

**MINUTES  
CITY OF ORMOND BEACH  
CITY COMMISSION  
WESTERN DEVELOPMENT TRANSPORTATION UPDATE WORKSHOP**

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**October 19, 2021**

**5:30 p.m.**

**City Commission Conference Room**

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**I. CALL TO ORDER**

Mayor Bill Partington called the meeting to order at 5:30 p.m.

Present were Mayor Bill Partington, Commissioners Dwight Selby, Troy Kent, Susan Persis, and Rob Littleton, City Manager Joyce Shanahan, Assistant City Manager Claire Whitley, City Attorney Randy Hayes, and Public Works Director Shawn Finley, HDR, Inc. Consultants Matthew Wiesenfeld and Santanu Roy, and Ghyabi Consulting & Management CEO Mariam Ghyabi-White.

**II. DISCUSSIONS**

Ms. Joyce Shanahan, City Manager, discussed the background of what the city staff completed in relation the Avalon Park Daytona Beach (Avalon Park) development. She reviewed the meetings staff attended with the Avalon Park Group (APG), Florida Department of Transportation (FDOT) and Volusia County. She discussed the OB Life Westward Focus series set to take place in late 2021.

Mr. Shawn Finley, Public Works Director, explained how the city enlisted HDR, Inc. to assist with looking into the development on the west side of Ormond Beach. He discussed how the city was trying to be as involved as possible with the traffic and utility developments.

**CURRENT DEVELOPMENT ORDER**

Mr. Matthew Wiesenfeld, HDR, Inc. consultant, discussed the current development order, noting it was the expected development over the next decade. He explained APG scaled down the approach and broke it into a Phase A and Phase B; noting Phase A was planned to have 1,609 dwelling units with 90,000 square feet of retail/commercial space and Phase B was planned to have 3,250 dwelling units with 200,000 square feet of retail/commercial space. He discussed the connections to State Road 40 (SR 40) and LPGA Boulevard noting APG expected for 46 percent of traffic to enter and exit via SR 40 and 54 percent to enter and exit via the Tymber Creek Road extension to LPGA Boulevard. He discussed the possible Tymber Creek Road and Hand Avenue extensions.

Commissioner Kent inquired how APG calculated the entrance and exit percentage numbers; whereby, Mr. Wiesenfeld explained the numbers were based on the Central Florida Regional Planning Model version 6.1 and looked at the existing roadway network.

Commissioner Selby inquired if the Minto Parcel A was larger than the shown outline; whereby, Mr. Wiesenfeld stated the outline did not include the entirety of Minto Parcel A. Commissioner Selby inquired if APG was compacting the density approved for Minto Parcel A into the smaller outlined area; whereby, Mr. Wiesenfeld stated he was unsure based on the documents they had but confirmed it was a denser area.

Ms. Mariam Ghyabi-White, Ghyabi Consulting & Management CEO, stated there was land that was very wet within the development area, which contributed towards the density not being spread out.

Commissioner Persis inquired if the same entrances/exits were planned for Phase B; whereby, Mr. Wiesenfeld stated the two entrances/exits would remain the primary entrances/exits during Phase B. Mr. Wiesenfeld explained there was discussion of other exit points but would be later in the development.

Ms. Ghyabi-White explained the development was fluid and was still changing, noting she was excited that APG was working with the city.

Mr. Wiesenfeld discussed the next steps including a traffic impact study and explained the methodology behind the study.

Mayor Partington inquired about the infrastructure and if APG was behind; whereby, Mr. Wiesenfeld stated APG would qualify as behind however they were resetting what was to be done and were working off a new schedule that would break ground in Spring of 2022.

Commissioner Selby inquired if there were discussions about the Tymber Creek Road and Hand Avenue extensions as he understood those roadways would be completed before dwelling construction took place; whereby, Ms. Ghyabi-White explained the State of Florida was working on a design study and would work on the project as the developer had no plans to work on the roadways.

Ms. Shanahan stated there were promises to build the roads, but noted the city did not see efforts of that happening.

Commissioner Selby inquired if APG would build the roads if required; whereby, Ms. Ghyabi-White stated it was her belief that APG would not build the roads unless it was required.

Ms. Shanahan discussed the Tymber Creek Road extension and possible right-of-way issues.

