



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • NOVEMBER 7, 2022

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

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Robin D. Hanger	Board Member	Absent	
Dennis Smith	Board Member	Excused	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Present	

II. INVOCATION

Invocation was led by Mike Myer.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Loretta Arthur.

IV. MINUTES APPROVAL

1. BOPA Meeting October 3Rd, 2022

(Requested by Eleni Deligianis, Board of Planning and Appeals)

Motion to approve the minutes for October 3rd, 2022 by Tony Cassata and seconded by Loretta Arthur.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Myer, Cassata, Arthur
ABSENT:	Hanger
EXCUSED:	Smith

Enacted and approved this 7th day of November, 2022, in Holly Hill



V. ORDINANCES

1. An Ordinance of the City of Holly Hill, Florida, Amending the Land Development Regulations, by Rezoning the Parcel Described in Exhibit a from B-4 (Highway Business

District) to 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)

Brian Walker, City Planner/Community Development Director summarized his staff report.

Blue Penguin Car Wash PD Rezone - Consider a Rezone from B-4 (Highway Business District) to BPUD (Business Planned Unit Development) with the associated Development Agreement and Preliminary Plan, for approximately 1.25 acres located on the southeast corner of Nova Road and Flomich Street and extending east to Sunset Lane, and more specifically known as 1117 Flomich Street, and 1885 N Nova Road. (Edward McDonald of Thomas Engineering Group, Applicant) District 4 - Commissioner Johnson (Brian Walker, City Planner).

The subject property is zoned B-4 (Highway Business District) and has a future land use of General Commercial. The applicant is requesting a rezone to BPUD (Business Planned Unit Development) in order for the contract purchaser to develop an automated carwash with the usual associated activities. The property is currently the location of an abandoned commercial building on the west, at the corner of Nova Road and Flomich Street, and a 1,230 square foot house built in 1955, on the east, at the corner of Flomich Street and Sunset Lane. The existing buildings will be demolished.

The development of the property will be guided by a development agreement that list the permitted uses as well as development standards such as enhanced buffers and landscaping.

Mike Lecito - spoke on behalf of Blue Penguin Car Wash.

Mario Conradoin - spoke on random issues.

Sarah Sauls - 1565 Sunset Lane - spoke misc. concerns about traffic.

Discussion ensued on the entrance/exit topic amongst board members.

Staff Recommendation:

Recommend the City Commission adopt the Ordinance enacting a Rezone from B-4 (Highway Business District) to BPUD (Business Planned Unit Development) with the associated Development Agreement and Preliminary Plan, for approximately 1.25 acres, located on the southeast corner of Nova Road and Flomich Street, and more specifically known as 1117 Flomich Street, and 1885 N Nova Road.

Motion to recommend by Tony Cassata and seconded by Loretta Arthur.

RESULT:	RECOMMEND APPROVAL TO CITY COMMISSION [UNANIMOUS]
AYES:	Myer, Cassata, Arthur
ABSENT:	Hanger
EXCUSED:	Smith



VI. OLD BUSINESS

None.

VII. BOARD/STAFF COMMUNICATIONS

None.

VIII. ADJOURNMENT

This meeting was adjourned at 6:23PM.

Eleni Deligianis

Eleni Deligianis, Assistant

11/7/2022

Mike Myer

Mike Myer, Chairman

11/7/2022