OAK HILL PLDRC BOARD MEETING

OFFICIAL MINUTES — THURSDAY, OCTOBER 15, 2026

Meeting Minutes
October 15, 2026, 5:25 PM
234 U.S. 1, Oak Hill, FL 32759, US

A. **Roll Call**

Members Present: Chairman Darry Cummings, Vice Chair Mike Arman, Board Member Tim Morton, Board Member John Kalstad, Board Member Douglas Gibson. Chairman Darry Cummings called the meeting to order.

B. **Approval of Minutes**

Motion by Vice Chair Mike Arman to Approve the minutes of the June 18, 2026, PLDRC meeting. Seconded by Member Tim Morton. Carried (5–0).

a. **PLDRC meeting on June 18, 2026**

C. **New Business**

a. **Variance request 185 Randle Avenue**

City Manager Janet Shira introduced the variance request for 185 Randall Avenue by noting that staff had received community comments following the initial recommendation. She emphasized to the board that they needed to establish clear direction on how the city would approach variances going forward—whether to maintain strict adherence to code requirements or take a more flexible approach—and that whatever policy was chosen must be applied consistently across all future requests. City Manager Shira also reminded the board that their role was advisory and that they could make recommendations to the City Commission regarding code changes if they deemed current regulations problematic.

Planning Consultant Clay Ervin then presented the staff report, explaining that the property owner had sought a permit to install a shed but was informed it did not comply with the ten-foot setback requirement for accessory structures in the MH1 zoning district, as opposed to the five-foot setback allowed for principal structures. Planning Consultant Ervin walked through the five statutory criteria for variance approval, noting that the staff recommendation was not binding and that the board could approve, deny, or approve with conditions based on their evaluation of the evidence and testimony. He stated that staff could not find that the property had special conditions or circumstances not applicable to other properties in the same zoning classification, that any hardship was self-imposed rather than resulting from external factors, and that while similar structures existed throughout the neighborhood, the recommendation would need to be weighed against the established legal standards.

The applicant, Barry Deemer, explained his request by noting that he was building a custom structure with a concrete slab and hurricane-proof design similar in aesthetics to

his house, not a prefabricated shed like others in the area. He stated he had assumed a five-foot setback would apply uniformly to all structures on his property and had held the land for six years while planning his project.

Three neighbors spoke in opposition. Brentzel-Durgin, who lives across the street, raised concerns about notification procedures and argued that allowing the variance would set a precedent for further encroachments, particularly given that new homes were being built in the neighborhood and replacement of older structures was occurring. Blanche, who lives to the east of the property, testified that she had lived in the area for twenty-six years and opposed the variance on multiple grounds: she cited an error in the notice sent to her (which incorrectly referenced agricultural rezoning), emphasized that the applicant had not completed the variance application form, questioned whether all required fees had been paid, and expressed concern that what was being described as a shed would actually include utilities and an outdoor kitchen, making it something far more substantial. She noted that the proposed structure would block her kitchen window and impair sunlight and airflow to her pool area.

Tina Jennings, the western neighbor, also opposed the request, arguing that all property owners in the subdivision had fifty-foot-wide lots and that the applicant should redesign his project to fit within the required setbacks rather than encroaching on neighboring properties, and she analyzed each of the five variance criteria, concluding that none were satisfied.

Don Schreiner, who had become involved after noting errors in the initial notice, provided context about Indian Harbour Estates' original design as a fish camp subdivision with fifty-foot lots intended for mobile homes and recreational vehicles, and he noted that subsequent development had included warehouse structures and multiple code violations. He argued that the planning consultant's analysis was flawed and that none of the five statutory criteria had been met, expressing concern about what future construction the applicant might undertake if granted this variance and advocating that the city enforce its code rather than continue granting exceptions.

Roger Jennings, the western neighbor, stated he was paying substantial property taxes and wanted the code enforced consistently, and he questioned whether approval on one side of the property would create a precedent for approval on the other side.

After the public hearing closed, the board engaged in discussion and initially focused on alternative solutions, including the possibility of the applicant attaching the structure to his house, which would not require a variance and would also address the neighbor's concern about window blockage. Member Gibson recommended that the board suggest to the City Commission that the code be amended to eliminate the differential between principal and accessory structure setbacks to prevent future variance requests. Vice Chair Arman noted that lines on paper could be moved more easily than structures already built, member Morton agreed with recommending denial and suggesting the applicant either comply with the ten-foot setback or attach the structure to the house.

