



**City of Oak Hill, Florida**  
**Neighborhood Meeting OakBridge**  
**Date:** October 23rd, 2025  
**Time:** 6:00 PM  
**Location:** 234 S. U.S. Hwy 1, Oak Hill, FL 32759

# Neighborhood Meeting

## OakBridge Colony

### Meeting minutes

## Neighborhood Meeting

**Mayor Ricky Taylor** opened the City of Oak Hill Commission neighborhood meeting at 6:00 PM on Thursday, October 23, 2025, welcoming citizens and neighbors to interact with the developer of the OakBridge Colony subdivision. He emphasized this was an opportunity for polite discussion of questions, comments, and concerns.

**Attorney Joey Posey**, representing the landowner, began by acknowledging the informal nature of the meeting and recognizing that "nothing being decided tonight - it's simply a back and forth and dialogue." He expressed understanding that development issues can be passionate and difficult, noting his own experience growing up in Port Orange and how different it is now. Attorney Posey provided background on the project, explaining it was approved as an RPUD in 2021 and has been moving through the city process for several years, now at the final subdivision design stage.

The most significant change from the original plan, as Attorney Posey detailed, was the removal of many town-home sections, resulting in a reduction of approximately 100 lots. He explained that stormwater design rules have changed over the past four years, requiring more retention and control. The project includes a large amenity area at the front, set back far enough from US 1 to not be visible from the road. Attorney Posey emphasized that the large wetland systems are being preserved, with impacts limited to lot configuration and road access to upland areas.

Critically, Attorney Posey assured attendees that the project's post-construction stormwater discharge would be less than current conditions in terms of peak flow rates and capacity. He

acknowledged seeing videos of water "freely shedding in all directions" during recent storm events and attributed this partly to the lack of controlled design. He committed to working with Ben Bartlett from the county, who had promised to investigate drainage concerns personally. Attorney Posey also offered to help clean out the overgrown canal on the north side of the property and establish a maintenance mechanism.

**Anthony Jeffords of 105 Indian Creek Road**, was the first citizen to speak, describing severe erosion problems at his property where the drainage ditch takes a hard right turn. "I've got 680 feet of that ditch, and it comes out, it takes a hard right turn right my front yard, and whenever the water is going fast, it goes in my yard," he explained. Mr. Jeffords detailed how he has hauled approximately 60 loads of shells to combat erosion, noting the price has increased from \$260 to \$380 per load. He expressed frustration that the water has "nowhere for it to go except in my house" and demanded a retention solution, stating emphatically, "I don't care if it's 10 more gallons. There is nowhere for it to go except in my house."

**Wanda Jeffords of 698 Ramsgate Court**, Anthony's mother, reinforced her son's concerns about erosion, describing dangerous conditions where "you're mowing the yard and you're going right down the side of the ditch if you're not very careful you're going to wind up in the ditch because there's a big hole that's eroded out." She questioned what protection property owners would have to stop water from coming onto their properties, noting she has already spent over \$20,000 on dirt to try to hold her property together. Ms. Jeffords referenced the Lighthouse Cove project from 24 years ago as an example of how initial retention plans often prove inadequate.

**Tom Pentz, owner of Indian Mound Fish Camp at 295 Indian Creek Road**, provided crucial historical context about the drainage system. He explained that when the county-built River Breeze Park, they cut off water flow to the north side canal, forcing all water through the middle of his property. "I'm just sitting here, I had to pay a ton of money this past year to go back and dredge that property," Mr. Pentz stated, noting he had to dredge for the first time since purchasing the property in 2000. He emphasized that the problem extends beyond individual property owners, stating "everyone's got a problem" along Indian Creek Road. Mr. Pentz challenged the commission directly: "You need to sit there and find out who's responsible for it and get it corrected because if it doesn't, she's going to end up paying \$25,000 dollars a year, I'm going to pay \$25,000 dollars a year."

**Harry Newkirk of Newkirk Engineering** provided technical explanations of modern stormwater management requirements. He detailed how stormwater retention requirements have evolved dramatically over his 25-year career, from 10% of the site 25 years ago to 15% ten years ago, and now 30%. He explained the two-stage stormwater system design, where water flows first to dry retention ponds before overflowing to wet ponds, with the goal of removing 98% of nitrogen and phosphorus. Mr. Newkirk assured attendees that the site is designed to handle up to 100-year storm events (13 inches of rain) and that discharge rates and volumes would be reduced compared to current conditions.

