



OBSERVER CORPS REPORT
Ormond Beach City Commission
Reported by Pam Breault

March 3, 2026

Audience Remarks

Toilet to Tap:

One resident was concerned about the "Toilet to Tap" (using black water for potable water) considered by Volusia County. She stated that other areas of the country have tried this, but it resulted in undesirable organisms leaching into drinking water whereby reverse osmosis treatment could not ablate. Commissioner Sargent suggested that this become an agenda item so that it can be opened up for public comment.

North St. Andrews Development:

Several residents commented on the proposed development adjacent to current homes. They received letters in reference to the development. Comments ranged from issues with lot sizes, (70'x100' proposed, versus 100'x100' on current homes); type and style of homes, effect on drainage, additional stress on the current infrastructure, etc. which would adversely affect the neighborhood dynamics. There were also comments about legal issues that the developer is addressing in reference to this project. This appears to be an issue that has been discussed with the City Commission in the past.

Consent Agenda

All nine items were approved unanimously; no abstentions.

Second Reading

Ordinance No 2026-03. Approved unanimously; no abstentions.

Reports, Suggestions, Requests

City Manager Joyce Shanahan provided information of events and happenings which can be found on the website:

- Adult Spring Softball sign-up
- Youth Volleyball sign-up
- Movie on the Halifax
- Environment Development Center Events



Commissioner Sargent - water quality is important to Ormond Beach and suggests City Staff "Toilet to Tap"; and decisions be made based upon facts.

Commissioner Deaton requested that Assistant City Manager Shawn Finley discuss the use of the airport property. She also asked about the safety of the intersection of Halifax and Granada in reference to turn lanes.

Assistant City Manager Finley - the airport property is zoned as an airport and light industrial, and any other use needs to consider safety of the aircraft. The Florida legislature is considering the safety of E-Bikes. ACM Finley stated that FDOT should get a consultant to reassess that intersection, signage and striping.

Commissioner Briley - FDOT should consider addressing the safety of all electric vehicles, not just E-Bikes. And any new TPO (Transportation Planning Organization of Volusia and Flagler Counties); and it would be better to have this addressed State-wide.

Commissioner Tolland - Brownfield area; public should be a part of any decision in reference to the land-use. Also, she suggests that the Commission should highlight a "Citizen of the Month". She also stated that Ormond Beach recognizes the first "Founder's Day" on April 25, 2026.

Social Media - The Mayor and several Commissioners commented on citizen's postings on social media which were derogatory about Commissioners and the Mayor for either not attending the "State of the County" Luncheon or leaving early. The Commissioners and Mayor reminded the public that they all have busy schedules with work and other city obligations. All Commissioners keep up with what Volusia County is doing through E-Mails and other communications.

March 24, 2026

Audience Remarks

One speaker talked about testing of soil at the airport property for hazardous waste was not completed and an environmental report is needed.

One speaker stated that meaningful reform in the budget is needed; designation of blighted areas is suspect (i.e., vacant land). Taxpayer dollars should not be used on these projects.



Two speakers talked about “Volusia Forever”; must balance progress with conservation in light of the bonding land conservation program.

One speaker talked about the Tomoka Oaks and Airport development

Consent Agenda:

Removed from Consent Agenda by Commissioner Deaton

Resolution No. 2026-24: Regarding the construction agreement between the City and FDOT on construction of sidewalks along Granada Blvd. downtown. The current sidewalks were decorative and constructed about 30 years ago. They are currently in disrepair. The sidewalk currently are not up to FDOT standards. The City will pay for the new sidewalks but FDOT will maintain and be liable for these sidewalks. This passed 4 to 1 with Commissioner Deaton a “No” vote.

Removed from Consent Agenda by Mayor Leslie

Resolution No. 2026-37: Regarding the installation of light poles at ball fields 11 and 12 of OB Sports Complex. Although the \$300,000 funding was not obtained by Daytona Beach, Parks and Recreation had set aside the money as a long-time necessary project. This passed unanimously.

Removed from Consent Agenda by Commissioner Sargent

Resolution No 2026-44: Regarding the lease agreement for office space for City Attorney and staff. The property to be used for the office space is the Aims House. Commissioner Sargent removed this item to state that although there has been mold remediation, continued mold testing is needed. No source of the mold has been determined. This item was placed back on the Consent Agenda for vote, which passed unanimously along with the other 12 items that remained on the Consent Agenda.

