



CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • JANUARY 21, 2025

Large Conference Room

Work Session

4:00 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

2. 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	

3. VULNERABILITY STUDY & STORMWATER PROJECTS

Mr. Forte stated that David King is here from Mead and Hunt, Josef and Antoine from Public Works are here as well for today's discussion on the Vulnerability Assessment and to give the Mayor and Commissioners to explain and the review of the analysis.

David King, Mead and Hunt went through the PowerPoint presentation with the Mayor and Commissioners as it pertains to the Vulnerability Assessment and Area Adaption Action Plan for the city.

Project Goals

- **Vulnerability Assessment**
- Identify and inventory GIS datasets to assess the vulnerability of critical and regionally significant assets and infrastructure to tidal flooding, storm surge, sea level rise, compound flooding, and precipitation
- Prepare final report and GIS geodatabase that complies with statutory requirements

Parts of a Vulnerability Assessment

- **Exposure Analysis** incorporates mapping and answers the questions of where, when, and how much flooding the community would experience under different sea level rise and flooding scenarios
- **Sensitivity Analysis** defines what is at risk under each scenario and what are the quantifiable impacts
- **Vulnerability Analysis:**
 - Acquire critical asset and climate hazard data
 - Produce geodatabase and refine data
 - Conduct exposure and sensitivity analyses
 - Produce maps and data tables
 - Develop final report and geodatabase

Sea Level Rise (SLR)

- 2040 Estimated to be between 7.5 inches – 16.92 inches

- 2070 Estimated to be between 14.52 inches – 38.68 inches

(graph is visible in PowerPoint presentation)

Coastal High Hazard Areas SLR (graph is visible in PowerPoint presentation)

Exposure Analysis (graphs are visible in PowerPoint presentation)

- City Stormwater Master Plan Modeled Various Storm Events
- Selected event for VA: 13 in/24 hr
- (1% Probability Event)
- Sea Level Rise Added to Base Flood

Sensitivity Analysis (graphs are visible in PowerPoint presentation)

Transportation Assets Impacted

- Colored road segments (except green) are impacted in base flood scenario
- Most all low-lying local roads are impacted
- Variables that affect level of impact
- Depth of flooding over road
- Category of road/amount and type of traffic during flooding
- Construction/material type

Critical Infrastructure Assets Impacted (graph is visible in PowerPoint presentation)

- Various critical infrastructure components are impacted in the base flood scenarios
- Summary of Impacts:
- 35 Lift Stations are impacted in base flood scenario (67%)
- 98% impacted by 2070
- 4 Wells have low impact in base flood scenario (80%)
- Various WWTP Components impacted beginning in 2040

Critical Infrastructure Assets Impacted (graph is visible in PowerPoint presentation)

- Facilities Affected in Base Flood Scenario:
 - Previous Fire Station – 1020 Daytona
 - Sica Hall Community Center
 - City Hall Annex/Police Station
- Level of Impact is worsened with SLR

Next Step: Area Adaptation Plan

Steps to Create Adaptation Plans



- Identify strategies related to:
- Protection

- Accommodation
- Avoidance
- Managed Relocation/Retreat
- Identify funding opportunities for implementation projects
- Suggest priorities for implementation projects
 - Identify partnership opportunities

Mayor Penny opened public participation.

Tracy Anderson, Holly Hill; Danielle Latona, Holly Hill; inaudible resident spoke; Chris Via, Holly Hill.

Mayor Penny closed public participation.

(A copy of this workshop in its entirety is available on CD upon request in the City Clerk's Office or online on the city's YouTube Channel).

