

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

**November 3, 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, Kathy Page, Troy Railsback and Dr. Philip Shapiro. Excused was Brian Nave.

Staff present was: City Manager Joyce Shanahan and Recording Secretary Shá Moss.

Dr. Shapiro thanked the City on the clean-up efforts from all the debris that occurred during Hurricane Matthew. He noted they are doing an excellent job.

Ms. Shanahan stated the City contracted with two debris removal companies to collect, remove and demolish the debris. They are required to reduce the debris and will grind the debris and the landfill will accept the grinded debris to use as cover. The debris will not be available for mulch.

**2) Approval of Minutes – June 2, 2016**

Corrections were made to page 3, page 6 and page 7 by Dr. Shapiro.

**Ms. Berner moved seconded by Mr. Masters to accept the minutes of the June 2, 2016 meeting, as amended. The motion passed unanimously.**

**3) Presentation: Downtown Drainage and Parking improvement Update – Assistant City Engineer Shawn Finley**

#### **4) Discussion Items**

##### **a. Downtown Drainage and Parking Improvement Update Presentation**

Deputy City Engineer Shawn Finley stated he wanted to update the Board on the progress of the Downtown Drainage and Parking Improvement reviewing the power point.

##### Background

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

Mr. Finley noted that what was being constructed downtown was based on the 2006 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 conditions.
- Evaluate storm water needs and implement a program of off-line retention where practical to support intense redevelopment of existing sites.

Mr. Finley noted that this is the culminating of what the City has been doing over the past few years. There was a lot of work done on Granada Boulevard to create a nice thoroughfare and this is some of the additional things to help make a downtown.

##### 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 (SJRWMD) in May, 2012.

- Master Plan defines drainage basins, and establishes quantitative guidelines for redevelopment under this plan.

### Redevelopment

Mr. Finley stated the ocean district was on the east side of the bridge and the river and creek district on the other side. He noted when the districts were reviewed from the ocean to Orchard Street and it covers a large area.

The City discussed where they could do a project that would benefit the City and benefit what was being done and where was redevelopment reoccurring. They reviewed what activities were happening, what permits were issued and some of the things coming through the site plan process and the area on New Britain Avenue was where things were happening.

Mr. Finley stated a plan to redevelop New Britain Avenue was formed. The plan shows the widening of New Britain Avenue, some on street parking and the lot at 64 Lincoln Avenue became the focus of the project. He noted it developed into the stormwater retention area that would serve for the redevelopment of the entire north side of the block. It would give developers opportunity to not have to incorporate stormwater.

Ms. Shanahan noted that this was a plan. She stated that a community meeting was held regarding the development, a code has to be amended to allow the development, so this was the preliminary process to move forward. The City was working on the fundamental infrastructure available to support the development in order to move forward.

Mr. Finley stated the conceptual plan was divided into sections. The development of the stormwater on the lot at 64 Lincoln Avenue was completed in the summer with the connection to the stormwater system on New Britain Avenue. Though this is in the conceptual stage, the project would be able to stand alone and would allow redevelopment. He noted the plan would also widen New Britain Avenue, which is currently narrow with 19' pavements which would be widened to 24' with some parking.

Mr. Finley described the project as a big hole being dug on Lincoln Avenue. He showed the outfall structure that connects the property to the conveyance system on New Britain Avenue. The pipes were covered and readied for planting He reviewed the landscape slide and noted the project created a park which was a formal garden look with sidewalks and benches to go along with the look of downtown.

Dr. Shapiro asked whether New Britain Avenue would be connected to the parking lot that was just developed behind the church at the Anderson Price Building.

Mr. Finley answered that it was a consideration. He noted they City would work with whoever redevelops in that area so that the plans work together.

Ms. Shanahan stated the City was able to purchase a portion of the church property for the project and has acquired additional right-of-way, but there is a plan for it to connect for access to New Britain Avenue in the future.

Dr. Shapiro asked what material was used for the pipes; Mr. Finley answered high density poly ethylene (HDPE). He stated they are plastic pipes and were traffic bearing so there should not be any issues with them.

Mr. Finley reviewed the Lincoln Avenue parking slide and noted there was need for additional parking and the opportunity was presented to purchase the property where the thrift store was. The only thing left to do was lighting for the parking lot.

Dr. Shapiro stated there was a metal pole sign that said "This way to Historical Anderson Price Building". He noted that at night, no one would see the sign and asked whether orange barrels could be put around it so that it doesn't get damaged. Mr. Finley stated he would take a look at it and maybe see if there was something more permanent.

Ms. Shanahan noted the developer was interested in developing a multi-story structure with retail on the first floor and residence above it. She noted they were scheduling a community meeting about their plans. She said that they wanted to connect some pathways to Lincoln Avenue. Ms. Shanahan stated this was a long term project that would take several years.

Dr. Shapiro stated with a project taking a significant length of time would SJRWMD sign off cover that length of time.

Mr. Finley answered the City has a 20 year conceptual permit from SJRWMD and will just need construction permits to accompany projects moving forward. He noted with the stormwater already in place, it was one thing less that a developer would have to do for their projects.

Mr. Finley stated a site plan map signage will be added to the area similar to the way-finding that are currently around the City. He noted it was good to be able to develop a project that was able to benefit the people in the area.

Mr. Railsback noted it was good that the stormwater project was underground because when you build a commercial structure you had to contain your own stormwater and this current benefit is amazing as it creates usable space.

The Board thanked Mr. Finley for his presentation and the work done on the parking lot and the park.

#### **b. State of the City Presentation**

Ms. Shanahan stated some of the Board members didn't have a chance to attend the State of the City Luncheon and wanted to share the video with the Board. The packet included the annual report of what was accomplished this past year.

The Board viewed the State of the City video.

Ms. Shanahan thanked the Board for their active engagement in the City. She noted it makes a difference especially when the Board shares what they know and learn at meetings with individuals they come across.

Dr. Shapiro stated people moved to Ormond Beach for the quality of life. He noted on page 7 of the booklet pointed out that the City has a \$74,270,969 annual budget and pointed out that the City spends more money on cultural activities and development than any other city in the United States for a city of this size.

#### **5) Member Comments**

##### Debbie Berner

Dr. Shapiro stated he received word that vice-chair Debbie Berner will be moving and not serving on the Quality of Life Advisory Board as she has for so many years. He thanked Ms. Berner for her years of dedication and service to the City and the Board. Dr. Shapiro stated each member would receive notice from the City as to whether they will continue as a member of the Board. Ms. Berner will be recognized at a City Commission meeting.

Ms. Berner said she would be moving to Port Orange.

#### **6) Adjournment – Next Meeting – December 3, 2016**

Ms. Shanahan stated the December meeting has been canceled.

Dr. Shapiro stated hopefully most of the members would return next year and hoped Ms. Shanahan would stay on as the liaison.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

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Shá Moss, Recording Secretary

ATTEST:

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Dr. Philip J. Shapiro, Chairman