

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

April 7, 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, Brian Nave, Kathy Page, Troy Railsback and Dr. Philip Shapiro. Absent was William Masters.

Staff present were: City Manager Joyce Shanahan, Deputy City Engineer Shawn Finley and Recording Secretary Shá Moss.

2) Approval of Minutes – February 4, 2016

A correction was made to page 2 of the minutes.

Mr. Railsback moved seconded by Ms. Berner to accept the minutes of the February 4, 2015 meeting, as amended. The motion passed unanimously.

3) Discussion Items

Downtown Drainage and Parking Improvements

Dr. Shapiro stated developing downtown takes time and a Master Plan and introduced Deputy City Engineer Shawn Finley.

Mr. Finley thanked the Board for allowing him to make his presentation and reviewed the power point presentation.

Downtown Drainage and Parking Improvement

Background

- 2006 Update to the City of Ormond Beach Downtown Community Redevelopment Agency Master Plan

Master Plan Recommendations

- Acquire land and construct a surface parking lot along New Britain Avenue between North Beach Street and North Ridgewood Avenue.
- Identify opportunities to provide additional parking either on-street or off-street
- Evaluate side streets within the CRA district to assess paving condition, the presence and condition of sidewalks, the ability to accommodate on-street parking, lighting adequacy, opportunity to plant street trees, and other street conditions, develop an implementation program to upgrade side street condition.
- Evaluate storm water needs and implement a program of off-line retention where practical to support intensive redevelopment of existing sites.

Stormwater

- Need identified to not only study stormwater improvements in the CRA but also create a stormwater master plan and permit this plan.
- Master plan permitted with St. Johns River Water Management District in May, 2012.
- Master plan defines drainage basins, and establishes quantitative guidelines for redevelopment under this plan.

Mr. Finley stated one of the hurdles to redevelopment is stormwater. The City has the benefit of an area that is essentially built out and a lot of the flood attenuation but the City has to go through the SJRWMD and do some treatment. That would allow the run offs to be better treated to help out the Halifax River and make it a better area. In 2009/10 with a consultant, the City took the Master Plan a step further and identified that they didn't just need to do a study but needed to come up with a Master Plan specific to the stormwater and then permit the plan. This way when developers come in for redevelopment activities that step of the process would be eliminated or reduced for them. The criterion was established. The asphalt pavement is the impervious ground. The City allows the developers to build to a pretty high level, about 70% coverage. Once it was permitted, the next step was where to start doing projects? The project had to give the City some benefit. The area selected was the north side of Granada Boulevard between Ridgewood Avenue and Beach Street.

With the current project, they are in the process of building stormwater facilities on the property of 64 Lincoln Avenue which would provide stormwater retention for all the properties on the north side of New Britain Avenue. The next phase is the redevelopment of New Britain Avenue. This could be a new main street type road with on street parking, restaurants and shops and other types of businesses fronting the north and south sides. If for some reason the project was stopped, the City would still be able to continue with the development of New Britain Avenue.

Dr. Shapiro asked whether SJRWMD will change their minds on their approval if the project was stopped.

Mr. Finley stated the City has a 20 year permit from SJRWMD and each project would stand on its own.

Ms. Shanahan stated that it was important to get a 20 year permit so that they could continue to receive funding to build out all the projects.

Mr. Finley stated the advantage of an underground retention system is that something can be built on top of it. He stated the plan was to place a passive park on top of it and noted these types of parks are the hidden treasures that make the city interesting. Mr. Finley stated the street lanes would also be widened.

Ms. Berner asked whether the City was buying property; wherein Mr. Finley answered that the City was looking at acquiring right-of-way and easements.

Mr. Finley stated there was a need for additional parking in downtown area and Ms. Shanahan stated that the City recently purchased the lot where the thrift store was.

Mr. Finley stated this would add about 75 parking spaces in addition to sidewalks on New Britain Avenue.

Dr. Shapiro stated tying in Yankee Lane would really make things more accessible and greatly reduce some currently issues and create more opportunities.

Ms. Shanahan stated that the City was working towards that as there may be some great opportunities to be able to work and partner with the property owners. She noted this would create a downtown type feel.

Mr. Nave stated he heard there were one or two owners for those properties.

Mr. Finley stated that there were a couple of owners that owned quite a few properties.

