CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES ● MARCH 25, 2025

City Commission Chamber	Regular City Commission Meeting	6:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

a. Roll Call

Commissioner Currie ***made a motion to EXCUSE COMMISSIONER JOHNSON FROM THE MEETING DUE TO MEDICAL REASONS,*** *seconded by Commissioner Snow.*

Mayor Penny opened public participation.

Steve Updike, Holly Hill.

Mayor Penny closed public participation.

PASSED, 4-0.

Attendee Name	Title	Status	Arrived
John Penny	Mayor	Present	
Debra Snow	City Commissioner	Present	
Penny Currie	City Commissioner	Present	
Jeffrey DeLanoy	City Commissioner	Present	
Roy Johnson	City Commissioner	Excused	

b. Invocation by City Commissioner Jeff DeLanoy
Commissioner DeLanoy led the invocation.

c. Pledge of Allegiance
Mayor Penny led the Pledge of Allegiance to the Flag.

2. PRESENTATION

1.

Water Conservation Month - April

(Requested by Valerie Manning, City Clerk)

PROCLAMATION
BY THE MAYOR OF THE CITY OF HOLLY HILL, FLORIDA
DECLARING APRIL AS WATER CONSERVATION MONTH
IN THE CITY OF HOLLY HILL, FLORIDA

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management Districts and the City of Holly Hill are working together to increase awareness about the importance of water conservation; and
WHEREAS, the City of Holly Hill and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and
WHEREAS, the City of Holly Hill has always encouraged and supported water conservation, through various educational programs and special events; and
WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and
WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and
WHEREAS, efficient irrigation design, programming, and maintenance can conserve water, Holly Hill will encourage citizens and businesses to evaluate their irrigation systems for potential efficiency enhancements.
NOW, THEREFORE, I, John Penny, Mayor of the City of Holly Hill, Florida and on behalf of the City Commission, do hereby proclaim April 2025 as:
WATER CONSERVATION MONTH

in the City of Holly Hill and urge all residents and businesses to help protect our precious water resources by practicing water saving measures and becoming more aware of the need to save water. For this, the 27th year of Water Conservation Month, there will be a special focus on improving outdoor irrigation efficiency.
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 25th day of March, 2025.

RESULT:	**NO VOTE NEEDED**

3. RECESS THE CC MTG & CONVENE AS THE CRA

4. CRA AGENDA ITEM

The City Commission meeting was recessed at approximately 6:04 PM to convene as the Community Redevelopment Agency (CRA) for the CRA meeting.

1. –2025-R-23

A Resolution of the Holly Hill Community Redevelopment Agency Recommending Extension and Modification of the Community Redevelopment Plan by the City Commission of Holly Hill to Extend the Plan for a Period of Ten (10) Years; Approving the Community Redevelopment Plan Amendment; Making Findings, Recommendations, and Requests; Providing for Severability; and Providing for an Effective Date.

(Requested by Valerie Manning, City Clerk)
Tom Kohler, from GAI Consultants was present to address any questions related to the CRA Plan amendment.

Mayor Penny opened public participation.

Jim Legary, Holly Hill.

Mayor Penny closed public participation.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

Enacted and approved this 25th day of March, 2025, in Holly Hill

5. ADJOURN AS THE CRA & RECONVENE THE CC MTG

The Community Redevelopment Agency (CRA) meeting adjourned at approximately 6:14 PM. The City Commission regular meeting reconvened at that approximate time.

6. PUBLIC COMMENTS

The following individuals spoke to the Mayor and City Commissioners:

Steve Updike, Holly Hill; Christina Bremner, Holly Hill; Sandra Frasier, Holly Hill; Daniel Hake, Holly Hill; Brian Frasier, Holly Hill.

Mr. Forte stated that under Public Comments he wanted to go ahead and introduce the city's new Stormwater Engineer that he has been speaking of. Fred Griffith is here tonight and he will be starting this week.

Fred Griffith came forward and introduced himself to the Mayor, City Commissioners, staff and the audience at this time.

7. APPROVAL OF MINUTES

1.

Minutes - March 11, 2025 - Workshop and March 11, 2025 Regular City Commission Meeting

(Requested by Valerie Manning, City Clerk)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

Enacted and approved this 25th day of March, 2025, in Holly Hill

8. CONSENT AGENDA - ITEMS (1 - 4)

The Mayor asked if there was anyone from the audience who wished to speak to any item on the Consent Agenda or if any member of the Commission wished to pull an item for further discussion. There was no one.

