

**MINUTES  
CITY OF ORMOND BEACH  
CITY COMMISSION  
CASSEN PARK WORKSHOP**

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**February 15, 2022**

**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, Public Works Director Shawn Finley and City Engineer Alex Schumann.

**II. DISCUSSIONS**

Ms. Joyce Shanahan, City Manager, explained the Cassen Park design was brought forward by staff as the restroom and bait shop were in need of upgrades. She stated the ideas that would be presented were concept ideas and explained staff was looking for feedback, noting the Commission did not need to decide on a design at the workshop.

Mayor Partington inquired if a Request for Proposal (RFP) would be the next step in the design process; whereby, Ms. Shanahan stated that was correct and clarified that staff did not complete that step as they wanted the public and Commissions' input before moving forward.

Mr. Shawn Finley, Public Works Director, reviewed a PowerPoint presentation and discussed the history and features of Cassen Park. He reviewed the Community Redevelopment Agency (CRA) Downtown Master Plan recommended improvements which included landscaping, aquatic landscaping, shaded furnishings, reconfigured parking and educational signage. He stated the Ormond Beach Downtown Rotary had a project they received a grant for to do educational signage in the community. He discussed an online survey that was completed during the summer of 2021 and stated the most requested improvements included walking paths, river view seating, green space, car parking and restroom availability.

Mr. Finley reviewed four concepts, noting Concept 1 featured a relocated bait shop, two fewer trailer parking spaces, two more car parking spaces, paths for pedestrians and one covered pavilion. He discussed Concept 2 features including a relocated bait shop, six fewer trailer parking spaces, three more car parking spaces, paths for pedestrians and six covered pavilions. He described Concept 3 as having a relocated bait shop, three additional trailer parking spaces, seven more car parking spaces, paths for pedestrians and three covered pavilions. He stated Concept 4 saw the most changes and featured relocated restrooms and bait shop, one additional trailer parking space, three additional car parking spaces, pedestrian paths, eight covered pavilions and a playground. He explained with Concept 4 the on-street parking on South Beach Street was removed as the entrance to the park was relocated. Mr. Finley reviewed the estimated costs of the concepts, noting as more features and green initiatives, such as pervious pavement, were added costs would go up.

Mr. Finley discussed the public outreach behind the project including an online survey, public meeting and meetings with Ormond Beach MainStreet, the Leisure Services Advisory Board and Quality of Life Advisory Board. He explained the online survey had 350 respondents who favored Concept 4 and noted Mr. Ike Leary, owner of Ike's Granada Pier Bait & Tackle, was in favor of Concept 1. He reviewed the outcome from the public meeting stating majority were in favor of Concept 1. He explained there was an additional concept presented by a resident at the public meeting which received eight out of 15 votes when asked which concept the participants preferred. He stated Ormond Beach MainStreet preferred Concept 4 as they liked the green space, small playground and walking paths. He explained the Leisure Services Advisory Board preferred Concept 4 and the concept provided at the public meeting, noting they liked the parking, playground with adjacent bathrooms and parking, pavilions and stressed the need for parking. He stated the Quality of Life Advisory Board did not have a preference on a single concept but wanted to emphasize the importance of boating, need for both car and trailer parking, safe walking paths and noted the board had concerns on the playground.

Commissioner Selby stated his initial preference was for Concept 4, noting the need for the on-street parking on Beach Street and the need for floating boat docks. He inquired if the traffic would be one way around the circle; whereby, Mr. Finley stated that was correct. He believed there was a need for paths to go directly from the bridge to Beach Street. He requested staff and the Commission look into the purchase of submerged land located off of South Beach Street near Cassen Park.

Commissioner Kent inquired if the pavilions in Concept 2 could be added to Concept 1; whereby, Mr. Finley stated the pavilions could be added. He stated his preference for keeping the Beach Street parking and emphasized the importance of the boat launch and trailer parking. He voiced his concerns regarding the playground and inexperienced boaters. He reviewed the concept choices made at the public meeting and the online survey noting the difference in what the public wanted. He stated he would not be in favor of the purchase of submerged land. He explained he was in favor of Concept 1 and Concept 4 if the playground was removed.

Commissioner Persis stated she felt citizens wanted on-street parking, water views, seating and walking paths. She stated she was concerned about the addition of too many parking spaces as Concept 3 seemed like a parking lot and not a park. She stated her indifference towards a playground, noting her apprehension of water safety. She stated she preferred Concept 4 but felt it was busy and preferred Concept 1 if more features were added. She inquired about lighting; whereby, Mr. Finley stated the lights were on during park hours but could be extended and would check with Leisure Services Director Robert Carolin.

Commissioner Littleton stated his preference was Concept 1, but wanted to take the public's input into account with their preference of Concept 4. He stated he disliked the new entrance and lack of on-street parking in Concept 4.

Mayor Partington voiced concerns on the crosswalks within the designs. He discussed the online survey results and overflow parking at City Hall. He reviewed a possible option of the boat launch being in a separate area from the parking. He requested the bait shop and restrooms be located in the northeast corner, stating he believed with that shift the parking lot would be safer and better functionally. He discussed the importance

of the water view and lack of need for a playground. He requested a camera be set up and face the park on a busy weekend so staff can review the walking and driving patterns of the residents.

Commissioner Selby agreed with Commissioner Littleton on the entrance to the park in Concept 4, and requested if the entrance were to be moved he believed there should not be a left turn from Beach Street into the park. He discussed the possibility of altering the on-street parking on Beach Street.

Commissioner Kent stated he would prefer to keep the on-street parking in its present state. He requested to keep the round-about in the walking path with the king palm trees.

Commissioner Persis stated she would prefer a mix of Concept 1 and Concept 4 with a spectacular view.

Commissioner Littleton stated the concept submitted at the public meeting would be the option to choose if the Commission wanted to keep the use of the park for primarily boater traffic. He reviewed Concept 4, noting it had the most walking paths and stated he could support Concept 4 with minor adjustments.

Mayor Partington stated Concept 4 had too many pavilions and wanted to keep the entrance at the present location. He discussed the possibility of a time lapse video of the park usage to determine what features were being utilized.

Ms. Shanahan stated staff would review all input the Commission provided and bring back new Concepts.

Commissioner Kent agreed with Mayor Partington and supported the idea of a time lapse video. He stated he supported the costs but would not support a concept that was more of a parking lot than a park.

Mayor Partington inquired if the costs included repaving the parking lot; whereby, Mr. Finley stated it was an all-inclusive cost estimate. Mayor Partington asked if there were storm protections needed; whereby, Mr. Finley stated anything the city builds would need to meet certain hurricane wind loads and commercial standards due to potential storms and the heavy foot traffic.

Commissioner Persis agreed with Commissioner Kent and voiced her support of keeping a round-about path structure with nice landscaping to make the feature stand out.

Mayor Partington stated he believed the round-about feature could be added to Concept 4.

Commissioner Littleton and Mayor Partington discussed if relocating the bait shop would hurt business or improve business, due to the increase in foot traffic.

### **III. ADJOURNMENT**

The meeting was adjourned at 6:31 p.m.

Prepared by: Taylor Lochert