



Comprehensive Plan Committee Meeting

Date: Wednesday, April 22, 2026

Time: 5:30 PM

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

Chair Jeff Bracy

Vice Chair David Hogan

Committee Member Terry Mason

Committee Member Kathy Bittle

Committee Member August Mauro

Committee Member Mike Arman

Committee Member Douglas Gibson

Committee Member Tim Morton

Action Minutes

1. **Call to Order and Roll Call**
 - Meeting called to order at 5:30 PM. Roll call conducted.
1. **Approval of Minutes - April 9, 2026**
 - Minutes approved with minor spelling correction noted by Vice Chair David Hogan.
1. **Committee Review of Comprehensive Plan - Chapter 6: Conservation Element**
 - **Policy 1-6-1 (Damaged Structures & Rebuilding)**
 - The committee confirmed retention of the threshold that structures damaged more than 50% of replacement cost must comply with new building codes and permits.
 - Clarified that rebuilding can occur up to the original square footage.
 - Decision: Leave the 50% damage threshold and rebuilding criteria as is, ensuring clarity on replacement cost vs. square footage.
 - **Stormwater Runoff and Retention (Page 174, Policies 1-7-4 and Related)**

- Discussed changing language from "encourage greater on-site storage" to a more mandatory approach, effectively requiring retention for new construction to prevent runoff.
- It was noted that existing building codes and permitting processes may already address these requirements.
- Decision: Revise verbiage to require on-site stormwater retention for new developments, particularly coastal management areas, aligning with county/state standards.
- **Air Quality and Open Burning (Policy 1-5-4)**
 - Committee agreed to remove the policy related to banning burning garbage and waste due to enforcement challenges and reliance on state/county regulations for drought and fire conditions.
 - Decision: Eliminate Policy 1-5-4 from the Comprehensive Plan.
- **City-Owned Property and Open Space Inventory**
 - Members discussed discrepancies in acreage data regarding city-owned parcels, particularly the cited 12.6 acres fully under city jurisdiction which could not be located in county GIS records.
 - The city owns 22 parcels, some jointly with county and St. Johns Water Management District; one notable parcel is a 72-acre site with 33.3% ownership.
 - Action: Staff to engage Central Florida Regional Council for assistance updating parcel data, mapping, and census info to correct open space and city-owned property figures.
- **Boat Slips for Riverfront Properties**
 - Current allowance of up to two boat slips per property was discussed. There was consensus to maintain this standard with no changes.
- **Tree Protection and Environmental Standards**
 - Committee supported adopting Volusia County's minimum environmental standards for tree protection to reduce conflicts and ensure updated best practices.
 - Decision: Recommend incorporating Volusia County's standards into City regulations.
- **Interlocal Agreements for Recreational Facilities**
 - Committee acknowledged existing general interlocal agreements with Volusia County regarding services but no specific agreement for recreation facilities.
 - Discussion was held on whether to pursue a dedicated interlocal agreement for city parks and recreation.
 - Decision: Further review recommended before pursuing new agreements.
- **Parks Accessibility**
 - Confirmed all parks are open and accessible to the public with no locked or gated restrictions.

1. **Additional Discussions and Follow-Ups**

- The 72-acre parcel jointly owned by the City, County, and Saint John's River Water Management District was noted as potential recreational property post-dredging, ongoing communication with Saint John's needed.
- Updates on grants for stormwater management improvements, including a \$3.4 million Transform 386 grant and other state funding for wastewater and lagoon protection projects.
- Committee emphasized the need to update demographic and growth data which affects funding and planning accuracy.

1. **Next Meeting Date**

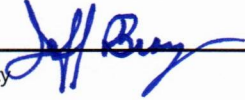
- Scheduled for Wednesday, May 6, 2026.

1. **Adjournment**

- Motion to adjourn was made, seconded, and approved unanimously. Meeting adjourned.

X

Jeff Bracy
Chair



X

John Barkley
City Manager

