CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES ● APRIL 22, 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

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	Present	

b. Invocation by City Commissioner Roy Johnson
Commissioner Johnson led the invocation.

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

2. RECESS THE CC MTG & CONVENE AS THE CRA

The City Commission meeting was recessed at approximately 6:02 PM to convene as the Community Redevelopment Agency (CRA) for the CRA meeting.

3. CRA AGENDA ITEM

1. –2025-R-32

A Resolution of the Community Redevelopment Agency of the City of Holly Hill, Florida, Approving the Piggyback of FDOT Contract #BEG78 with Advanced Cabling Systems, Inc., Awarding the Purchase of the Services Provided for the Installation of Underground Utilities in the Amount of $50,139.05 and Authorizing the City Manager to Execute the Same; Providing for Severability; and Providing for an Effective Date.

(Requested by Beth Wrenn, Public Works)
Mayor Penny opened public participation. No one spoke.

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

Enacted and approved this 22nd day of April, 2025, in Holly Hill

4. ADJOURN AS THE CRA & RECONVENE THE CC MTG

The Community Redevelopment Agency (CRA) meeting adjourned at approximately 6:04 PM. The City Commission regular meeting reconvened at that approximate time.

5. PUBLIC COMMENTS

The following individuals spoke to the Mayor and City Commissioners: Steve Updike, Holly Hill; Stephanie Raddatz, Holly Hill; Thomas Silver, Holly Hill.

6. APPROVAL OF MINUTES

1.

Minutes - April 8, 2025 - Regular City Commission and First PH on CRA Plan Amendment 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, Johnson

Enacted and approved this 22nd day of April, 2025, in Holly Hill

7. CONSENT AGENDA - ITEMS (1 - 2)

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

1. 2025-R-33 Resolution

A Resolution of the City of Holly Hill, Florida, Awarding a Change Order to Black Sands Development Group for the Golf Course Reclaimed Water Improvement Project at a Cost of $19,392.18 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:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

RESOLUTION
2025-R-33
A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, AWARDING A CHANGE ORDER TO BLACK SANDS DEVELOPMENT GROUP FOR THE GOLF COURSE RECLAIMED WATER IMPROVEMENT PROJECT AT A COST OF $19,392.18 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, AWARDING A CHANGE ORDER TO BLACK SANDS DEVELOPMENT GROUP FOR THE GOLF COURSE RECLAIMED WATER IMPROVEMENT PROJECT AT A COST OF $19,392.18 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City wishes to improve the current reclaimed feed to the Riviera Country Club reclaimed pond used for golf course irrigation; and

WHEREAS, the City entered into a Task Order with Black Sands Development Group through Resolution 2024-R-15 for Utility Infrastructure & Restoration Services for $67,509.66; and

WHEREAS, the Black Sands Development Group provided a Change Order for $19,392.18 for new solenoid with electrical connections for the Golf Course Reclaimed Improvements; and

WHEREAS, improving reclaimed irrigation reuse is consistent with the City Utility SB 64 for Capital Funding Plan to reduce river effluent discharge.

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

SECTION 1. That the City Commission receive the Change Order for to the Black Sands to complete Golf Course Reclaimed Improvements $19,392.18 for new solenoid controlled valve with electrical connections for a total project cost of to $86,901.84.

SECTION 2. That the City Commission of the City of Holly Hill does hereby approve the Change Order to the existing Task Order with Black Sands Development Group, pursuant Resolution 2024-R-15 and authorize the City Manager to execute Change

Order purchase with Black Sands Development Group to complete Construction of the Golf Course Reclaimed Improvements.

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 22nd day of APRIL, 2025.

Enacted and approved this 22nd day of April, 2025, in Holly Hill

2. –2025-R-34 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Awarding a Contract with Verdego, LLC in the Amount of $234,055.69 to Provide Irrigation and Landscape Improvements at Sunrise Park North and Authorizing the City Manager to Execute the Same; Providing for Severability; and Providing for an Effective Date.

(Requested by Josef Grusauskas, Public Works)

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

RESOLUTION
2025-R-34
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AWARDING A CONTRACT WITH VERDEGO, LLC IN THE AMOUNT OF $234,055.69 TO PROVIDE IRRIGATION AND LANDSCAPE IMPROVEMENTS AT SUNRISE PARK NORTH 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, AWARDING A CONTRACT WITH VERDEGO, LLC IN THE AMOUNT OF $234,055.69 TO PROVIDE IRRIGATION AND LANDSCAPE IMPROVEMENTS AT SUNRISE PARK NORTH AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission provided direction to perform improvements at Sunrise Park North to include irrigation and landscaping improvements; and

WHEREAS, two (2) bids were received from contractors to perform this work; and

WHEREAS, City staff and the design engineer have reviewed bids submitted and recommend award for the irrigation and landscape improvements at Sunrise Park North to Verdego, LLC in the amount of $234,055.69.