4. FOUNTAINHEAD PROJECT - REZONING PARCEL 4

Mr. Forte and Mr. Walker discussed the rezoning of Parcel 4, Fountainhead PUD. Mr. Walker discussed the Live Local Act with the Mayor and City Commissioners. He mentioned that the Live Local Act says that if you have a piece of property and it has either a mixed use that allows commercial or you have a commercial piece of property or its an industrial piece of property, that you can put affordable housing on, that property without any approval from the city, it does not need to be zoned for that and they are able to put it on that particular property at densities that may exceed what is going on around it. The city has a piece of property, the Fountainhead Parcel 4. It is a property that has had interest expressed in it with regard to being used as a property for affordable housing and being used under the Live Local Act. The question is, is that something that the city wants to happen. Of course, if it were to happen under the Live Local Act, that would also remove the property from the tax roll. Mr. Walker went over some of the options that the city has while the city owns the land. If the city decides that's not something that we want to do, what you have is the option of doing is rezoning that property and we can rezone that property to a straight zoning district. By straight zoning district, he means it would be a district that would allow just single-family homes or a district that you could, perhaps, rezone it to a Planned Unit Development and only allow single-family uses but you take away the current component of being a mixed use type of property. You wouldn't be able to do commercial, you wouldn't be able to do any type of industrial. It would be just a straight zone single-family residential. The city would probably, just to be safe, the Live Local Act does say zoning, however, to be safe he would recommend that the city also change the land use to one that only allows single-family homes as well. Perhaps a high density residential type of a future land use because the land use that the city has there now is called a Mixed Use 3 and that land use allows a mixture of things like commercial and industrial as well. Mr. Walker stated that is the situation that the Commissioners have before them today. Something to think about in regards to whether or not they want to rezone it. Mr. Forte mentioned that's always been the intention that Parcel 4 would be used for some type of workforce housing.

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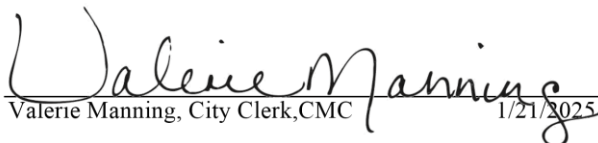
5. WASTE PRO CONTRACT RENEWAL

Mr. Forte discussed the Waste Pro Renewal Contract with the Mayor and City Commissioners. Last year during a workshop, they discussed the extension with Waste Pro and they hired Bill Redman to work with city staff and discussed the extension and the process. There was discussion about the renewal terms and there was some uncertainty and that there were some other cities that were going out to bid last year. If they recall, the Commission wanted to wait and see what those bids came back at. It's a year later and he is looking for some direction from the Commission to see what process they want him to go through. He did meet with Bill Redman this week just for informal conversation and there's really nothing new to the discussion. Mr. Redman did provide staff some additional information. If the Commission remembers, last year they talked about a \$2.50 increase across the board for our residential collection and we will continue to have that same 30% markup and that would be for a certain number of years. One thing that has come back this year in our conversation was the discussion of recycling. There's a cost to recycling and the recycling costs are much higher than the regular collection cost and there's no money in recycling like it used to be maybe 10 or 15 years ago when China was buying all the recycling from the United States and we were getting rid of it and making money. Now it costs several times what it costs us to process regular trash that's going to the landfill. He would like to reach back out to Waste Pro. There's a person that does the contract negotiations around here who is our district coordinator but he wanted to reach back out to Tim Dolan who is kind of at a much higher level now. Mr. Forte stated he thinks Tim oversees the whole southeast United States but he wanted to reach out to Tim because he has a relationship with him and get that conversation started and request that we have a sit down discussion and talk about the rates moving forward. He wants Tim to explain to him what the market rate has been in this area for our surrounding cities and if we can get a price for what it would be if we extended the contract for the additional two years that we have plus 10 on top of it so it would be a total of a 12 year contract and is there a benefit to that. Will we save a little bit more on the front end that will last a little bit longer than if we were going to go out to bid for the whole thing. Mr. Forte stated if that's the Commission's direction, he will go ahead and reach out to Tim and he will try to get that conversation started. He does want to be able to use Bill Redman a little bit for some of the information that we do need. He does put some things together but for the most part Michele and our Finance Department does create a lot of the data and the spreadsheets and then Bill Redman kind of manipulates it into a couple of different scenarios. If we need to reach back out to Bill Redman, we'll go ahead and do that. If that's the direction he has to go in with him, he might have to do a new contract with Bill Redman for the negotiations portions of this.

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6. ADJOURNMENT

This workshop adjourned at approximately 5:45 PM.


Valerie Manning, City Clerk, CMC 1/21/2025

A handwritten signature in black ink, appearing to be 'JP' or 'John Penny', written over a horizontal line.

John Penny, Mayor

1/21/2025