1. –2025-R-24 Resolution

A Resolution of the City of Holly Hill, Florida, Amending the Fiscal Year 2024-2025 Annual Operating Budget, Appropriating Carry Over Funds for Hurricane Milton Expenditures; Setting Forth Revenues and Expenditures; Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

RESOLUTION
2025-R-24
A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE FISCAL YEAR 2024-2025 ANNUAL OPERATING BUDGET, APPROPRIATING CARRY OVER FUNDS FOR HURRICANE MILTON EXPENDITURES; SETTING FORTH REVENUES AND EXPENDITURES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, AMENDING THE FISCAL YEAR 2024-2025 ANNUAL OPERATING BUDGET, APPROPRIATING CARRY OVER FUNDS, TO THE FISCAL YEAR 2024-2025 BUDGET; SETTING FORTH REVENUES AND EXPENDITURES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Holly Hill City received damages during Hurricane Milton; and

WHEREAS, the City of Holly Hill Commission adopted Resolution 2024-R-66 approving the Annual Operating Budget for Fiscal Year 2024-2025; and

WHEREAS, the City of Holly Hill City Commission adopted Resolution 2024-R-66 approving the Annual Operating Budget for Fiscal Year 2024-2025; and Resolution 2024-R-95, Resolution 2024-R-85, Resolution 2024-R-77, Resolution 2024-R-71, Resolution 2024-R-72, Resolution 2024-R-98,Resolution 2025-R-3, and 2025-R-30 amending the Fiscal Year 2024/2025 budget; and

WHEREAS, the City of Holly Hill City Commission desires to appropriate the necessary carryover funds for continuation and completion of certain City operations and continuing projects and to set forth and appropriate certain revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. BUDGET AMENDMENT. The carryover funds are hereby appropriated as set forth in Composite Exhibit "A" attached hereto, which reflects expenditures for the Hurricane Milton damage expenditures for the fiscal year 2024-2025 budget.

SECTION 2. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 3. EFFECTIVE DATE. The Budget item adopted in the preceding section shall govern the expenditures relating to operations and projects for the City during the current fiscal year effective October 1, 2024 through September 30, 2025. This Resolution shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 25th day of MARCH, 2025.

Enacted and approved this 25th day of March, 2025, in Holly Hill

2. -2025-R-25 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving the Piggybacking of Volusia County Master Agreement No. 21-B-05LS with Fortiline, Inc., for the Purchase of Public Works Department Utility Repair and Maintenance Supplies in an Amount of $50,000 and Authorizing the City Manager to Execute the Same; Providing for Severability; and Providing for an Effective Date.

(Requested by Beth Wrenn, Public Works)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

RESOLUTION
2025-R-25
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE PIGGYBACKING OF VOLUSIA COUNTY MASTER AGREEMENT NO. 21-B-05LS WITH FORTILINE, INC., FOR THE PURCHASE OF PUBLIC WORKS DEPARTMENT UTILITY REPAIR AND MAINTENANCE SUPPLIES IN AN AMOUNT OF $50,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE PIGGYBACKING OF VOLUSIA COUNTY MASTER AGREEMENT NO. 21-B-05LS WITH FORTILINE, INC., FOR THE PURCHASE OF PUBLIC WORKS DEPARTMENT UTILITY REPAIR AND MAINTENANCE

SUPPLIES IN AN AMOUNT OF $50,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Holly Hill is in need of utility repair and maintenance supplies for the public works department; and

WHEREAS, the city has secured pricing agreements utilizing the piggybacking procurement method permitted under the City's purchasing guidelines; and

WHEREAS, City Purchasing Policy 2.39 allows the City to utilize Other Government Entities' competitive bidding and awarded contacts for goods and services; and

WHEREAS, Volusia County has a Fortiline, Inc., competitively bid and awarded a Master Agreement NO. 21-B-05LS with Fortiline, Inc., to provide Public Works Utility repair and maintenance supplies the city can utilize for supplies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. That the City Commission does hereby approve the price agreement for the purchase of repair and maintenance for the Public Works Department, in an amount of $50,000 annually and authorizes the City Manager to execute the same.

SECTION 2. That the City Commission does hereby approve the piggybacking the Volusia County Master Agreement Number 21-B-05LS with Fortiline, Inc., to provide annual repair and maintenance supplies to the Public Works Department.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 25th day of MARCH, 2025.

Enacted and approved this 25th day of March, 2025, in Holly Hill

3. –2025-R-26 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Authorizing the City Manager to Accept and Approve the City of Holly Hill's Designated Portion of the Volusia County Mitigation Strategy Plans; Providing for Severability; and Providing for an Effective Date.

