



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • DECEMBER 5, 2016

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

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Mike Myer	Chairman	Present	
Edward H Perkins	Board Member	Present	
Jim Legary	Board Member	Present	
Robin D. Hanger	Board Member	Present	
Arthur Cappuccio	Board Member	Present	

B. INVOCATION

Chairman Mike Myer did the Invocation.

C. PLEDGE OF ALLEGIANCE

Art Cappuccio led the Board in the Pledge of Allegiance.

D. MINUTES APPROVAL

1. Board of Planning and Appeals - BOPA Regular Meeting - Sep 19, 2016 6:30 PM

Approved Unanimously.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Jim Legary, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

E. AGENDA ITEM

- 1.

1540 Nova Road Annexation Voluntary Annexation of 0.38 Acres Located at 1540 Nova Road

(Requested by Thomas Harowski, Board of Planning and Appeals)

Tom Harowski, City Planner stated that Items #1, #2 and #3 are all for the same property and will be combined into one presentation for one vote.

Mr. Harowski, summarized his staff report stating that this is an annexation, lot combination, rezoning and small scale comp plan amendment to the Future Land Use Map. The property at 1532 N Nova Rd would be rezoned from City BPUD to City CC-1 and the property at 1540 N Nova Road would be rezoned from Volusia County B-5 to City CC-1. The amendment to the Future Land use Map would designate the 1540 N Nova Road as General Retail Commercial.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Edward H Perkins, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



2.

1540 Nova Rd. Small Scale CPA Amendment of the Future Land Use Map to Designate the 1540 Nova Road Parcel as General Retail Commercial for the 0.38 Acre Parcel.

(Requested by Thomas Harowski, Board of Planning and Appeals)

This was unanimously approved in the roll call vote of Item #1 (1504)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Edward H Perkins, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



3.

Rezoning of 1532 and 1540 Nova Road Request to Rezone 1532 Nova Road from City BPUD to City CC-1 and to Rezone 1540 Nova Road from County B-5 to City CC-1.

(Requested by Thomas Harowski, Board of Planning and Appeals)

This was unanimously approved in the roll call vote of Item #1 (1504)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Edward H Perkins, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

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4.

CIP Annual Update Update of the 5-Year Capital Improvements Program Required Each Year as a Part of Our Maintenance of the City's Comprehensive Plan.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner, summarized his staff report dated December 5, 2016. State law requires that each year the City update its five-year program for capital improvement to keep the City's comprehensive plan in compliance with state requirements.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

Enacted and approved this 5th day of December, 2016, in Holly Hill



5.

2017 BPOA Meeting Schedule

(Requested by Elizabeth Nelson, Board of Planning and Appeals)

The 2017 Meeting Schedule was unanimously approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robin D. Hanger, Board Member
SECONDER:	Arthur Cappuccio, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

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6. -DOC-2016-19

Fountainhead MPUD Rezoning of 25 Acres at 1200 Center Avenue and the Vacant Parcel at LPGA Boulevard and Center Avenue from R-2 Single-Family and R-5 Two Family Residential to MPUD Mixed Planned Unit Development.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Chairman Mike Myer relinquished his Chair to member Art Cappuccio, due to a conflict of interest. The conflict is that his daughter is employed by the applicant.

Scott Simpson, City Attorney stated that at this time the Board of Planning & Appeals will not be taking any action on this item, it will be conducted as a workshop for the rezoning. The reason for this is that this item was not advertised by the applicant.

Thomas Harowski, City Planner summarized his staff report dated December 5, 2016. Stating that this project has been under discussion at the staff level since July 2015. Staff and the applicant have been preparing the MPUD agreement including supporting documentation. The City has approved an agreement for the sale of the property to the applicant and the City has approved an incentive agreement to encourage the location of Synergy Billing on the site and further development of the site. At this time staff cannot recommend approval of the MPUD agreement as presently constituted. Mr. Harowski went through the key issues that still need to be addressed.

Mark Watts, Attorney representing the applicant was there to answer any questions the Board may have and gave a summary of what the project was about.

A lengthy discussion took place between the Board members, City staff and Mr. Woods, Attorney representing the applicant regarding many aspects of the project. - Buffering, building uses, project funding, land uses, future parcel sales, types of housing, City incentives, etc.

This item has been continued until the next scheduled meeting on January 11, 2017.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Jim Legary, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Myer, Perkins, Legary, Hanger, Cappuccio

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7. -DOC-2016-20

CPA-2017-01 Evaluation and Appraisal Review of the Holly Hill Comprehensive Plan.

(Requested by Thomas Harowski, Board of Planning and Appeals)

Thomas Harowski, City Planner stated that the Florida Statutes requires local governments with comprehensive plans to conduct an evaluation and appraisal of the plans to determine if plan amendments are necessary. This review must be done at least once every (7) seven years. The City has conducted an evaluation and appraisal in 2010, so the next review must be complete within the year 2017.

RESULT:	PRESENTATION
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F. OLD BUSINESS

There was no Old Business.

G. BOARD/STAFF COMMUNICATIONS

Board member Ed Perkins announced that this would be his last meeting. He will not be serving on the Board next year.

H. ADJOURNMENT

Adjourned at 8:27 PM