Motion by member Gibson to Deny the variance request at 185 Randle Avenue for a five-foot accessory structure setback in lieu of the required ten-foot setback. Seconded by Member John Kalstad. Carried (5–0).

b. **Ordinance 2026-05 — 416 Putnam Grove Road Annexation — John Polston**

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 8.24± ACRES, OWNED BY JOHN POLSTON, BEARING PARCEL ID: 953702000190, LOCATED 2,250± FEET EAST OF PUTNAM GROVE ROAD AND LOCATED CONTIGUOUS TO THE CITY OF OAK HILL IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE CITY OF OAK HILL TO INCLUDE SAID PROPERTY; PROVIDING FINDINGS; PROVIDING DIRECTION TO THE CITY ADMINISTRATOR/CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICER OF VOLUSIA COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING A LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Janet Shira presented Ordinance 2026-05, which seeks to annex 8.24 acres located at 416 Putnam Grove Road, owned by John Polston, into the City of Oak Hill. Planning Consultant Clay Ervin explained that the annexation is authorized under Florida Statutes and is facilitated by an interlocal service boundary agreement between Oak Hill and Volusia County that allows for annexations that might otherwise be deemed non-contiguous.

Ervin noted that the land use and zoning designations would be changed concurrently with the annexation to align county designations with the city's comprehensive plan, ensuring a smooth and efficient administrative process. Ervin stated that staff had reviewed the proposal and determined the annexation was valid, with the recommended land use and zoning consistent with Oak Hill's comprehensive plan, and he recommended approval of all related actions.

Vice Chair Mike Arman raised a question about noncontiguous annexations generally and was assured by Ervin that such annexations are permissible within the boundaries of the interlocal service agreement. Mike Bergmann, nephew of the property owner, spoke during the public hearing to confirm that his uncle owns both the subject parcel and an adjacent property, with all parcels in the family operation seeking annexation to establish their entire holdings within the city. Chairman Cummings expressed support for bringing more property and tax base into Oak Hill.

Motion by Member Gibson to Recommend approval of Ordinance 2026-05 annexing approximately 8.24 acres at 416 Putnam Grove Road owned by John Halston (parcel ID 953702000190) into the City of Oak Hill. Seconded by Vice Chair Mike Arman. Carried (5–0).

c. **Ordinance 2026-06 — 416 Putnam Grove Road Future Land Use Map (FLUM) Amendment — John Polston, Michael Bergmann**

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, AMENDING THE CITY OF OAK HILL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING

FOR AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 16.47± ACRES TOTAL, OWNED BY JOHN POLSTON AND MICHAEL BERGMANN, RESPECTIVELY, BEARING PARCEL ID NUMBERS 953702000190 AND 953702000200, LOCATED 792± FEET EASTERLY OF PUTNAM GROVE ROAD AT 416 PUTNAM GROVE ROAD AND THE EASTERLY ADJOINING PROPERTY, FROM VOLUSIA COUNTY "AGRICULTURAL RESOURCE (AR)" TO THE CITY OF OAK HILL "AGRICULTURE" FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE ASSIGNMENT OF THE FUTURE LAND USE DESIGNATION TO THE PROPERTY; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Janet Shira presented Ordinance 2026-06, which proposes to amend the Future Land Use Map to change 16.47 acres at 416 Putnam Grove Road from Volusia County Agricultural Resource designation to City of Oak Hill Agriculture designation. The property is owned by John Kalstad and Michael Bergmann.

Motion by Member Douglas Gibson to Recommend approval of Ordinance 2026-06 amending the City of Oak Hill Comprehensive Plan Future Land Use Map for approximately 16.47 acres at 416 Putnam Grove Road (parcel IDs 953702000190 and 953702000200) from Volusia County Agricultural Resource (AR) to City of Oak Hill Agriculture Future Land Use designation. Seconded by Vice Chair Mike Arman. Carried (5–0).

d. **Ordinance 2026-07 — 416 Putnam Grove Road Rezoning — John Polston**

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 8.24± ACRES, OWNED BY JOHN POLSTON, BEARING PARCEL ID: 953702000190, LOCATED 2,250 FEET EAST OF PUTNAM GROVE ROAD, OAK HILL, FLORIDA, FROM VOLUSIA COUNTY "A-1, PRIME AGRICULTURE" TO THE CITY OF OAK HILL "A-1, AGRICULTURE" ZONING DISTRICT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION.

