



City Commission
Minutes • June 9, 2026

City Commission Chamber

Regular City Commission

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

The meeting was called to order at approximately 6:00 PM.

Present:

Mayor John Penny
City Commissioner Debra Snow
City Commissioner Jeffrey DeLanoy

Absent:

City Commissioner Penny Currie, Vice-Mayor

B. Invocation was led by City Commissioner Jeffrey DeLanoy

C. Pledge of Allegiance was led by Mayor John Penny

2. Presentations

1. Proclamation - Faith, Family and Responsible Fatherhood Month

(Requested by Valerie Manning, City Clerk)

3. Public Comments

The following individuals came forward to speak to the Mayor and City Commissioners:

Phil Wahby, Holly Hill; Mike Cerbo, Holly Hill; Dawn Bolin, Holly Hill.

4. Approval of Minutes

1. Minutes - May 26, 2026 Regular City Commission meeting

(Requested by Valerie Manning, City Clerk)

Motion to Approve.

Result: Passed [UNANIMOUS]

Mover: City Commissioner Debra Snow

Second: City Commissioner Jeffrey DeLanoy

Ayes: John Penny, Debra Snow, Jeffrey DeLanoy

Nays: None

5. Consent Agenda - None

6. Regular Agenda

Mr. Forte is requesting that the following Resolutions 32, 33, 34, and 35 be pulled from the agenda at this time. He would like the opportunity to evaluate all Public Works Capital purchases because he was recently informed that a utility project involving a chemical tank is expected to exceed its estimated cost by a significant amount. Before proceeding with additional Capital Expenditures, he needs to determine how the cost overrun for this project will be funded and assess its impact on the overall budget. He would like to move these items to the next agenda. There was **consensus** from the Mayor and City Commissioners to pull these items to the next meeting.

1. 2026-R-32 - Pre-Owned Vacuum Trailer
(Requested by Steve Juengst, Deputy Public Works Director)
2. 2026-R-33 - Track Loader and Dump Trailer Purchase
(Requested by Steve Juengst, Deputy Public Works Director)
3. 2026-R-34 - Ground Penetrating Radar Unit Purchase
(Requested by Steve Juengst, Deputy Public Works Director)
4. 2026-R-35 - Purchase of Pre-Owned Excavator
(Requested by Steve Juengst, Deputy Public Works Director)
5. Request for Lien Reduction - 642 Center Avenue
(Requested by Joseph Forte, City Manager)

Mr. Forte went through his staff report. The City has received a request for a Reduction of Lien for "code enforcement liens" that have been placed on the real property located at 642 Center Avenue, Holly Hill, FL 32117. The property is currently owned by Susan Decker. The original code violation of Section 26-61(2) went before the Special Master on October 16, 2020. A repeat violation of Section 26-61(2), as well as a violation of Section 82-131 lack of a development permit, went to the special master on May 12, 2022. The Special Master's Conclusion of Law indicated that the violations have not been corrected and if not correct by a specified sate who incur a fine on the property of \$50.00 per day per violation. The order of lien has applied a Special Master fee of \$500.00 plus \$50.00 per day per violation against the property. As of the request for a lien reduction, the amount of the lien was \$18,000.00 plus administrative costs. The property is not in compliance. However, the buyers have entered into a Memorandum of Understanding to have the lien reduced and paid for, and the property brought into compliance. A negotiated with the property owner for an agreed-upon settlement of \$2,549.33. Since that time, the property was not brought into compliance. The owners were issued an order of violation on January 22, 2025, and ordered to appear before the Special Master on February 14, 2025. The special Master concluded the following violations:

38-34(c) Vacant/ Foreclosure Registration

IPMC 304.13 Windows

This generated a new lien on the property which has totaled \$10,150,00. The property is now in compliance and the property owners are requesting a second lien reduction. The city typically does not grant a second lien reduction on a property under the same ownership that has already received a lien reduction. However, the owners are claiming that due to circumstances beyond their control, the completion of bringing the property into place was delayed. Owners are claiming that two of their window contractors failed to complete the work after being paid and leaving the owners with a \$20,000.00 loss. If the City Commission would like to entertain a second lien reduction, in this staff report are the calculations using 20% of the original lien rather than the typical 10%. Staff is recommending reducing the lien from \$10,150,00 to the amount of \$2,895.43. The City shall not release the \$10,150,00 lien amount until payment has been received in the amount of \$2,895.43. If payment is not received by 5:00 PM on July 14, 2026, the full amount of the lien shall remain in place without an option to reduce the fine in the future.

