M I N U T E S
REGULAR COMMISSION MEETING
CITY OF HOLLY HILL, FLORIDA

January 9, 2007

1. CALL TO ORDER

A. Roll Call

Mayor Via called the meeting to order in the Commission Chambers at City Hall, 1065 Ridgewood Avenue at approximately 7:00 p.m. Attending with Mayor Via were Commissioners John Penny, Gilles Blais, Mark Reed and Traci A. Anderson.

Also attending were City Manager Joe Forte, City Attorney Butch Simpson, Public Safety Director Don Shinnamon, Finance Director Brenda Gubernator, Public Works Director/City Engineer Chris Hurst, Community Development Director/City Planner Doug Gutierrez, Community Redevelopment Coordinator Marsha Radulovich, and City Clerk Valerie Manning.

B. Invocation

Pastor Chuck McKeown delivered the invocation.

C. Pledge of Allegiance to the Flag

2. PRESENTATIONS & PROCLAMATIONS

None.

3. CONSENT AGENDA

- Minutes from the Regular City Commission meeting – December 14, 2006
- **Report of Purchases over $5,000**
  *****Playmore Recreational Products – $23,475
  *****Fire Department Extrication Equipment – $16,752

*Commissioner Reed moved **APPROVAL** of the items on the consent agenda, seconded by Commissioner Blais.*

The motion **CARRIED** 5-0 on roll call: Reed – Yes, Blais – Yes, Penny – Yes, Anderson – Yes, Mayor Via – Yes.

4. AUDIENCE PARTICIPATION
Regarding items not on the agenda.

Roger Healy, 1211 Charter Oaks, briefly discussed the McCoy house with the Mayor and Commissioners. Mr. Healy mentioned that the owners of the house have done a cosmetic touchup; he would say not a very good quality touchup from looking at it. In looking around that property, he found that major repairs need to be done. There is possible dry rot there and possible mold there; the house is in deplorable condition. As an investment to the City to buy that property, he would say it's a terrible waste of money. In looking in the house there were no artifacts from the McCoy's that could be used as a museum or anything like that. If it was repaired and rebuilt, the City would have to go out and do that and would have to staff it.

5. SUNRISE PARK 2006 IMPROVEMENT PROGRAM – BID AWARD

Mr. Forte stated Mr. Hurst is going to handout the actual items that the Commission is going to purchase. The Commission is approving the bid but now they will see what they are buying. These are for the improvements over at Sunrise Park as part of that grand plan that they had for the redevelopment of Sunrise Park. The bids came in well below what they had anticipated so they are in really good shape as far as that's concerned and that kind of puts them in a better spot so that if they do go up on some other areas of that project, at least they have somewhat of a cushion there.

Mr. Hurst informed the Commission that this was a bid for some picnic pavilions, gut the existing restrooms on the northern section of the park and rebuild them entirely, remove the restrooms on the south section of the park to make way for some improvements to the boat parking that's over there and so that they can improve the circulation there, and they also have a canoe dock in the plans.

*Commissioner Penny made a motion to **APPROVE** the award of the bid to Pro-Steel Construction, Inc., in the amount of $142,563 for this project, seconded by Commissioner Blais.*

The motion **CARRIED** 5-0 on roll call: Penny – Yes, Blais – Yes, Reed – Yes, Anderson – Yes Mayor Via – Yes

6. SPECIAL EXCEPTION REQUEST – 565 – 3RD STREET – APPLICANT: TOM WELENC

Doug Gutierrez, Community Development Director/City Planner, gave a brief presentation. This is an application for a special exception for a used car lot in the B-5 zoning. Staff reviewed the applicant's site plan and the applicant meets all three criteria for a used car lot for a special exception. The applicant stated no repairs or servicing on the premises as proposed. The site plan meets the dimension requirements as well. There is a six foot fence along the side and rear of the property line and actually, part of it is a concrete fence or wall that separates the residential from the commercial. Staff recommends the applicants request for the special exception because the applicant meets all of the criteria.

Tom Welenc, the applicant, mentioned that it's going to be a small operation, no more than three or four cars put out on display at any given time. He is going to make some improvements to the building out there and some landscaping as well.

Steven DeFriese, 607 – 3rd Street, Car Auto Dealership, spoke briefly about the used car lot and that he will store additional cars on his property.

There was some brief discussion with the applicant, Mayor, Commissioners, and Mr. Forte. Mr. Forte read into the record the nine criteria for denying a special exception if the Commission decided to do so:

Sec. 82-346. Reasons for denial.