(Requested by Josef Grusauskas, Public Works)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

RESOLUTION
2025-R-26
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT AND APPROVE THE CITY OF HOLLY HILL'S DESIGNATED PORTION OF THE VOLUSIA COUNTY MITIGATION STRATEGY PLANS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT AND APPROVE THE CITY OF HOLLY HILL'S DESIGNATED PORTION OF THE VOLUSIA COUNTY MITIGATION STRATEGY PLANS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, areas of Holly Hill are vulnerable to the human and economic costs of natural, technological and societal disasters; and

WHEREAS, the Holly Hill City Commission realizes the importance of reducing or eliminating those vulnerabilities for the overall good and welfare of the community; and

WHEREAS, Holly Hill has been an active participant in Volusia Prepares, the Local Mitigation Strategy working group, which has established a comprehensive, coordinated planning process involving the county and its municipalities, as well as other public and private sector organizations, to eliminate or decrease these vulnerabilities; and

WHEREAS, Holly Hill representatives and staff have identified, justified and prioritized a number of proposed projects and programs needed to mitigate the vulnerabilities of unincorporated areas of Volusia County to the impacts of future disasters; and

WHEREAS, Holly Hill staff have reviewed the information provided by or for other participating jurisdictions and organizations, including the projects and programs they have proposed for incorporation into the Volusia County Local Mitigation Plan; and

WHEREAS, these proposed projects and programs have been incorporated into the current edition of the Volusia County Local Mitigation Plan that has been prepared and issued for consideration and implementation by the communities and jurisdictions of Volusia County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The City of Holly Hill accepts and approves of its designated portion of the Volusia County Local Mitigation Plan.

SECTION 2. The City of Holly Hill accepts and endorses the mitigation goals and objectives established by Volusia Prepares for countywide plan, and the anticipated schedule of the next updating of the plan

SECTION 3. The City of Holly Hill finds that the proposed mitigation projects and programs included in the plan by other jurisdictions and organizations are acceptable, that they will not adversely affect the county of its neighborhoods, and that they do not conflict with or duplicate the mitigation proposals made by the county itself.

SECTION 4. The personnel of Holly Hill are requested and instructed to pursue available funding opportunities for implementation of the proposals designated therein.

SECTION 5. The agencies and organizations within Holly Hill will, upon receipt of such funding or other necessary resources, seek to implement the proposals contained in the county's individual section of the strategy.

SECTION 6. The City of Holly Hill will continue to participate in the updating and expansion of the Volusia County Local Mitigation Plan in the years ahead.

SECTION 7. The City of Holly Hill will further seek to encourage the businesses, industries and community groups operating within Holly Hill to also participate in the updating and expansion of the Volusia County Local Mitigation Plan in the years ahead.

SECTION 8. SEVERABILITY. If any section or portion of a section of this Resolution prove to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 25th day of MARCH, 2025.

Enacted and approved this 25th day of March, 2025, in Holly Hill

4. 2025-R-27 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving Joint Project Grant with Volusia County and City for Chemical Tank Replacements at the City Utility Treatment Facilities and a Budget Amendment Request Transferring City Cost Share Funds into a New Project Fund and Authorizing the City Manager to Execute the Same; Providing for Severability; and Providing for an Effective Date.

(Requested by Josef Grusauskas, Public Works)

The Chemical Tank Replacement Resolution was accidentally added to this agenda. It had already been approved at the February 25, 2025 regular City Commission meeting. While creating a new agenda item for the Storm Sewer Lining project, this current item and it's attachments, were copied and pasted by accident. Therefore, this approval for Resolution 2025-R-27 is null and void. Public Works staff will resubmit an agenda item for the Storm Sewer Lining project at a later date. Therefore, this Resolution 2025-R-27 number will be used at the April 8, 2025 regular City Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

RESOLUTION
2025-R-27
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING JOINT PROJECT GRANT WITH VOLUSIA COUNTY AND CITY FOR CHEMICAL TANK REPLACEMENTS AT THE CITY UTILITY TREATMENT FACILITIES AND A BUDGET AMENDMENT REQUEST TRANSFERRING CITY COST SHARE FUNDS INTO A NEW PROJECT FUND AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING JOINT PROJECT GRANT WITH VOLUSIA COUNTY AND CITY FOR STORM SEWER PIPE EVALUATION AND PIPE LINING AGREEMENT AND A BUDGET AMENDMENT REQUEST TRANSFERRING CITY COST SHARE FUND INTO A PROJECT FUND AND AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE VOLUSIA COUNTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City maintain and repair the a stormwater system to maintain the health and well-being of the community; and

