



City of Oak Hill, Florida
City Commission Meeting Minutes
Date: December 1st, 2025
Time: 6:00 PM
Location: 234 S. U.S. Hwy 1, Oak Hill, FL 32759

City Council Meeting
City Commission Workshop
Meeting minutes

OPENING

Call to Order

Mayor Taylor called the workshop to order.

Invocation

A moment of silence was observed.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Mayor Taylor, Vice Mayor Catigano, Commissioner Hyatt, Commissioner Werning, and Commissioner Drollinger were all present.

COMPREHENSIVE PLAN UPDATE: GENERAL DISCUSSION

Mayor Taylor opened discussion on the comprehensive plan update, explaining the purpose of the workshop was to develop ideas for addressing updates to the plan and potentially creating a committee.

Commissioner Werning expressed support for establishing a committee composed of citizens, the Planning, Land Development, and Regulation Commission (PLDRC), and the Commission to review the comprehensive plan. She emphasized the importance of citizen involvement.

Mayor Taylor suggested having expertise on the committee, specifically a planner. City Manager Barkley informed the Commission he had reached out to the East Central Florida Regional Planning Commission for potential assistance with facilitating the review process.

and providing technical planning expertise at a reasonable cost. He indicated he would have more information on potential costs by the next Commission meeting.

Commissioner Werning suggested getting input from citizens and the PLDRC first, then possibly bringing in paid expertise to review their recommendations to save money.

Regarding committee volunteers, several individuals had already expressed interest: Terry Mason, Tamee Kreek, Dru Ann Welch, and Jeff Bracy. There was discussion about whether Joey Posey's involvement would constitute a conflict of interest due to his development activities in the city. The Commission generally agreed that direct participation from Mr. Posey on the committee would present a conflict.

Commissioner Werning raised the issue that both the comprehensive plan and the Land Development Code need to be reviewed, noting that developers primarily use the Land Development Code. She mentioned that the Land Development Code is easier to change than the comprehensive plan, but both fall under Senate Bill 180 limitations.

Vice Mayor Catigano expressed support for the committee but emphasized that ultimate responsibility for the comprehensive plan rests with the Commission. He stated the Commission should focus on implementing changes promised to citizens during campaigning, particularly regarding issues like minimum lot size for R1 zoning and the approach to Residential Planned Unit Developments (RPUDs).

The Commission discussed the need to focus on the Future Land Use element first, as most concerns since the election have related to this area. They debated having a comprehensive timeline and schedule for addressing the plan element by element. Mayor Taylor suggested having a schedule in place for the next meeting, with the potential committee beginning its work in January.

City Manager Barkley said he would provide more information about the East Central Florida Regional Planning Commission's assistance capabilities and costs at the December 8th meeting. There was consensus that working with this organization would be preferable to private planning firms, as they are a nonprofit focused on community interests rather than billable hours.

By the conclusion of the meeting, the Commission agreed to:

- Have a list of potential committee members ready by the December 8th meeting
- Obtain information about planning assistance from the East Central Florida Regional Planning Commission
- Develop a timeline for reviewing the comprehensive plan, beginning with the Future Land Use element
- Establish meeting dates for the committee
- Create a list of priority issues for the committee to address

CITIZEN PARTICIPATION / PUBLIC INPUT

- Terry Mason, 659 Angelia Drive, expressed interest in serving on the comprehensive plan committee. He suggested starting with citizen input first, then working up the chain of command for review, with professional expertise guiding the process to keep recommendations realistic.

- Jeff Bracy, 196 W Brooks Circle, emphasized the importance of changing the minimum lot sizes in the comprehensive plan to half-acre lots, citing Lagoon Mist as a successful model development with half-acre lots that sold well and looked beautiful. He argued this approach would preserve Oak Hill's character and avoid the density issues seen in neighboring communities. Jeff also raised concerns about Volusia County's involvement in local development issues and mentioned a developer's intention to fill in ditches in the old golf course neighborhood.
- Mike Arman, Magda Ln: Discussed technical issues with the current code, including between definitions in different sections and bonding requirements. He mentioned that bond requirements for purely private developments are problematic because there's no clear beneficiary if a project fails. Mike proposed focusing on density for major and minor developments rather than the number of structures, aligning with the desired format post-review of the comprehensive plan. Additionally, he advocated for possibly annexing county properties along US-1 to standardize development rules, while City Manager John Barkley noted Volusia County's resistance to such movements. Mike mentioned that he had paid his developer fees in advance to ensure he was ahead of the city in case of changes.

FINAL COMMENTS FROM THE COMMISSIONERS

Mayor Taylor noted that during the next regular meeting on December 8th, the Commission should be prepared to establish the committee, set dates, and identify priorities for the comprehensive plan review process.

ADJOURNMENT

Motion to adjourn was made by Commissioner Werning and seconded by Commissioner Hyatt. The meeting adjourned at 6:13 PM.

X

City Manager
John Barkley

X

Ricky Taylor
Mayor