The city commission may deny any application for a special exception for one or more of the following reasons:

(1) It is inconsistent with the purpose or intent of this subpart.
(2) It is inconsistent with any element of the comprehensive plan.
(3) It will adversely affect the public interest.
(4) It does not meet the expressed requirements of the applicable special exception.
(5) The applicant will not be able to meet all requirements imposed by federal, state or local governments, or by the city commission.
(6) It will generate undue traffic congestion.
(7) It will create a hazard or a public nuisance, or be dangerous to individuals or to the public.
(8) It will materially alter the character of surrounding neighborhoods, or adversely affect the value of surrounding land, structures or buildings.
(9) It will adversely affect the natural environment, natural resources or scenic beauty, or cause excessive pollution.

Mr. Forte further mentioned that he was not aware until just now that Mr. DeFriese was going to store additional cars on his area of the property so that's a little concerning to Mr. Forte as well. Mr. Forte stated that his concern is that he doesn't want Chuck's business to turn into another used car storage lot.

Mike Hull, 12 Stuart Drive, stated that he used to live on State Avenue and they are all familiar with the now junk yard that is there. The value of his dad's property there went way down when that happened and if they allow him to store cars there. He doesn't think that it's a good idea to have storage of vehicles when they can't store their own private vehicle on their personal property. He doesn't want another junk yard in Holly Hill so he is asking the Commission to reconsider.

*Commissioner Reed made a motion to **DENY** the special exception request for 565 – 3rd Street for a used car lot, seconded by Commissioner Penny.*

The motion **CARRIED** 5-0 on roll call: Reed – Yes, Penny – Yes, Blais – Yes, Anderson – Yes, Mayor Via – Yes

Mayor Via asked if there is an appeal that can be placed by the applicant.

Mr. Forte stated, yes. There is that 10-day appeal for special exceptions as mentioned in the Code of Ordinance Book.

7. COMMITTEE REPORTS
Members of the Commission are encouraged to give a brief report from the various committees on which they serve.

Mayor Via mentioned that he went to the Volusia League of Cities Executive Board meeting today and on January 25th there is a special dinner coming forward which identifies the cities; it's the 1st Annual Awards Banquet. In February there is going to be a Bi-Annual luncheon and during that agenda they are going to bring together a panel of approximately 5 people to discuss taxation issues having to do with the Tallahassee level.

8. COMMUNICATIONS
A. City Manager

Mr. Forte stated he thinks Eddie Colosimo contacted each of the Commissioners in regards to the bike parade during Bike Week and he stopped in to see me and asked that the City not sponsor the bike parade; that Bikers for First Amendment Rights (B.F.F.A.R.) would sponsor the parade.

*Commissioner Penny made a motion for the City **NOT TO SPONSOR** the bike parade, seconded by Commissioner Blais.*

The motion **CARRIED** 4-1 on roll call: Penny – Yes, Blais – Yes, Reed – No, Anderson – Yes, Mayor Via – Yes

Mr. Forte stated in the workshop, they will talk about Mr. Colosimo's other request as far as assistance with the Police Department or his request for funding to the Community Redevelopment Advisory Board. Mr. Forte reminded the Commission about he After Hours on January 18th at Steve Tyler's new office on Ridgewood Avenue next to the Chamber.

B. City Attorney

Attorney Simpson addressed the appeal issue that was asked about earlier to the Mayor and Commissioners at this time.

C. Mayor & Commissioners

Commissioner Penny reminded everyone that he will be hosting a breakfast at Sica Hall this Saturday from 9:00 a.m. to 11:00 a.m. Commissioner Penny asked if he could post his breakfast on the digital sign Wednesday through Friday. *There was consensus from the Commission to allow that.*

Mayor Via mentioned that he and Mr. Forte met with Mr. Harkey who is the representative for John Mica and they spoke about unfunded mandates and river dredging and some properties between here and the river. Mayor Via mentioned that they are in need of board members for the City boards. Mayor Via informed the Commission of the 2007 Election dates: General Election, Tuesday, October 9, 2007 and the Run-Off Election (if necessary), Tuesday, November 6, 2007. For further information they can contact the City Clerk. Mayor Via reminded the Commission about a Shade meeting that will take place immediately after the workshop in regards to the McCoy house.

9. ADJOURNMENT

The meeting officially adjourned at approximately 7:45 p.m.

Attest:	City of Holly Hill, Florida
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Valerie Manning City Clerk	Roland D. Via Mayor