



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • DECEMBER 6, 2021

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	Present	
Dennis Smith	Board Member	Present	
Tony Cassata	Board Member	Present	
Loretta Arthur	Board Member	Excused	

II. INVOCATION

Invocation was led by Mike Myer.

III. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Mike Myer.

IV. BOPA MINUTES APPROVAL

Minutes were approved. Motion to approve minutes by Arthur Byrnes and seconded by Tony Cassata.

1. Minutes - September 7, 2021

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



V. MINUTES APPROVAL

VI. AGENDA ITEM - NONE

VII. ORDINANCES

1. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Amending the Future Land Use Map Designation of Certain Property Identified as 1012 8Th Street Having Parcel Number 4244-01-07-0081 by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Mxz (Mixed Use Zone) to General Commercial; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date AND 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 AS 1012 8TH STREET HAVING PARCEL NUMBER 4244-01-07-0081 AND FURTHER DESCRIBED IN ATTACHMENT a FROM MH-1 (MOBILE HOME) TO CC-1 (COMMERCIAL COORIDOR DISTRICT); PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

Consider an Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use) (Volusia County) to General Commercial (Holly Hill) and a Rezone from MH-1 (Mobile Home Park) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.25 acres located approximately 350 feet west of Nova Road Non the north side of 8th Street. The parcel is more specifically known as 1012 8th Street. (CPA-2021-04) and (Z-2021-05) (Thomas Bonarrigo, Applicant).

The Applicant petitioned that the property in question be annexed into the City of Holly Hill. At its regular meeting on October 12th, 2021, the City Commission voted unanimously to approve the annexation.

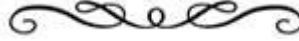
Now that the property is within the jurisdictional limits of the City of Holly Hill, the Applicant is requesting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use) (Volusia County) to General Commercial (Holly Hill) and a Rezone from MH-1 (Mobile Home Park) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill). Property Appraiser records indicate the property is currently vacant.

In addition to criteria established in the Comprehensive Plan, the amendment has been analyzed in terms of the infrastructure impacts. For considering a change of land use, an analysis comparing the maximum development potential under each land use and available capacity is required. Impacts to traffic, potable water, waste water and solid waste are summarized below and shown in more detail in **Exhibit G** titled, Infrastructure Impact Analysis. (**Note:** The document in Exhibit G states that the proposed zoning is light industrial. However, the proposed zoning is CC-1 (Commercial Corridor), not light industrial. The analysis of impacts however, is based on the future land use, not zoning, and such analysis is within the document is sound.)

Staff recommends the City Commission adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use) (Volusia County) to General Commercial (Holly Hill) and Adopt the proposed Ordinance enacting a Rezone from MH-1 (Mobile Home Park) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.25 acres located approximately 350 feet west of Nova Road N on the north side of 8th Street and more specifically known as 1012 8th Street.

Motion to recommend to adopt the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ to General Commercial. Motion to approve by Robin Hanger and seconded by Dennis Smith. Motion to adopt the proposed

Ordinance enacting a rezone from MH-1 to CC-1 for 1.25 acres located approximately 350 feet west of Nova Rd N on the north side of 8th Street and more specifically known as 1012 8th St. Motion to approve by Arthur Byrnes, seconded by Tony Cassatta.



2. An Ordinance of the City of Holly Hill Florida, Amending the Comprehensive Plan by Adding Text Allowing Specific Parcels Identified as 4242-04-28-0171 Aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 Aka 504 Flomich Street, to be Developed as a Recreational Vehicle Park, by Virtue of a Large Scale Comprehensive Plan Text Amendment; Providing for Conflicting Ordinances; Providing for Severability; and Providing an Effective Date.

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

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

(Robin Hanger submitted Form 8B Memorandum of Voting Conflict For County, Municipal, And Other Local Public Offers) Please see the attachment.

Consider a text amendment to the City's comprehensive plan to allow a recreational vehicle park to be located on certain specific parcels having the Wholesale Commercial and Industrial and Low Density Residential future land uses. The parcels are generally located on the north side of Flomich Street, immediately west of the FEC Railroad and east of

Tuscaloosa Avenue and are specifically identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 and 4242-38-01-0010 aka 504 Flomich. (Mark Karet of Zev Cohen & Associates, Inc. - Applicant)

