

CITY OF OAK HILL

CITY COMMISSION MEETING

CITY COMMISSION CHAMBERS – CITY HALL
234 South US Highway 1
Oak Hill, FL 32759
(386) 345-3522

**May 12, 2014
6:00PM
MINUTES**



A. OPENING

1. Invocation
2. Pledge of Allegiance
3. Roll Call

Present at Roll Call: Mayor Douglas Gibson, Vice Mayor Jeff Bracy, Commissioners Kathy Bittle and Ron Engele. Commissioner Robert Livingston was absent.

B. PRESENTATIONS

C. CITY ADMINISTRATION REPORTS

1. Review of the Bills and Paid Interim Bills for April 28, 2014.
2. City Clean Up May 17, 2014

The City Clerk reminded everyone of the upcoming City Wide cleanup.

4. Interlocal Service Boundary Resolution

The City Clerk stated the County has received the City's request for a ISBA and they will have the item on the County's Council's June agenda.

5. May 26, 2014 Commission Meeting

The Commission agreed to cancel the May 26th meeting since that day is Memorial Day.

D. CITY ATTORNEY NON AGENDA ITEMS - NONE

E. VOLUSIA COUNTY SHERIFF ITEMS - NONE

F. CITY PLANNER ITEMS - NONE

G. CONSENT AGENDA

1. Approval of the April 28, 2014 Commission Meeting Minutes

Vice Mayor Bracy made a motion to approve the Consent Agenda; it was seconded by Commissioner Bittle. Roll Call Vote: Mayor Gibson, Yes; Vice Mayor Bracy, Yes; Commissioner Engele, Yes; Commissioner Bittle, Yes. The motion carried 4-0.

H. OLD BUSINESS

1. Edgewater Annexation of Fisherman's Cove

The City Clerk stated the County Council agreed to continue with their objection to the Annexation of Fishermans Cove.

I. NEW BUSINESS

1. Lighthouse Cove Phase III Final Plat

Commissioner Engele made a motion, and it was seconded by Commissioner Bittle, to approve the Final Plat of Lighthouse Cove Phase III, with the contingency they satisfy all of the City Engineer comments. Roll Call Vote: Mayor Gibson, Yes; Vice Mayor Bracy, Yes; Commissioner Engele, Yes; Commissioner Bittle, Yes. The motion carried 4-0.

2.

ORDINANCE NO. 2014-03

AN ORDINANCE OF THE CITY OF OAK HILL, VOLUSIA COUNTY, FLORIDA ANNEXING BY VOLUNTARY PETITION PROPERTY LOCATED AT 372 BEEHIVE DRIVE CONTIGUOUS TO THE CITY OF OAK HILL; REDEFINING BOUNDARIES OF THE CITY OF OAK HILL TO INCLUDE SAID PROPERTY; DIRECTING THE CITY CLERK TO FILE THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The City Clerk read Ordinance 2014-03 heading only, into record.

Vice Mayor Bracy made a motion to approve Ordinance 2014-03; it was seconded by Commissioner Bittle. Roll Call Vote: Mayor Gibson, Yes; Vice Mayor Bracy, Yes; Commissioner Engele, Yes; Commissioner Bittle, Yes. The motion carried 4-0.

3.

ORDINANCE NO. 2014-04

AN ORDINANCE OF THE CITY OF OAK HILL, VOLUSIA COUNTY, FLORIDA ANNEXING BY VOLUNTARY PETITION PROPERTY LOCATED AT 370 RIVER ROAD CONTIGUOUS TO THE CITY OF OAK HILL; REDEFINING BOUNDARIES OF THE CITY OF OAK HILL TO INCLUDE SAID PROPERTY; DIRECTING THE CITY CLERK TO FILE THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The City Clerk read Ordinance 2014-04 heading only, into record.

Vice Mayor Bracy made a motion to approve Ordinance 2014-04; it was seconded by Commissioner Bittle. Roll Call Vote: Mayor Gibson, Yes; Vice Mayor Bracy, Yes; Commissioner Engele, Yes; Commissioner Bittle, Yes. The motion carried 4-0.

4.

ORDINANCE NO. 2014-05

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, AMENDING ITS FUTURE LAND USE, BY CHANGING APPROXIMATELY 1.99 ACRES LOCATED ON THE SOUTH SIDE OF RIVER ROAD/CANAL AVENUE FROM, LOW DENSITY RESIDENTIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; REPEALING ALL LAWS OR PARTS OF LAWS IN CONFLICT HERewith; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

The City Clerk read Ordinance 2014-05 heading only, into record.

The City Planner explained the following:

Overview:

The subject property is located at 464 River Road. The property has been developed and currently supports a recreational vehicle use. The surrounding area consists of predominantly boating and fishing related uses. Several recreational vehicle parks and fish camps currently exist in the area. Located directly to the east and south are several RV parks and fish camps, including Mangrove Cove RV Park, Jackson Hole Fish Camp, Lopez Fish Camp and Noel Fish Camp.