Mr. Nave asked why the City was spending tax money to develop the property for those owners.

Ms. Shanahan stated that what the City was doing was improving the overall property value. The great thing about a CRA is that there is money that has to be spent in that district on improvements. She agreed that there is one or two major property owners excluding the properties that front on Beach Street adjacent to the church but what's important are the improvements. Being able to obtain the 20 year permit from SJRWMD is remarkable. Ms. Shanahan stated by linking the church parking to New Britain Avenue also brings that traffic and creates that symmetry in addition to the pocket park. She mentioned the other parks on Sanchez and Dix that open to the water and noted that those locations were purposeful.

Mr. Nave stated it looked like the right-of-way was being expanded and asked if there was a certain amount of property that the owners had to give up.

Mr. Finley stated New Britain Avenue has a 33 foot right of way, which was pretty narrow and needed to bring that to 50 foot. He noted when building a site 12-15% of the property would go towards stormwater. With the stormwater being underground there are more options to include parking.

Mr. Nave stated that public parking spaces were required by businesses and when the parking spaces are developed, would it limit the business owners having to provide that.

Ms. Shanahan stated the parking space requirements in the CRA District are less than other areas in the City. The businesses will be required to share parking.

Mr. Railsback stated the parking would benefit the entire area on both sides of the street. He asked what the stormwater fee structure was.

Ms. Shanahan stated it was an \$8 monthly fee and there were no impact fees.

Mr. Finley stated there would be an equitable distribution of parking as the project goes through the planning process.

Mr. Finley stated the project would be done in sections and some would be done by late this year/early 2017-18. He noted that it was good that they have the 20 year conceptual permit from SJRWMD.

Dr. Shapiro stated that some time ago there was discussion of building a two story parking garage in the area, and noted that soon 120 additional parking spaces so things are moving in the right direction.

Mr. Finley stated regarding the 120 parking spaces, some will be on the south side with the roadway and the additional parking on the north side will come later depending on redevelopment.

Ms. Berner asked about underground utilities; wherein Mr. Finley stated that the utilities on New Britain Avenue were developed underground during a previous project.

Mr. Nave stated someone mentioned the American Legion was going to lose their building.

Ms. Shanahan stated that the American Legion was further north of the area than they were working on.

Mr. Finley stated that they were currently working on the area closer to Beach Street. There have been discussions that the project might continue west.

Mr. Finley noted this was a part of the Downtown Master Plan and once this was underway discussions for the next project would proceed. There was also activity between Orchard and Thompson Creek.

Dr. Shapiro stated these projects were important for long term development, not only for downtown but for the overall community.

Dr. Shapiro thanked Mr. Finley for the presentation and the Board for the discussion.

4) Member Comments

Welcome Sign

Dr. Shapiro asked who has been out to I95 and SR40 to see the new “Welcome to Ormond Beach” with the City logo signs. He said that the sign’s optics were superb. The sign can be seen from the north and south ramp and was first class.

Ms. Shanahan stated the signs were installed on Tuesday.

CIP

Dr. Shapiro stated sometime soon the Board would review the CIP and ask that they keep their schedule clear.

Ms. Shanahan stated that it might be on the May 5 agenda, but would advise the Board. She noted that it was not reviewed by the City Commission until the beginning of June.

Dr. Shapiro stated he would appreciate it if the CIP included the pie charts again this year.

Pickleball

Mr. Nave stated he played pickleball at Nova Recreation Center and it was an indoor and outdoor activity and noted there was an opportunity to put some outdoor courts in one of the basketball courts that aren’t being used. He stated there were two courts towards the trails that were not used often that could be converted.

Ms. Shanahan stated she would pass that information on to Robert Carolin.

Recreation Center - West

Ms. Shanahan stated that the City was in discussion regarding a West Neighborhood Center adjacent to Pathways Elementary School. The School Board owns the property and the City was looking to partner with the School Board for a community center. There would be a lot of opportunity for an indoor pickleball court as well as outdoor recreation, which would be phased in over time. The idea of partnering with the schools is that they could use some of the parking, as they currently have parking issues.

5) Adjournment – Next Meeting – May 5, 2016

The meeting adjourned at 6:52 p.m.

Respectfully submitted,

Shá Moss, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman