



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • DECEMBER 5, 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

1. CALL TO ORDER

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

2. INVOCATION

The invocation was led by Mike Myer.

3. PLEDGE OF ALLEGIANCE

The Pledge was led by Tony Cassata.

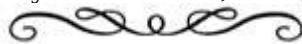
4. MINUTES

1. BOPA Meeting November 7, 2022

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Cassata, Board Member
SECONDER:	Robin D. Hanger, Board Member
AYES:	Myer, Hanger, Smith, Cassata

Enacted and approved this 5th day of December, 2022, in Holly Hill



5. AGENDA ITEM(S)

6. 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 Mpud (Mixed Use

Development District) to RpuD (Residential 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.

Zen Living Apartments PD Rezone - Consider a Rezone from MPUD (Mixed-Use Development District) to RPUD (Residential Planned Unit Development) with the associated Development Agreement and Preliminary Plan, including a density bonus, for approximately 5.4 acres, located on the northeast corner of Ridgewood Avenue and 3rd Street; (Kalpak Shah, Applicant) District 1 - Commissioner Penny (Brian Walker, Community Development Director).

The subject property is currently zoned MPUD(Mixed-Use PUD) and has a future land use of Mixed-Use 2. Current zoning allows (2) seven story buildings containing a total of 172 age-restricted affordable housing units with limited commercial activity. However, this development has not moved forward.

Elevations Correction:

Proposed PD Four (3) story buildings (120 units - total)

The elevations attached on this specific staff report, are to be voided. You may request a copy of the new elevations at the Building and Zoning Office.

CONCLUSION:

The rezoning request is consistent with the goals, objectives and policies of the City's Comprehensive Plan and Land Development Regulations, as well as the pattern of development in the area.

STAFF RECOMMENDATION:

Recommend the City Commission adopt the Ordinance enacting a Rezone from MPUD (Mixed- Use Development District) to RPUD (Residential Planned Unit Development) with the associated Development Agreement and Preliminary Plan, including a density bonus, for approximately 5.4 acres, located on the northeast corner of Ridgewood Avenue and 3rd Street.

Amir Malik, project engineer and consultant for the project. Spoke on the project and was available to answer questions.

Those to speak against - none.

Those to speak for -

(1) Heidi Heller - 460 Ridgewood Avenue -

1. Verification of apartment project - No hotels.

2. Verification of salt water pool - Yes, salt water pool

3. Bus stop concern on Ridgewood Avenue

(2) Donald Kane - 101 University Blvd. -

1. Wanted clarification on the buffers on 3rd Street and Daytona Ave

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



7. **OLD BUSINESS**

None.

8. **BOARD / STAFF COMMUNICATIONS**

Mr. Brian Walker brought up the schedule for 2023, we will be presenting a schedule for the year to come at the January 9, 2022 Meeting.

BOPA Members committed to Monday, January 9, 2022 at 6:00PM.

Mike Myer

Dennis Smith

Robin Hanger

Tony Cassata

9. **ADJOURNMENT**

Meeting was adjourned at 6:25PM.

Eleni Deligianis

Eleni Deligianis, Assistant

12/5/2022

Mike Myer

Mike Myer, Chairman

12/5/2022