City Manager Janet Shira presented Ordinance 2026-07 for rezoning 8.24 acres at 416 Putnam Grove Road from Volusia County A-1 Prime Agriculture to City of Oak Hill A-1 Agriculture. Vice Chair Mike Arman asked about the difference between the two zoning classifications, and Planning Consultant Clay Ervin explained that the primary distinction was the minimum lot size: ten acres in the county versus five acres in the city, with otherwise similar agricultural uses permitted in both districts.

Motion by Vice Chair Arman to Recommend approval of Ordinance 2026-07 rezoning approximately 8.24 acres at 416 Putnam Grove Road (parcel ID 953702000190) from Volusia County A-1 Prime Agriculture to City of Oak Hill A-1 Agriculture zoning district. Seconded by Member Gibson. Carried (5–0).

e. **Ordinance 2026-08 — 370 North Brooks Circle Future Land Use Map (FLUM) Amendment — Damian and Stephanie Hall**

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, AMENDING THE CITY OF OAK HILL COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT RELATIVE TO CERTAIN REAL PROPERTY CONTAINING 14.97± ACRES TOTAL, OWNED BY DAMIAN AND STEPHANIE HALL, BEARING PARCEL ID NUMBER 853100000244, LOCATED 50± FEET EASTERLY OF THE FEC RAILROAD AT 370 N BROOKS CIRCLE FROM VOLUSIA COUNTY "ENVIRONMENTAL SYSTEMS CORRIDOR (ESC)" TO THE CITY OF OAK HILL "AGRICULTURE" FUTURE LAND USE DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE ASSIGNMENT OF THE FUTURE LAND USE DESIGNATION TO THE PROPERTY; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Janet Shira presented Ordinance 2026-08, which would amend the Future Land Use Map to change the designation of a 14.97-acre parcel at 370 North Brooks Circle, owned by Damian and Stephanie Hall, from Volusia County Environmental Systems Corridor to City of Oak Hill Agriculture.

Motion by Member Gibson to Recommend approval of Ordinance 2026-08 amending the City of Oak Hill Comprehensive Plan Future Land Use Map for approximately 14.97 acres at 370 North Brooks Circle (parcel ID 853100000244) from Volusia County Environmental Systems Corridor to City of Oak Hill Agriculture Future Land Use designation. Seconded by Member Morton. Carried (5-0).

f. **Ordinance 2026-09 — 370 North Brooks Circle Rezoning — Damian and Stephanie Hall**

AN ORDINANCE OF THE CITY OF OAK HILL, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 14.97± ACRES, OWNED BY DAMIAN AND STEPHANIE HALL, BEARING PARCEL ID: 853100000244, LOCATED 50 FEET EAST OF THE FEC RAILROAD, AT 370 N BROOKS CIRCLE IN OAK HILL, FLORIDA, FROM VOLUSIA COUNTY "RC, RESOURCE CORRIDOR" TO THE CITY OF OAK HILL "A-1, AGRICULTURE" ZONING DISTRICT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION.

City Manager Janet Shira presented Ordinance 2026-09 for rezoning 14.97 acres owned by Damian and Stephanie Hall from Volusia County Resource Corridor to City of Oak Hill Agriculture zoning. Vice Chair Mike Arman inquired whether the lot split had been addressed, and Bill Donlin clarified that the lot split would follow as an administrative action.

Motion by Member John Kalstad to Recommend approval of Ordinance 2026-09 rezoning approximately 14.97 acres at 370 North Brooks Circle (parcel ID 853100000244) from Volusia County Resource Corridor to City of Oak Hill A-1 Agriculture zoning district. Seconded by Member Gibson. Carried (5–0).

D. **Board Member Comments**

E. **Citizen Comments**

No members of the public addressed the body during the citizen comment period.

Motion by Chairman Darry Cummings to Adjourn the meeting. Carried (5–0). The meeting adjourned at 6:53 P.M..

THE OFFICIAL MINUTES OF THE OAK HILL PLDRC ON October 15th, 2026, ARE HEREBY APPROVED.

Attest:

Lilian Parkhurst, Deputy City Clerk

Darry Cummings, Chairman