

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 14, 2018
6:00PM
MINUTES**

A. OPENING

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

Roll Call.

Present: Mayor Gibson, Commission Bracy, Commissioner Bittle, Vice Mayor Hyatt, Commissioner Lindlau.

B. PRESENTATIONS

C. CITY ADMINISTRATION REPORTS

1. Review of the Bills and Paid Interim Bills for May 1, 2018, May 2, 2018, May 4, 2018 and May 9, 2018

None

2. Fishing Pier Adjacent Property

The City Administrator stated the City received a letter from Kenneth Bohannon's law firm whom is now representing the property owners of the property (9505-01-00-0040) located directly south of the City's fishing pier. The letter stated the owners would like to enter negotiations with the City for either a new lease or sale of the property, it was also requested to repair the pier in a timely matter.

The Mayor suggested the City administrator contact the attorney and offer \$1000 for the property.

Motion: To contact the property owners lawyer and offer \$1000 for the property, Action: Approve, Moved by Commissioner Lindlau, Seconded by Vice Mayor Hyatt. Motion passed unanimously.

3. Community Fest - May 5, 2018 – Power of Community

The City Administrator stated there is a copy of a pamphlet that was circulated at Community Fest created by Dan Greatrex, it includes lists of elected officials, volunteers, and staff that have worked for the City. A copy will be kept at city Hall as well.

4. National Kids to the Park Day – May 19, 2018

This coming Saturday is the City's first National Kids to the park event, it will be from 11am – 1pm.

5. No Second meeting in May

The City Administrator stated the fourth Monday falls on Memorial Day and does the Commission want to cancel the commission meeting?

The Mayor requested the meeting be moved to May 29, 2018 at 6PM. The Commission agreed.

The City Administrator stated this will be considered a Special meeting.

The City Administrator stated she needed RSVP's from everyone for the May 31, 2018 Strategic Planning meeting at Burn Sci Tech at 6PM. Vice Mayor Hyatt and Commissioners Lindlau and Bittle stated they will attend,

D. CITY ATTORNEY NON-AGENDA ITEMS

E. VOLUSIA COUNTY SHERIFF ITEMS

F. CITY PLANNER ITEMS

G. CITY ENGINEER

H. CONSENT AGENDA

I. OLD BUSINESS

J. NEW BUSINESS

1. Read by heading only.

ORDINANCE #2018-10

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, AMENDING ITS FUTURE LAND USE, BY CHANGING APPROXIMATELY 25 ACRES LOCATED AT 348 NORTH US HIGHWAY 1 FROM CITY OF OAK HILL LOW DENSITY RESIDENTIAL TO CITY OF OAK HILL LIGHT INDUSTRIAL; PROVIDING FOR SEVERABILITY; REPEALING ALL LAWS OR PARTS OF LAWS IN CONFLICT HEREWITH; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

2. Read by heading only.

ORDINANCE #2018-11

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, AMENDING ITS UNIFIED LAND DEVELOPMENT REGULATIONS, BY REZONING APPROXIMATELY 25 ACRES LOCATED AT 348 NORTH US HIGHWAY 1 FROM CITY OF OAK HILL RPUD TO CITY OF OAK HILL LIGHT INDUSTRIAL(I-1); PROVIDING FOR SEVERABILITY; REPEALING ALL LAWS OR PARTS OF LAWS IN CONFLICT HEREWITH; AND PROVIDING WHEN THIS ORDINANCE SHALL TAKE EFFECT.

Helen gave her report for both Ordinances, including the summary below:

Pursuant to Sec. 24-1013 of the Land Development Code - the City Commission may consider the following criteria when reviewing an Official Zoning Map Amendment:

(1) Whether it is consistent with all adopted elements of the comprehensive plan.

The requested Industrial future land use designation is consistent with the comprehensive plan. The Official Zoning Map Amendment would be consistent with the future land use designation of Industrial.

(2) Its impact upon the environment or natural resources.

It is not anticipated that a light industrial use would have substantial impact on the existing environment or natural resources. The subject property has been previously developed with a recreation use (golf course). However, the previous use was a golf course which may necessitate environmental analysis and assessment.

(3) Its impact upon the economy of any affected area.

It is anticipated that the development of industrial uses, such as citrus packing, printing and engraving, contractor/construction offices could result in job creation for the residents of Oak Hill. Non-residential uses can provide jobs and increase the tax base for the City.

(4) Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste or transportation systems.

The impact to the City's infrastructure and services is not expected to be a large increase. A nonresidential use does not impact schools because the use does not generate students. There will be slight increases to the other services or infrastructure depending on the use or uses developed on the property. Any proposed use or uses will be subject to concurrency review.

(5) Any changes in circumstances or conditions affecting the area.

There are no new circumstances or conditions affecting the area. The subject property has remained vacant since early 2000.

(6) Any mistake in the original classification.

No mistakes have been identified.

(7) Its effect upon the use or value of the affected area.

There are no new commercial or industrial businesses in the area. The development of a light industrial use could create needed jobs. As industries locate in the City generally the real estate values tend to increase as well as the tax revenue.

(8) Its impact upon the public health, welfare, safety or morals.

Light industrial uses are not anticipated to impact the public health, welfare, safety or morals. Any proposed use or uses on the property will be subject to compliance with all applicable Federal, State, and Local regulations or requirements.

