



OBSERVER CORPS REPORT
Ormond Beach City Commission
Reported by Pam Breault

Date: February 17, 2026

Ordinance No. 2026-03

This is to amend the Code of Ordinances, Section 8-4: Unsafe Building Abatement Liens. These liens are recorded to secure payment and costs incurred by the city for demolition of unsafe structures. Current language provides the City Commission must authorize resolution, which upon recordation becomes a lien on the property. Amended language authorizes the Finance Director or Assistant Finance Director to execute and record the lien. The recording of the lien shall be stayed pending timely appeal of the action by property owner per section (7) of the ordinance. Approved unanimously upon first reading. (no abstentions).

City Attorney Randal Hayes stated that this amendment streamlines the abatement lien recordation process; allowing it to be done administratively.

Downtown Sidewalks

A lively discussion ensued in reference to the downtown sidewalk rehabilitation project. Since 1991, sidewalks have been banded along Granada Boulevard, from North Orchard Street to Granada Bridge (to the west of Halifax River), and Granada Bridge to Ocean Shore Boulevard (to the east of Halifax River). This was done to provide pedestrian safety. By 2016, it was determined that repairs were needed to the banding and after nine years of proposals, bidding, contracts, rebids and rejected bids, the City Commission is now considering removing the banding, in lieu of repair. If removal is decided, it would be required to be in compliance with FDOT. With compliance, this shifts maintenance and liability to FDOT; City of Ormond Beach would not be required to maintain the sidewalks and not be liable for the sidewalks. The following concerns were addressed:

- Safety of pedestrians
- Safety and Accessibility for those using wheelchairs (ADA)
- Maintenance and liability for the sidewalks (COB vs. FDOT)
- Use of planters along sidewalk (COB responsible)
- Retention of the palm trees
- Promptness of repairs by FDOT in case of needed repairs
- Brick cross-walks (COB responsible) replaced with asphalt (FDOT responsible)
- Decorative stamped concrete sidewalks (not ADA compliant so FDOT would not allow)

Assistant City Manager Finely received unanimous approval to take this proposal to the next level.



Reports. Suggestions. Requests

City Manager - Joyce Shanahan - City Commission workshops scheduled before the regular commission meetings; March 3, 2026 and March 24, 2026. Adult softball will be starting, and the City is gearing up for the annual fishing tournament.

Commissioner Tolland - considering the extended hard freeze this winter, suggests that since there is no contract to replace the destroyed foliage, that it be replaced with more hardy planting.

Commissioner Sargent - suggests creating a 9 hole, par 3 golf course where the old golf course was.

Director of Economic Development, Brian Rademacher addressed the commission. This property is now part of the airport and subject to FAA approval. The 10 year master plan, starting 2027 the City of Ormond Beach can run forecasts, analysis, and make recommendations, but that land is currently aeronautical, so some research will be needed to determine feasibility.

Commissioner Deaton - she is suggesting that some ordinances need to be passed to address the use of electric bikes, including use of helmets, where the electric bikes can be driven, the speed, and permits for using them. Suggests a workshop and research on what other municipalities are doing about electric bike safety.

Commissioner Sargent - proponent of limited government interference in reference to electric bikes.

Commissioner Tolland - propose signage for parks, which would include use of electric bikes

Commissioner Deaton - proposal of edible fruit and nut park

Commissioner Tolland - proposal of community gardens