owner that you have to do something with your property; wherein their response could be that they were in a slump financially.

Mr. Masters stated the Section starting on line 139 was very broad and defines the gray area to help prevent further decline. He noted that the current draft was written well for the property owner.

Dr. Shapiro asked if there was any recourse if the property owner was offshore; wherein Mr. MacLeod stated that is it shouldn't matter.

Mr. Nave noted \$250 is excessive for a registration fee; because it seems that whenever someone is in trouble all the vultures jump in for their piece of the pie.

Ms. Berner moved, seconded by Mr. Masters that the Quality of Life Advisory Board recommends approval of Article V – Abandoned Real Property Code. The motion passed unanimously.

Ms. Page stated the word “manager” is misspelled on line 34.

4) Member Comments

Mr. Nave stated that writing “the City Manager and his and her designee” was wordy. He suggested writing “the City Manager and designee thereof”.

5) Adjournment – Next Meeting – March 3, 2016

The meeting adjourned at 6:17 p.m.

Respectfully submitted,

Shá Moss, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman