



City of Oak Hill, Florida

Special Meeting (Cove Landing)

Date: February 23rd, 2026

Time: 5:30 PM

Location: 234 S. U.S. Hwy 1, Oak Hill, FL 32759

A. OPENING

1. Call to Order

Mayor Ricky Taylor called the Special Commission Meeting and Neighborhood Meeting to order on Monday, February 23, 2026, at 5:30 PM at Oak Hill City Hall, 234 South US 1, Oak Hill, FL.

2. Invocation

Mayor Taylor led a moment of silence.

3. Pledge of Allegiance

The Pledge of Allegiance was recited in unison.

4. Roll Call

City Manager John Barkley conducted roll call. All members were present: Commissioner Linda Hyatt (Seat 1), Vice Mayor Joseph Catigano (Seat 3), Commissioner Mark Drollinger (Seat 4), Mayor Ricky Taylor, and Commissioner Carrie Werning (Seat 2).

Prior to moving to the published agenda, Mayor Taylor sought consensus to add approval of Invoice No. 46 from J. Michael Kelly to the agenda. The addition was approved by consensus.

B. PRESENTATION: HOLIDAY BUILDERS CONCEPT PLAN

Land use attorney Joey Posey (Storch Law Firm) (representing Holiday Builders) and Holiday Builders representative Tony presented a concept plan for the proposed Cove Landing development, described as a continuation of an introductory presentation made at a prior meeting. The purpose of the neighborhood meeting was to solicit public and Commission input before any formal application was filed.

Site Overview and Existing Entitlements. The subject property is approximately 71 acres located adjacent to Lighthouse Cove. The existing zoning is a mix of B-1, MH-3, R-1, and RPUD designations, with the RPUD encompassing most of the acreage. A 2003 RPUD approval grants entitlements for up to 212 dwelling units with a minimum lot size of 60 feet by 100 feet and minimum open space requirements. No formal development application had been filed at the time of the meeting.

Proposed Concept. Holiday Builders proposed a residential community of approximately 197 homes with a mix of 50-foot and 60-foot-wide lots, a reduction from the originally entitled 60-foot minimum and well below the maximum density. The development would target the retired and empty-nester market with single-story, CBS-block construction homes estimated in the \$300,000s and ranging from approximately 1,500 to 2,400 square feet. A commercial outparcel was shown on the concept plan but was acknowledged as flexible in use, including potential repurposing for stormwater management. The minimum open space proposed was 65 percent. No formal gating of the community was planned.

Stormwater Management. Engineer Jonathan Gomez of Killingsworth explained that the on-site stormwater system would consist of a large wet retention pond and dry retention areas, all fully interconnected and designed to retain the 100-year, 24-hour storm event (approximately 13 inches of rainfall) before any discharge to the existing mosquito control canal. The on-site and off-site storm water systems would be kept entirely separate to meet Water Management District treatment requirements. The team indicated that the commercial outparcel at the northwest corner of the site could be repurposed as additional on-site pond area, while a portion of the main pond could be redesigned to serve as a regional stormwater settling area for the existing canal, a feature explicitly identified in the city's stormwater master plan. The developer expressed a commitment obligating perpetual canal maintenance to the community's HOA as a condition of the planned development agreement.

HOA and Amenities. A property management firm would be retained to administer the HOA. The developer stated that HOA budgets are structured transparently from the outset to avoid unexpected fee increases. Planned amenities included pickleball courts, a dog park (with separate areas for large and small dogs), a covered open-air mailbox and gathering area with associated guest parking, and potentially free bulk-rate Wi-Fi throughout amenity areas. A community pool was determined to be cost-prohibitive due to new state square-footage requirements. All homes would include two-car garages, and HOA documents would require that garages be used for vehicles. Boats and RVs would be prohibited from front yards, and no on-site RV storage was planned given the anticipated price point.

Commission Discussion. Commissioner Werning raised two primary concerns. First, she noted that the concept plan appeared to show only one entrance, and that the fire marshal requires two entrances and exits for communities of this size. The developer acknowledged this and indicated it would be addressed in the formal design. Second, Commissioner Werning expressed concern about guest parking, citing congested conditions she had observed in similar communities. The developer committed in writing to exceeding minimum

parking requirements, including through wider pavement cross-sections utilizing Miami curb/valley gutter design, staggered guest parking areas throughout the site, and overflow parking associated with the amenity areas. Vice Mayor Catigano inquired whether a comparable Holiday Builders project existed nearby for reference; the developer pointed to Huntington Park on Park Road in Titusville as a similar development, noting it addressed wetlands, native habitat, and perpetual maintenance obligations.

Mayor Taylor asked about HOA management structure and whether the existing zoning approvals were sufficient for the proposed project. Attorney Joey confirmed that while density entitlements largely exist, the 50-foot lot width represents a deviation from the 60-foot RPUD minimum, requiring a new planned development agreement. The developer framed this limited request as necessary to generate the financial capacity to fund canal improvements and the regional stormwater pond public benefits that would not otherwise be achievable.

Public Comment. Several residents of Lighthouse Cove and the surrounding community addressed the Commission.

Terry Mason (659 Angelia Drive) asked about water and sewer utility locations, whether the existing mosquito control ditch alignment could be legally relocated within the purchased property, and whether a children's playground was contemplated. The developer confirmed the ditch runs along with the property being acquired and that the team would re-route it as far as permitted, including potentially cleaning the ditch beyond the property boundary with Lighthouse Cove's permission.

Mike Arman (Magda Lane) confirmed that the fire marshal's two-entrance requirement applies to communities of 100 or more units and asked about home prices, pond depth, and the Miami curb design. He was advised that homes would be priced in the \$300,000s, the wet pond would be 8 to 12 feet deep, and the Miami curb is a concrete valley gutter that widens the effective pavement width for on-street parking.

Timothy Jacobs (219 Lagoon Mist) raised concerns about parking adequacy, referencing satellite imagery of the Huntington Park community that he believed showed limited driveway depth. He also cited Holiday Builders' ratings on the Better Business Bureau and a consumer complaint website and questioned whether the actual buyer demographic would differ from the stated retiree market given proximity to major employers such as NASA. He further asked about construction type and was advised that homes in this area would be CBS block with wood trusses and shingle roofs. The developer responded to the parking concern by reaffirming the commitment to exceed requirements and disputed the characterization that the community would attract a different demographic than intended.

A resident of 444 Eldora Drive raised the question of buildable acreage versus total acreage, noting that if density is calculated on the full 71 acres including water bodies and open space, the effective homes-per-buildable-acre figure is higher than it appears. Attorney Joey clarified that the city's code defines net density in a manner that includes open space areas in the calculation, a standard that applies uniformly to all properties. The resident also requested that side yard setbacks be designed to be compatible with those of Lighthouse Cove, and asked about street width, perimeter fencing, and whether the community would be gated. The developer stated that no gate was planned, that a buffer rather than a fence was more appropriate given the substantial separation between the developments, and that side setback

standards would be reviewed against Lighthouse Cove's existing minimums. Commissioner Werning noted that the front setback requirement is 35 feet. The residents raised concern that children from the new community could cross into Lighthouse Cove's amenity areas, and the developer acknowledged this concern and committed to reviewing design options.

C. CITIZEN PARTICIPATION / PUBLIC INPUT (NON-AGENDA ITEMS)

No members of the public submitted a participation form for non-agenda items. City Manager John Barkley noted that no one had signed up, and this portion of the meeting was closed.

Agenda Item Added by Consensus — Approval of Invoice No. 46, J. Michael Kelly

Mayor Taylor introduced Invoice No. 46 from former City Attorney J. Michael Kelly in the amount of **\$2,184.95**, which had been added to the agenda by consensus at the opening of the meeting. The invoice covered charges from December 22, 2025, through January 12, 2026, including copies of invoices (**\$30.00**), a phone conference regarding public records (**\$36.80**), research expenses (**\$222.95**), and ten hours of preparation and attendance at the January city commission meeting (**\$1,895.00**), plus minor expenses.

Vice Mayor Catigano objected to the invoice, arguing that Mr. Kelly had resigned with his last day being December 12, 2025, and that no formal commission vote had authorized his return to represent the city at the January meeting. Vice Mayor Catigano contended that only Commissioner Werning had requested his return and that she lacked unilateral authority to engage legal services on behalf of the commission. He stated he would vote against payment.

Commissioner Werning recounted that at the prior meeting she had made a motion, which Commissioner Hyatt had initially seconded before withdrawing her second to accept Mr. Kelly's legal advice. Commissioner Werning stated she then agreed to withdraw her motion on the understanding that Mr. Kelly would return to address the matter at the next commission meeting, and that she personally asked Mr. Kelly to come back. She noted that no commissioner at that meeting objected to Mr. Kelly's return.

City Attorney Christian Waugh (the newly retained city attorney) advised the Commission that best practice is to always take formal votes on such matters so that each commissioner's position is clearly recorded. He further advised that as a legal matter, because no commissioner had told Mr. Kelly to leave or reject his services when he appeared and rendered them, the city may have an obligation to compensate him, analogous to a subcontractor who performs work without a written contract but is nonetheless owed payment for labor rendered. He recommended that to avoid similar situations in the future, votes be taken on all such authorizations.

Motion: Commissioner Werning moved to approve payment of Invoice No. 46 to J. Michael Kelly in the amount of \$2,184.95. Commissioner Hyatt seconded the motion.

Vote: Commissioner Drollinger — Yes; Commissioner Werning — Yes; Commissioner Hyatt — Yes; Vice Mayor Catigano — No; Mayor Taylor — Yes.

Motion carried 4-1.

D. COMMENTS FROM THE COMMISSIONERS

Commissioner Drollinger welcomed newly retained City Attorney Christian Waugh to his role. Commission echoed the welcome. Mayor Taylor noted that the city had recently made a successful trip to Tallahassee and expressed optimism about the outcomes. Mayor Taylor also briefly noted that our lobbyist Georgia was reported to be doing well despite her husband's ongoing health struggles.


E. ADJOURNMENT

There being no further business, a motion to adjourn was made and seconded. 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

Amended Minutes

Voted on at Commission Meeting 3-9-2026