



CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • JANUARY 10, 2023

Large Conference Room

Work Session

5:00 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

Attendee Name	Title	Status	Arrived
Chris Via	Mayor	Present	
John Penny	District 1 - Commissioner	Present	
Penny Currie	District 2 - Commissioner	Present	
John C. Danio	District 3 - Commissioner	Present	
Roy Johnson	District 4 - Commissioner	Present	

2. REVIEW & CHOOSE ELEVATION FOR PROPOSED ZEN LIVING APARTMENT COMMUNITY

1.

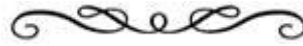
Review and Choose Elevation for Proposed ZEN Living Apartment Community

(Requested by Valerie Manning, City Clerk)

Brian Walker, City Planner briefly discussed the elevation options for the Zen Living Apartments that will be located at the corner of 3rd Street and Ridgewood Avenue. The applicant Kalpak Shah, the consultant Amir Malek, PE, and the property owner John Rainey were all present. Mr. Walker went through the elevation options/pictures (styles) with the Mayor and Commissioners. Mr. Forte had mentioned that there are a few more that were emailed to them and the City Clerk pulled those up for the Mayor and Commissioners. There was **consensus** to pick the following style for the Zen Living Apartments that was one of the pictures emailed to them and not in the packet. This rendering will be added to the second reading for public hearing at the January 24, 2023 meeting.



(A copy of this workshop in its entirety is available on CD upon request to the City Clerk or by listening online on the city's YouTube channel)



2. OTHER BUSINESS TO DISCUSS BY THE CITY MANAGER

Mr. Forte wanted to go over a little bit of a dilemma with the Mayor and Commissioners since there was still some time available during the workshop before the regular City Commission meeting. Antoine Khoury, Public Works Director/Engineer is present to help explain and/or answer questions as well. This deals with the RV Park that Robin Hanger and Rainer Martens are building up on the Bishop's property on Flomich Avenue. They are using Zev Cohen Engineers for their site plan, their civil work and the city uses Mead & Hunt to review the project. They have submitted their documents, he's dealing with specifically the stormwater portion of this, and the stormwater has been approved St. Johns Water Management District and they mostly deal with retention and water quality. Andrew Giannini from Mead & Hunt is concerned with the flood plain and foot control. If they can envision a big stormwater pond and it's kind of shaped like a funnel and when they create the compensation storage what they do is widen the bottom. When they used the calculations the industry standard has been using the seasonal high water mark/table is where they start their calculations and then they add one foot of water volume as it increases. Mr. Giannini is concerned that when they get to the higher...between the 4 and 5 foot mark it actually shows, not a negative but a reduction in the volume. Meaning that, he wants to say no harm no foul. The amount of water that's on the property before a storm is equal to the amount of water that would be on the property after the storm because it would hold it. The difference is, that's under the seasonal high water table. When you go to the 10-year high water table, which is what Mr. Giannini is considering, it's going to require the project to expand that pond by 30%. Mr. Forte stated when this was first brought to my attention my first response is I am not an engineer, I cannot overrule the engineer's recommendation. The engineer is the City. When he speaks, he represents the city looking out for the best interest of the city, making sure the property is not going to flood and that there is not going to be extending complications once the project is complete. Mr. Forte met with Mr. Giannini and he explained that to him. Yesterday, I met with Zev Cohen and the applicants and they explained their version to it and I think, as a layman, I understand it as I explained it. I may not have explained it in great detail but that's how I understand it. Mr. Giannini is saying in his professional opinion, he is not comfortable with what Zev Cohen has presented for the final product. The problem that we have is that in several cities around the County, they have a Code that says, "You will start your compensated storage calculations using the seasonal high water table." Our Code doesn't say that. That's giving Mr. Giannini the latitude to say, "I'm not comfortable with that so I want you to use the 10-year water table." Mr. Forte stated that he met with Mr. Khoury this morning because he's an engineer and he can have that conversation with Mr. Giannini that I can't. Mr. Giannini is basically saying, absent the language in our Code, it's more of a policy decision now and the policy is whether or not you want to use the seasonal high water mark/table or do you want to use the 10-year water mark on this project. Mr. Forte stated what he can tell them is that if they agree with Mr. Giannini that using the 10-year table is the way to go, which would be the more conservative and protective way for the city and the property, it will kill the project. I don't believe that the applicant will move forward. If you disagree with Mr. Giannini, now you're taking on somewhat of a responsibility or liability that if that

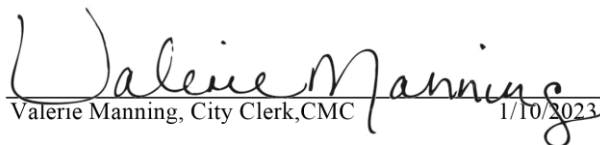
property floods in the future, you have an engineer that said, "I told you not to do it" and you have a Commission that may be saying, "We're going to disagree with you and we're going to move forward anyway." Mr. Forte stated he's not comfortable, Brain Walker (City Planner) is not comfortable; we're not engineers, we're not policy makers to overrule the engineer's recommendation or to set the policy. You're probably not comfortable overruling the engineer's recommendation but you can set the policy. Mr. Forte turned it over to Mr. Khoury to fill in some areas that may need clarification at this time.

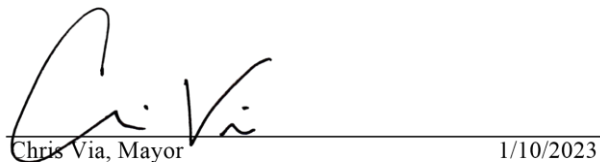
There was discussion amongst the Mayor, Commissioners, Mr. Forte, and Mr. Khoury. There was consensus amongst the Mayor and Commissioners to schedule a workshop with Mr. Giannini to further discuss this. Mr. Forte mentioned that he will share this portion of the workshop with Mr. Giannini before they schedule a meeting so that he can hear all of the concerns, comments and questions so that he can be ready for the workshop and allow Mr. Giannini give a date that he is available to come to a workshop. It can be on an off night of a regular City Commission meeting as well.

(A copy of this workshop in its entirety is available on CD upon request to the City Clerk or by listening online on the city's YouTube channel)

3. ADJOURNMENT

The workshop adjourned at approximately 6:00 PM.


Valerie Manning, City Clerk, CMC 1/10/2023


Chris Via, Mayor 1/10/2023