



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • OCTOBER 7, 2024

City Commission Chamber

BOPA Regular Meeting

6:00 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

2. ROLL CALL

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Present	
Lorraine Geiger	Board Member	Present	

3. INVOCATION

Mr. Myer led the invocation.

4. PLEDGE OF ALLEGIANCE

Mr. Myer led the Pledge of Allegiance to the Flag.

5. MINUTES

- Minutes - April 1, 2024 BOPA Meeting; May 6, 2024 BOPA Meeting; July 1, 2024 BOPA Meeting

(Requested by Leslie Montgomery, Board of Planning and Appeals)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Smith, Board Member
SECONDER:	Loretta Arthur, Board Member
AYES:	Myer, Smith, Cassata, Arthur, Geiger

Enacted and approved this 7th day of October, 2024, in Holly Hill



6. AGENDA ITEM(S)

7. ORDINANCES

1. An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Amending the Official Zoning Map to Designate the Property Described in Exhibit a from Cc-1 (Commercial Corridor District) to Business Planned Unit Development (Bpud) (Business Planned Unit Development); Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

(Requested by Brian Walker, Board of Planning and Appeals)

Mr. Walker presented the agenda item as follows:

Background

The Applicant is requesting a rezone in order to develop a 40 foot tall, indoor, climate-controlled storage facility having a footprint of 33,262 square feet. The applicant has submitted renderings, as well as a preliminary plan and landscape plan. The overall project area consists of 12 parcels, two of which are developed with a building and parking area. The existing building will be demolished. The parcels will be combined into one parcel prior to site development.

Site Information

Size of Property: The property consists of approximately 1.544 acres.

Survey & Legal Description: (Exhibit A)

Parcel Identification Numbers: Per Property Appraiser. (Exhibits B1 and B2)

General Location: See Location Map (Exhibit C)

Frontage: The property has approximately 420 feet of frontage along Mason Ave and 1st Street, and 167 feet along Daytona Avenue.

Access: Vehicular access will be from Mason Avenue and 1st Street.

Aerial Photography: (Exhibit D)

Existing Development: Most of the property is vacant, however there is a 4,479 square foot building with parking area on the east end of the property.

Future Land Use Designation: The current FLU designation is Commercial. (Exhibit E)

Zoning: Current Zoning is CC-1 (Commercial Corridor), and the proposed is zoning is BPUD (Business Planned Unit Development). (Exhibit F)

Floodplain Impacts: Based on floodplain map analysis the property is not flood prone. (Exhibit G)

Wetland Impacts: Based on aerial photos and County wetland map analysis, there no wetlands on the subject property.

Buffers: Buffering will be provided as shown on the Preliminary Development Plan.

Zoning and Land Uses

For zoning districts and future land uses that surround the subject parcel, see the attached

sheet
labeled “ **Land Use and Zoning Table.**”

Consistency with the Comprehensive Plan

A review of the goals, objectives and policies of the comprehensive plan was conducted to determine if the proposed rezone is consistent with the comprehensive plan. Staff finds that the requested rezone is consistent with the City’s Comprehensive Plan with particular emphasis on the following:
The uses proposed within this Business Planned Unit Development (BPUD) zoning classification are compatible with the General Commercial future land use designation as well as with existing adjacent land uses.

Policy FLU 1.1.2 - the ratio of building floor area (FAR) for the General Commercial Development future land use designation shall not exceed 1.95. The proposed development FAR is 1.48.

Objective 1.9 – The City shall promote urban infill development and redevelopment in areas where public facilities and services are available.

Policy 1.9.1 – The City shall promote and encourage infill development on previously bypassed, vacant properties and redevelopment of underutilized properties.

Objective 2.1 – Concurrency: The City shall approve development only where it demonstrates that the impacts of such development do not degrade the established level-of-service standards for public facilities and services below acceptable levels.

Appropriateness of the Requested Zoning Category

In reviewing the appropriateness of the requested BPUD zoning designation, the Board of Planning and Appeals and City Commission, must consider the 8 specific criteria listed in Sec.

82-372 of the Land Development Regulations. The applicant has reviewed the criteria and provided a narrative in the attachment labeled as Rezoning Requirements.

It is staff’s opinion that the requested rezone from CC-1 to BPUD is justified and appropriate for the area.

Staff Recommendation

Adopt the Ordinance enacting a Rezone from CC-1 (Commercial Corridor District) to BPUD

(Business Planned Unit Development), and approve the associated written development agreement and preliminary development and landscape plan, for approximately 1.544 acres

located north of Mason Avenue, east of Daytona Avenue and South of 1st Street, approximately 430 feet west of Beach Street, as legally described in **Exhibit A.**

Mr. Myer opened public participation:

Ruth Paul, Holly Hill; Dino Paspalakis, Holly Hill; Chris Mayor, Holly Hill.

Mr. Myer closed public participation.

Entertained motion to adopt ordinance.

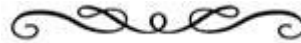
Dennis Smith – made motion to approve

Loretta Arthur – seconded the motion

Question was called – 5/0

Adjournment- 7pm

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
MOVER:	Dennis Smith, Board Member
SECONDER:	Loretta Arthur, Board Member
AYES:	Myer, Smith, Cassata, Arthur, Geiger



8. OLD BUSINESS

9. BOARD / STAFF COMMUNICATIONS

10. ADJOURNMENT

This meeting adjourned at approximately 7pm