Mayor Penny opened public participation. No one spoke.

Motion to Approve.	
Result:	Passed [UNANIMOUS]
Mover:	City Commissioner Debra Snow
Second:	City Commissioner Jeffrey DeLanoy
Ayes:	John Penny, Debra Snow
Nays:	Jeffrey DeLanoy

6. Request for Lien Reduction - 1521 Heritage Lane

(Requested by Joseph Forte, City Manager)

Mr. Forte went through his staff report. The City received a request for a Reduction of Lien for "code enforcement liens" that have been placed on the real property located at 1521 Heritage Lane, Holly Hill, FL 32117 (424298000780). The property is owned by Alex Spanos of Hellenic Properties and was purchased on January 30, 2024. The property was purchased through a foreclosure process and a title search was conducted. The title search did not pick up the city's lien. Since purchasing the property, the owners have brought the property into compliance and obtained the necessary permits for work performed. Had the title search picked up the city's Code Enforcement lien, the lien would have stopped in January 2025 and potentially wiped out the city's lien. Mr. Forte stated he has taken the position that if the lien was identified and the owner applied for a lien reduction at that time, the city would have granted a lien reduction in the amount of 10% of the original lien plus administrative costs. The property was brought before the Special Master on July 20, 2023. The Conclusion of Law identified several code violations, which remained outstanding. When the property was purchased, the code violation was resolved quickly. Staff is recommending reducing the lien as stated above based on the calculations below. The original lien was \$21,800.00. Mr. Forte stated he negotiated with the property owner for an agreed-upon settlement of \$2,924.23. Staff is requesting to reduce the lien from \$21,800.00 to the amount of \$2,924.23. The City shall not release the \$21,800,00 lien amount until payment has been received in the amount of \$2,924.23. If payment is not received by 5:00 PM on August 10, 2026, the full amount of the lien shall remain in place without an option to reduce the fine in the future.

Alex Spanos, property owner, and Carrie Register briefly spoke about the request for lien reduction.

Mayor Penny opened public participation. No one spoke.

Motion to Approve.	
Result:	Passed [UNANIMOUS]
Mover:	City Commissioner Jeffrey DeLanoy
Second:	City Commissioner Debra Snow
Ayes:	John Penny, Debra Snow, Jeffrey DeLanoy
Nays:	None

7. Public Hearings - None

8. Communications

Mr. Forte informed everyone that the pier is now open at Marina Grande and that he has extended his retirement day to September 4th. His last City Commission meeting will be August 11th as previously announced.

Commissioner Snow wished Jim Legary a Happy Birthday and shared her appreciation for all he does with the library at the YMCA; mentioned the upcoming property tax issue that will be on the November ballot.

Commissioner DeLanoy asked if Mr. Forte needed to do anything other than the letter he sent out to the Commission regarding his extension day for retirement and Mr. Forte stated, no. Mayor Penny appreciated the proclamation in honor of Father's Day and the recognition the proclamation gave to the community at-large; spoke briefly on the rules and regulations during City Commission meetings.

1. Holly Hill Seal - 125th Birthday

(Requested by Joseph Forte, City Manager)

Mr. Forte showed the Mayor and City Commissioners what the logo would look like for the city's 125th Birthday celebration. He asked for approval.

Mayor Penny opened public participation.

The following individuals came forward to speak to the Mayor and City Commissioners: Sharon Miller, Holly Hill; Phil Wahby, Holly Hill; Gilles Blais, Holly Hill.

Mayor Penny closed public participation.

Motion to Approve.	
Result:	Passed [UNANIMOUS]
Mover:	City Commissioner Jeffrey DeLanoy
Second:	City Commissioner Debra Snow
Ayes:	John Penny, Debra Snow, Jeffrey DeLanoy
Nays:	None

9. Adjournment

The meeting adjourned at approximately 6:40 PM.