Specifically addressing concerns, Mr. Newkirk stated that the front wetland area near Payless would see a 93% reduction in stormwater flow and an 85% reduction in rate, with flood stages dropping almost 2 inches. For the North Canal, he promised a 10% volume reduction, and for areas to the south, a 15% reduction. He emphasized that the design must show less discharge in both rate and volume compared to pre-development conditions.

**Blake Lee of 520 N US HWY,1** described flooding issues caused by a mosquito control ditch south of his property, where the county has built a berm that prevents drainage. "Last week I had 2 and a half feet of water in my yard because of that berm," he stated, noting this was the third occurrence with just 5 inches of rain. He challenged the engineering calculations, referencing the 30 inches of rain received four years ago that caused 5 feet of water in his driveway.

**Nadine Wosenske 679 Angelia Dr**, owner of Anchor Hardware and Storage at 726 North US Highway 1, described how the North Canal borders her property and creates dangerous conditions. She recounted being "technically stranded" during the 30-inch rain event three or four years ago, forced to use a kayak to travel between her house and store. Ms. Wosenske expressed frustration that while every other developer can run pipes into the ditch, she was required to hold all stormwater on her property when building in 1997. She made an impassioned plea to the commission: "What I would ask the council to do is we can't tell these people they can't build. It's their property... What I'm asking is that you all just hold off for a hot minute and let's try to fix the problem that we have before we add something on top of it."

**Brian Hayes of 223 North Gaines Street**, spoke briefly but forcefully against the development, stating "when I supported these commissioners, everybody that stated to me when they moved to this little town, number 1 reason was because it's small, it's unique, and it's not overpopulated. We don't need this crap."

**Neil Bonds of 295 Indian Creek Road**, delivered perhaps the evening's most comprehensive critique, focusing on the systemic nature of the drainage problems. He stated bluntly that while the developer is "doing their due diligence," the real issue is Volusia County's stormwater management. "The problem is that I'm hearing over and over again is Volusia County. Volusia County. Volusia County. The storm water thing, it's not working," Mr. Bonds emphasized. He described his frustration with county officials who provide only "Blowing Smoke" rather than solutions.

**Mr. Bonds**, made a concrete proposal for leveraging the developer's interests to force county action: "We need some people like the developer kind of in our back pocket, like going with us... say, hey, until you can help us make the county fix this crap, we're going to try and hold you off with everything we can." He stressed that citizens need the commission's help because "you guys are our community... If you have the power or understanding how we can do something to actually hold the county's feet to the fire about the storm water, I'd like to know how."

**David Lee**, who identified himself as a longtime resident who was "here before mosquito control, Mickey Mouse, and air conditioning," provided practical suggestions for water management. He proposed creating an 8-foot-wide drainage swale around the property with specific dimensions to maintain natural water flow patterns. Mr. Lee also advised the commission to "grow a set big enough you got to have somebody totem for you and start demanding money for these water and sewer places that's coming in here."

**Terry Mason of 659 Angelia Drive**, offered a more positive note, thanking commissioners, the city manager, and the developer's team for visiting his property. He acknowledged that while the developer is "doing what they can within our guidelines," those guidelines "might

not be the greatest but it's our problem now." He encouraged other residents to reach out to the developer if they have problems.

Throughout the meeting, Attorney Posey and Mr. Newkirk responded to citizen concerns with assurances about design standards and commitments to work with affected property owners. Attorney Posey emphasized that while he understands the frustration, expecting "an overnight solution to multiple decades I'm sure problem in the making is impossible." He committed to being "part of the solution" while cautioning that the developer cannot be expected to solve all existing drainage problems.

Commissioner Carrie Werning asked several technical questions about flood plain calculations and retention pond capacity. Vice Mayor Joe Catigano explored various funding mechanisms for stormwater improvements, including impact fees and special benefit districts. The commission listened to all concerns but took no formal action, as this was an informational neighborhood meeting.

## ADJOURNMENT

**Motion:** Commissioner Werning moved to adjourn the meeting. Commissioner Hyatt seconded the motion. The meeting was adjourned.

**Note:** In accordance with Resolution 2006-17, a three-minute time limit per speaker is enforced. If any individual decides to appeal a decision made during this meeting, a verbatim record of the proceedings will be required as per Florida Statute 166.041(3)(A).

**Attest:**

X

City Manager  
John Barkley

X

Ricky Taylor  
Mayor