



CITY OF HOLLY HILL, FLORIDA

BOARD OF PLANNING AND APPEALS

MINUTES • JANUARY 4, 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

1. CALL TO ORDER

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

2. INVOCATION

Mike Myer led invocation.

3. PLEDGE OF ALLEGIANCE

Mike Myer led Pledge of Allegiance.

4. ELECTION OF CHAIRMAN

Robin Hanger nominated Mike Myer for Chairmen, Arthur Byrnes seconded the nomination.

Passed 5-0.

5. ELECTION OF VICE-CHAIRMAN

Tony Cassata nominated Robin Hanger for Vice Chairman, Dennis Smith seconded the nomination.

Passed 5-0.

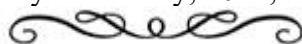
6. BOPA MINUTES APPROVAL

1. Minutes - November 2, 2020 BOPA Meeting

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

RESULT:	APPROVED [UNANIMOUS]
AYES:	Byrnes, Myer, Hanger, Smith, Cassata

Enacted and approved this 4th day of January, 2021, in Holly Hill



7. AGENDA ITEM(S)

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 1088 10Th Street Having Parcel Number 4244-01-04-0080 by Virtue of a Small Scale Future Land Use Map Amendment; Changing the Future Land Use Map Designation from Umi (Urban Medium Intensity) to Medium Density Residential; 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 in Exhibit a from R-5 (Urban Single Family Residential) to R-6 (Low Density Multifamily 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 UMI (Urban Medium Intensity) (Volusia County) to MDR (Medium Density Residential) (Holly Hill) and a Rezone from R-5 (Urban Single-Family Residential) (Volusia County) to R-6 (Low Density Multifamily Residential District) (Holly Hill) for approximately 9.4 acres located on the northeast corner of the intersection of 10th and Vine Streets and more specifically known as 1088 10th Street; (CPA-2020-01) and (Z-2020-02) (Glenn D. Storch, Applicant).

The Applicant has petitioned for the subject property to be annexed into the City of Holly Hill. At its regular meeting on November 10th, 2020, the City Commission voted unanimously, at first reading, to approve the annexation. It is anticipated that the annexation request will be heard for second and final reading in January 2021. Should the annexation be approved, the property will need to receive City zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a small scale future land use amendment from Volusia County's future land use designation of UMI (Urban Medium Intensity) to Holly Hill's designation of MDR (Medium Density Residential). A Rezone from the County's R-5 (Urban Single-Family District) to the City's R-6 (Low Density Multifamily Residential District) is also being requested. Property Appraiser records indicate the property was originally developed with a 1,608 square foot residential structure in 1958.

Section 163.3177(6)(a)(9)(b), Florida Statutes, states that plan amendments shall be determined to discourage the proliferation of urban sprawl. In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services. Local

governments are responsible for ensuring that their actions do not further urban sprawl.

This amendment does not represent leapfrog development or premature development, and in general promotes efficiency in the use of urban services.

Staff finds that the requested small scale future land use amendment is consistent with the City's Comprehensive Plan. The City has available capacity to serve any increased demand on facilities and infrastructure created by the requested amendment.

Arthur Byrnes asked to describe what is considered Medium Density, how many residences allowed? Brian Walker stated, for the City of Holly Hill, Medium Density is more than 6 less than 20 dwelling units.

Brian Walker described that the property would be restricted to 12 dwelling units per net buildable acre.

Staff recommends the adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from UMI (Urban Medium Intensity) (Volusia County) to MDR (Medium Density Residential) (Holly Hill) and a Rezone from R-5 (Urban Single-Family Residential) (Volusia County) to R-6 (Low Density Multifamily Residential District) (Holly Hill) for approximately 9.4 acres located on the northeast corner of the intersection of 10th and Vine Streets and more specifically known as 1088 10th Street.

City Attorney, Scott Simpson, stated that for this agenda item the BOPA members would be sitting as a quasi judicial body AND a policy making body. Due to the Comprehensive Plan Amendment which is a policy document, and the Rezone request which is a implementation of policy. These would need to be voted on separately.