Ordinance 2023-55 - Tomoka Reserve - Issuance of a Development Order (Second Reading)

Planning Director (PD) Steven Spraker

- Developer: Triumph Oaks of Ormond Beach
- Development currently in the zoning phase; next phase is initial platting
- This property is in the middle of Tomoka Oaks development; the “donut hole”



- Owner of property proposed to use the old golf course of Tomoka Oaks development to build 254 houses
- Commissioner Tolland:
 - Prior use as a golf course produces toxins and is the soil going to be tested so that these toxins don't leach into the aquifer and be used as potable water?
 - Golf course contaminants will be unearthed with this development
- PD Spraker: environmental concerns, including contaminants and protected species (gopher tortoises) is the responsibility of the state and developer
- Zoning is R2 (low density residential); allowing for 4.3 units per acre
- 254 single family homes
- Density 1.72 units per acre
- 80'x120' lots abutting vegetation buffer (borders existing Tomoka Oaks subdivision) and 60'x120' lots on the internal subdivision
- Buffer of 50' with natural vegetation and plantings
- 20% of property remain within its natural state
- Sidewalks on both sides of streets; off-site sidewalks along both sides of Tomoka Oaks Blvd and Nova Rd.
- New traffic signal at Tomoka Oaks Blvd and Nova Rd.
- Fire evacuation egresses; the OB Fire Department is to make platting compliant with code
- 20' setbacks

Public Hearing - over 55 speakers:

Issues related to the development are as follows:

Tomoka Oaks HoA Attorney hired three experts in reference to the redevelopment of the Tomoka Oaks golf course and these experts were kept out of any talks with the City and Developer. This proposed development should stay with the Planning Board and not go to the initial platting.

Two subdivisions would be adversely affected by the proposed Tomoka Reserve development; Tomoka Oaks (direct impact; adjacent property) and The Trails (indirect impact; traffic concerns)

Citizens concern:

- Destruction of the ecosystem
- Developer intimidation of the City
- Traffic studies needed;



- Inadequate roads to address additional traffic
- Safety of children crossing major roads (Tomoka Oaks Blvd. and Nova Rd.)
- Lack of adequate buffers
- Flooding run-off from new development to Tomoka Oaks
- Emergency egress; only one narrow road on the plan
- Housing density
- Planned homes larger and the footprint will cover more of each lot; incompatible with adjoining neighborhood and inconsistent with existing characteristics
- More setback is needed (30' vs. 20')
- Reduced value of Tomoka Oaks homes that were facing the golf course
- City becoming overdeveloped with new developments:
 - Plantation Oaks
 - Ormond Crossing
 - Halifax
- Traffic light needed and should be paid for by developer without it being bonded
- Flooding
- Reclaimed water
- Negative impact on safety and services: fire, rescue, roads, schools
- Maybe City can purchase property from developer to make a park

Commissioner Deaton and Tolland wanted to table the vote until these concerns were addressed. Commissioner Deaton encouraged her colleagues that if they did vote “yes” to do so with conditions which include Tomoka Oaks HoA and citizen input.

Attorney Randy Hayes stated:

- There is a tight window; (04/03/26) for vote
- The Commission would have to either approve or disapprove Resolution 2023-55 tonight
- Since the Staff Report suggested that this development should be approved, it would have to be without any conditions.
- If the Commission voted “No”, then the litigation brought by the developer against the City would go forward

Commissioner Tolland stated that while she believed that there should be conditions on a “Yes” vote, she recognizes that this is not possible at this late stage. In addition, she believes that a vote of “No” could create harm to the remaining citizens of Ormond Beach (protracted litigation, financial/tax burdens).



Mayor Leslie stated that he is considering the public out-cry and remaining unaddressed concerns about the development, despite approval recommendation from the Staff R

Final Vote:

- Mayor Leslie - No
- Commissioner Tolland - Yes
- Commissioner Sargent - Yes
- Commissioner Deaton - No
- Commissioner Briley - Yes

Resolution No. 2026-45: Regarding Circle K Special Exception for Outdoor Activity at the 699 South Nova Road location. The Circle K maintains propane tank exchange area, cases of bottled water, and ice machine sale outside of this location.

Commissioner Tolland: This Circle K is in a residential neighborhood. She understands the need to keep the propane tank exchange outside of the store, but the cases of bottled water and ice machine needs to be inside of the store. This resolution was denied unanimously.

Discussion and Direction Item:

Potable Water Reuse and Drinking water (“Toilet to Tap”)

Assistant City Manager (ACM) Shawn Finley researched this and in 2021, there were 13 projects for “toilet to tap” of which three were in the area; Altamonte Springs, JEA and Daytona Beach. None of these pilot projects are still active

- Ormond has no plans for any form of Potable Reuse for the foreseeable future.
- Alternative water supply may be needed in the future; i.e., delamination of ocean water, river water for indirect/direct potable reuse; irrigation is the best use for reclaimed water
- Alternative water supply may be required by State (FDEP/SJRWMD) in the future

Commissioner Sargent questioned the use of reverse osmosis, and the ability of a water treatment that could address PFAS and pharmaceuticals. ACM Finley stated that he would research the type of filters and elements, substances that can be used for filtration.



Mayor Leslie asked about the water testing; where and when it is performed. ACM Finley stated that with the 5 million gallon a day consumption in Ormond Beach, the water is tested at its “raw” point before processing, during and after processing.

Public Comments:

Ballot measure to prohibit “toilet to tap” considering the health risk
Suggestion for the City to use an “atmospheric water generator”

Commissioner Briley questioned Attorney Hayes if the prohibition of “toilet to tap” can be achieved through an ordinance or placed on the ballot, since there will be an election in the fall.

Commissioner Sargent suggested this be placed on the ballot, but suggested that it be tabled considering the late hour (12:15 am Wednesday March 25).