The City has been experiencing positive growth in the field of recreational facilities and special events. Pictona is an example of a large recreational facility recently completed in the City. It is one of the largest dedicated Pickleball facilities in the State. With a second phase to the facility in process, there will be increased activity in the way of monthly and overnight tournaments. The facility already hosts tournaments that cover several days involving hundreds of participants, and that bring people from outside of the area - many of whom arrive in recreational vehicles. The City also hosts special events such as an annual overnight art show that brings artist from outside of the area, and who travel in recreational vehicles that accommodate their artwork and equipment. The overnight stays that occur because of increased recreational tournament activity and special events, have generated the need for a local venue that can accommodate recreational vehicles for several days. The City does not have such a venue and many attendees to events spanning several days find accommodations in nearby cities, instead of the City of Holly Hill. While the City desires to have such a venue, it does not have a land use that allows recreational vehicle parks. It is not the City's desire to amend one of the current land uses to allow such parks, nor is it the City's desire to create a new land use for this purpose. In order to address the need for a location that could serve as a recreational vehicle park, the City has encouraged the efforts of an applicant who has

sought to identify a specific area and specific parcels that could be used for such a purpose. Working with the engineering firm Zev Cohen and Associates, Inc., the applicant has come to the conclusion that the parcels outlined in **Exhibit A**, are well suited for such a park. The site has been analyzed in terms of facility impacts, impacts to the adjacent neighborhood, its ability to further the goals of the comprehensive plan, and its ability to meet all requirements of the Volusia County Health Department. The entire site consist of 4 parcels. According to the Property Appraiser's Office, the acreages are as follows: 19.23, 1.38, .92 and 2.07 for a total of 23.6 acres. The largest parcel containing 19.23 acres has a future land use of wholesale commercial and industrial. The remaining 4.37 acres have a future land use of low density residential. The underlying future land uses are not being changed. The City is seeking a specific text amendment to the comprehensive plan that will permit the use of a recreational vehicle park as defined in Chapter 513 Florida Statutes (**see sheet labeled Definitions**) on the specific parcels identified. If an applicant seeks to develop the site as a recreational vehicle park, the site will be required to be rezoned via the planned development process in order to guarantee that specific performance measures such

Staff finds that the proposed text amendment is consistent with the City's Comprehensive Plan. The text amendment supports economic development and the recreational vehicle park that such an amendment would permit, will have less impacts than an industrial use built out to the maximum capacity permitted under the existing land uses.

Staff recommends adoption the proposed Ordinance for a text amendment to the City's comprehensive plan to allow an recreational vehicle park on certain specific parcels identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 & 4242-38-01-0010 aka 504 Flomich Street, having the Wholesale Commercial and Industrial and Low Density Residential future land uses, and request approval to transmit said proposed Ordinance to the Department of Economic Opportunity and related review agencies.

Mark Karet - Planning Director for Zev Kohen spoke on behalf of the project.

11 Members of the Public Spoke in favor of the recommendation of the adoption:

Heidi Heller - 460 Ridgewood Avenue

Jeff Prater - R&R Industries

Tina Lynch - 500 Peacock Road

Lynn Smith - 107 7th St

Snake Andress - 433 Walker Street #5G

Mike Englit - Not a Holly Hill Resident

Alex Budzilek- 490 Eagle Drive

John Butterfield - 501 Peacock Road

Reiner Martens - 1060 Ridgewood Avenue

Chester Giles - 213 Harpers Ferry - Not a Holly Hill Resident

Mark Madden - 261 Ridgewood Avenue

6 Members of the Public Spoke against the recommendation of the adoption:

Jason Clivette - 1586 Tuscaloosa Ave

Phil Laramore- 1581 Mobile Avenue
Barbara Osborne - 521 Peacock Road
Ariel Cavanah- 1511 Decatur Avenue
Kimberly Dibble - 824 Lakewood Avenue
Debbie Griffin - 1613 Decatur Avenue

Motion to adopt the proposed Ordinance for a text amendment to the City's comprehensive plan to allow an recreational vehicle park on certain specific parcels identified by the Property Appraiser's Office as parcels 4242-04-28-0171 aka 490 Flomich Street, 4242-38-02-0080, 4242-38-02-0010 & 4242-38-01-0010 aka 504 Flomich Street, having the Wholesale Commercial and Industrial and Low Density Residential future land uses, and request approval to transmit said proposed Ordinance to the Department of Economic Opportunity and related review agencies. Motion to approve by Arthur Byrnes and seconded by Tony Cassata.



VIII. OLD BUSINESS

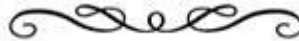
None.

IX. BOARD/STAFF COMMUNICATIONS

1. Discussion and Approval of BOPA 2022 Meetings Scheduled

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

Proposed 2022 Schedule was approved.



X. ADJOURNMENT

This meeting was adjourned at 7:47PM.

Eleni Deligianis

Eleni Deligianis, Assistant

12/6/2021

Mike Myer

Mike Myer, Chairman

12/6/2021