Ms. Ghyabi-White stated it may be best for Tymber Creek Road to not connect to SR 40 as she felt it would push traffic north to SR 40 which would bring more traffic into Ormond Beach.

#### LONG TERM POTENTIAL DEVELOPMENT

Mr. Wiesenfeld discussed the long term development plan which included 1,000,000 square feet of office, retail, and warehouse space a 3,000 student private school, and 10,000 dwelling units noting the numbers were based on APG's proposed site layout on April 16, 2020.

Ms. Ghyabi-White clarified that it was 7,000 dwelling units; whereby, Mr. Wiesenfeld confirmed the comp plan stated 7,000 but noted the proposed site layout had 10,000.

Commissioner Kent discussed his concerns with the dwelling unit number change.

Mr. Wiesenfeld discussed the roadway network and trip generations noting with Phase A and Phase B there would be an estimated 34,644 daily trips by 2030, and with the potential build out there would be an estimated 127,382 daily trips by 2045.

Ms. Ghyabi-White explained the 1,000,000 square foot mixed use space would be larger than the Tanger Outlets in Daytona Beach; whereby, Mr. Finley noted the city's estimate was twice the size of the Port Orange Pavilion.

Mr. Wiesenfeld discussed trip generations, internal capture and pass-by reductions explaining each. He explained how many trips would affect the area for Phase A & B and the effect of the potential build out for 2045. He discussed the roadway segments that would be over capacity by 2045 and explored the issues that would be there in 2045 with and without the Hand Avenue extension.

Ms. Ghyabi-White explained the long-term steps would include the relationship with the City of Daytona Beach, Volusia County, River to Sea Transportation Planning Organization (TPO) and Florida Department of Transportation (FDOT).

Mr. Finley stated staff was working with the City of Daytona Beach and would continue to meet with them and with APG.

Mayor Partington inquired about Ormond Crossings which was set to have 3,000 homes and if it would affect Avalon Park; whereby, Ms. Ghyabi-White stated the infrastructure would be there for Ormond Crossing. Mayor Partington expressed his hope that the City of Daytona Beach would require APG to help with the roadway infrastructure for the surrounding communities.

Ms. Ghyabi-White expressed her excitement to move forward with Avalon Park as the communication between all involved parties improved over time and APG was listening to the city's concerns.

Commissioner Selby compared the proposed commercial and residential space within Avalon Park to the commercial and residential space along SR 40. He expressed his concerns for the quality of life within the City of Ormond Beach and for its citizens.

Commissioner Persis agreed with Commissioner Selby and expressed her concerns of the development and the city losing its small-town charm.

Mayor Partington discussed the OB Life Westward Focus series that would take place in November and December of 2021 and encouraged citizens to get involved and discuss their concerns with Volusia County and the City of Daytona Beach. He expressed his concerns for the funding of the infrastructure and discussed the city's relationship with the TPO and FDOT.

Commissioner Selby inquired how much the developer had to pay and how it was determined; whereby, Mr. Santanu Roy, HDR, Inc. Consultant, explained there was a gray area when it came to impact fees but noted the impact fees would not go to the City of Ormond Beach. Ms. Ghyabi-White discussed the importance to maintain the relationships so the funds could be used in our community.

Commissioner Kent expressed his concerns with the lack of benefits and the negative impacts to the city. He stated with more communication and open discussions he hoped for a more palatable situation with Avalon Park.

Ms. Shanahan discussed the economic and environmental impacts. She asked Mr. Finley to play a draft video that reviewed some of the concerns.

Mr. Wiesenfeld discussed the water concerns and wildlife affects.

Mr. Roy discussed the importance of the improvements to the roadways and interchanges regardless of the development as the impacted roadways would eventually fail to keep up with the traffic.

Ms. Shanahan continued and stated that was why it was important to advocate to FDOT and Volusia County to have the roadway network improved in the near future regardless of the development.

Commissioner Persis inquired about the school that may be a part of the development; whereby, Ms. Ghyabi-White stated APG would get with the Volusia County School Board to analyze the demand for a school.

Mr. Finley played the video that reviewed the concerns and challenges of the development.

Ms. Ghyabi-White explained the video had some outdated information and the city was in a better position now than when the video was made.

Mayor Partington felt the video relayed the proper concerns the citizens had.

### **III. ADJOURNMENT**

The meeting was adjourned at 6:53 p.m.

Transcribed by: Taylor Lochert