Rick Prevet, resident on Old Kings Rd and David Dr., spoke on his concerns regarding safety and crime.

Arthur Byrnes, asked if the property was going to be low income housing? Brian Walker stated that there have been no requests or applications for grants or financing. We have no reason to believe that it's going to be low income.

Lynn Stark McDonald, 104 Palm Terrace, asked for clarification on the zoning within the City of Holly Hill for that property. She asked about the property having to connect to City sewer/water to which Brian Walker stated that they would be required to connect to both.

Joey Posey, 420 S. Nova Rd, Applicant Attorney, stated that there are no plans to make the property low income housing.

Catherine Duncan, 1196 Sun Street, expressed her concerns regarding crime and traffic safety.

Melinda Heffner, 1195 David Dr, spoke regarding her concerns for the traffic on the roads.

Motion to recommend the Land Use Change, Comprehensive Plan Amendment by Arthur Byrnes, seconded by Robin Hanger.

Motion to recommend the R6 rezone request by Robin Hanger, seconded by Dennis Smith.



2. 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 1652 N Nova Road Having Parcel Number 4242-40-40-0160 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 in Exhibit a from I-1 (Light Industrial) to Cc-1 (Commercial Corridor 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 Zone) (Volusia County) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.36 acres located on the west side of N Nova Road, approximately 400 feet north of LPGA Blvd., and that is more specifically known as 1652 North Nova Road; (CPA-2020-02) and (Z-2020-03) (BB&B Investments, Applicant).

The Applicant has petitioned for the parcel in question to be annexed into the City of Holly Hill. At its regular meeting on November 10th, 2020, the City Commission voted unanimously, at first reading, to approve the annexation. It is anticipated that the annexation request will be heard for second and final reading in January 2021. Should the annexation be approved, the property will need to receive City zoning and be included in the City of Holly Hill's Comprehensive Plan.

The Applicant is requesting a small scale future land use amendment from Volusia County's future land use designation of MXZ (Mixed Use Zone) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill).

Section 163.3177(6)(a)(9)(b), Florida Statutes, provides that plan amendments shall be determined to discourage the proliferation of urban sprawl. In general terms and as directed by Florida Statutes and rules of the Florida Administrative Code, key urban sprawl indicators are leapfrog development, premature development, and development that does not make efficient use of urban services. Local governments are responsible for ensuring that their actions do not further urban sprawl.

This amendment does not represent leapfrog or premature development, and generally promotes efficiency in the use of urban services.

Staff recommends the adoption of the proposed Ordinance enacting a Small Scale Future Land Use Map Amendment from MXZ (Mixed Use Zone) (Volusia County) to General Commercial (Holly Hill) and a Rezone from I-1 (Light Industrial) (Volusia County) to CC-1 (Commercial Corridor) (Holly Hill) for approximately 1.36 acres located on the west side of N Nova Road, approximately 400 feet north of LPGA Blvd., and that is more specifically known as 1652 North Nova Road.

Mark Derr, 1120 Mistletoe Dr., asked with regard to the property having through traffic to Mistletoe Dr.

Clay Beazley, applicant, answered stating that there will be no entry or exit (through traffic).

Robert Taylor, 1124 Mistletoe Dr., spoke on his concerns regarding the trucks/trailers who deliver cars.

Clay Beazley, stated that the lease expires with the company who delivers on the trucks/trailers and he does not intend to renew their lease.

Motion to recommend the Future Land Use/Comprehensive Plan Amendment Robin Hanger, seconded by Tony Cassata.

Motion to recommend the CC-1 rezone request Robin Hanger, seconded by Tony Cassata.



8. OLD BUSINESS

None.

9. BOARD/STAFF COMMUNICATIONS

Next BOPA meeting is set for Monday, February 1st, 2021

10. ADJOURNMENT

Meeting adjourned 7:15PM

Eleni Deligianis

Eleni Deligianis, Assistant

1/4/2021

Mike Myer

Mike Myer, Chairman

1/4/2021