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

SECTION 1. That the City Commission of the City of Holly Hill award a contract with Verdego, LLC in the amount of $234,055.69 to provide for irrigation and landscape improvements at Sunrise Park North and authorize the City Manager to execute the same.

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. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 22nd day of APRIL, 2025.

Enacted and approved this 22nd day of April, 2025, in Holly Hill

8. REGULAR AGENDA

1. 2025-R-35 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving the Piggyback of FDOT Contract #BEG78 with Advanced Cabling Systems, Inc., Awarding the Purchase of the Services Provided for the Installation of Underground Utilities in the Amount of $50,139.05 and Authorizing the City Manager to Execute the Same; Providing for Severability; and Providing for an Effective Date.

(Requested by Beth Wrenn, Public Works)
Mayor Penny opened public participation. No one spoke.

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

RESOLUTION
2025-R-35
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING THE PIGGYBACK OF FDOT CONTRACT #BEG78 WITH ADVANCED CABLING SYSTEMS, INC., AWARDING THE PURCHASE OF THE SERVICES PROVIDED FOR THE INSTALLATION OF UNDERGROUND UTILITIES IN THE AMOUNT OF $50,139.05 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 PIGGYBACK OF FDOT CONTRACT #BEG78 WITH ADVANCED CABLING SYSTEMS, INC., AWARDING THE PURCHASE OF THE SERVICES PROVIDED FOR THE INSTALLATION OF UNDERGROUND UTILITIES IN THE AMOUNT OF $50,139.05; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, The City has elected to continue utilities undergrounding to install Intelligent Transportation Systems; and

WHEREAS, The City placed conduit that is currently unoccupied in the Ridgewood Avenue corridor area desired for this project; and

WHEREAS, FDOT has a contract with Advanced Cabling Solutions, Inc.; and

WHEREAS, Staff solicited a proposal from Advanced Cabling Solutions, Inc.; and

WHEREAS, Staff recommends approval of the piggyback of the contract with Advanced Cabling Solutions, Inc., and award the purchase of utilities undergrounding installation in the amount of $50,139.05.

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

SECTION 1. That the City Commission of the City of Holly Hill approve the piggyback of the FDOT contract with Advanced Cabling Solutions, Inc., award the utilities undergrounding installation with Advanced Cabling Solutions, Inc., and authorize the City Manager to execute the same.

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. This Resolution shall take effect immediately upon adoption by the City Commission.

APPROVED AND AUTHENTICATED on this 22nd day of APRIL, 2025.

Enacted and approved this 22nd day of April, 2025, in Holly Hill

9. PUBLIC HEARINGS

1. 2025-O-3084 Ordinance

SECOND READING - an Ordinance of City of Holly Hill, Florida, Adopting the Amended Holly Hill Community Redevelopment Plan; Providing for a Ten-Year Extension of the City of Holly Hill Community Redevelopment Agency's Operational Timeframe; Providing for a Ten-Year Extension of the City of Holly Hill Community Redevelopment Area Redevelopment Trust Fund; Providing for the County TIF Contribution Rates for the Holly Hill Redevelopment Trust Fund; Providing for Severability; Providing for Inclusion in the Holly Hill Code; 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 and showed a PowerPoint presentation to the Mayor and City Commissioners.

Mayor Penny opened public participation.

Charlotte Baumgart, Holly Hill; Jim Legary, Holly Hill; Phil Wahby, Holly Hill.

Mayor Penny closed public participation.

RESULT:	**ADOPTED AT 2ND READING [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

ORDINANCE
2025-O-3084
SECOND READING - AN ORDINANCE OF CITY OF HOLLY HILL, FLORIDA, ADOPTING THE AMENDED HOLLY HILL COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT TRUST FUND; PROVIDING FOR THE COUNTY TIF CONTRIBUTION RATES FOR THE HOLLY HILL REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE HOLLY HILL CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

AN ORDINANCE OF CITY OF HOLLY HILL, FLORIDA, ADOPTING THE AMENDED HOLLY HILL COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT AGENCY’S OPERATIONAL TIMEFRAME; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF HOLLY HILL COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT TRUST FUND; PROVIDING FOR THE COUNTY TIF CONTRIBUTION RATES FOR THE HOLLY HILL REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE HOLLY HILL CODE; AND PROVIDING FOR AN

EFFECTIVE DATE.

