



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • OCTOBER 1, 2018

City Commission Chamber

BOPA Regular Meeting

6:30 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Present	
Arthur W. Morris	Board Member	Present	

2. INVOCATION

Invocation given by Chairman Mike Myer.

3. PLEDGE OF ALLEGIANCE

Robin Hanger led us in the Pledge of Allegiance.

4. BOPA MINUTES APPROVAL

1.

Minutes - August 6, 2018

(Requested by Brian Walker, City Planner)

Art Cappuccio commented that the audio of the meeting was not on our Website at the time of this meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Arthur W. Morris, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

Enacted and approved this 1st day of October, 2018, in Holly Hill



5. AGENDA ITEM(S)

1.

Commercial Dr. (602) Side and Rear Setback Variance Request

(Requested by Brian Walker, City Planner)

Brian Walker, City Planner summarized his staff report, stating that this is a variance request for a side yard setback from fifteen (15') feet to five (5') feet and a rear yard setback variance from fifteen (15') feet to two (2') feet for a building addition approximately 1,750 square feet in size. This property is located on the northwest corner of 6th Street and Commercial Drive and is zoned I-2 Heavy Industrial. Property Appraiser records indicate a structure was built on the property in 1974 and currently contains a 5,000 square foot building. The existing building is vacant. The applicant purchased the property in 2014, and proposes to use the building as a showroom and sales area for classic cars. A 1,750 square foot building addition on the west side is proposed for use as an area to store motor-coaches. The existing building encroaches 10 feet into the required 15 foot rear setback. The building was built in 1974, which predated our Land Development Regulations. In order for the proposed addition to be aligned with the current building in a way that will allow room for the movement and storage of motor-coaches, it is requested that the addition be allowed to encroach into the rear and side setbacks.

The property is in an area zoned heavy industrial and granting of the applicant's variance request on this parcel would not be out of character with the immediate surroundings. The applicant's proposed addition would be completely constructed over existing impervious surface, therefore no new impervious surface would be created by granting the applicant's request.

Staff finds that the applicant has met all of the criteria for granting the two requested variances.

Larry Taylor, applicant, 602 Commercial Drive, stepped to the podium to request the variances and answer any questions the Board may have.

Robin Hanger spoke in favor of the variance request.

Jim Legary also spoke in favor of the request. He further questioned why there are setbacks on commercially zoned property.

Mike Myer also expressed concerns that setbacks for heavy industrial zoned property seem a little stringent.

Arthur Morris asked about run off from this property. He was informed that the addition would be built on existing concrete and that the building addition will have a gutter system that would send the run off to the south, away from existing buildings.

Brian Walker, City Planner explained that it is a goal of the City to update our Land Development Regulations and one of the areas that will be looked at will be to reduce the setbacks in the industrial areas.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Legary, Hanger, Cappuccio, Morris

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6. OLD BUSINESS

None

7. BOARD/STAFF COMMUNICATIONS

Member Art Cappuccio informed the Board that he attended a Code Enforcement Meeting and it was very informative.

Brian Walker, City Planner, stating that as of today, there have been no requests for the November 2018 Meeting.

8. ADJOURNMENT

This meeting adjourned at 6:55 PM