



CITY OF OAK HILL

PLANNING AND LAND DEVELOPMENT REGULATION COMMISSION (PLDRC)

Meeting Minutes – September 18th, 2025

ROLL CALL

The meeting was called to order by Chair Sam Strouse at 5:30 PM on September 18, 2025. John Barkley, City Manager, conducted the roll call. Present were Chair Sam Strouse, Commissioner Mike Arman, Commissioner Morton, and Commissioner Rachelle Lee.

APPROVAL OF THE MINUTES

Commissioner Mike Arman moved to approve the minutes of the August 21, 2025, PLDRC meeting, commenting that they were "really good" and "the best notes I've ever seen of any kind of a meeting." Chair Sam Strouse seconded the motion.

Motion by Commissioner Mike Arman, seconded by Chair Sam Strouse, to approve the PLDRC Minutes of August 21, 2025. Motion carried unanimously.

PRESENTATION

Request for Special Exception - Outside Storage Oak Hill Station Condominium Association, Inc. 790 US Highway 1, Oak Hill, FL 32759

City Manager John Barkley introduced the agenda item regarding a request for a special exception for outside storage units at Oak Hill Station Condominium Association, 790 US Highway 1, Oak Hill, Florida. He noted that Mark May, the owner, had been invited to make a presentation as the applicant.

Mark May, 106 Carlson Cove, Edgewater, Florida, introduced himself and explained that approximately 1.5 to 2 years ago, he had appeared before the commission and received a development order that included 6 or 7 limited common elements available for outside

storage, provided they qualified as an ancillary use to a permitted business. May clarified that these were not actual units but fenced areas, primarily located between buildings. He described them as 6-foot-tall chain link fences with slats that prevent visibility of what's stored behind them.

May explained that the storage areas would be used by business owners for storage materials, such as an electrician storing conduit racks. He noted that he had consulted with Shane from the fire department, who indicated no combustibles would be allowed, and with Dennis, who had informed him about applicable regulations. May emphasized that, as the developer, he ensures all tenants know they need permission and permits from the city for their activities. He assured the commission that the storage would not be visible from the street and would only be ancillary to permanent structures.

Commissioner Arman asked several questions to clarify the nature of the storage areas:

- Whether the areas would be covered (May confirmed they would not)
- Whether they would be screened (May confirmed 6-foot chain link fence with slats)
- Whether they would be visible from the street (May confirmed they would not be)
- Whether there was a decorative barrier (May mentioned a 4-foot wood piling with rope fence and trees)

Commissioner Arman also noted that the special exception form incorrectly required 8 sets of plans instead of 5, which City Manager Barkley acknowledged needed to be amended.

Commissioner Arman reviewed the diagram showing the locations of the outdoor storage areas, noting that three of them had street exposure but would be hidden. May distributed copies of the diagram to the commission members.

Commissioner Arman addressed concerns about millings washing away. Mr. May stated from his 30 years of experience as a pavement contractor that properly rolled millings that have been exposed to the sun for a week do not wash away.

Several procedural issues were noted by Commissioner Arman, including that copies of documents had been sent to the previous city attorney instead of the current one, and that DEP notifications were outside the commission's jurisdiction.

Chair Strouse expressed concern about potential uses of the outdoor storage spaces, specifically asking whether any vendors might use the spaces for vehicle repairs or car restoration. May assured the commission that he had turned away potential car-related tenants and that inoperable vehicles must be kept inside per code requirements. He emphasized that he has a conservative interest in keeping the property appealing since many owners view their units as retirement investments.

Several residents expressed concerns about the proposal: (Corrected Minutes)

1. Chris Harris, 115 Baywood Drive, expressed concern about potential future storage on the parcel behind Oak Hill Station. Commissioner Arman clarified that the current application only applied to the specific property shown on the diagram and that any development on the other parcel would require a separate approval process.
2. John Hildebrand, 7268 North US Highway 1, asked whether there was a moratorium on open storage. Commissioner Arman explained that there was only a moratorium on Residential Planned Unit Developments (RPUDs), not on open storage. Hildebrand suggested there had been a moratorium on open storage when the property was originally purchased.
3. Terry Brown, 150 Baywood Drive, who lives directly next to the lot under discussion, raised concerns about the height of items that might be stored, noting that a 6-foot fence wouldn't conceal taller storage items. Brown also asked whether the approval would apply only to the specific lots indicated or could be extended to other parts of the development. May confirmed it would only apply to the specific lots shown on the plan.
4. Terry Mason, 659 Angelia Drive, asked whether the vinyl fencing required for Roger Marine's storage project could be used as a precedent for this project. The commission members noted this was a different situation.
5. Rachelle Lee, Commissioner, expressed concerns about the aesthetic impact of the chain link fence with slats, particularly at the corner of Aerial Drive and US Highway 1, which serves as the entrance to the city of Oak Hill. She stated that if the fence is only 6 feet high, nothing should be stacked higher, otherwise it would defeat the purpose of screening.
6. Jesse Booth, 145 Baywood Drive, questioned how the chain link fence with slats would be maintained and suggested it would become dilapidated quickly. Booth also expressed concerns about construction vehicles damaging Baywood Drive.

Multiple residents from Baywood Drive complained about damage to the road caused by construction vehicles and equipment related to the Oak Hill Station development, noting that the road had deteriorated significantly since construction began. May insisted that he had addressed this issue and that repairs had been made recently, though residents disputed this claim.

Commissioner Arman suggested approving the special exception with two conditions:

1. That May consider upgrading the fences visible from the streets (Baywood, US 1, and Aerial)
2. That the road be restored to its original condition after construction is completed

May agreed to explore upgrading the fence but was reluctant to commit to specific changes, stating he had chosen what he considered the best product for longevity. Regarding the road, May stated he had already repaired it twice and would do so again when construction was completed.

Commissioner Arman made a motion to recommend approval of the special exception with the two conditions: considering upgrades to the fence slats and restoring the road to its original condition. Chair Strouse seconded the motion.

Motion by Commissioner Mike Arman, seconded by Chair Sam Strouse, to recommend approval of the special exception for outside storage at Oak Hill Station Condominium Association with two conditions: 1) consideration of upgrades to the fence visible from the streets, and 2) restoration of Baywood Drive to its original condition after construction. Motion carried with 3 yes votes (Arman, Strouse, Morton) and 1 no vote (Lee).

City Manager Barkley noted that the recommendation would now move forward to the City Commission for final approval.

ADJOURNMENT

The meeting was adjourned by Chair Sam Strouse at 6:22 PM.

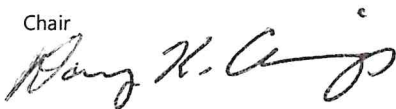
Clerk's Note: Several speakers could not be identified for the record, as they did not approach the podium to state their name and address as required. At times, multiple individuals were speaking simultaneously, which made it impracticable to attribute specific comments.

Minutes respectfully submitted by:
Megan Bracy, Deputy City Clerk

ATTEST:

X

Sam Strouse
Chair



X

John Barkley
City Manager