WHEREAS, in 1992 the Volusia County Commission adopted Delegation of Authority Resolution 92-257 granting the City of Holly Hill the authority to establish a Community Redevelopment Agency; and

WHEREAS, the Volusia County Commission adopted Delegation of Authority Resolution 92-257 grants the Holly Hill CRA and operational time frame through 2026; and

WHEREAS, in 1996 the City of Holly Hill, Florida (the "City") adopted Ordinance 2426, creating the Holly Hill Community Redevelopment Agency (the "CRA"); and

WHEREAS, the initial Holly Hill Community Redevelopment Plan (the "Plan") was adopted by the City of Holly Hill, Florida (the "City") in 1996 and subsequently updated in 2007; and

WHEREAS, in accordance with the Community Redevelopment Plan and enacting resolutions, the initial term of the Plan is for a period ending December 31, 2026; and

WHEREAS, the City, in close coordination with Volusia County leadership and staff, recently conducted detailed community redevelopment planning process in accordance with Florida Statutes, Chapter 163, Part III, to initiate the Community Redevelopment Plan update process; and

WHEREAS, the extensive evaluation processes, community involvement, and redevelopment focus areas, redevelopment elements, and short-term, mid-term, and long-term implementation schedule identified in coordination with Volusia County were incorporated into a plan titled Amended Holly Hill Community Redevelopment Plan dated March 2025, which is attached hereto as Exhibit "A" (the "Plan"); and

WHEREAS, the CITY finds that conditions of slum and/or blighted areas continue to exist within the CRA area adopts the findings set forth in the "Plan", and finds that the purposes of the CRA and the public health, safety, and welfare will be served by extending the operational term of the CRA for an additional ten (10) years; and

WHEREAS, in accordance with Fla. Stat. 163.346(1), the City Commission is authorized to modify the Community Redevelopment Plan upon the recommendation of the CRA and as otherwise provided in Chapter 163, Florida Statutes and the Interlocal Agreement.

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

SECTION 1. RECITALS. The foregoing recitals are hereby verified as true and correct and are adopted as a material part of this Ordinance.

SECTION 2. The City Commission hereby adopts the attached Amended Holly Hill Community Redevelopment Plan dated March 2025, attached hereto as **Exhibit A.**

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is, for any reason, determined invalid, void, voidable, unenforceable, or unconstitutional by a court of competent jurisdiction, such portion will be deemed a separate, distinct, and independent provision, and such holding will not affect the validity of the remaining Resolution unless the purpose of this Resolution is frustrated thereby.

SECTION 4. CONFLICTS. In the event of a conflict or conflicts between this Resolution and any other Resolution of the Holly Hill Community Redevelopment Agency, this Resolution controls to the extent of any such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon approval by the Volusia County Council of the Amended Community Redevelopment Plan dated 2025. If the Volusia County Council approval is not attained by July 1, 2025, this Ordinance shall become a nullity.

APPROVED AND AUTHENTICATED on this 22nd day of APRIL, 2025 for second and final reading.

EXHIBIT "A"

HOLLY HILL COMMUNITY REDEVELOPMENT PLAN - 2025

Enacted and approved this 22nd day of April, 2025, in Holly Hill

2.

1540 Center Avenue Side Yard Setback Variance Request

(Requested by Brian Walker, Board of Planning and Appeals)
Mr. Walker stated this is a request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled, "Schedule of Dimensional Requirements." A variance from the required side yard setback of 8 feet to 5.5 feet for a parcel in the R-2 (Single-Family) zoning district, located on the west side of Center Avenue, approximately 380 feet south of Flomich Street. Property location is 1540 Center Avenue. Mr. Walker read through the background history of the home, as well as, the criteria to meet a variance request. Staff finds that the applicant has not met any of the criteria as stated within the agenda item staff report to grant the requested variance. Therefore, staff recommends denial of the request for a side yard setback variance from the requirements of Section 114-765 of the Land Development Regulations titled,

"Schedule of Dimensional Requirements." A variance from the required side yard setback of 8 feet to 5.5 feet for a parcel in the R-2 (Single-Family) zoning district, located on the west side of Center Avenue, approximately 380 feet south of Flomich Street and more particularly known as 1540 Center Avenue.

Mayor Penny asked if the City Commission had any ex parte communications with the application about this variance request. There was no one.

Frank D. Sollitto, Jr., the owner/application spoke to the Mayor and City Commission.

There was no other public participation.

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

10. COMMUNICATIONS

A. City Manager Comments

Mr. Forte reminded the Mayor and Commissioners about the Goal Setting session on Thursday, April 24th from 12:00 PM - 5:00 PM in the large conference room.

B. City Attorney Comments

None.

C. Mayor's Comments

Mayor Penny thanked everyone who came out to the employee luncheon last Thursday at Sunrise Park; thanked staff for a good job with the Easter Egg hunt.

D. District City Commission Comments

Commissioner Johnson thanked everyone for coming out to the ribbon cutting and 2nd year anniversary for the Volusia Sports Center today; mentioned that there is a TPO meeting tomorrow morning and LPGA Blvd., is still the topic of communication with all the extra traffic.

Commissioner Snow mentioned that she would like to ask the residents to be more involved with the city, that she would really like to see that happen.

Commissioner Currie thanked staff for a good Easter Egg event; reminded everyone about the BeatleBeat - A Live Tribute to The Beatles concert series that starts at 7:00 PM - 9:00 PM; and enjoyed the employee luncheon last Thursday at Sunrise Park.

E. Mayor's Conclusion Comments

None.

11. ADJOURNMENT

The meeting adjourned at approximately 7:15 PM.

Valerie Manning, City Clerk,CMC 4/22/2025

John Penny, Mayor 4/22/2025