

**MINUTES
COMMISSION WORKSHOP
CITY OF HOLLY HILL, FLORIDA**

AUGUST 9, 2005

1. CALL TO ORDER

Mayor William D. Arthur called the workshop to order in the Commission Chambers at City Hall, 1065 Ridgewood Avenue at approximately 8:50 p.m. Attending with Mayor Arthur were Commissioners Arthur Byrnes, Gilles Blais, Lou Schmitt, and Roland Via. Also attending were the following staff members: City Manager Joe Forte, Assistant City Attorney Scott Simpson, Community Development Director Stuart Buchanan, Finance Director Brenda Gubernator, Public Works Director Milton Hallman, Engineer Chris Hurst, Building Official Tim Harbuck, and City Clerk Valerie Manning.

**2. COMPREHENSIVE PLAN AMENDMENTS TO THE FUTURE LAND
USE MAP – LPGA BOULEVARD AND RIVERSIDE DRIVE**

Mr. Forte stated there is a piece of property on the corner of LPGA Boulevard and Riverside Drive that's currently owned by Doug Kneller. The Commissioners are all aware that Mr. Kneller is anticipating putting Parks Seafood Restaurant and his law office there and he owns the residential property and he is asking to have that future land use changed. When Mr. Buchanan brought this to me and said that it was going to go before the Board of Planning and Appeals, I know that at some point the rest of that property is going to be looked at, so I said to him and it was certainly against Mr. Buchanan's, Mr. Harbuck's and Mr. Kneller's wishes, but I said I would rather look at the whole thing. It's probably better known to everyone as the property that's owned by Martha Hallings' and represented by Jack Newman. I asked him to put the whole thing before the Board of Planning and Appeals so staff can get some sort of idea as to what the direction is staff is going to go in with that piece of land. They didn't put it on the regular agenda for action but he did want to do it as a workshop so the Commission can direct staff what they want to see happen with that area of the City. They could look at this as not approving any changes to the future land use, approving all changes, or approving partial changes. Will changing the future land use of the corner property be offensive to the rest of it? These are things that the Commission may want to start thinking about out loud so that staff has some marching orders to move forward to find out what they want to steer in terms of where the future of that piece of property is going to go. That's why they are workshoping it tonight. He would rather put it all on the table and find out what they want to do with it now than to piecemeal it.

Mayor Arthur stated one of the problems that is really hard to see, when they bring something this dramatic to it, it's just so broad.

Mr. Forte stated it's very broad right now.

Mayor Arthur stated he doesn't think people, if there is something about it they like, he doesn't think they get a chance to actually see what could be or what couldn't be, it's a little harder for people to accept.

Mr. Forte stated that's a good point. When they got together with Swerdlow Group, staff made this legislative change, the future land use change, but they had this rezoning and this PUD right with it at the same time so at any moment they didn't want to approve the PUD, they could have denied the legislative action and walked away. Here, they are going to take a legislative action not knowing what the zoning could be. That's why he said they know what one piece is which is represented by Doug Kneller. They could look at this individually. The Commissioners could say that it was nice to consider the whole thing but they only know that this corner is really what's on the table and we want to act on that and not act on everything else because there isn't an agreement or a plan coming forward.

Mayor Arthur stated he thinks he can make it all fairly simple and he is very much affected by this. He is right next to all the shops over there. To him, it's a Commissioners decision. They need to look at their City and what they see for the future of their City and how they would like to see it. Without seeing any plans, the developer doesn't really have a fair shot of sharing his idea of what he wants to do.

Commissioner Byrnes stated if they rezone that whole area, the neighborhood is gone that would support Mr. Kneller's project and he doesn't think, and he understands looking at everything, he doesn't think that they need to do anything more than what's necessary for the project that they already approved. Let the rest of the neighborhood decide what they want to do in the future. There may be somebody that wants to come along and buy all those houses one-by-one. The people that live there now should know that it's going to stay residential and that the only thing that's going in there is a neighborhood business area on the corner.

Commissioner Via stated the strength of their City is not necessarily all the future. He thinks a lot of it has to do with their history and their past. There are a lot of homes along LPGA Boulevard and the river that should simply not be touched. Many of them are historical and have been there a long time. He can understand the passion of the people wanting to keep those particular properties. What he has a concern about is that they are trying to put forth a comprehensive use plan on a piece of property that they don't even know what's going to go there. He is more curious about what Mr. Kneller wanted to do *originally* with the comp plan. They successfully altered the City's B-3 district so that they could better the B-3 districts throughout the City and Mr. Kneller benefited from that.

Commissioner Byrnes asked if someone has no project plan, why are they asking for a change in future land use?

Mr. Buchanan stated because they have an applicant, Mr. Kneller, who came in to apply for 29,000 square feet and Mr. Forte asked staff to go ahead and include the rest of the end of the block.