WHEREAS, the City desires to evaluate and repair the Eastern stormwater system to create and more resilient system; and

WHEREAS, The City applied for and has been award a Transform 360 joint project grant of $5,441,573.00 with Volusia County, FL with the County funding 75% of the project through a County Development Block Grant known as the Volusia Transform 360 grant; and

WHEREAS, The City has adequate reserves with a budget amendment to fund its 25% cost allocation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

<u>SECTION 1</u>. That the City Commission of the City of Holly Hill approves joint project grant agreement of $5,441,573.00 for the evaluation and lining of the Eastern Stormwater system and authorizes the City Manager to execute the same.

SECTION 2. That the City Commission of the City of Holly Hill approves a budget amendment in the amount of $1,360,393 to fund the City portion of the evaluation and lining of the stormwater system and authorizes the City Manager to execute the same.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 11th day of MARCH, 2025.

Enacted and approved this 25th day of March, 2025, in Holly Hill

9. REGULAR AGENDA

1.

Request for Lien Reduction - 746 Daytona Avenue

(Requested by Joseph Forte, City Manager)
Mr. Forte went through his staff report. The City received a request for a Reduction of a Code Enforcement Lien that has been placed on the real property located at 746 Daytona Avenue, Holly Hill, FL 3217. The original owner Jack A. Trimm, Jr., passed away on November 2, 2023. Through the process of Probate, Ronnie Trimm (Petitioner) petitioned the court for Administration. Mr. Jack Trimm was not survived by any spouse and had no children, living or deceased. Mr. Trimm's father is pre-deceased leaving his Mother, Mary Trim as the sole beneficiary. Mrs. Trimm is 90 years old and does not have the mean or methods to repair the property, so she had engaged a realtor to sell the property to a buyer with the ability to make the necessary repairs. On October 27, 2023, an Order of Non-Compliance was issued for violation of IPMC 304.7 Roofs and Drainage. Additional, on December 20, 2024 and Order of Non- Compliance was issued for violations of the following IPMC's:

- **IPMC 304.1** - Exterior Maintenance: Repair damaged rear porch
- **IPMC 304.13** - Windows: Repair damaged windows on the front porch
- **IPMC 304.2** - Flaking and Peeling Paint: Remove all flaking and peeling paint from the gable ends, trim, and repaint all fascia
- **IPMC 304.8** - Decorative Features: Repair damaged awnings on the south side of the house

The property remains in non-compliance. The property is in the process of being to Ryan Mcleod and Martha Mcleod through an "AS IS" Residential Contract for Sale and Purchase. The City Manager has negotiated, with the buyers, a reduction of lien in exchange for an Agreement to bring the property into full compliance within a specified time frame. Mr. Forte stated staff recommends reducing the lien from $23,300 to the amount of $3,549.55 to be paid no later than April 18, 2025 and release the lien upon request after the property has been brought into compliance in accordance with the attached agreement within the agenda packet.

Mayor Penny opened public participation. No one spoke.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

Enacted and approved this 25th day of March, 2025, in Holly Hill

10. PUBLIC HEARINGS

1.

1025 N Nova Road - Special Exception

(Requested by Brian Walker, Board of Planning and Appeals)
Mr. Walker stated that the applicant is seeking special exception approval to allow a bar on a parcel in the B-5 zoning district. The subject property is located on the north east corner of Nova Road and 3rd Street and is more specifically known as 1025 N Nova Road Units 103 and 104, Holly Hill. The subject property is approximately 5 acres in size and contains two buildings containing a total of approximately 38,256 square feet of shopping area. The applicant is applying for a bar/pub. However, a bar/pub is permitted only as a special exception subject to the provisions of Section 114-691 of the Land Development Regulations of Holly Hill. Staff has reviewed the requirements and applicant responses, along with the reasons for denial. The proposal is not inconsistent with any elements of the comprehensive plan nor will it adversely affect the public interest or create a nuisance. Based on the information provided, staff does not object to the application for a special exception.
Todd Hendrix, owner of Multi Miami, LLC and the applicant spoke briefly.
Mayor Penny opened public participation.
Morgan Brummit, Holly Hill; Christopher Delano (?) - lives with Morgan Brummit, Holly Hill; Danielle Latona, Holly Hill; Taylor Hergert, owns Suzzanne's Barber Shop on Nova Road, Holly Hill.
Mayor Penny closed public participation.
Mayor Penny asked if any member of the Commission had any ex parte communication with the applicant/owner. Commissioner Snow was the only one who had spoken with Mr. Hendrix.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

Enacted and approved this 25th day of March, 2025, in Holly Hill

2.