I. Previous Actions:

The subject property was the site of the Oak Hill Golf Course – now defunct. A request to rezone the property to Residential Planned Unit Development was submitted in 2005 and approved in 2006. Ordinance 2006-09 approved the

Residential Planned Unit Development referred to as Oak Hill Reserve or Captiva Shores. There is no evidence that the subsequent required Development Agreement was executed or recorded.

On April 19, 2018 the Planning and Land Development Regulations Commission recommended approval of the Comprehensive Plan Amendment and Official Zoning Map Amendment by a 4 to 1 vote.

II. Findings:

1. A future land use map amendment and an official zoning map amendment are required to be consistent for proposed development on a property or site. The applicant has not proposed a use for the property. Any future development will be subject to the City's Land Development Code regulations, including but not limited to, property development regulations and concurrency management. Any proposed development will be subject to the Review of Development Plans - Major Development process in Division 5 of the Land Development Code.
2. The official zoning map amendment establishing the Light Industrial zoning district is not anticipated to create a negative impact on the city's public facilities. The Land Development Code property development regulations will be applied to mitigate impacts on the surrounding area.
3. The development of the property could promote the economic development of the City. It is anticipated that development of the property may create jobs in the future, therefore there is an economic benefit to the City.

III. Staff Recommendation:

Staff finds the requested future land use amendment consistent with the Comprehensive Plan and recommends approval of the corresponding Official Zoning Map Amendment to Light Industrial.

She reiterated any use the property owner chooses will require a development plan and therefore will come back to the commission for approval.

Commissioner Bracy stated he does not feel this type of use should be close to residential property.

Commissioner Bittle stated she could not support the change if the adjacent property owners are in favor of it.

Redding stated she has a problem with people walking across her property and she feels it will get worse with this development and she is completely against any boat building.

Mark Watts with Cobb Cole stated his client saw an opportunity in this property to create industry and jobs in Oak Hill. He handed out samples of some of the other projects that they have completed. Mr. Watts went on to request the City commission consider opening the lines of communication by approving the first reading of these ordinances, he went on to explain there will be many more steps and opportunities to reach common ground with the adjacent property owners, commission and his clients.

Mr. Watts stated he will make himself available to anyone who would like to discuss this with him.

The City Attorney suggested creating an IPUD, therefore giving the Commission more say in what will be allowed on the property.

Motion: To approve Ordinance 2018-10, **Action:** Approve, Moved by Commissioner Lindlau, Seconded by Mayor Gibson after he passed the gavel to Vice Mayor Hyatt. Withdrawn

Mike Arman City Economic Development Director stated he supports this change as he feels it will bring good paying jobs to the City.

Lyn Seaward stated as a member of the PLDRS she voted for this change because she sees the need for industry in the City to contribute to the tax base. She urged the Commission to approve this change.

Carrie Werning questioned if the City can restrict any type of industry the City does not want. In short, the City attorney stated yes with an IPUD.

Motion: To table Ordinances 2018-10 and 2018-11 and direct staff to prepare the comprehensive plan text amendment that would restrict this size industrial development to apply for IPUD zoning and to create IPUD zoning, Action: Approve, Moved by Commissioner Lindlau, Seconded by Vice Mayor Hyatt.
Motion passed unanimously.

3. Additional Building Inspector Contract

The City Administrator stated that the City is quite busy in the building department which means 2 things, one the City is above budget in permitting fees and the City Building inspector needs help. The City administrator presented an inspection contract for an as needed basis.

Motion: To approve the Building Inspection contract, Action: Approve, Moved by Commission Bracy, Seconded by Vice Mayor Hyatt. Motion passed unanimously.

4. Approval of the Interlocal Agreement with Volusia County to Extend the Local Option Fuel Tax

Motion: To approve the extension of the Local Option Fuel Tax, Action: Adjourn, Moved by Commission Bracy, Seconded by Vice Mayor Hyatt. Motion passed unanimously.

K. CITY GOALS

Water and Sewer

Parks

The Mayor stated that DEP is in agreeance with adding sand to Sunrise Park and he suggested the City start with 10 loads.

Motion: To accept Kings Land Clearing proposal and to begin with Ten loads, Action: Approve, Moved by Vice Mayor Hyatt, Seconded by Commission Bracy. Motion passed unanimously.

L. BOARDS AND COMMITTEES

Economic Director

After discussion the Commission requested that the City look for camouflage trucker hats with the City's logo.

Economic Development Board

Waterfront Committee

PLDRC (Planning & Land Development Regulation Commission)

Parks and Recreational Advisory Board

M. CITIZEN PARTICIPATION (NON-AGENDA ITEMS)

N. COMMENTS AND CONCERNS FROM THE COMMISSIONERS

The Mayor stated the big item discussed at the Elected Officials Roundtable was the need for School Resource Officers (SRO) and with the shortage of funds and deputies this is going to be a near impossible task to add the needed officers to the schools.

The Mayor went on to inform the Commission that Lisa Lewis, the Volusia County Supervisor of Elections stated a special election for the Half Cent Sales tax increase would cost between \$500,000 - \$750,000. No decision has been made on this and it has been postponed until 2019.

O. ADJOURNMENT - 8:35PM



Douglas A Gibson, Mayor

ATTEST:



Kohn Evans, City Clerk/Administrator

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.