III. Land Use Analysis:

1. Land Use Compatibility: The surrounding uses are as follows:

North: Commercial - The land use designation to the north is Commercial and the zoning classification is General Commercial (B-2). The property supports an existing Recreational Vehicle (RV) Park known as Mangrove Cove RV Park and a single family dwelling.

East: Commercial - To the east across River Drive are two (2) existing developments – Mangrove Cove RV Park and Jackson Hole Fish Camp. Both support trailer and camper uses. As stated above the Mangrove RV Park property has a land use designation of commercial as does Jackson Hole Fish Camp. Both properties have a General Commercial (B-2) zoning classification.

West: Residential - The parcel to the west is vacant and has a land use designation of residential and is currently supports an agricultural use (cow pasture/grazing).

South: Rural - The property to the south is located in unincorporated Volusia County. The current Volusia County land use is Rural (RWC) with a zoning classification of Urban Low Intensity (ULI). This property is vacant and is currently in the process of being annexed into the city.

2. Impacts on Development on Public Facilities

The proposed land use change will not have a negative impact on the public facilities. The public facilities are currently available and provided to the site and surrounding area. Sanitary sewer and water service connections are available to the site. The property owner has submitted an application to the county for service connection. Utility Permit number 20130913030. The parcel has direct access to River Road.

IV. Comprehensive Plan Goals, Objectives, and Policies:

The Comprehensive Plan goal supports the amendment to a commercial land use designation:

The goal of the comprehensive Plan is to manage the land uses in such a manner as to ensure that the community receives optimum economic benefit and enjoyment from all its resources, both natural and man-made, without endangering the health, safety and welfare of residents therein through creation or condoning of hazards, nuisances, incompatible land uses, or environmental degradation.

Objective 1-1

The City of Oak Hill prepared and adopted Land Development Regulations in November 1992, to manage growth and development in accordance with the stated intent and purposes contained in this plan.

Objective 1-6

The issuance of development or redevelopment orders or permits shall be contingent upon public facilities necessary to meet the levels of service as required by Florida Statutes.

Policy 1.6.5. Facilities and services to meet the established local water, sewer, roads, and solid waste level of service standards will be available concurrent with the impacts of any development.

V. Finding of Facts:

The proposed future land use amendment is found in compliance with the Comprehensive Plan based on the following findings:

- 1. The site is accessible to public facilities at adopted level of service.**
- 2. Through the use of zoning and land development regulations the site shall minimize negative impacts.**
- 3. The proposed land use is compatible with the surrounding existing uses.**

VI. Recommendation:

That the amendment is found consistent with the Comprehensive Plan recommends of approval.

Vice Mayor Bracy made a motion to approve Ordinance 2014-05; it was seconded by Commissioner Bittle. Roll Call Vote: Mayor Gibson, Yes; Vice Mayor Bracy, Yes; Commissioner Engele, Yes; Commissioner Bittle, Yes. The motion carried 4-0.

5.

ORDINANCE #2014-06

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, AMENDING ITS UNIFIED LAND DEVELOPMENT REGULATIONS, BY REZONING APPROXIMATELY 1.99 ACRES LOCATED ON THE SOUTH SIDE OF RIVER ROAD/CANAL AVENUE FROM R-1, LOW DENSITY RESIDENTIAL TO B-2, MARINE COMMERCIAL; PROVIDING FOR SEVERABILITY; REPEALING ALL LAWS OR PARTS OF LAWS IN CONFLICT HERewith; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

Vice Mayor Bracy made a motion to continue the Public Hearing until the Land Use change has been accepted by VGMC; it was seconded by Commissioner Bittle. Roll Call Vote: Mayor Gibson, Yes; Vice Mayor Bracy, Yes; Commissioner Engele, Yes; Commissioner Bittle, Yes. The motion carried 4-0.

Presentation:

William Whiteford of the University of Florida made a presentation in regards to planning services the school could offer the City for as low as \$3000. He will send a proposal.

J. CITY GOALS

Annexations
Road Repair
Water and Sewer

K. BOARDS AND COMMITTEES

EZDA (Enterprise Zone Development Agency)
Waterfront Committee
PLDRC (Planning & Land Development Regulation Commission)
Charter Review Committee
Parks and Recreational Advisory Board


L. CITIZEN PARTICIPATION (NON AGENDA ITEMS) - NONE

M. COMMENTS AND CONCERNS FROM THE COMMISSIONERS

Commissioner Engele stated that RiverFest was a success.

N. ADJOURNMENT – 7:10PM

Note: In accordance with Resolution 2006-17, a three (3) minute time limitation per speaker will be imposed. A speaker may address the Commission for a maximum of three (3) minutes during the Public Participation portion of the meeting, and for a maximum of three (3) minutes during any specific Agenda topic. Pursuant to Florida Statute 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made.




DOUGLAS GIBSON, MAYOR

ATTEST:



KOHN EVANS, CITY CLERK/ADMINISTRATOR

APPROVED FOR LEGALITY AND FORM:



SCOTT E. SIMPSON, CITY ATTORNEY