776 Parque Drive - Special Exception

(Requested by Brian Walker, Board of Planning and Appeals)
Mr. Walker stated the applicant is seeking special exception approval to allow fence manufacturing on a parcel in the CC-1 zoning district. The subject property is located on the north west corner of Parque Drive and Calle Grande Street. The subject property currently contains 4 buildings each being approximately 13,133 square feet. The applicant is applying to do fence manufacturing at the building addressed as 776 Parque Drive. However, fence manufacturing is permitted only as a special exception subject to the provisions of Section 114-684. Staff has reviewed the requirements, along with the reasons for denial. The proposal is not inconsistent with any elements of the comprehensive plan. Nor will it adversely affect the public interest or create a nuisance. Based on the information provided, staff does not object to the application for a special exception. The storage area for fence supplies does use some parking spaces. The applicant states that they do not have a showroom, nor do customers visit their business. Customers contact them via internet or phone and a representative of the business goes out to the customer. This reduces the need for customer parking. Employees also use company vehicles as their main transportation and take such vehicles home. This reduces the need for employee parking. Given these circumstances, staff has no objections to the use of some parking spaces for storage. Mr. Walker stated staff recommends conditional approval of the Special Exception to allow fence manufacturing and related storage on a parcel in the CC-1 zoning district located on the north west corner of Parque Drive and Calle Grande Street with the following conditions:

- A Business Tax Receipt must be kept up to date.
- The special exception applies to the specific business of fence manufacturing at 776 Parque Drive.
- All manufacturing work must be done in a completely enclosed building.
- The perimeter of the property involved shall be inspected by the City and adequately fenced and screened to the city’s satisfaction. Areas used for storage of materials must have screening that is 100% opaque.
- No barbed wire is permitted.

Alex Trestini, applicant/owner of company spoke briefly.

Mayor Penny opened public participation.

Brian Frasier, Holly Hill.

Mayor Penny closed public participation.

Mayor Penny asked if any member of the Commission had any ex parte communication with the applicant/owners and there was no one.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy
EXCUSED:	Johnson

Enacted and approved this 25th day of March, 2025, in Holly Hill

11. COMMUNICATIONS

A. City Manager Comments

Mr. Forte asked which dates in April that he sent them would work for the goal setting session with Karen from the Volusia League of Cities. There was **consensus** from April 24th at noon. A calendar invite will be sent out to everyone once he gets back in touch with Karen. Mr. Forte asked if the Commission can give him direction to speak to Daytona Beach and see if they would be interested in being a partner with Holly Hill's YMCA since a majority of their residents use Holly Hill's facility. There was **consensus** for Mr. Forte to reach out to them. Mr. Forte gave an update on 700 Grove and that he will be meeting over at the property tomorrow at 9:00 AM with Code Enforcement and an officer. It's been brought to his attention that the individual living at that property is apparently taking things that don't belong to him. Mr. Forte reminded the Mayor and Commissioners about the four (4) Mitigation Grants options that are available for those affected by flooding and that the deadline to apply is April 11th. They are Elevate Florida, Transform386, Hazard Mitigation Grant Program and the U.S. Small Business Administration Loans. They have already been posted and shared for a while now on social media and various outlets for the public and he will ask staff to repost tomorrow morning. He encouraged anyone that may need to apply for a grant to do so before the deadline and to share the information.

B. City Attorney Comments

None.

C. Mayor's Comments

Mayor Penny reminded everyone about the upcoming free dance party event this Friday, March 28th starting at 7:00 PM - 9:00 PM at Pictona with "Rocky & The Rollers - Decades Dance Party". On Saturday, April 12th starting at 10:00 AM - 12:00 PM will be the city's 22nd Annual Easter Egg event at City Hall. On Thursday, April 17th at 12:00 PM at Sunrise Park is the Employee Appreciation Day and they are planning on BBQ; if it rains it will be at Sica Hall. Mayor Penny stated that Julie Smith, the owner of the RV Park was here the other day and he visited with her at the park. Things are moving along and coming together.

D. District City Commission Comments

Commissioner DeLanoy shared his concerns about the various comments mentioned tonight regarding speeding and perhaps getting a few speed bumps; maybe they can discuss it further during the goal setting sessions.

E. Mayor's Conclusion Comments

None.

12. ADJOURNMENT

The meeting adjourned at approximately 7:40 PM.

Valerie Manning, City Clerk,CMC 3/25/2025

John Penny, Mayor 3/25/2025