Mr. Forte stated again, the reason that he asked to do that is because he knows that something, at some point in the near future, is going to happen with that entire section. Sometime ago Jack Newman presented a multi-story adult senior living facility and with that in essence, staff went back and knew that the Commission wasn't going to support this because of the height. So when this came up, he didn't want to piecemeal the block. He needs to know from the Commissioners tonight what direction they want him to push Mr. Buchanan in. Approving Mr. Kneller's project is probably not an issue. He thinks that's going to be fine. As they go up the block, how far does the Commission want staff to go? He doesn't want to piecemeal this. He wants to be able to know what they want redeveloped there and see if staff can find developers to do it or they can pull back and say that Mr. Kneller's property is enough for now and wait on everything else. If they put the word out that the future land use on this property is going to change, that changes the outlook of who they are talking with. It changes the perception. It throws a carrot out there. It starts to get people interested. The thing that he needs to know tonight is how far do the Commissioners want to staff to encourage development in the 1000 block of Riverside Drive?

There were several citizens that were present from the surrounding properties along LPGA Boulevard and Riverside Drive who had concerns and were opposed to the amendment to the future land use. Many stated that they had homes that were historic and liked that the area was zoned residential and wanted to keep it that way.

*There was **CONSENSUS** from the City Commission to bring back a future land use change for Doug Kneller's project only which is the development of Parks Seafood Restaurant and his law office.*

Mayor Arthur recessed the workshop approximately at 9:30 p.m.

Mayor Arthur reconvened the workshop approximately at 9:50 p.m.

3. FOLLOW UP ON SEX OFFENDERS

Mr. Forte stated he would like to do a follow up to the sexual offenders issue. The Commissioners asked him to bring back a map showing the 1000 foot radius from their schools, daycares, and parks and that's what this map represents. This represents roughly 25% of the City. One option was they could include the sexual offenders into the sexual predators into the Code. If they were to extend these out to 2500 feet, it would probably take up about 75% of the City. The downside to doing that is now they have concentrated them into smaller residential areas.

Mayor Arthur stated this doesn't stop nothing.

Commissioner Schmitt stated the only reason he brought this forward is because he didn't want Holly Hill becoming the dumping ground because all the other surrounding cities are passing these ordinances.

Mayor Arthur agreed with him.

Mr. Forte stated here's the good and bad side of this. If they do nothing and Gof for bid something ever happened they would be criticized for not doing anything. If they do *something*, how is that going to negatively impact anything else they do? Really, what he is apt to suggest is buy into the same ordinance that everybody else is passing this way if it gets challenged they will become part of a class action suit and they are not hung out by themselves to defend an ordinance that's unique. Doing it this way the City will have done what everybody else has done.

Commissioner Via was very concerned and stressed his opposition of the extension of the 2500 square foot radius because it would push the sexual offenders and predators into his neighborhood as well as Commissioner Byrnes neighborhood.

*There was **CONSENSUS** from the City Commission to extend the radius of 2500 square feet to limit where the sexual offenders and sexual predators may live and directed the Assistant City Attorney Scott Simpson to bring an Ordinance back to the City Commission for approval.*

4. BOND ISSUE DISCUSSION

Mr. Forte stated they have to go out for a Request for Proposals (RFP) for the water and wastewater improvements. What staff is talking about doing is a \$3,670,000 bond issue. That's the most that they can borrow because they just did the bond for the CRA and the most they can do is \$10,000,000 a year. Out of this, they are going to do all of the water improvements and some of the wastewater improvements until they get the State Revolving Fund Loan in to then pay down what they borrowed from this for the wastewater and then use the State Revolving Fund Loan to do the wastewater improvements. (At this time Mr. Forte was showing the Commissioners and the Mayor and staff draft scenarios on the overhead projection). The payments are going to be about \$1,388,330.23 and that's about \$315,000 more than what they are paying right now. There are two options that they can do for this loan. One is, they can pay it down like they normally do and they pay the principal and the interest and the other is they postpone the principal until the year 2023 and it actually will save them about \$135,000 a year in payments. It gets caught up down in 2023 where they have to come up with \$1,170,000 but they make that money up because they actually pay off the other bond, the existing bond, and with that money they would then come back and pay this principal off. He needs some direction from the Commission tonight as to whether they want staff to go the route where they save \$135,000 a year but in the year 2023, they pay these three (3) lump sums million and a quarter down based on the money that's been paid off or do they want staff to go with the traditional method and pay the principal and interest as they go all the way through. Staff is recommending that they postpone the interest off and

saving the \$135,000 a year and staff is going to ask for a no pre-payment penalty and that's how the bid is going to go out, requesting no pre-payment penalty.

*There was **CONSENSUS** from the City Commission to move forward with postponing the interest and saving \$135,000 a year.*

5. RECREATION DEPARTMENT – DIGITAL SIGN

Mr. Forte displayed the digital sign bids that came in on the conference table for the Mayor and Commissioners to view. He had asked everybody to give him two submittals. One is for plain red, one is for a multi-shaded red, and one is for multi-colored. Prices is one thing, the design is another thing, whether they like the shape of the sign. One thing they might want to keep in mind is it has to be seen from traffic and if it's too low to the ground, it simply is not going to be seen. Some of these submittals can be modified. (At this time there was brief discussion amongst the Commissioners in choosing which digital sign they liked). Upon consensus they decided to go with Southeastern Neon & Lighting Group, Inc.

*There was **CONSENSUS** from the City Commission to accept the bid from Southeastern Neon & Lighting Group, Inc., to do the digital sign for the Recreation Department in the amount of \$61,278.*

6. ADJOURNMENT

The workshop officially adjourned at approximately 10:43 p.m.

Attest:

City of Holly Hill, Florida

Valerie Manning
City Clerk

William D. Arthur
Mayor